



Planning Committee

Thu 19 Jun
2025
7.00 pm

Oakenshaw Community
Centre, Castleditch
Lane, B98 7YB



If you have any queries on this Agenda please contact

**Gavin Day
Democratic Services Officer**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
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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 17th June 2025) 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 17th June 2025.**
- 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 17th June 2025.**
- 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, 19th June, 2025

7.00 pm

Oakenshaw Community Centre

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Matthew Dormer
	William Boyd (Vice-Chair)	Bill Hartnett
	Juma Begum	David Munro
	Brandon Clayton	Ian Woodall
	Claire Davies	

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 - 10)

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. 25/00387/FUL - 72 Reynard Close, Redditch, Worcestershire, B97 6PY (Pages 11 - 14)

6. 25/00162/FUL - Redditch Cricket Hockey and Rugby Club, Bromsgrove Road, Batchley, B97 4SP (Pages 15 - 22)

7. Urgent Business

To consider any Urgent Reports, details of which have been notified to the Assistant Director of Legal, Democratic and Procurement Services prior to the commencement of the meeting and which the Chair, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting.

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Planning Committee

Thursday, 29th May, 2025

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Brandon Clayton, Claire Davies, Bill Hartnett and David Munro

Officers:

Helena Plant, Steve Edden and Stuart Evans (Of Anthony Collins Solicitors)

Democratic Services Officers:

Gavin Day

1. APOLOGIES

Apologies for absence were received from Councillors Juma Begum and Matthew Dormer.

2. DECLARATIONS OF INTEREST

The Chair declared that the applicant for agenda item 5 (Minute No5), Mr Taylor, was known to Members due to his years of work with the Redditch Co-Operative group, however, there was no conflict of interest.

Councillor Bill Hartnett declared in regard to agenda item 5 (Minute No5), that he was previously the Chair of the Redditch Co-Operative board, however he has since come off the board and there was no conflict of interest.

Councillor William Boyd declared in regard to agenda item 5 (Minute No5), in that he lives in close proximity to the site location, however he would remain impartial and there was no conflict.

Chair

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3. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meetings held on 17th April 2025 were presented to Members.

RESOLVED that

the minutes of the Planning Committee meeting held on 17th April 2025 were approved as a true and accurate record and were signed by the Chair.

4. UPDATE REPORTS

There was no update report, however, the Case Officer detailed to Members that the Council's Housing Strategy team had formally commented that they had no objection to the application.

5. 24/00844/FUL - FORMER CLIVE WORKS, EDWARD STREET, ENFIELD, REDDITCH, B97 6HA

This application was reported to Planning Committee for determination because the application was for major development. Furthermore, the application required a Section 106 (S106) Agreement. 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 20 of the Site Plans and Presentations pack.

The application was for Former Clive Works, Edward Street and sought the Erection of 72 apartments, comprising 57 one bedroomed and 15 two bedroomed units, to be provided as an affordable housing product.

Officers detailed that planning permission had been granted for the erection of 73 units which was approved at the Planning Committee in January 2020. Planning permission was granted subject to a S106 agreement. The S106 had not been completed, however, the permission remains as a material consideration.

The site had since been purchased by the current developer, Green Square Accord, who had developed several local properties including the Victoria Works, the former trades/labour site and the zero plastic Charm works. The locations of which were detailed on page 6 of the Site Plans and Presentations pack.

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The proposed layout was shown to Members detailed on page 10 of the site plans and Presentations pack. Officers pointed out the bike storage, pedestrian access created and building layout with parking.

A weberwall Construction method was proposed which constructs on a timber frame with sheets of cladding installed, designed to give a brick like finish. The construction method was detailed to be a much faster construction method as the cladding can be prepared off site and the overall carbon footprint of the construction would be substantially less.

Officers further detailed that there had been extensive conversations with the applicant and that they were satisfied that an appropriate finish could be achieved as to match local buildings.

Officers sought delegated decision making for the Assistant Director for Planning, Leisure and Culture Services to grant the application subject to the finalisation of the Section 106 agreement.

At the invitation of the Chair, Mr Carl Taylor, the applicant, addressed the committee in support of the application.

The following was clarified following questions from Members:

- That the cycle block would be a secure lockable area for standard bicycles, without facilities for charging E-bikes.
- There was a need within the borough for the 1 and 2 bed properties proposed by the development.
- The Section 106 agreement sought to secure £115k to develop the local transport network.
- That Condition 12 covered Bio-Diversity matters and that a requirement for Bat/Swift boxes could be requested as part of that condition.
- The decision was taken not to require the applicant to provide parking spaces for the 1bed apartments due to the sustainability of the area and the close proximity to public transport routes.
- The developer would be responsible for the maintenance of the railway fence and grounds on site.

A number of other points were raised in relation to accessibility and the longevity of the building method; however, Officers were not able to give responses to these as those aspects fell under building regulations. Members were assured that the development would need to comply with all relevant building regulations in relation to accessibility and safety and that there had been discussions with the applicant by Officers who were satisfied that the construction method was suitably durable.

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Members then debated the application.

Members were in support of the application which was making use of an unused brownfields site vacant for a number of years. Members were also supportive of the construction method which would mean a faster construction with less impact on the local area and a lower carbon footprint.

There was some concern regarding parking and that it was human nature that some of the occupants of the 1bed properties would own a vehicle. However, it was agreed that due to the highly sustainable nature of the development and noting the views of WCC, that the scheme was policy compliant.

On being put to a vote it was:

RESOLVED that

having had regard to the development plan and to all other material considerations, authority be delegated to the Assistant Director for Planning, Leisure and Culture Services to GRANT planning permission subject to:-

- a) **The satisfactory completion of a Section 106 planning obligation:**
- b) **The Conditions and informatives detailed on pages 26 to 36 of the Public Reports pack.**

6. URGENT BUSINESS

There was no urgent business.

The Meeting commenced at 7.00 pm
and closed at 7.44 pm

**PLANNING
COMMITTEE****19th June 2025****Planning Application 25/00387/FUL****Retrospective application for replacement of conservatory for a garden room****72 Reynard Close, Redditch, Worcestershire, B97 6PY.****Applicant: Mr Cooks Chana
Ward: Webheath And Callow Hill****(see additional papers for site plan)**

The case officer of this application is Holly Johnston, Planning Officer (DM), who can be contacted on Tel: 01527 881258 Email: holly.johnston@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached dwelling situated in the residential area of Webheath. Reynard's Close consists of predominantly detached two storey properties arranged along a central access road with associated cul-de-sacs leading off to the east and west. The application site is on the northern side of the main access and is abutted by other dwellings on all three of its boundaries. Land levels drop to the southwest. The design of dwellings in the street is varied, although materials are consistent and the number of designs of dwelling are somewhat limited.

Proposal Description

The application retrospectively seeks planning permission to replace the existing conservatory for a new flat roofed garden room which measures 5.1 metres deep, 3.9 metres wide and 3.6 metres tall. The garden room is in the same position as the conservatory, to the rear of the dwelling; and has a floor space similar in extent to the previous structure. The design has a modern appearance, being served by a lantern roof with black frames to the windows and doors.

The Town and Country Planning (General Permitted Development) (England) Order 2015 has provisions for a rear extension without the requirement for planning permission subject to limitations and conditions under Schedule 2, Part 1, Class A. This proposal requires planning permission as the depth of the rear extension extends beyond the rear wall of the original dwellinghouse by 5.1 metres, which is 1.1 metre more than what is allowed under A.1(f) of this Order.

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

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Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2024)

National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

1993/332/FUL	First Floor Extension And New External Chimney	16.09.1993
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Public Consultation Response

Four neighbour letters were sent to the adjoining neighbours of 72 Reynard Close. This consultation expired on the 16th of May 2025 and no responses were received.

Assessment of Proposal

As the application site is situated within the residential area of Webheath in Redditch, Policy 39 and Policy 40 of the Borough of Redditch Local Plan No.4 are relevant to the consideration of this application. The key issues to consider is the design and visual amenity of the scheme and any impact upon neighbour amenity.

The new garden room is in the same location and of a similar scale as the previous conservatory. By its nature as a rear extension, the proposal would not be visible from the street scene and therefore will not impact upon the character of Reynard Close. The materials for the retrospective garden room consists of concrete dwarf wall with glass and black aluminium frames with a flat Glass Reinforced Plastic (GRP) roof and lantern roof light. A small amount of Corten Steel finish has been used for the fascia of the garden room, which is considered to complement the red brick finish of the house. It is considered that the materials used in the development result in a rear extension that is both a contemporary and harmonious addition to the existing property. The extent of glazing is consistent with the previous conservatory that was situated in this location, and the small amount of Corten Steel finish has a similar colour palette to the red brick of the original property, with black frames that create a contemporary appearance. Overall, the proposals are considered to be acceptable as the design, appearance and scale of the extension is sympathetic to the main house and would not impact on the character of the street or local area.

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Due to the orientation of the proposal situated in the same location as the previous conservatory, and the spacing between the detached properties, the proposal would not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings with regard to loss of light, outlook or privacy.

As the application is for retrospective planning permission, it is not necessary to impose a time period condition. It is considered that the materials of the retrospective garden room result in a harmonious extension that does not harm the amenity of neighbouring properties, of which is the general objective of rear extensions in accordance with paragraph 3.4 of the SPD. Again, as this application is retrospective, no condition is required in regard to the materials of the scheme.

In conclusion, the proposal is considered to be acceptable with respect to its impact upon visual amenity and neighbour amenity and is therefore considered to be in compliance with Policy 39 and Policy 40 of the Borough of Redditch Local Plan No. 4, the Redditch High Quality Design Supplementary Planning Document (SPD) and the guidance within the National Planning Policy Framework.

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 hereby approved is in accordance with the following plans and drawings:

Location Plan – Received 27/03/2025
Proposed Floor Plan - Received 27/03/2025
Proposed Elevations - Received 27/03/2025

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

Procedural matters

This application is being reported to the Planning Committee because the applicant is an employee of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**19th June 2025

Planning Application 25/00162/FUL**Proposed padel tennis courts and ancillary accommodation****Redditch Cricket Hockey and Rugby Club, Bromsgrove Road, Batchley, B97 4SP****Applicant: A Ainge: All Things Padel Limited**
Ward: Batchley and Brockhill Ward**(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 forms part of the Redditch Cricket, Hockey and Rugby Club, Batchley. Access is via Bromsgrove Road to the south where there is a large tarmac parking area which can accommodate approximately 80 vehicles.

The site is rectangular in shape occupying an area of approximately 1600 sqm (50m in length x 32m in width).

The proposed development would be located to the western edge of the (wider) site with residential dwellings 14 to 16 Willow Way further to the west. To the south is an existing Cricket pitch with pavilion building backing on to houses in Bromsgrove Road. Further to the north and east is a Multi-Use Games Area. Immediately to the east are existing Cricket practice nets. Adjoining the south-west corner of the site is an existing pétanque/boule pit.

The site comprises an area of Primarily Open Space as designated in the Borough of Redditch Local Plan No.4 and has previously been used for Rugby purposes.

Proposal Description

Permission is sought for 4no. Padel tennis courts together with supporting accommodation in the form of two shipping containers. Container 1 would accommodate a ladies and gents toilet, disabled toilet with separate changing facilities. Container 2 would be used as an on-site office. The containers, which would each measure 6m x 2.4m are proposed to be located to the south side of the application site.

Each Padel Court would be enclosed / formed in a lightweight steel frame with glazed walls and mesh over panels to the end walls and side return panels. The glazing would be 3 metres high with the over panels being 1 metre high giving a total height to the end

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walls and side returns of 4 metres. The courts are proposed to be uncovered and each would have a (standard) internal playing area of 20x10m with a synthetic playing surface.

Each Padel court would have a floodlight column on each of its four corners and the top of the floodlights would be 6 metres above the court surface providing an illuminance of 300 lux (E_{av}) with 0.5 uniformity at ground level in accordance with Lawn Tennis Association (LTA) guidance.

Hours of operation are stated to be from 7.00am till 10.00pm daily.

Padel, which originated in Mexico is similar to squash but played with a solid racquet made of a composite material without strings and is played casually with regular tennis balls. The game of Padel has recently boomed in popularity and is considered to be one of the fastest-growing sports in the UK.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

National Planning Policy Framework (2024)

Redditch High Quality Design Supplementary Planning Document (SPD)

Relevant Planning History

None directly relevant to application

Consultations

Worcestershire County Council – Highway Authority

No objection

RBC Leisure Services

Comments summarised as follows:

The application would increase light pollution in the area as well as increased sustained noise pollution given how close the facility is to housing.

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Whilst there is a need for Padel provision in the town we do not believe this site to be ideal for such a use. The town has a tennis club which seems to be a more appropriate location for the Padel proposals.

North Worcestershire Water Management

No objections subject to the imposition of a surface water drainage strategy (condition) being imposed on any consent.

Sport England

No objections raised. The application is considered to accord with exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

Worcestershire Regulatory Services: Noise

Noise from padel courts is currently a hot topic in the acoustics world in terms of how to assess the noise generated and determine the likely impact at the nearest sensitive receptors. Given the proximity of the proposed four padel courts to the nearby residential dwellings in Willow Way, I consider that noise from ball impacts, and potentially raised voices, would have a significant adverse impact at these nearby residential dwellings. I do not consider that there is any scope for practical noise mitigation measures that would make the proposal acceptable. I therefore do not support the application in terms of noise impacts.

Worcestershire Regulatory Services: Light Pollution

At 6m tall, the proposed external floodlighting may adversely impact the nearby residential receptors in Willow Way. The applicant should therefore propose light shields to prevent light spill adversely impacting the residents in Willow Way and submit full details for further comment.

Public Consultation Response

One representation received objecting to the application for the following summarised reasons:

- Light pollution from the floodlighting would lead to sleep deprivation for people who have to leave early in the morning to go to work
- Noise from the facility would be unacceptable
- Alternative locations should be considered

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Background

The application site and the wider sports facilities provided within this area of open space is owned by Redditch Borough Council. The land is currently operated by Redditch Cricket Hockey and Rugby Club who benefit from a long-term lease to operate given by Redditch Borough Council. In applying for planning permission, the applicant, 'All Things Padel Limited' have served notice on the owner of the site (the Council), as confirmed to your officers by the RBC Property Services team.

Discussions which have taken place between RBC Property Services and your officers since the application was lodged with the Council indicate that no 'pre-application discussions' have taken place between the applicant and the Council. Notwithstanding this, and reservations received via the Councils Leisure Services Team (summarised earlier in this report), Members are tasked with determining the acceptability or not of this application in accordance with the Development Plan, unless material considerations indicate otherwise as set out under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

As an application submitted on land within the ownership of the Council, such applications are required to be determined by the Planning Committee and fall outside the scheme of delegation to Officers.

Assessment of Proposal

Principle of development

The site is designated as Primarily Open Space in the Borough of Redditch Local Plan No.4. As such, Policy 13 would apply.

Policy 13 comments that: "Open space will be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. In order to maintain the levels of open space provision in the Borough, proposals which would result in the total or partial loss of Primarily Open Space will not normally be granted planning permission unless it can be demonstrated that the need for development outweighs the value of the land as an open area."

In this case, the proposal retains the existing Class F2(c) (Local Community: Place for outdoor sport or recreation) use on the site through providing further facilities for outdoor sport and recreation. As such, your officers have not identified any conflicts with Policy 13. It should be noted that Sport England have been consulted and raise no objections to the application.

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Policy 43 (A): Leisure, tourism and culture, comments under 43.2 that Leisure, tourism and culture proposals, including new build, extensions or additions to existing facilities will be promoted and supported where:

- i. the proposal is located in places that are sustainable and accessible by a choice of transport modes, principally Redditch Town Centre and/or where additional visitor numbers can be accommodated without detriment to the local economy and environment; and*
- ii. they support sustainable tourism or leisure developments and benefit the economy of the Borough and enhance community facilities.*

Worcestershire County Highways have raised no objection to the application and your officers consider that the application would generally accord with Policy 43 of the Local Plan.

Impact upon residential amenity

Paragraph 198 of the NPPF (December 2024) states that:

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*

Paragraph 6.3.14 of the Council High Quality Design SPD reflects the above, commenting that the effects of noise and lighting on nearby dwellings should be taken into account in detailed site and design planning.

Noise

Paragraph 4.2.53 of the SPD states that '*disturbance caused by noise may potentially be an issue where neighbouring uses and associated patterns of activity are dissimilar*'.

WRS have carefully examined the proposals with respect to potential noise disturbance to the nearest sensitive receptors (those residential occupiers in closest proximity to the site). Given the proximity of the proposed four padel courts to the nearby residential dwellings in Willow Way, WRS consider that noise from ball impacts, and potentially

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raised voices, would have a significant adverse impact upon occupiers of the nearest dwellings in Willow Way. It is important to note that no acoustic surveys / assessments have been carried out. Notwithstanding this, Regulatory Services experience of dealing with similar proposals elsewhere within Worcestershire have led them to consider that there is no scope for practical noise mitigation measures that would make the proposal acceptable. As such, WRS do not support the application in terms of noise impacts.

Whilst it is appreciated that some noise disturbance arises from the use of the clubs car parking area immediately to the south, and in particular from the (more distant) Multi Use Games Area (MUGA) which was in operation at the time of your officers visit to the site, the relative tranquillity of the site's surroundings could at the same time be appreciated.

The sounds attributed to the games being played within the MUGA in relation to the ambient noise of the area were noted.

It is not in question that the Club is a well-established, local asset, with a presumption of some level of noise emanating. It is also however generally understood that the game of padel on purpose-built courts can create more noise than tennis and potentially other sports played at the Club.

Discussions with WRS suggest that the ball bouncing off the (padel) bat has a very specific, acute sound which is clearly audible over other background noise. Your officers have noted that no acoustic assessment has accompanied the application and that WRS do not support the application in terms of noise impacts.

In conclusion, no evidence has been advanced to demonstrate that noise impacts arising from such a use in this location would be acceptable in terms of their impact on existing residential amenities.

Lighting

It is also important to ensure that impacts arising from light pollution do not materially harm the residential amenities currently enjoyed by occupiers of nearby dwellings.

The Borough Councils adopted High Quality Design SPD under 4.2.55 states that:

'the type of lighting selected should be relevant to the local context, character and use of the area and minimise the impact of light pollution as well as being as energy efficient as possible'

At 6m tall, your officers agree with WRS in that the proposed external floodlighting columns have the potential to adversely impact the nearby residential occupiers in Willow Way. WRS recommend the use of light shields to prevent light spill adversely impacting the residents in Willow Way and that full details should be submitted for further comment. No such details have been advanced at the time of writing. The use of planning conditions to limit hours of operation could be examined in more detail if any details

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submitted to WRS and the Council were deemed to be acceptable, but as it stands, as per the comments with respect to potential noise disturbance, no evidence has been advanced to demonstrate that impacts arising from light pollution would be acceptable in terms of their impact on existing residential amenities.

Other matters

No highway safety implications or specific drainage concerns have been identified which could not be overcome via conditions to be attached to any consent.

Conclusion

Notwithstanding your officers findings with respect to the principle of the development, highway safety and drainage matters, considering your officers observations during site visits and based on the application submission, it has not been satisfactorily shown that the proposed development would not have a detrimental effect on the living conditions of the occupiers of neighbouring dwellings with particular regard to disturbance from noise. The application cannot therefore be supported.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason:

Reason for Refusal

- 1) No evidence has been advanced to demonstrate that impacts arising from the proposed operation of the development, having regard to its closeness to existing residential uses would not cause detriment to the amenities currently enjoyed by the occupiers of nearby residents by reason, in particular to noise disturbance. The proposals would be contrary to the advice contained within Paragraph 198 of the National Planning Policy Framework (NPPF) December 2024, Policy 1 of the Borough of Redditch Local Plan No.4 (January 2017) and the provisions of the Councils High Quality Design SPD, adopted June 2019

Procedural matters

This application is being reported to the Planning Committee because the application site falls within the ownership of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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