



Planning Committee

Thu 10 Oct
2024
7.00 pm

Oakenshaw Community
Centre, Castleditch Lane



If you have any queries on this Agenda please contact

**Gavin Day
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GUIDANCE ON FACE TO FACE MEETINGS

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day (gavin.day@bromsgroveandredditch.gov.uk)

PUBLIC SPEAKING

For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
 - a. Objectors to speak on the application;
 - b. Ward Councillors (in objection)
 - c. Supporters to speak on the application;
 - d. Ward Councillors (in support)
 - e. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Tuesday 8th October 2024) and invited to the table or lectern.

- 4) Members' questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to address the committee.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3304) or by email at gavin.day@bromsgroveandredditch.gov.uk before **12 noon on Tuesday 8th October 2024**).
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by **12 noon on Tuesday 8th October 2024**).
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, re available to view in full via the Public Access facility on the Council's website www.redditchbc.gov.uk
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Democratic and Property Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair, who will be seated at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Planning

Thursday, 10th October, 2024

7.00 pm

**Oakenshaw Community
Centre - Oakenshaw
Community Centre**

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Bill Hartnett
	William Boyd (Vice-Chair)	David Munro
	Juma Begum	Jen Snape
	Brandon Clayton	Gemma Monaco
	James Fardoe	

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes (Pages 7 - 14)

4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

5. 24/00387/FUL - Land South Of, Astwood Lane, Feckenham, Redditch, Worcestershire, B96 6HP (Pages 15 - 28)

6. 24/00639/FUL - Claybrook House, Claybrook Drive, Redditch, Worcestershire, B98 0FH (Pages 29 - 38)

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Planning Committee

Thursday, 12th September,
2024

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Brandon Clayton, James Fardoe, Bill Hartnett, Jen Snape, Gemma Monaco, Sharon Harvey and Sachin Mathur

Officers:

Helena Plant, Charlotte Wood, David Kelly, David Edmonds, Amar Hussain and Sukvinder Agimal (of Worcestershire County Council, Highways)

Democratic Services Officers:

Gavin Day

13. APOLOGIES

Apologies for absence were received from Councillors David Munro and Juma Begum with Councillors Sharon Harvey and Sachin Mathur in attendance as substitutes respectively.

14. DECLARATIONS OF INTEREST

There were no declarations of interest.

15. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meetings held on 18th July 2024 and 15th August 2024 were presented to Members.

RESOLVED that

the minutes of the Planning Committee meetings held on 18th July 2024 and 15th August 2024 were approved as true and accurate records and signed by the Chair.

16. UPDATE REPORTS

The Chair Announced that there was an update report in relation to Agenda items 5 and 6 (Minute No17 and No18).

Chair

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Members were given a few minutes to read the report, after which Members indicated they were happy to proceed and moved that the Update reports be noted.

The Chair also announced that Agenda item 8 (minute No19) had been deferred to a future Planning Committee meeting, pending the assessment of a late representation submitted.

17. 23/00543/FUL - CONWIL, DAGNELL END ROAD, REDDITCH, WORCESTERSHIRE, B98 9BD

The application was being reported to the Planning Committee because eleven (or more) objections had been received and the recommendation was for approval. Additionally, part of the land which was subject to the application, was within the ownership of Worcestershire County Council (WCC). As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 5 to 16 of the Site Plans and Presentations pack.

The application was for Conwil, Dagnell End Road, Redditch, Worcestershire, B98 9BD and sought the demolition of an existing dwelling and the erection of 6 houses with associated access, parking and landscaping.

Officers drew Members attention to the site location plan detailed on page 7 of the Site Plans and Presentations pack; the area of land which was in ownership of WCC that needed to be sold to accommodate the development was identified. Officers further detailed that the development site was not specifically designated as land for housing in the Local Plan. However, as there was an existing dwelling on the site, which would be demolished if approval was given, the site use was deemed acceptable.

The Protected trees were identified by Officers using the Proposed Site Plan image on page 8 of the Site Plans and Presentations pack. Officers further identified the access to each property and it was noted that dwelling number 5 would have a different point of access to plots 1-4 & 6.

Construction traffic for the development would predominately access from the north of the site from the entrance off of Dagnell End Road, as detailed under the Construction Traffic Management Plan (CTMP), this was confirmed by the applicant and would be secured under Condition 16 detailed on pages 33 and 34 of the Public Reports pack.

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At the invitation of the Chair, Karen Ashley, an interested party and Councillor Monica Stringfellow, Ward Member, spoke in objection to the development. Altime Elias, the Applicant's Agent, addressed the Committee in support of the application.

The following was clarified after questions from Members:

- That Dagnel end road could not be used as the access for all the dwellings due to restricted viewing distance cause by the protected trees.
- Previous applications for the site were rejected due to a number of reasons which included the loss of open space, the use of the land, access problems and that the loss of open space did not outweigh the proposed development.
- Ecological surveys had been carried out, no concerns were raised and there was no objection from consultees, subject to suitable Conditions.
- All access for construction traffic was to be via Dagnel End Road which would be safely managed by the use of Banksmen and/or Temporary traffic lights. As the disruption would only be during construction, Officers deemed that the measures were acceptable.

The WCC, Highways Officer in attendance clarified for Members that it would not be possible to attain the required safe viewing distances for access/egress onto Dagnel end road for all the dwellings. The westward viewing distance was acceptable; however, tree obstructions prevented a safe viewing distance eastwardly. It was further noted by Officers that even with a speed reduction, it would not be possible to attain the required viewing distances. However, due to the current access for the property on the site, which was off Dagnel End Road, Officers deemed it acceptable for a single dwelling to retain this access point.

Officers confirmed that the proposed access onto the development via Berkswell Close was assessed and deemed suitable and that no problem areas which would hinder the access for emergency or refuse vehicles were identified.

Members then debated the application which Officers recommended for approval.

Some Members expressed a concern with the application and the impact that it would have on Berkswell close, however, after lengthy debate, Members accepted that without objections from the relevant consultee and with access via Dagnell End Road not being viable, there were no grounds to refuse the application on highway matters.

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The concerns in regard to access notwithstanding, Members generally expressed supported the application and on being put to a vote, it was

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to:

- a) **Conditions and Informatives outlined on pages 29 to 35 of the Public Reports pack**
- b) **amendments to Conditions 2 and 14 as detailed on page 5 of the Update Reports pack.**

With the approval of the Chair, there was a short adjournment between 20:08 and 20:16 hours.

18. 24/00631/FUL - LAND AT BATTENS CLOSE, REDDITCH, WORCESTERSHIRE, B98 7HY

This application was being reported to the Planning Committee because the number of objections received exceeded that which could be considered by Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 17 to 25 of the Site Plans and Presentations pack.

The application was for the Land at Battens Close, Redditch, Worcestershire, B98 7HY and sought the change of use of two residential dwellings from class C3 (dwellinghouse) to Class C2 (residential institution).

Officers drew Members's attention to page 20 of the Site Plans and Presentations pack and identified the location for the application. The positions of the local dwellings and school were also highlighted by Officers.

There were no alterations to either dwelling proposed in the application, the application only sought to change the Class use from C3 to C2.

It was proposed that the dwellings would each have 1-2 children between 7 and 17 years of age living on site. There would be a shift pattern for the carers, the day shift would be 08:00 to 20:00 hours, changing over with a night shift 20:00 to 08:00 hours. There would be regular inspections by Ofsted to assess the running of the residential institution.

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In addressing the concerns raised during the public consultation, Officers highlighted that the application was only before Members due to the change of use, if the primary carers lived on site, then there would be no change of use and the application would not be before the committee.

It was further addressed that there had not been any objections raised by consultees which included Worcestershire Regulatory Services (WRS) in regard to noise and nuisance.

At the invitation of the Chair, a number of local residents addressed the Committee in objection, Ian Cutts spoke in person, Maurice Court addressed the Committee via a video link and statements by Tim Hingston and Nigel Clarke were read out by Officers. Peter Icke, the Applicant's Agent and Junaid Butt, of TJY Care Ltd. addressed the Committee in support of the application.

The following was clarified by Officers following questions from Members.

- That there would be up to two staff on site in each of the dwellings during the day and the night.
- That there were no proposed gates at the entrance to Battens Close, the gates were situated closer to the property.
- That details for the refuse collection area would be submitted by the applicant and an additional Condition (9) would cover their provision detailed on page 5 of the Update Reports pack.

Members then proceeded to debate the application which Officers had recommended for approval.

A general support for the application was voiced by Members, stating that the Council had a duty to house children in a safe environment. It was also stated that the change of use from C3 to C2 was a small part of the residential homes getting approval and that Ofsted would be in regular contact with the site and would determine if the site was performing adequately and safely.

Members expressed the opinion that although the shift handover could present some disruption, it was not known how the carers would arrive for work and that not all may drive so the impact on local parking was unknown.

The possibility of attaching a Condition to the application to clarify the number of carers on site at any one time was discussed, however, Members expressed the opinion that how the site was run would be a management decision which would be decided in

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conjunction with Ofsted and thus a condition would not be advisable.

On being put to a vote it was:

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to:

- a) **Conditions 1 to 8 as outlined on pages 48 to 49 of the Public Reports pack**
- b) **The additional Condition 9 as detailed on page 5 of the Update Reports pack.**

With the approval of the Chair, there was a short adjournment between 21:08 and 21:13 hours.

19. 24/00387/FUL - LAND SOUTH OF, ASTWOOD LANE, FECKENHAM, REDDITCH, WORCESTERSHIRE, B96 6HP

The Chair announced that the application had been deferred to a future meeting of the Planning Committee. The reason for the deferral was to give Officers a suitable amount of time to consider and address concerns raised in a last-minute representation submitted by Feckenham Parish Council.

20. 24/00576/S73 - HIGHFIELD HOUSE, HEADLESS CROSS DRIVE, REDDITCH, WORCESTERSHIRE, B97 5EQ

This application was reported to Planning Committee for determination because the application was for major development and as such the application fell outside the Scheme of Delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 35 to 44 of the Site Plans and Presentations pack.

The application was for Highfield House, Headless Cross Drive, Redditch, Worcestershire, B97 5EQ and sought minor material amendments in relation to Condition 2 of the original planning permission 23/00576/S73

Officers detailed the extent of the amendments proposed in that

- The window frame material was to be changed from aluminium to Dark Grey

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- Insulating brick panels would be installed between the windows.
- The retaining walls being changed from Brick to concrete walls with composite and wood cladding.

Officers identified the site location detailed on page 36 of the Site Plans and Presentation pack and highlighted that Officers had designated the North elevation as the front of the site in the report and the South elevation as the back.

The purpose of the amendments was to give the development a look similar to a set of flats rather than an office block which was designed to give it a sleeker less imposing look.

It was clarified following questions from Members, that building regulations would cover the fire-resistant properties of materials, therefore, Conditions would not normally be used to control this as it would duplicate aspects covered under different regimes. However, Officers assured Members that it would be a consideration for building regulations, which would ensure all materials are of a safe and suitable nature.

Members then debated the application which Officers had recommended for approval.

Members were broadly in support the amendments to the design and expressed the opinion that the amendments would enhance the building and development. On being put to a vote it was:

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the Conditions and informatives outlined on pages 69 to 70 of the Public Reports pack.

The Meeting commenced at 7.00 pm
and closed at 8.00 pm

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**PLANNING
COMMITTEE**10th October 2024

Planning Application 24/00387/FUL**Proposed underground cable to connect Feckenham Greener Grid Park (approved under 21/00195/FUL) to Feckenham Substation****Land South Of, Astwood Lane, Feckenham, Redditch, Worcestershire, B96 6HP****Applicant: Statkraft UK Ltd**
Ward: Astwood Bank And Feckenham Ward**(see additional papers for site plan)**

The case officer of this application is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Background

Planning permission 21/00195/FUL was granted on 21st January 2022 (following approval at Redditch Planning Committee) for the construction and operation of Greener Grid Park (GGP) comprising energy storage and grid balancing equipment, along with associated infrastructure, landscaping and access at land south of Astwood Lane, immediately east of the substation. Commencement of development has not taken place.

The development is designed to support the flexible operation of the National Grid and decarbonisation of electricity supply. The development will store, import, and export electricity but will not generate any additional electricity nor have any direct on-site emissions of CO² during normal operations.

Details of the approved GGP layout are included in the committee presentation.

Site Description

The site comprises 0.98ha of land to the south of Astwood Lane. The approved Greener Grid Park (GGP) is located on at land south of Astwood Lane, immediately east of the Feckenham National Grid Substation. The proposed cable route runs from the substation and connects into the high voltage yard of the approved GGP, located on the western portion of the GGP.

The surrounding area is primarily agricultural, with cultivated fields and grazing land to the north, south and east of the site. The metal pylons and overhead cables associated with the Substation, which are approximately 50m in height, extend into the surrounding area.

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The village of Feckenham is approximately 1 km to the west of the site. The nearest residential properties are Salt Way Farm and Mutton Hall, which lie approximately 350 m to the south and 500 m to the northeast.

While the site is in near Feckenham, it is not in the Feckenham Parish administrative area.

Proposal Description

The proposed development comprises of an underground cable which would connect the GGP into the substation. A 10-metre buffer area has been included either side of the indicative cable route shown on Drawing 15777-026, with the final location of the cable route to fall within this buffer area following further design work and assessment of ground conditions prior to construction start.

Cross sectional drawings of the indicative cable route have been provided within Drawing 15777-023, showing the depths to be adopted for the construction of the Proposed Development at different locations throughout the site.

Vehicular access to the site would be obtained via the proposed access for the GGP, utilising this site access from the Astwood Lane. It is therefore proposed this access will be constructed prior to the construction of the proposed development.

The construction phase of the proposed development would last for approximately 5-months.

Relevant Policies:**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 5: Effective and Efficient use of Land

Policy 8: Green Belt

Policy 11: Green Infrastructure

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 18: Sustainable Water Management

Policy 19: Sustainable Travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 36: Historic Environment

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

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Others

NPPF National Planning Policy Framework (2023)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Overarching National Policy Statement for Energy (January 2024)

National Policy Statement for Electricity Networks Infrastructure (Revised January 2024)

Relevant Planning History

21/00195/FUL	Construction of a Greener Grid Park comprising energy storage and grid balancing equipment, along with associated infrastructure, landscaping and access.	Approved	21.01.2022
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Consultations

Hereford & Worcester Fire And Rescue

No comments received to date, a further update regarding the Hereford & Worcester Fire And Rescue consultee response will be provided as part of a written update.

Arboricultural Officer

No objection subject to conditions

- Tree Fencing
- Root Protection Areas

Western Power Distribution

No Comments Received To Date

Worcestershire Archive And Archaeological Service

No objection subject to conditions relating to:

- The submission of a programme of archaeological work
- Written scheme of investigation

North Worcestershire Water Management

No objection

WRS - Contaminated Land

WRS have reviewed this application we have no adverse comments to make.

Natural England

No objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

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Ecology (Thompson Environmental Consultants – Redditch BC appointed ecology consultant)

No objection

They confirm that Biodiversity Net Gain (BNG) is in scope for this development and approves the BNG documents submitted with the application. The development should comply with Tetra Tech Great Crested Newt Survey Report and Tetra Tech Ecological Appraisal.

Public Consultation Response

101 neighbour letters sent 25th April 2024 (expired 19th May 2024)

3 neighbours have objected, their objections can be summarised as follows:

- Object to the Greener Grid Park
- Impact on Green Belt
- Impact on ecology/wildlife
- Fire Safety
- Traffic impact during construction phase

Feckenham Parish Council (Neighbouring Parish)

Members are aware that the complete objection can be viewed on public access by using this link <https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/> but the Parish Council summary is listed below:

1. The actual need for the Statkraft main site is now highly questionable, and by 2023 Fire Safety standards, the existing specification is unsafe. We also highlight the significant adverse environmental impact caused by the thousands of tons of waste of Lithium Batteries over the facility's lifetime, which has not been addressed. The UK now has a huge excess of BESS developers who have agreed connections to the National Grid, and Statkraft's 49.9MW scheme could easily be located elsewhere at a location which did not harm the Green Belt or endanger the aspiration to achieve Net-Zero by 2050.
2. This relatively small cable installation is not a "Stand Alone Application". It needs to be considered in the known context of the other energy projects being proposed locally: Roundhill 50MW Solar/BESS and its two cable applications, Immersa 200MW BESS and its cable, and Innove 400MW BESS and its cable. We think the waste implications in (1) and the cumulative impact of ALL these schemes must be considered together and not as isolated projects. We therefore ask the Planning Officer to consider asking Statkraft to provide a full EIA assessment to encompass ALL its schemes.
3. The environmental impact and Great Crested Newt mitigation needs should be considered in the context of ALL the local energy schemes together, not just this small

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cable application in isolation. The environmental harm of developing all these sites is likely to be far greater than the effects the applicant describes in this small cable scheme, particularly if future construction happens simultaneously or sequentially over a long period of time. We request Natural England and the Council's ecologist review these issues independently.

4. The forecasted construction times for this cable scheme appear to be wildly inconsistent with the quoted figures in the three other live planning applications. We ask the Highways Officer to review all these figures together and advise accordingly.
5. If planning consent is granted, we ask for conditions to be added to safeguard restitution and repair of public highways at Statkraft's expense and, if possible, a condition to ensure all contractors and projects work together to minimise transport and highway disruption i.e. that a suitable Construction Management Plan be agreed upon.

Assessment of Proposal**Need for the Development**

The proposed development comprises of an indicative cable route and 10-metre construction zone either side of the indicative cable route. The Proposed Development therefore forms part of the GGP, required to ensure the connectivity of the GGP with the Substation, therefore ensuring the GGP can operate. The wider need for the GGP was established in the previous application and approved through Planning Permission reference 21/00195/FUL, the committee report concluded that *“the supporting information and consultation responses indicate that subject to appropriate mitigation and planning conditions, the development should not give rise to unacceptable green belt, amenity, landscape, highway or environmental impacts. The matters raised in objection to the application have been considered in preparing this report and where appropriate are addressed by the proposed planning conditions. The proposed conditions would ensure that the development does not give rise to unacceptable impacts on the amenity of those that live in the area”*.

Principle of Development

The application site lies outside of any defined settlement. Under the locational strategy for the Borough, set out in Policy 2 Settlement Hierarchy, development is in the first instance directed to the existing urban areas and defined rural settlements. It would need to be demonstrated that a rural location was essential for the development, or the proposal would conflict with the locational strategy. Furthermore, the site is in the Green Belt where development is strictly controlled. It is these matters which determine whether the principle of development in this location and for the proposed purpose is acceptable.

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Green Belt

The proposal seeks to install an electricity grid connection between the approved Green Grid Park and Feckenham substation comprising the installation of underground cable.

The purpose of the Greener Grid facility is to support the flexible operation of the National Grid and decarbonisation of electricity supply. The development will store, import, and export electricity.

Central Government has published a number of reports and findings which support the need for such energy infrastructure. The application is for an essential element to the approved development.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 155 of the NPPF states certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:

b) engineering operations

The proposal would be located entirely underground. This is therefore considered an engineering operation which would preserve openness and would not conflict with the purposes of including land within Green Belt. The electricity grid connection does not amount to inappropriate development as it falls within the above exception and it is therefore considered acceptable in principle within the Green Belt location.

The principle of the development is considered acceptable.

Landscape and Arboricultural Impact

When in operation the connection would not be visible, this in view of the cable being underground. Surface infrastructure would be very limited (inspection covers, etc.). It follows that there would be no long term landscape impacts associated with the proposal.

During the construction stage there would be equipment associated with the works visible in the landscape. However, as the works would be temporary, undertaken by a contractor, and managed by a robust Construction Environmental Management Plan (CEMP), this impact would not amount to a sustainable reason for refusing planning permission.

The application is supported by an Arboricultural Report prepared by Advanced Arboriculture Ltd. The Arboricultural Report has assumed the installation method for the Proposed Development would include open trenching, with an indicative development area requiring 10m wayleave either side of the location of the cable. The Arboricultural Report therefore concludes the proposed works would allow the retention of all key trees

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and hedgerow that were surveyed, resulting in a negligible risk of any harm as a result of works. This has been reviewed by the tree officer, who has confirmed that they have no objection to a small removal of hedgerow and agrees with the report that proposed cable route will cause minimal disturbance to the existing trees and shrubs on the site. Overall, they have no objection subject to tree protection conditions.

Ecology Impact

Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. As well as promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

In line with Policy 16, appropriate mitigation measures must be implemented to ensure protection of the natural environment, with benefits from development to biodiversity captured.

The application is accompanied by a Preliminary Ecological Appraisal prepared by Tetra Tech. It identifies that the proposed development would have negligible impacts on statutory designated sites due to the intervening distance of these receptors from the Site, both during the construction and operation of the Proposed Development. The PEA concluded that due to the electrical towers within the Substation and potential for Schedule 1 bird species, it is recommended works commence out with the nesting season (March – June) for these species. Additionally, further pre-commencement checks will be required using precautionary working measures for species where suitable habitat is present. Assuming these measures can be adopted, it is anticipated the design of the proposed development would remain compliant with current local and national biodiversity planning policy. Implementation of these mitigation measures will ensure that there are no adverse ecological impacts from the proposed development.

A Great Crested Newt (GCN) Survey Report has been submitted. A total of two waterbodies were assessed for their potential to support the European protected species great crested newt. The site was surveyed this has confirmed that GCN are present off site but within 500 m of the site boundary in Waterbody 2. The population is considered to be a small based on a peak count of 10 individuals. The desk study showed records of GCN within this waterbody, as well as records within 2km to the south west and within 500 m to the south east. Further assessment of site and future surveys are required prior to application to Natural England for a European protected species (EPS) licence for GCN.

Biodiversity Net Gain (BNG) has now become mandatory for all relevant applications since the 2nd April 2024. This application was submitted after this date and therefore subject to the mandatory BNG requirements.

A Biodiversity Net Gain Assessment has been submitted. Habitats are assigned a value based on their intrinsic biodiversity value or 'distinctiveness', which is predefined for each

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habitat within the metric. This value is then multiplied based on the size, condition and geographical location of the habitat in order to ascertain its absolute value in 'biodiversity units'. Separate calculations are used within the metric for area, based habitats, linear habitats (such as hedgerows) and watercourses (including ditches and streams). These units are non-transferable and must therefore be considered individually for each project or development. Collectively, they are referred to as 'biodiversity units'. In terms of Biodiversity Net Gain, the proposal would result in an overall biodiversity net gain in habitats and hedgerows over and above the 10% legislative requirement (net gain of approximately 0.33 habitat units (+11.09%) and a net gain of approximately 0.19 hedgerow units (+14.18%)).

The views of the Councils appointed Ecological Consultant and no objection from Natural England are noted and the reports and accompanying plans are considered well-presented and give a clear explanation of likely impacts on ecological features and of proposed mitigation measures.

Flooding and Drainage

The application is accompanied by a Flood Risk Assessment and Drainage Strategy prepared by Motion. This has been reviewed by North Worcestershire Water Management, who conclude the following. The proposed development site is situated in the catchment of the Doe Bank Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping indicates that there is some risk of surface water flooding across the site, but this is mostly low risk. NWWM have no objection to the development and do not consider that a drainage condition is necessary in this case.

Archaeological

Worcestershire Archive and Archaeological Service they note that a conditional programme of archaeological investigation was recommended and conditioned in relation to the Greener Grid Energy Park (21/00195/FUL) due to the potential for below ground archaeological features and deposits, as indicated by the submitted Desk Based Assessment.

Worcestershire Archive and Archaeological Service recommend, given the potential for below ground archaeological remains, that the archaeological investigation is extended to the area of the cable route, in the pasture field, to the south of the area of the proposed Greener Grid Park. Both areas could be evaluated and reported on concurrently, essentially treated as a single site. There would be no requirement to archaeologically investigate the length of the cable route in the area of Feckenham Substation.

Other Matters

The objection comments received by Feckenham Parish Council are noted. This follows their objection to the GGP. Firstly, as outlined above, the GGP already has planning

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permission, approved by the planning committee under planning reference 21/00195/FUL. It is not the purpose of this application to reassess the merits of that proposal, nor is it to assess the merits of the other planning application currently being considered by Redditch Borough Council (Construction of a battery energy storage compound, fencing, CCTV, access and associated infrastructure at Land At Astwood Lane, Feckenham 23/00417/FUL) or a scheme that has not been submitted to the Council at this time.

The ecology information submitted to support this application has been fully assessed and this is outlined in the Ecology Impact section of the report. This is proportionate to the scale of the development proposed and is acceptable subject to conditions. Any future planning application on an adjacent site will have to similarly consider all ecological matters as well as any cumulative impact with proposals that have planning permission.

The proposed development will use the approved access under the GGP. That cannot be started until the new access has been provided and a condition survey of the highways to be used by construction traffic has been carried out in association with the Highways Authority. For completeness, the conditions applied to the GGP permission have been included in the proposed conditions outlined below. The construction phase of the proposed development would last for approximately 5-months. Due to the nature of the works associated with the proposed development, traffic volumes are not anticipated to increase significantly from that already proposed as part of the GGP. NPPF paragraph 115 sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Subject to the mitigation measures already agreed and conditioned for the GGP and replicated for this application any disruption during construction would be temporary and relative to existing levels of traffic, such effects cannot reasonably be described as severe.

Inevitably, and as with any construction operation, there may be some inconvenience and potentially some disturbance to residents in the locality. However, such inconvenience or disturbance would be short-lived and for the duration of the works only, and so it would not amount to a sustainable reason for refusing planning permission. A condition is recommended requiring the works to be carried out in accordance with a Construction Environmental Management Plan. When operational, the development would not give rise to any amenity issues.

Environmental Impact Assessment (EIA)

The application was due to be considered at the Planning Committee on 12th September. However, this was withdrawn from the agenda following Feckenham Parish Council application to the Secretary of State for a Screening Direction. In correspondence dated 24th September the Secretary of State confirmed that based upon the evidence this did not indicate a need for the Secretary of State to exercise her power under regulation 5(6), and therefore the Secretary of State declined to issue a screening direction in response to the request from Feckenham Parish Council.

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The aim of the EIA Regulations is to ensure that major projects that are likely to have impacts on the environment are subject to an EIA so that these impacts are fully assessed and understood before planning permission is granted. Development proposals of varying types are categorised in the EIA Regs as either Schedule 1 or Schedule 2 development, depending upon the nature and scale of the development. Development proposals within the former category must always be subject to an EIA, while those within the latter category must be subject to a determination as to whether the proposals are likely to have significant effects on the environment where one of the threshold criteria is exceeded. In addition, if development falls within Schedule 2 but is within a sensitive location, even if the minimum criteria is not met, a screening opinion is still required to decide whether the proposal is likely to have significant environmental impacts and therefore if an EIA would be required.

Having regard to all material matters and the information provided by the applicant in support of the application, it is the local planning authority's view that the proposed development is not EIA development. On reviewing Schedule 1 and Schedule 2 development within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) it is acknowledged that the proposed works do not fall within either Schedule, nor is the site within a sensitive location, therefore application does not require screening.

Conclusion

The proposed development would facilitate the connection of the consented Green Grid Park to the National Grid. The Applicant has taken measures to ensure that the impact of the cabling route would be minimised along its route. The general principle of development is considered to be acceptable. All material planning considerations have been assessed against the adopted Development Plan and national guidance and has not identified any harm that would warrant refusal of the application and as a result the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2) The development hereby approved shall be carried out in accordance with the following plans, drawings and documents:

15777-020 FECKENHAM GREENER GRID PARK CABLE ROUTE SITE LOCATION
PLAN 1-2500 R2

15777-021 FECKENHAM GREENER GRID PARK CABLE ROUTE BLOCK PLAN 1-500
R1

15777-023 FECKENHAM GREENER GRID PARK CABLE ROUTE CABLE CROSS
SECTION 1-25 R1

15777-025 FECKENHAM GREENER GRID PARK CABLE ROUTE PROPOSED SITE
PLAN R2

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning

- 3) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

a) The programme and methodology of site investigation and recording.

b) The programme for post investigation assessment.

c) Provision to be made for analysis of the site investigation and recording.

d) Provision to be made for publication and dissemination of the analysis and records of the site investigation

e) Provision to be made for archive deposition of the analysis and records of the site investigation

f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 211 of the National Planning Policy Framework.

- 4) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 211 of the National Planning Policy Framework.

- 5) Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site or any within a distance of influence of any ground

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or development work on any adjoining land shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 6) All retained trees and their Root Protection Areas must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the Root Protection Areas of any retained trees. This fencing and /or ground protection shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 7) The development shall be completed in strict accordance with the recommendations for further survey and mitigation works outlined in Section 4 of the Tetra Tech Great Crested Newt Survey Report and Section 4 of the Tetra Tech Ecological Appraisal (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full according to the timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: To enhance biodiversity in accordance with Borough of Redditch Local Plan Policy 16, paragraphs 180, 185 and 186 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 8) No development shall commence until a Biodiversity Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management and Monitoring Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

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Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with Borough of Redditch Local Plan Policy 16, the National Planning Policy Framework and The Environment Act 2021.

- 9) The landscaping scheme shall be undertaken in strict accordance with the Post Development Plan: Cable by Tetra Tech and shall be undertaken in the first planting season following the completion of the construction works for the underground cable. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To safeguard the visual amenities of the area and to increase the biodiversity of the site, to mitigate any impact from the development.

- 10) The development hereby approved shall not be brought into use until the access, parking and turning facilities have been provided as shown on drawing 3419-DR-P-0004 Rev 1 and 3419-DR-P-0001 Rev 16.

Reason: To ensure conformity with submitted details.

- 11) The development hereby approved shall not commence until the visibility splays shown on drawing 3419-DR-P-0004 Rev 1 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

- 12) The development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:

- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
- b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc).
- c. The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- d. Details of any temporary construction accesses and their reinstatement.
- e. A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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- f. Details of the proposed routes for the Abnormal Loads and HGV's.
- g. Details of any temporary improvements to the highway.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and public amenity.

- 13) The development hereby approved shall not commence until a condition survey of the highways to be used by construction traffic has been carried out in association with the Highways Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and Highways Authority and shall assess the existing state of the highway.

No building or use hereby permitted shall be occupied or the use commenced until a second condition survey has been submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

Procedural matters

This application is being reported to the Planning Committee because following discussions with the Assistant Director for Planning and Leisure Services the Planning Officer considers that the application should be considered by Committee.

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Planning Application 24/00639/FUL**Erection of 13 Class E Business Units with associated parking****Claybrook House, Claybrook Drive, Matchborough East, Redditch, B98 0FH****Applicant: Mr Chris Moen**
Ward: Matchborough and Woodrow**(see additional papers for site plan)**

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site, which is 0.62 ha in size, and a part of the Washford Industrial Estate, is located to the west of Claybrook drive on land designated as a Primarily Employment Area within the Borough of Redditch Local Plan No.4.

Immediately to the south is an existing commercial site, Valeo Service UK with a public footpath skirting the northern boundary with a landscape buffer between the footpath and residential development further to the north, that of Binton Close and Dunchurch Close which are accessed via Milhill Road further to the north.

The site historically contained a large office facility known as Claybrook House, formerly occupied by the company 'Interserve' which was erected in the 1960's. This was demolished in around the Summer of 2023. Before this time, the site, which had been vacant for a period of time had been subject to vandalism and anti-social behaviour issues.

Proposal Description

The proposal is a full planning application for the erection of 13 Class E Business Units with associated parking. A total of 1944 square metres of floorspace would be created with each factory unit ranging from 137 sqm upwards in size. The buildings would be split into two main terraced blocks and would have pitched roofs with a maximum height of 8m and an eaves height of 5.8m.

79 car parking spaces would be provided across the site. Vehicular access to the site would be primarily via Claybrook Drive (serving units 1 to 12) with a secondary (existing) vehicular access serving Unit 13 only. Parking for 16 cycles is also proposed on site together with a bin store.

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Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 16: Natural Environment

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2023)

Relevant Planning History

2005/044/FUL	23 Additional Car Parking Spaces	Granted	22.03.2005
1997/370/FUL	Elevation Alterations and Additional Car Parking.	Granted	27.11.1997

Consultations

Worcestershire County Council Highway Authority

No objections are raised subject to conditions.

Comments received are summarised below:

The site is located within an industrial estate with a vehicular access located off Claybrook Drive a classified road. The existing vehicular access has good visibility in both directions. The site also shares a rear vehicular access with Valeo located off Heming Rd. The site is located within walking distance of a bus route and bus stops. A pedestrian / cycle path LCN14 also runs in close proximity to the proposed development. Access to this has been provided.

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The applicant has provided 79 car parking spaces (74 car parking is the requirement) and therefore this figure is considered to be acceptable. Parking for 16 cycles is also proposed on site (13 is the requirement) and therefore this figure is considered to be acceptable.

The applicant has provided tracking of the largest vehicle to use the site – accepted.

No changes are proposed to the existing vehicular access located off Claybrook Drive - accepted.

It is also noted that Unit 13 would have access from the existing vehicular access located off Heming Road only and not off Claybrook Drive. WCC highways have also fully assessed this existing vehicular access and raise no objections to the use of this vehicular access by Unit 13.

If any street lighting is proposed, the applicant will be required to carry out a lighting assessment in accordance with Worcestershire County Council's Street Lighting Design Guide (SLDG).

Conditions are recommended with respect to the provision of a Construction Management Plan, cycle and motorcycle parking provision, lighting and the submission of a travel plan.

Arboricultural Officer

Comments summarised below:

The only significant tree is a mature Oak tree currently under protection from TPO No. 5/1966. This tree is situated off site on the southern border. This tree will be unaffected by the proposed development. If any works are deemed necessary in the future this can be controlled under the TPO application process.

The trees along the Northern boundary consist of x1 Sycamore, x1 Norway Maple and 1 Ash tree. These are all low quality, most notably the Norway Maple. No objections would be raised to the removal of these trees.

There is an Ash tree to the entrance to the site. The only influence this tree will have on the development is access. The tree may need to be pruned to allow access for high sided vehicles. I hold no objection to this. BS3998 guidelines should be used for any tree works on site.

North Worcestershire Water Management

No objections subject to the inclusion of an appropriately worded drainage condition.

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Comments summarised below:

The proposed development site is situated in the catchment of Ipsley Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping however does indicate that there is some risk to the site from surface water flooding with three areas of pooling, two indicating medium risk and the third indicating high risk. Correctly designed drainage will mitigate any flood risk from surface water on the site and in the surrounding area.

While in principle I have no issues with the proposed development, further drainage details ought to be provided and agreed. These details can be provided via a condition. This should be in the form of a drainage plan and should include the means to manage surface water from the site appropriately. It should also detail the extent of the new buildings and any new hard standing and what materials will be used to finish these areas.

Worcestershire Regulatory Services: Noise

Comments summarised below:

The application site has a reasonable standoff distance from the residential dwellings to the north and given the proposed use, internal unit noise should not be an issue. The layout of the development is such that external noise is similarly unlikely to be problematic although it is recommended that a 2.0m acoustic grade fence to the northern boundary be erected which would act as further mitigation from external noise. (Condition recommended).

Worcestershire Regulatory Services: Light Pollution

Comments summarised below:

Full details of any proposed external lighting should be agreed in writing

Public Consultation Response

26 occupiers notified in writing including occupiers of dwellings in Dunchurch Close and Binton Close.

One letter received in support. Comments received are summarised as follows:

- The regeneration of the land and potential creation of additional jobs and businesses within the community is welcomed
- The layout and orientation of the units is considered to be acceptable

One letter received in objection. Comments received are summarised as follows:

- Traffic flow from Unit 13 along Heming Road is a concern, even more problematic if the use was going to be a retail one

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Assessment of Proposal

Principle of development

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.4 where the primary aim of Policy 24 is stated to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land.

Members will be aware that the Borough of Redditch Local Plan No.4 was adopted in 2017 and remains the development plan for Redditch. In September 2020, the then government introduced significant amendments to the Use Classes Order which means that Use Class B1 no longer exists. The specific uses proposed in this application now fall within Class E(g) (iii) which covers industrial processes which can ordinarily be carried out in close proximity to residential uses without detriment to amenity (as opposed to general industrial B2 uses). Class E(g) (iii) would have previously fallen within Classification B1(c).

The application seeks the redevelopment of this vacant site for employment purposes. The proposals clearly accord with the policies of the adopted Local Plan which seeks to safeguard employment sites in the Primarily Employment Areas for employment development. Provided that the uses proposed fall only within the Class E(g) (iii) category of use, (rather than for example, Class E (a) retailing of goods), no objections are raised to the principle of the proposed development. Whilst the applicant states that the proposed uses would fall within Class E(g) (iii) on the submitted application form, it is considered prudent to condition this accordingly.

Design and layout

The proposed development would be in scale with neighbouring industrial properties. The new units would be constructed using grey profiled metal sheeting with anthracite grey contrasting feature fenestration with similar profiled metal sheeting to roof areas, final details of which could be agreed with the Council by condition.

The neighbouring industrial site is grey clad and your officers are satisfied that the design and external appearance of the proposed development would respect the context of the site and would therefore comply with relevant policies of the development plan.

Residential amenity

One objection has been received from the occupier of a commercial business to the immediate south of the site boundary. The nearest residential properties are approximately 42m due north of the site, separated by means of a public footpath and a green landscaped buffer. WRS raise no objection to the application subject to the inclusion of appropriate conditions which would cover lighting and the provision of an acoustic fence to the northern boundary. No concerns have been identified in this respect.

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Highways, access and parking

County Highways have raised no objections to the proposed development on highway safety grounds and consider that the proposed access arrangements are acceptable. Only Unit 13 would be accessed via Heming Road and no highway safety concerns have been raised. As set out earlier in this report, the application if approved is proposed to be restricted to Class E(g)iii uses which would prevent the unit being used for other Class E uses such as (for example) a gymnasium, restaurant or retail premises.

Cycle and motorcycle parking would be provided on site and secured by a recommended planning condition. Car parking on site is in accordance with the Council's standards.

Drainage

The existing site lies in flood zone 1 and is not identified by the Environment Agency as an area at risk of fluvial flooding. The site enjoys existing mains drainage connection with the new proposed footprint larger than that of the original site in building and car park land use. It is however proposed to employ sustainable drainage techniques in that the permeable parking spaces will be provided using block paviers with tarmac accessways to drained gulleys so as to attenuate water run off so that it will be no greater than the original office scheme that the proposal will effectively replace. Since the receipt of original comments from NWWM (above) further details have been submitted for comment. Whilst NWWM are in general agreement with the further details submitted, at the time of writing they have commented that the in-principle approval of Severn Trent Water for the proposed connections and a management strategy for the future management of communal surface water drainage assets is still required and for this reason a condition which would cover outstanding matters is recommended.

Ecology

In line with Policy 16 of the Borough of Redditch Local Plan and Paragraph 186 of the NPPF, appropriate mitigation measures must be implemented to ensure protection of the natural environment, with benefits from development to biodiversity captured. The site is adjacent to well established green network corridors and as such, to enhance ecological biodiversity, permanent bat and bird nesting opportunities should be integrated within the scheme. An appropriately worded planning condition is recommended to be imposed.

Biodiversity Net Gain (BNG) has now become mandatory for all relevant applications since the 2nd April 2024. This application was submitted after this date and therefore subject to the mandatory BNG requirements.

A Biodiversity Net Gain Assessment for the site has been submitted which clarifies that the existing site has some young and middle-sized trees along its boundary. The proposal is to plant 7 new trees on the site with 250 sqm of mixed shrub and planting, to include small hedgerow barrier areas to parking spaces. To areas to the rear of the site there is the opportunity to enhance existing green space, increasing the biodiversity value

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of the site by 19.43%. This figure exceeds the required 10% uplift figure required under the legislation. A BNG condition is recommended below.

Conclusion

Overall, it is considered that the application proposals comprise sustainable development in accordance with the definition set out in the NPPF. The proposed development performs well against all three overarching objectives to sustainable development outlined at Paragraph 8 of the NPPF providing substantial economic benefits by redeveloping a vacant site within an employment area for employment uses generating jobs both during the construction and operational phase of the development.

Account has been taken of environmental issues through the preparation of technical reports on transport, and ecology with mitigation measures identified being implemented through the consent and via recommended planning conditions.

Subject to compliance with conditions as listed below, a favourable recommendation can be made.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawings 4053-020; 4053-021F; 4053-022; 4053-023A dated 1st October 2024

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 4) No works in connection with site drainage shall commence until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). If possible infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future owners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area

- 5) Prior to its first installation, details of any lighting to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the building and other parts of the application site and the hours at which such lighting is to be operated. The agreed scheme shall be implemented in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), and shall thereafter be retained in that form

Reason: In the interest of public safety, to safeguard residential amenities and to ensure that protected species are not harmed in the interests of biodiversity

- 6) The Development hereby approved shall not be brought into use until the applicant has submitted a Travel Plan using Modeshift STARS Business. They must meet green level accreditation before occupation and bronze level accreditation within 12 months of occupation.

Reason: To reduce vehicle movements and promote sustainable access

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- 7) The Development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only

Reason: To comply with the Council's parking standards

- 8) The Development hereby approved shall not be brought into use until secure motorcycle parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for motorcycle parking as approved.

Reason: To provide safe and suitable access for all

- 9) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-
- o Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - o Details of site operative parking areas, material storage areas and the location of site operatives facilities as required;
 - o The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
 - o Measures to demonstrate that those immediately affected by the construction works will be kept informed and due consideration and courtesy will be shown to the local community.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

- 10) No development shall commence until a Biodiversity Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management and Monitoring Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

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Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with Borough of Redditch Local Plan Policy 16, the National Planning Policy Framework and The Environment Act 2021.

- 11) Prior to occupation of the proposed development, one Schwegler (or equivalent) bat and one Schwegler (or equivalent) bird box shall be placed on site in suitable locations at least 3 metres above ground level and shall be kept thereafter in perpetuity.

Reason: In the interests of biodiversity having regard to Paragraphs 180 and 186 of the NPPF

- 12) Any works to trees on site shall be carried out in accordance with BS3998:2010 recommendations

Reason: In order to protect trees which form an important part of the amenity of the site.

- 13) Prior to the first use of the development hereby approved, details of acoustic fencing to be installed at the northern boundary of the site shall be submitted for the prior written approval of the Local Planning Authority. The details approved shall be implemented prior to first use of the development and shall remain in perpetuity

Reason: To provide adequate noise mitigation to protect nearby residential amenities

- 14) This application permits uses on site falling within the Class E(g) (iii) category of uses as set out under the Town and Country Planning (Use Classes) Order 1987 (as amended) only. No other category of Class E use is permitted without applying separately for planning permission to do so.

Reason: In the interests of safeguarding land for employment uses only in accordance with Policy 24 of the Borough of Redditch Local Plan No.4

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.