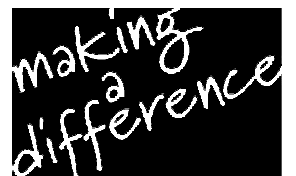


Planning Committee

Tue 22nd June
2010
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its, Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:

www.redditchbc.gov.uk

If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

Janice Smyth

**Member and Committee Support Services Assistant
Town Hall, Walter Stranz Square, Redditch, B98 8AH**

Tel: (01527) 64252 Ext. 3266 Fax: (01527) 65216

e.mail: janice.smyth@redditchbc.gov.uk

Minicom: 595528

REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC **SPEAKING**

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 follows:

in accordance with the running order detailed in this agenda (Applications for Planning Permission item) and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Councillors' questions to the Officers - to clarify detail.
- 4) Public Speaking - in the following order:-
 - a) Objectors to speak on the application;
 - b) Supporters to speak on application;
 - c) Applicant to speak on application.

Speakers will be called in the order they have notified their interest in speaking to the Planning Officers (by the 4.00 p.m. deadline on the Friday before the meeting) and invited to the table or lecturn.

- Each individual speaker, or group representative, will have up to a maximum of 3 minutes to speak. (Please press button on "conference unit" to activate microphone.)
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 5) Members' questions to the Officers and formal debate / determination.

Notes:

- 1) 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.2, the County Structure Plan (comprising the Development Plan) 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.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) 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 5.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify Planning Officers by 5.00 p.m. on the Friday before the meeting.

Further assistance:

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

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.

Declaration of Interests: Guidance for Councillors

DO I HAVE A "PERSONAL INTEREST" ?

- Where the item relates or is likely to affect your **registered interests** (what you have declared on the formal Register of Interests)

OR

- Where a decision in relation to the item might reasonably be regarded as affecting **your own** well-being or financial position, or that of your **family**, or your **close associates** more than most other people affected by the issue,

you have a personal interest.

WHAT MUST I DO? **Declare the existence, and nature, of your interest and stay**

- The declaration must relate to specific business being decided - a general scattergun approach is not needed
- **Exception** - where interest arises only because of your membership of another **public body**, there is no need to declare unless you **speak** on the matter.
- You **can vote** on the matter.

IS IT A "PREJUDICIAL INTEREST" ?

In general only if:-

- It is a personal interest **and**
- The item affects your **financial position** (or conveys other benefits), or the position of your **family, close associates** or bodies through which you have a **registered interest** (or relates to the exercise of **regulatory functions** in relation to these groups)

and

- A member of public, with knowledge of the relevant facts, would reasonably believe the interest was likely to **prejudice** your judgement of the public interest.

WHAT MUST I DO? **Declare and Withdraw**

BUT you may make representations to the meeting before withdrawing, **if** the public have similar rights (such as the right to speak at Planning Committee).



PLANNING COMMITTEE

22nd June 2010

7pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Michael Chalk (Chair) Bill Hartnett
 Nigel Hicks (Vice-Chair) Roger Hill
 Peter Anderson Robin King
 Kath Banks Wanda King
 Brandon Clayton

<p>1. Apologies</p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p>2. Declarations of Interest</p>	<p>To invite Councillors to declare any interest they may have in the items on the Agenda.</p>
<p>3. Confirmation of Minutes (Pages 1 - 4)</p>	<p>To consider, as a correct record, the minutes of the meeting of the Planning committee held on 25th May 2010. (Minutes attached)</p>
<p>4. Planning Application 2010/030/FUL - Abbey Stadium, Birmingham Road, Redditch (Pages 5 - 18) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for development of a new pool hall building with associated parking, new access roads, independent sub-station building and landscaping at the Abbey Stadium. Applicant: Redditch Borough Council (Abbey Ward)</p>
<p>5. Planning Application 2010/081/FUL - 14 Tredington Close, Woodrow South (Pages 19 - 22) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a first floor extension over existing flat roofed garage to side of dwelling, demolition of existing conservatory to rear, new conservatory and ground floor utility. Applicant: Mr P Harris (Greenlands Ward)</p>
<p>6. Planning Application 2010/086/COU - 15-17 Evesham Walk, Town Centre, Redditch (Pages 23 - 28) Head of Planning and Regeneration</p>	<p>To consider a retrospective Planning Application for a change of use from Retail (A1) to Coffee Shop / Café (A3). Applicant: Nero Holdings Ltd (Abbey Ward)</p>

PLANNING

Committee

22nd June 2010

<p>7. Planning Application 2010/103/COU - Rear of 23 - 28 Ettingley Close and 1, 2, 11 and 12 Fernwood Close, Wirehill</p> <p>(Pages 29 - 36)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application, part of which is retrospective, for a change of use of vacant land to residential gardens.</p> <p>Applicant: Mrs J Randall</p> <p>(Greenlands Ward)</p>
<p>8. Planning Application 2010/108/FUL - Land to the rear of 11/13 New Road, Astwood Bank</p> <p>(Pages 37 - 44)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the erection of one dwelling.</p> <p>Applicant: Mr D Ellis</p> <p>(Astwood Bank and Feckenham Ward)</p>
<p>9. Planning Application 2010/111/RC3 - Eathorpe Close, Matchborough</p> <p>(Pages 45 - 50)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for environmental enhancements – demolition of existing garages and provision of parking spaces.</p> <p>Applicant: Redditch Borough Council</p> <p>(Matchborough Ward)</p>
<p>10. Exclusion of the Public</p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</p>
<p>11. Confidential Matters (if any)</p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



Planning Committee

25th May 2010

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Nigel Hicks (Vice-Chair) and Councillors P Anderson, K Banks, B Clayton, W Hartnett and R King

Also Present:

M Collins (Vice-Chair - Standards Committee)

Officers:

R Bamford, S Edden, A Hussain, A Rutt and S Skinner

Committee Services Officer:

A C Stephens

1. APOLOGIES

An apology for absence was received on behalf of Councillor W King.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. CONFIRMATION OF MINUTES**RESOLVED that**

the minutes of the meeting of the Committee held on 27th April 2010 be confirmed as a correct record and signed by the Chair.

.....
Chair

**4. PLANNING APPLICATION 2010/069/FUL –
REDDITCH GOLF CLUB, GREEN LANE, CALLOW HILL**

Green keepers compound and
building with associated interval welfare facilities,
wash down pad, fencing and landscaping
Applicant: Redditch Golf Club

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED subject to the conditions and informative summarised in the main report.

**5. PLANNING APPLICATION 2010/071/FUL –
LAND BETWEEN CAR PARK 1 AND CAR PARK 3,
REDDITCH RINGWAY**

Erection of a hotel (with ancillary uses),
replacement of vehicle turning head and
provision of four car parking spaces, associated access
engineering and landscaping works
Applicant: Scottish Widows PLC and Scottish Widows Unit Funds

The following people addressed the Committee under the Council's public speaking rules:

Mr R Shah - Objector

Councillor D Taylor - Ward Councillor objector, representing Ward residents

Councillor G Chance - Ward Councillor objector, representing Ward residents

Mr D Smith – Supporter, representing the Applicant

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives summarised in the main report, together with the following additional condition no. 10 and informative nos. 3 and 4:

Condition:

‘10. Drainage details as requested by Severn Trent Water Ltd.’

Informatives:

- '3. Severn Trent drainage information.**
- 4. Members of the Planning Committee, when determining the application, were keen to encourage the provision, and use of, staff parking in Car Park 1 in order to prevent its displacement onto surrounding residential streets. Therefore, free or discounted parking rates for staff were suggested and encouraged. Further discussion should take place with Planning Officers in the first instance.'**

**6. PLANNING APPLICATION 2010/029/FUL –
THE VILLAGE SHOP, DROITWICH ROAD, FECKENHAM**

Change of use of existing retail store to retail use,
partial change of use of existing shop to Class A3 (Cafeteria use),
replacement of shop front and
replacement doors to retail storage area
Applicant: The Village Shop Association

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives summarised in the main report.

**7. PLANNING APPLICATION 2010/064/FUL –
CALLOW HILL FARMHOUSE, CALLOW HILL LANE,
CALLOW HILL**

Ground floor extension to rear of property
Applicants: Mr G Nicholls and Mrs L Carnes

RESOLVED that

- 1) having regard to the Development Plan and to all other material considerations Planning Permission be GRANTED, subject to the conditions and informative summarised in the main report; and**
- 2) authority be delegated to the Head of Planning and Regeneration Services to GRANT Listed Building Consent (Planning Application 2010/117/LBC), subject to the expiry of the statutory consultation period.**

8. OUTCOMES OF APPEALS AGAINST PLANNING DECISIONS

The Committee received and considered two information items relating to outcomes of appeals against Planning decisions, namely:

- a) Planning Application 2009/235/FUL
3 Hillmorton Close, Church Hill North
Car port to side of existing garage

Members noted that the appeal against the Council's decision to refuse planning permission (under Officers' delegated powers), on grounds relating to the appearance of the proposed development in the street scene by virtue of its design, height and siting, had been DISMISSED by the Inspector.

- b) Planning Application 2009/251/FUL
25 Milton Close, Headless Cross, Redditch
Single and two storey extensions to dwelling

Members noted that the appeal against the Council's decision to refuse planning permission (under Officers' delegated powers), on grounds relating to the detrimental impact of the proposed development upon the character and appearance of the existing dwelling, had been DISMISSED by the Inspector.

RESOLVED that

both items of information be noted.

The Meeting commenced at 7.00 pm
and closed at 8.41 pm

.....
CHAIR

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

22nd June 2010

PLANNING APPLICATION 2010/030/FUL

DEVELOPMENT OF A NEW POOL HALL BUILDING WITH ASSOCIATED PARKING, NEW ACCESS ROADS, INDEPENDENT SUB-STATION BUILDING & LANDSCAPING. THE POOL HALL BUILDING WILL ACCOMMODATE A 25M SIX LANE POOL, A LEARNER POOL WITH ASSOCIATED CHANGING FACILITIES AND 300 SPECTATOR GALLERY.

ABBEY STADIUM, BIRMINGHAM ROAD, REDDITCH

APPLICANT: REDDITCH BOROUGH COUNCIL

EXPIRY DATE: 12TH MAY 2010

WARD: ABBEY

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site is a large leisure facility located to the northern end of Redditch. It is accessed by vehicles from Bordesley Lane, but can be accessed on foot and by bicycle from Birmingham Road and the adjacent bus stop/layby facility, as well as the underpass from the residential part of Birmingham Road, to the west of the A441.

The site is bounded by the A441 to the west, the river Arrow to the north and the cemetery to the south and east. There are several rows/belts of trees within the site that provide screening.

There is a two-storey building on the site housing sports hall and gymnasium facilities: outside this there are parking facilities, an athletics track, football pitches, tennis courts and other sports facilities including a disused bowling green.

Proposal Description

The application proposes several elements to form a comprehensive scheme. These comprise:

- The refurbishment of the existing facilities at the Abbey Stadium site
- The erection of an extension to the existing building, to form a pool hall with seating for 300 spectators and associated changing facilities, and an atrium running through the building providing access from front to rear,

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22nd June 2010

as well as re-arranged reception facilities and access to the existing building, and a small café area overlooking the pools

- Installation of dance studio above entrance lobby
- Re-arrangement of car parking and ingress/egress layout, including use of the area currently forming the bowling green, and provision of secure cycle parking. A drop off point would be located at the main entrance, with a coach drop off point nearby to maximise pedestrian safety
- Landscaping works

The building would extend the existing facilities eastward, with a light double height atrium running through from the car parking area at the front to the running track towards the rear. The extension to the building would have a gross floor area of 2326m². The pool hall would be located to the right of this on entering the building, with the existing facilities on the left.

The north wall would be glazed, to allow passive heat and light to enter the pool area.

The supporting information states that the site is served by a regular bus service. It also seeks to demonstrate the benefits of the proposed facilities for the local communities within Redditch, as well as to any visitors of the town. The facility would be large enough to hold school and county galas, and as such would be an improvement over current facilities located elsewhere in the town. Some public consultation has occurred, particularly with potential users of the facility, to ensure that it is fit for purpose. It is proposed that construction would occur in four phases.

The building would provide additional employment opportunities and has been designed to incorporate security features, following liaison with the police liaison Officer. It is the intention of the applicant to ensure that the building reaches the highest BREEAM rating (for sustainability) that can be achieved within the budget available. Features of the proposal have been designed with this in mind, including the orientation of the pool hall, the natural ventilation in the atrium, the external design and materials and the levels of the site, in order that cut and fill can occur using only the existing materials on the site. The bricks proposed to be used have also been locally sourced.

The application would increase the employment opportunities on site from 26 FTE to 30 FTE. Most opportunities are part time, and therefore there would be more than 4 additional posts available.

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The application is supported by a Design & Access Statement, a noise impact assessment statement, a mechanical and electrical services renewables report, a geophysical survey containing site investigation, geo-technical assessment and geo-environmental assessment, an extended phase I habitat survey, a flood risk assessment (FRA), a completed version of the West Midlands Sustainability Checklist, sequential site assessment (Oct 2008) and a statement of the structural, civil, geotechnical and design proposals (Jan 2010). On 6 May 2010, a bat survey, transport assessment and green travel plan were also submitted in support of the application. Information has also been provided to clarify that an additional pitch would be provided in Washford to replace the one that would be lost as a result of this development, adjacent to existing pitch provision.

It should be noted that the existing overflow parking area facing the A441 Birmingham Road is located outside the red line application site, as is the area of parking adjacent the crematorium, which is also shown as overflow parking and has its own access from Bordesley Lane.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development

PPS4 Planning for sustainable economic growth

PPS9 Biodiversity and geological conservation

PPG17 Planning for open space, sport and recreation

Regional Spatial Strategy

SR2 Creating sustainable communities

SR3 Sustainable design and construction

UR4 Social infrastructure

CF8 Delivering mixed communities

QE1 Conserving and enhancing the environment

T2 Reducing the need to travel

T4 Promoting travel awareness

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Worcestershire County Structure Plan

- SD1 Prudent use of natural resources
- SD2 Care for the environment
- SD4 Minimising the need to travel
- CTC15 Biodiversity action plan
- T3 Managing car use
- T4 Car parking
- RST1 Criteria for the development of recreation and sports facilities

Borough of Redditch Local Plan No.3

- CS1 Prudent use of natural resources
- CS2 Care for the environment
- CS6 Implementation of development
- CS7 The sustainable location of development
- S1 Designing out crime
- B(BE)13 Qualities of good design
- B(BE)14 Alterations and extensions
- B(BE)19 Green architecture
- B(NE)1a Trees, woodland and hedgerows
- (E(EMP)6 North west Redditch master plan – employment)
- E(TCR)4 Need and the sequential approach
- C(CF)1 Community facilities
- C(CF)2 Cemeteries
- C(T)12 Parking standards
- R5 Playing pitch provision
- R7 North west Redditch master plan – Abbey Stadium

Under the Borough of Redditch Local Plan No.3, the site is designated as falling within the North West Redditch Master Plan area, and has the river Arrow running through it.

Supplementary Planning Guidance / Supplementary Planning Documents

None relevant

Other relevant corporate plans and strategies

- Worcestershire Community Strategy (WCS)
- Worcestershire Local Area Agreement (WLAA)
- Worcestershire Local Transport Plan (WLTP)
- Redditch Sustainable Community Strategy (SCS)
- RBC Corporate and performance plan

REDDITCH BOROUGH COUNCIL**PLANNING
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Relevant site planning history

Appn. no	Proposal	Decision	Date
2003/398/OUT	Abbey Stadium Redevelopment	Refused	1 Feb 2006

Public Consultation responses**Responses in favour**

One comment received raising the following points:

- Support the principle of development
- Support the implementation of the habitat survey proposals

Responses against

Three comments received raising the following points:

- Increase in traffic on A441 will make residential ingress/egress more difficult
- Seeking certainty that there would be no additional vehicle flow on Birmingham Road (residential end accessed from junction by fire station)
- Noise pollution
- Visual impact on residents of car park opposite
- Request reduction in council tax

The final issue is not a material planning consideration and therefore should not be considered further when determining this application.

Consultee responses***Planning Policy team***

Three main issues for consideration have been raised; the loss of a playing pitch facility, the need or otherwise for an Impact Assessment, and the sustainability of the proposed development. The team have confirmed that the proposal complies with the current regional policy framework.

- a) Policy requires the consideration of whether the benefits of the proposed facility would outweigh the loss of the playing field, and no details have been provided on this point in the supporting information.
- b) The National Planning Policy framework changed at end of December 2009, during compilation of planning application. PPS4 now supersedes PPS6. Application documentation refers to PPS6 requirements, which are now irrelevant, and not those of PPS4 which now applies (Policy EC15 specifically). Most of the tests in PPS4 were previously in PPS6 and have been addressed satisfactorily. However, an additional test has been introduced in PPS4 – an Impact Assessment. This is only required on proposals with a larger floor area than that proposed here, or where

REDDITCH BOROUGH COUNCIL

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the development does not comply with the current Development Plan or has been shown likely to have a significant impact on other centres. Policy R7 of the Local Plan seeks facilities such as those proposed, and the supporting information suggests that there would be no significant impact on other centres, therefore an Impact Assessment is not considered necessary in this case.

- c) Policies seek sustainable design solutions. Whilst it is recognised that some are incorporated within this proposal, it is also acknowledged that there would be scope for further measures/details to be included in the proposal.

Economic Development Unit

No comment to make

Environmental Health

The noise impact assessment did not include consideration of construction noise, only noise from the development once complete and in operation. Due to the sensitive adjacent land use at the crematorium/cemetery, further information in this regard should be sought.

Otherwise, no objections subject to conditions regarding construction times and operation hours of external tannoy systems, and informatives regarding light and odour.

Arboricultural Officer

No comments received

Urban Design Adviser

Comments awaited – to be reported on Update paper

County Highway Network Control

No objection subject to conditions

County Archaeology team

No objections – little scope exists for any significant deposits on site, and thus no protection is required

County Public Rights of Way Officer

No comments received

Crime Risk Manager

No objection subject to informative noting that lock and CCTV details should be to standards agreed with the police for security purposes.

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Severn Trent Water

No objection subject to a condition regarding drainage details

Environment Agency

Have acknowledged that their records regarding flood zones are incorrect, and accepted the conclusions of the FRA submitted in support of this application. They therefore raise no objections, as they anticipate no flooding issues as a result of the river or the base level proposed for the building.

English Heritage

Do not consider it necessary to comment specifically in this case

Natural England

No objection subject to a condition and an informative relating to the implementation of the additional information received

Sport England

No objection raised subject to conditions requiring adequate replacement playing pitch provision (to compensate for pitches to be lost as part of this proposed development) to be agreed in order to comply with Sport England policy.

Fire Officer

No comments received

Bromsgrove District Council

Principle of development supported, however concern raised over location which could be unsustainable or inaccessible, and seeks clarification of sequentially preferable sites and the reasons for them being discounted (PPS4 test).

Stratford on Avon District Council

No objection – no comments to make

Council for British Archaeology

No comments received

First Midland Red

No comments received

Ramblers Association

No comments received

Worcestershire Wildlife Trust

No objection subject to conditions, following receipt of additional information

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Procedural matters

Some consultees initially provided holding comments until further information was provided by the applicant's agent. The additional information received has now been passed on, and further comments have been received and reported here.

Members should be aware that since the new government administration took over in May 2010, various changes to the planning system have already been announced and introduced, along with the promise of a new bill and new changes next year.

The Regional Spatial Strategy which is referred to in the relevant policy section above is to be abolished rapidly, in order to return decision making to a local level. The following quote comes from a letter to Council leaders on 27th May has been received from Eric Pickles MP which should be taken into consideration when determining planning applications at this meeting:

'I am writing to you today to highlight our commitment in the coalition agreements where we very clearly set out our intention to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Consequently, decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

I will make a formal announcement on this matter soon. However, I expect Local Planning Authorities and the Planning Inspectorate to have regard to this letter as a material planning consideration in any decisions they are currently taking.'

Therefore, when determining this application, Officers respectfully recommend that less weight be afforded to the regional planning policies than others due to the impending cancellation of these policies. However, it is clear that currently they do still form part of the development plan to which consideration should be given in determining applications in line with the planning legislation and policy.

Assessment of proposal

The key issues for consideration in this case are the principle of development, its design/layout, its impact on neighbouring land uses, its landscaping/trees and biodiversity impacts, its highway/access/sustainability impacts, and any other material considerations.

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Principle

The proposed use of the site for continued and improved leisure facilities and activities is in accordance with the site designation within the local plan, and as such is considered to be acceptable, subject to the detailed considerations set out below, and the remaining matters of principle. It is considered that the uses proposed here would have a significant positive benefit on the Borough and its residents, and meet the objectives of the various local policy documents which identify a need for facilities to replace and enhance those that exist across the town.

Whilst it is accepted that PPS4 requires an Impact Assessment in some cases, for the reasons referred to in the summary of the comments made by the development plans team, it is considered in this case that such an assessment is not necessary. Whilst it is unhelpful that the supporting documentation all refers to national policy that has now been superseded, the tests are largely similar to those in the new PPS4, although the impact assessment is an addition. It is considered that due to the proposed floor area being less than 2500m², the use being in compliance with the local plan designation, and the demonstration that the proposed development would not have a significant impact on other town centres or leisure facilities, that in this case an Impact Assessment in the terms required by PPS4 is not applicable.

Whilst the loss of the playing field on the site in order to provide the additional built form is unfortunate, when set against the positive community benefits identified it is considered that this is to be accepted in this case. It is also considered likely that alternative provision could be made elsewhere in the Borough if necessary, although details have not been included within the proposal. Therefore, on balance, the benefit of the proposed development, in principle, is considered to outweigh the harm caused through the loss of a playing field at the stadium site.

Design and layout

The design of the proposed development is considered to be appropriate to the site and surroundings, as well as the existing built form on this site. It would not be of sufficient bulk to be visually intrusive, however it would form a bold statement and announce its presence on site in a positive way, especially to those viewing it as they enter Redditch from the north. It is not considered likely that it would cause any visual intrusion or harm to the outlook of residential properties on Birmingham Road, due to its location and the distance and separation between the two.

The layout of the site is considered to be acceptable, in that the new car parking facility would allow for safe ingress and egress of vehicles, separation for those being dropped off and safe pedestrian routes to and through the site.

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Impact on neighbouring land uses

The noise assessment demonstrates that once the facility has been completed and is in use, it would not cause any detrimental impacts on the adjacent and surrounding land uses, and especially would not cause any disturbance to the cemetery/crematorium site beyond the boundary.

However, given the sensitive nature of this adjacent land use, it is considered that details should also be provided to demonstrate that the construction phase would not cause any detrimental impacts. Information has been requested to address this point and further details will be included in the update report.

Landscaping, trees and biodiversity

The landscaping proposals are largely to retain and continue to maintain as previously the soft landscape form of the site, and as such these are considered to be appropriate to the site and surrounding uses, as well as in compliance with local planning policies.

Highways, access and sustainability

The site is in a sustainable location, and the proposed development provides for access to the site by non-car modes of travel in accordance with current planning policy objectives. It provides less than the maximum parking standards, however there are also two overflow car parks adjacent to the site which could be used when events took place. It is therefore considered that the provision proposed is acceptable:

Type of parking space	<i>Policy maximum requirement for existing facility</i>	Existing parking provision	<i>Maximum additional provision required by policy</i>	Proposed additional provision	<i>Total combined policy requirement for existing and proposed development</i>	Total proposed provision for combined development
Car parking	83	90	83	55	166	145
Disabled parking	5	7	5	1	10	8
Cycle parking	14	0	14	36	28	36
Motorcycle parking	5	0	5	0	10	0
Lorry parking	1	0	1	0	2	0
Coach parking	1	0	1	1	2	1

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30 overflow spaces exist adjacent Birmingham Road and the drop-off access lane as proposed. Approximately 53 spaces exist adjacent to the cemetery/crematorium site which are shared as overflow for both these facilities and accessed direct from Bordesley Lane, and from which there is a footpath link proposed to the Abbey Stadium site. Therefore, when considering the overall availability of provision at and adjacent to the stadium, it is considered that there is ample supply.

The overprovision of cycle parking spaces is considered to be acceptable because there are currently none provided on site, and it will assist in encouraging sustainable travel patterns in line with policy objectives.

Other issues

Some details of proposed external lighting have been provided, however it is considered appropriate to seek further details and approve them prior to them being implemented, in order to ensure that light pollution is kept to a minimum, and that areas where it would be preferable to retain darkness for wildlife benefits do remain dark.

Whilst the elevations show signage on the building, this should be discounted at this stage, as this will need to be the subject of a separate, future application for advertisement consent. Therefore, the signage can be disregarded for the purposes of determining this application. It is recommended that an informative be added to indicate this.

The Environment Agency have accepted that their definition of the site as flood zone 3 is incorrect and that it should be zone 1. Further, they have agreed with the findings of the FRA submitted, and state that they believe that the proposed building and facilities would not be at risk from flooding as they would be located 2m above the highest possible flooding level, even accounting for climate change. It is therefore recommended that a condition be imposed requiring that the floor levels be implemented as shown on the plans, in order to ensure that the facilities remain free from flood risk in the future for as long as possible.

Conclusion

It is considered that the benefit of the proposed development to the wider community and its visitors complies with relevant local and national planning policies, subject to the various requirements noted above which can be controlled through the imposition of conditions. It is not considered that the proposal would result in significant harm to amenity or safety, and it is considered to be an acceptable form of development.

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Recommendation

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

1. Time limit for commencement of development
2. Replacement pitch to be provided and useable prior to occupation/use of this development
3. Limit to hours of construction
4. Limit to hours of opening
5. Limit to hours of operation of external tannoy system
6. Drainage details
7. Materials types and finishes to be agreed
8. Lighting details to be agreed
9. Levels as shown to avoid flooding
10. Implement in accordance with bat survey
11. Car park to be provided prior to commencement of use of pool facility
12. Landscape plan to be agreed and implemented
13. Highways conditions as requested
14. As per approved plans

Informatives

1. Light nuisance
2. Odour
3. Locks/CCTV to police standards
4. Signage will require separate application for advertisement consent
5. Natural England informative
6. Highways informatives

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PLANNING APPLICATION: 2010/081/FUL**FIRST FLOOR EXTENSION OVER EXISTING FLAT ROOFED GARAGE TO
SIDE OF DWELLING, DEMOLITION OF EXISTING CONSERVATORY TO
REAR, NEW CONSERVATORY AND GROUND FLOOR UTILITY****14 TREDINGTON CLOSE, REDDITCH****APPLICANT: MR P HARRIS
EXPIRY DATE: 22ND JUNE 2010****WARD: GREENLANDS WARD**

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information

(See additional papers for Site Plan)

Site Description

'Link' detached dwelling of brick and tile construction occupying a prominent corner location at Tredington Close. The property has an existing flat roofed garage with additional space for parking within its curtilage.

Proposal Description

First floor extension over existing flat roofed garage to the side of dwelling, measuring 2.6m in width, 7.6m in depth with a height to ridge of 6.75m; demolition of an existing conservatory to rear, a new conservatory and ground floor utility to rear. These single storey extensions would extend across the full width of the property (8.5m), and would have a depth of 3.5m. Both proposed conservatory and utility would have a 'lean-to' / mono pitched roof to a maximum height of 3.5m.

Relevant Key Policies:

www.communities.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS 1 Delivering Sustainable Development

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions to building

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Supplementary Planning Guidance (SPG) Encouraging Good Design

Relevant Site Planning History

None

Public Consultation Responses

No comments submitted

Procedural Matters

Application to be considered at Planning Committee, given that the applicant is related to an elected Councillor serving Redditch Borough Council.

Assessment of Proposal

The proposed single storey extensions to the rear would have no detrimental impact upon nearby residential amenity in respect to any loss of light, overbearing impact or loss of privacy.

The first floor extensions proposed do not technically comply with guidance and advice as set out in the Councils SPG 'Encouraging Good Design' which recommends a 'setting back' of the front wall to any proposed two storey side extension and a dropping/reduction in height to the ridge line of the proposal in order to make the extension appear visually subservient to that of the existing dwelling, and therefore in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan No.3. However, there are several other properties in Tredington Close, which are of very similar size, and which have been extended comparably to that proposed under this application. One such property is number 11 Tredington Close, which is situated to the south-west of and opposite the application site. This property, which is almost indistinguishable from the application property (as extended), sits comfortably within Tredington Close, and is not considered to harm the character and appearance of the existing street-scene.

Whilst number 14 Tredington Close is prominently located, the proposals in this case are considered to respect the character of the existing dwelling and its surroundings and comply with relevant policies of the development plan.

Recommendation

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

1. Development to commence within three years
2. Development to be carried out in accordance with plans (listed)

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PLANNING APPLICATION 2010/086/COU**RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE FROM
RETAIL (A1 USE) TO COFFEE SHOP / CAFÉ (A3 USE)****15-17 EVESHAM WALK, TOWN CENTRE, REDDITCH****APPLICANT: NERO HOLDINGS LTD****EXPIRY DATE: 24TH JUNE 2010****WARD: ABBEY**

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

Evesham Walk links Market Place with Worcester Square within the Kingfisher Shopping Centre. Units 15 to 17 lie to the Eastern side of Evesham Walk, and were until recently occupied by a gentleman's outfitters. For approximately two months, occupation has been by a coffee shop / Café use. Units 15 to 17 are external, not being situated within the Kingfisher Shopping Centre itself.

The site lies within the 'Retail Core' area of the Town Centre as defined on the Borough of Redditch Local Plan No.3 Proposals Map.

Proposal Description

This application, which is retrospective, seeks consent for the change of use of Units 15 to 17 Evesham Walk from retail (A1 use) to a Café (A3 use). The current occupier is Caffé Nero (a coffee shop / Café). The unit's previous use was as a gentleman's outfitters (Greenwoods Menswear).

No external alterations to the premises have taken place, other than the erection of a 'Caffé Nero' fascia sign. However, this advert benefits from 'deemed consent' under the Town and Country Planning (Control of Advertisements) (England), Regulations 2007, and is therefore not subject to planning control.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

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www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS 1 Delivering Sustainable Development

PPS 4 Planning for Sustainable Economic Growth

Regional Spatial Strategy

UR3 Enhancing the roles of City, Town and District Centres

QE3 Creating a high quality built environment for all

T2 Reducing the need to travel

Worcestershire County Structure Plan

SD4 Minimising the need to travel

SD9 Promotion of town centres

Borough of Redditch Local Plan No.3

E(TCR).1 Vitality and Viability of the Town Centre

E(TCR).4 Need and the Sequential Approach

E(TCR).5 Protection of the Retail Core

B(BE).13 Qualities of Good Design

Relevant Site Planning History

None

Public Consultation Responses

No comments submitted

Consultee Responses

Historic Buildings and Conservation Advisor

No objection

Town Centre Co-ordinator

No objection

Assessment of Proposal

The key issue for consideration in this case is the principle of the proposed change of use.

Principle of Change of Use

The proposal represents a 'main town centre' use. Both national guidance contained within PPS4 and policy E(TCR).4 of the Borough of Redditch

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Local Plan comment that the first preference for main centre uses such as this proposed change of use to A3 use is Redditch Town Centre.

The site lies within the Retail Core area of the Town Centre, as defined on the Proposals Map of the Borough of Redditch Local Plan No.3, and is designated as an area of Primary Shopping Frontage.

Policy E(TCR).5 applies to such applications for planning permission within the Retail Core. Under the terms of that policy, planning permission for change of use from Class A1 to A2 or A3, A4 and A5 or any other use considered appropriate to a shopping centre will only be acceptable if the proposed use does not result in a continuous frontage of more than two non-retail units. Individual units are defined in the Policy as shopfronts having a width of about 6 metres.

Units 15-17 together measure approximately 7.3 metres across. Adjoining Unit 15 (to the north) is Unit 11-13 (Jazz Ltd Ladies and Menswear): an A1 use. Adjoining Unit 17 (to the south) is a unit which is similarly in A1 use (Vodafone telephones).

Given that A1 uses would continue to adjoin Units 15-17 both to the north and the south, your Officers consider that the application proposal is in accord with Policy E(TCR).5 in that it would protect the retail core and would not harm the vitality and viability of the Town Centre.

Hours of opening at the premises are stated as being:

7.00 a.m. - 7.00 p.m. Monday to Friday and 8.00 a.m. - 6.00 p.m. on Saturdays, Sundays and Public holidays. Given the site's Town Centre location, Officers would consider it unreasonable to restrict those hours of opening.

Conclusion

The proposal is considered to accord with current planning policy and would not cause harm to amenity or safety and therefore approval of this retrospective application is recommended.

Recommendation

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

- 1) Plans listed as approved under application.

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PLANNING APPLICATION 2010/103/COU**CHANGE OF USE OF VACANT LAND TO RESIDENTIAL GARDENS
(PART RETROSPECTIVE)****REAR OF 23 - 28 ETTINGLEY CLOSE & 1, 2, 11 & 12 FERNWOOD****APPLICANT: MRS J RANDALL****EXPIRY DATE: 1ST JULY 2010****WARD: GREENLANDS**

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

1990s residential development accessed from Nine Days Lane and lying west of the Alexandra Hospital. This particular part of the estate lies to the south west, almost adjacent to the borough boundary. There is a run of detached properties with front driveways, and rear gardens that lead to a buffer strip, beyond which is the ditch that marks the County and Borough boundary, and beyond which is an area designated as SSSI and known as Rough Hill Woods. Through the woods are informal routes used by locals for recreational purposes.

The application has three separate parcels of land involved, all within the buffer strip area to the rear of the residential curtilages. The buffer strip is designated as Primarily Open Space – Amenity Open Space in the Local Plan and appears never to have been developed, having been in agricultural use until the 1980s.

This application is part retrospective, because some of these rear areas have already been enclosed by various means and to various heights (none more than 2m) and some of them have also had associated structures installed.

Proposal Description

This application is partially retrospective, in that some elements of the proposal have already begun.

The intention of the residents concerned is to extend the length of their rear gardens into the buffer strip a distance of between 5m & 8m, leaving a buffer strip of at least 10m in width to be retained.

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The application is supported by a Planning Statement, which gives information to support the development proposed. It details that the original outline consent for the residential development included a condition requiring a 10m buffer strip to be retained along the boundary in question, with a 2m fence along the bottom of the rear gardens and precluding the insertion of rear gates to prevent access to the buffer strip from the gardens.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG17 Planning for open space, sport and recreation

Worcestershire County Structure Plan

SD2 Care for the environment

CTC6 Green open spaces and corridors

Borough of Redditch Local Plan No.3

CS2 Care for the environment

R1 Primarily open space

Supplementary Planning Guidance / Supplementary Planning Documents and other relevant documents

Open space provision & emerging evidence base such as the open space needs assessment

Relevant Site Planning History

A recent retrospective application for the change of use of land to the rear of 5 Fernwood Close, which included the erection of decking and fencing, was refused and subsequently dismissed at appeal on the basis of the visual intrusion resulting from the height and bulk of the decking structure.

Authority was issued to serve an enforcement notice following the appeal outcome, but the unauthorised structure was removed speedily and therefore there was no need to serve the notice.

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There is no other relevant planning history relating to the land included in this application, and the site to the rear of 5 Fernwood Close is excluded.

Public Consultation Responses

Responses against

Four comments received raising the following points:

- Loss of integrity of buffer strip
- Loss of buffer strip habitat
- Potential for garden waste to be thrown over rear fences into the SSSI if boundaries extended
- Buffer strip should preclude public access
- No access to buffer strip should be allowed to residents
- Precedent set if this is allowed, for others to do the same
- Should not be allowed as land owned by Wildlife Trust
- Land ownership raised

The last two issues raised are not material planning considerations and are therefore reported for information only and should not be taken into consideration when determining the application.

For information only, the application clarifies that the land in question is owned by the residential property owners to which it relates. This has been backed up by research carried out by the planning team on a separate but related matter.

Consultee Responses

Development Plans Team

Concern raised regarding the potential loss of Primarily Open Space and its visual amenity and the potential erosion of the buffer strip. Queried the need to consult an ecologist.

Procedural Matters

The legislation sets out that retrospective applications should be determined as they would be if the work had not commenced, and that if they are not acceptable, there are enforcement options available to the local planning authority to deal with any development that becomes unauthorised in this way. Therefore, Members are reminded to determine this application in terms of the policy compliance and any harm that it is perceived likely to cause.

Whilst precedent is not a material planning consideration, decisions should be taken in line with the development plan at the time, and therefore it is likely that if similar applications are made during the same policy period, then similar decisions should result. Other decisions that are similar are material considerations of limited weight. Therefore, if there are future applications at

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other sites, this decision may be a material consideration of limited weight, however the policy framework at the time should be taken into full account.

Assessment of Proposal

The key issues for consideration in this case are the principle of the development and its impact on visual and residential amenity.

Principle

Due to the designation of the land, Policy R1 of Local Plan 3 applies. This seeks to protect the visual openness of identified land of amenity value, regardless of ownership, access and control. It does not require that there be any public access to such land, it simply recognises the visual amenity benefits to residents and the general public of such areas. However, the policy also provides various criteria which detail circumstances when the overall benefit of an alternative is considered to outweigh the merit of retaining open space for visual amenity purposes.

Policy R1 seeks to protect the amenity value of the area and any buffer strips, retain its open and existing use, acknowledges its relationship to other open space areas, and only accommodates its loss for the greater good of the Borough or where there is surplus or where alternative provision can be made. Ancillary developments are also accommodated within the policy, e.g. the provision of a shed for a mower on a playing pitch.

Visual and Residential Amenity

It is considered that providing these additional areas proposed here could continue to have a positive contribution to the visual amenity of the strip of land to the rear of the dwellings, then this application might be considered favourably. It is therefore recommended that conditions could be imposed, if the application were considered favourably, to restrict the height of any boundary fences to 1m or less, and prevent the placement of structures of any kind, such as sheds, trampolines etc, within the application site area, in order to protect visual openness and amenity. Such structures, and fencing up to 2m in height, would continue to be permitted development within the original garden areas. These areas are at the greatest distance from the residential properties and the original rear gardens would remain available for other residentially ancillary purposes and these restrictions are therefore considered to be reasonable in the interests of protecting the openness that provides visual amenity.

The original outline planning consent for the residential development sought to preclude rear access gates being inserted into garden boundaries in order to protect the buffer strip, and it is recommended that in order to continue such protection, a further condition be imposed here to this effect. There would remain a buffer strip of a minimum of 10m in width and greater for the

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most part, and therefore the objectives of the original planning permission to protect a 10m buffer strip would still remain on site.

Sustainability

There are not considered to be any specific sustainability issues related to this proposal, and restrictions on structures and fencing would further reduce the potential for using natural and other resources on these sites.

Other Issues

There is no statutory requirement to consult an ecologist in a matter such as this, and given the extent to which the change of use has already occurred, it is not considered necessary to seek specialist advice regarding any loss of habitat etc as any damage will have largely occurred already.

Conclusion

It is considered that on balance, subject to the various restrictions proposed, that the visual amenity openness afforded by these areas of land and protected through the local plan policies would be retained, and therefore the proposal is considered both to comply with the spirit and objectives of the policy protection and unlikely to cause harm to visual or residential amenity.

Recommendation

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

1. Those elements where change of use has not yet occurred to be implemented within three years
2. No fencing or other means of enclosure greater than 1m in height to be installed around the extended garden areas defined in this application
3. PDRs to be removed in these extended garden areas to prevent structures of any kind
4. No rear gates to be installed in the southern boundaries in order to prevent access into buffer strip from private gardens
5. Land to be used only for purposes ancillary to the residential occupation to which it is attached
6. Existing structures and fencing in place above the limits set out in conditions 2 & 3 above to be removed within three months of the date of consent
7. Approved plans specified

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Informatives

1. Explanation that the removal of PDRs means that no play equipment, animal shelters etc can be used on the extended garden areas.

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PLANNING APPLICATION 2010/108/FUL**ERECTION OF ONE DWELLING
LAND TO THE REAR OF 11/13 NEW ROAD, ASTWOOD BANK****APPLICANT: MR D ELLIS
EXPIRY DATE: 5TH JULY 2010****WARD: ASTWOOD BANK & FECKENHAM WARD**

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site lies to the rear (south) of numbers 11 and 13 New Road, Astwood Bank, with access off Tookey's Drive, which forms the southern boundary of the site.

The site comprises rear garden which previously served numbers 11 and 13 New Road, but this land has been combined to serve only number 11. There is an existing vehicular access to the site from Tookey's Drive. The site measures approximately 27 metres in length and approximately 11.5 metres in width.

Tookey's Drive, from which access is sought, is a single track lane some 400m long running West from the A441 Evesham Road to Tookey's Farm. Directly opposite the site is the property 'Westridge'. To the East is a terrace of three cottages, No's 1-5 New Road which have their rear elevations facing the application site.

Proposal Description

Full planning permission is sought to erect one new dwelling on land to the rear of 11 & 13 New Road, Astwood Bank. Access to the site would be via an existing vehicular access serving the rear garden to number 11 New Road, off Tookey's Drive to the South.

The dwelling proposed is predominantly two storey and would have four bedrooms. A single storey kitchen/diner would be attached to the rear of the dwelling. A single garage would be attached to the eastward facing side of the property. The dwelling would be of traditional 'cottage like' appearance having small dormer windows to the front and rear facing roof slopes. The proposed choice of materials would be bricks (walls) under a tiled roof.

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Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering Sustainable Development.
PPS3	Housing.
PPG13	Transport.

Regional Spatial Strategy

CF2	Housing beyond Major Urban Areas.
CF3	Level and Distribution of New Housing Development.
CF5	The reuse of land and buildings for housing.
CF6	Making efficient use of land.
T2	Reducing the need to travel.
T7	Car parking standards and management.

Worcestershire County Structure Plan

SD.3	Use of previously developed land.
SD.4	Minimising the need to travel.
T.4	Car parking.

Borough of Redditch Local Plan No.3

CS.7	The sustainable location of development.
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling.
B(RA).8	Development at Astwood Bank.
B(BE).13	Qualities of good design.
C(T).12	Parking Standards.

SPDs

Encouraging Good Design.

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Relevant Site Planning History

2005/423	Erection of one new dwelling	Refused 12/12/2005 Appeal allowed 4/9/2006
2009/144	Erection of one new dwelling	Approved 9/9/2009

Public Consultation Responses

Responses in favour

None received

Responses against

5 letters received in objection to the proposals. Comments summarised as follows:

- Tookey's Drive is a wildlife corridor which should be protected from development
- Tookey's Drive is of unsuitable width for development of this type
- Congestion / traffic using Tookey's Drive will increase to the detriment of highway safety
- Unnecessary encroachment near to the Green Belt
- Not sure why a development of this type is required in Astwood Bank
- Concerns regarding impact of development upon existing wildlife in the area
- Proposed dwelling would overlook existing gardens to the detriment of privacy

Consultee Responses

County Highway Network Control

No objection

Environmental Health

No objection

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent.

Assessment of Proposal

The key issues for consideration are as follows:-

Principle

The principle of residential development in this location is considered to be acceptable. The land in question would be classified as previously developed or 'brownfield' land. Principle has also been established under

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application 2009/144 (erection of a single dwelling). Works could commence on site in connection with application 2009/144 at any time, up until 9th September 2012, since that consent is extant.

Design and Layout

The dwelling proposed under this application is very similar in appearance to that approved under 2009/144 in that it would retain its "cottage" like appearance, with small dormer windows to the front and rear of the property. The dwelling would be approximately ½ metre wider, and due to the single storey addition proposed to the rear, would be 3 metres deeper than that approved under 2009/144. However, the proposal would still meet all of the Councils spacing standards which are contained within the adopted SPG Encouraging Good Design. Your Officers consider that the dwelling would not give rise to a material loss of residential amenity caused by loss of privacy or loss of light.

A distance in excess of the minimum stipulated in the SPG (22 metres) would exist between proposed rear facing habitable room windows and rear windows serving habitable rooms occupied by the nearest residents affected (11 and 13 New Road), and as such your Officers are satisfied that no loss of outlook would result.

Highways and Access

The existing access to the site is via two large metal gates, with the entire width of the site being surfaced with gravel. What is effectively a sizeable gravelled 'car park' and its use as a parking area cannot be controlled under planning law, provided that the use of the site remains ancillary to the enjoyment of the dwellinghouse to which it is connected (11 New Road). Nothing suggests to your officers that this area is being used for anything other than for the parking of the applicant's own vehicles.

It is considered that there would be no material increase in vehicle use between the existing situation and the activity associated with the occupation of a single dwellinghouse. Therefore, no loss of amenity or detriment to highway safety would be likely to occur.

Three car parking spaces together with the attached garage would provide car parking to serve the proposed new dwelling, which exceeds maximum car parking standards as stated within Appendix H to the Local Plan. As such, it is unlikely that future occupiers of the new dwelling would require additional car parking spaces which could not be provided within the site's curtilage.

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In the absence of any concerns raised by County Highways, your Officers do not consider that any displacement of parking for occupiers of number 11 New Road would prejudice highway safety.

Sustainability

The site lies within the settlement boundary of Astwood Bank, on previously developed land. Under the terms of Policy CS.7, the site is considered to be in a sustainable location. It is therefore recommended that a condition be attached to any approval requiring that the dwelling be built to minimum Level 3 requirement set out under Code for Sustainable Homes.

Conclusion

The application to be determined here is very similar in terms of its footprint and general appearance to application 2009/144, granted planning permission by the Planning Committee in September 2009.

Provided that there have been no material changes in circumstance since the approval of application 2009/144 that would make the application unacceptable, permission should be granted for this application.

Examining the room sizes and general internal layout approved under the earlier application, your Officers can understand why the current applicant wishes to amend the scheme such that the accommodation's layout is more suited to everyday living. It is further considered that the proposal complies with policy and would not cause harm to amenity or safety.

Recommendation

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

1. Development to commence within three years
2. Details of materials (walls and roofs) to be submitted
3. Landscape scheme including details of boundary treatment to be submitted
4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details
5. Limited working hours during construction period
6. Dwelling to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes
7. No windows to be constructed in the west or east elevations of the dwelling

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8. Materials to be used in construction of parking area to be porous.
9. Development to be carried out in accordance with amended plans submitted with application

Informatives

1. Drainage details to be in agreement with Severn Trent Water

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PLANNING APPLICATION 2010/111/RC3**ENVIRONMENTAL ENHANCEMENTS – DEMOLITION OF EXISTING
GARAGES AND PROVISION OF PARKING SPACES****EATHORPE CLOSE, MATCHBOROUGH, REDDITCH****APPLICANT: REDDITCH BOROUGH COUNCIL****EXPIRY DATE: 6TH JULY 2010****WARD: MATCHBOROUGH**

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

New town residential area in Matchborough, with dwellings facing outwards onto estate roads and rears of other rows of dwellings, or into parking courtyards. One and two storey housing with pitched roofs. Most of surrounding spaces are rough/hard surfaced, or contain terraces of garages. Area has unkempt appearance, but does contain some grassed verges and amenity strips. Maintenance and appearance of properties very varied, generally not to a very high standard.

Proposal Description

The application proposes the demolition of 37 existing garages located to the front of dwellings and the replacement of the concrete bases as hard surfaced parking areas. 25 further parking spaces will be created on existing grass amenity areas, with footpaths extended to lead to the spaces.

The application is supported by a Design & Access Statement.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

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National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG13 Transport

Regional Spatial Strategy

QE3 Creating a high quality built environment for all
QE4 Greenery, urban greenspace and public spaces
T7 Car Parking standards and management

Worcestershire County Structure Plan

T4 Car parking
SD2 Care for the environment

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design
S.1 Designing out Crime
B(NE).1a Trees, Woodland and Hedgerows
R2 Protection of incidental open space

SPDs

Encouraging Good Design.
Designing out Crime

Relevant site planning history

None

Public Consultation responses

Any responses received will be reported on the Update paper – none have been received at the time of writing, however the consultation period has yet to expire.

Consultee responses

County Highway Network Control

No objection

Procedural matters

This matter is reported to Planning Committee because it relates to land owned by the Council, and it was considered that representations may be received in relation to it.

Assessment of proposal

The key issues for consideration in this case are the effect of the loss of the garages on residential and visual amenity, the loss of the incidental grass amenity areas and the overall impact on the provision of parking spaces for the close as a whole.

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Loss of garages

The garage blocks in this area appear not to have been well maintained to an extent that they are both detrimental to the visual amenity of the area and detrimental to the security and safety of local residents. Their removal is therefore welcomed, as Officers consider that in policy terms this would improve the safety and security of the Close and its residents and visitors, as well as improving their visual amenity, which is compliant with policy objectives.

Loss of grass amenity areas

Whilst policy seeks to protect incidental amenity grass spaces, some would remain in this Close, and in considering the benefit of the proposed parking arrangements, this should be weighed against other benefits and disbenefits, when considering the overall proposal here.

Overall parking provision in the Close

The proposal would result in 199 spaces in total in the Close, to serve 181 properties, which works out at an average of 1.1 spaces per dwelling. This is considered to be a good balance between a realistic level of provision for this location, and a sustainable number that should still encourage other methods of travel and thus sustainability. It is therefore considered by Officers to be broadly in compliance with Policy requirements.

Sustainability

In line with current and emerging planning policy guidance, any hard surfacing to be provided should be permeable or include a Sustainable Urban Drainage system, and thus it is recommended that a condition be imposed to this effect.

Conclusion

On balance, Officers consider that the proposals here would result in an improved residential and visual amenity in this Close, and the loss of the small grassed areas is therefore considered to be outweighed by these benefits.

Recommendation

That, subject to the expiry of the consultation period on 25 June with no new matters raised and having regard to the development plan and to other material planning considerations, it is recommended planning permission be granted subject to conditions and informatives as summarised below:

1. Development to commence within three years
2. Surfacing to be permeable wherever possible for sustainability reasons
3. Details of finishes of surfaces to be submitted and agreed prior to commencement on site, and implemented as agreed

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4. Approved plans specified

No informatives considered necessary in this case