

Planning Committee

Wed 2nd Feb
2011
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) 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.)
- 4) 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 4.00 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 4.00 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

2nd February 2011
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 confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 4th January 2011. (Minutes attached)</p>
<p>4. Planning Application 2010/278/COU - 166 Mount Pleasant, Southcrest (Pages 5 - 12) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of ground and first floor from Guest House (Use Class C1) to House in Multiple Occupation (Use Class C4). Applicant: Mr J Smith (Report attached – Site Plan under separate cover) (Central Ward)</p>
<p>5. Planning Application 2010/292/FUL - 94 Hither Green Lane, Redditch (Pages 13 - 18) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the erection of two-storey side and two-storey rear extensions. Applicant: Mr S Davis (Report attached – Site Plan under separate cover) (Abbey Ward)</p>
<p>6. Planning Application 2010/304/FUL - Land at Heming Road / Claybrook Drive, Redditch (Pages 19 - 24) Head of Planning and Regeneration</p>	<p>To consider an Application for an extension to a warehouse. Applicant: Avon Freight Group Ltd (Report attached – Site Plan under separate cover) (Matchborough Ward)</p>

PLANNING

Committee

2nd February 2011

7. Exclusion of the Public	<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>
8. Confidential Matters (if any)	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



Planning

Committee

4th January 2011

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Nigel Hicks (Vice-Chair) and Councillors Peter Anderson, Brandon Clayton, Adam Griffin (substituting for Councillor Kath Banks), Bill Hartnett, Roger Hill, Robin King and Wanda King

Also Present:

M Collins (observer for Standards Committee)

Officers:

R Bamford, A Hussain, A Rutt and S Skinner

Committee Services Officer:

J Smyth

64. APOLOGIES

An apology for absence was received on behalf of Councillor Kath Banks.

65. DECLARATIONS OF INTEREST

There were no declarations of interest.

66. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 7th December 2010 be confirmed as a correct record and signed by the Chair.

.....
Chair

**67. PLANNING APPLICATION 2010/275/COU –
30 HEWELL ROAD, REDDITCH**

Change of use of retail warehouse unit into restaurant (A3 use)

Applicant: Mr G Singh

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reason stated in the main report and a further additional reason, namely:

- “1) the lack of car parking spaces to serve the proposed development would lead to ad hoc, on-street parking, which in this location, adjacent to a busy mini-roundabout, is likely to be of detriment to highway safety. As such, the proposed development would be contrary to National Planning Guidance contained within PPG13 (Transport) and Policy C(T),12 & Appendix H of the Borough of Redditch Local Plan No. 3; and**
- 2) the proposal would represent inappropriate development having regard to the site’s location within an area designated for Primary Employment generating uses under the terms of Policy E(EMP).3 of the Local Plan. In addition, the development would be contrary to Policy E(TCR).12 of the Borough of Redditch Local Plan, which seeks to restrict new restaurant uses to the defined Town Centre, Peripheral Zone or District Centres, owing to their more sustainable location and in the interests of protecting amenity.”**

(In respect of the inclusion of the additional reason for refusal, Members were concerned as to the appropriateness of an A3 use being located in a designated Primarily Employment Area.

In response to Members’ views, Officers highlighted Policy E(TCR).12 which supports A3 uses being located in Town Centres, the peripheral zone and District Centres. Members were advised that, if they were so minded, they might wish to consider a second reason for refusal on the grounds that the proposed use would also be contrary to this specific Policy.)

**68. PLANNING APPLICATION 2010/280/FUL –
137 TO 141 EVESHAM ROAD, HEADLESS CROSS**

Change of use of groupd floor nos. 137 – 139 Evesham Road
from A1 (Retail) to A3/A5 (Restaurant and Hot Food Takeaway),
new shop front, ground floor rear extension and creation of
3 no. flats over nos. 137 – 141 Evesham Road
Applicant: Mr LN Theodorou

Mr S Vick, Supporter and Mr Hanson, on behalf of the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED, for the following reason:

“The proposed residential properties would represent an over-intensive form of development, with the scheme providing an inadequate level of communal amenity space for occupiers of the proposed scheme to the detriment of residential amenity. As such, the proposals would fail to comply with Policy B(HSG).6 of the Borough of Redditch Local Plan No. 3 and the Council's adopted Supplementary Planning Guidance 'Encouraging Good Design'.”

(In respect of the deletion of Refusal reason 1, as recommended by Officers in the main report, Members' views were that, on balance, the harm caused from a vacant unit was greater than this ancillary A3 use, which would be discouraged by the relevant Local Plan policies. This was informed by consideration of the character of and uses within the wider Headless Cross area.)

**69. ENFORCEMENT REPORT 2010/010/ENF –
4 CHURCH GREEN WEST, TOWN CENTRE**

Non-compliance with a Section 215 Notice

RESOLVED that

in relation to a breach of Planning Control, namely the failure to comply with the requirements of a Section 215 Notice, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning

Planning
Committee

4th January 2011

**and Regeneration, to instigate legal proceedings in the
Magistrates' Court, if deemed necessary.**

The Meeting commenced at 7.00 pm
and closed at 8.18 pm

.....
CHAIR

PLANNING COMMITTEE

2nd February 2011

PLANNING APPLICATION 2010/278/COU

CHANGE OF USE OF GROUND AND FIRST FLOOR FROM GUEST HOUSE (USE CLASS C1) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4)

166 MOUNT PLEASANT, REDDITCH

APPLICANT: MR J SMITH
EXPIRY DATE: 14TH JANUARY 2011

WARD: CENTRAL

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

166 Mount Pleasant is a large three storey traditional Victorian style terraced property of brick and tile construction, located to the western side of Mount Pleasant. The site is located approximately 30 metres due north of the Ivor Road / Mount Pleasant road junction. There is a right of access from the application site across the rear of 164 Mount Pleasant which links to a rear parking area off Bromfield Road, further to the west. This area is within the control of the applicant.

Proposal Description

Full planning permission for change of use is sought to change the use of the ground and first floor of the building from a guest house (Use Class C1) to a house in multiple occupation (Use Class C4).

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.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

Borough of Redditch Local Plan No.3

CS.7	The sustainable location of development
------	---

PLANNING COMMITTEE

2nd February 2011

B(HSG).6 Development within the curtilage of an existing dwelling
C(T).12 Parking Standards (Appendix H)

SPDs

Encouraging good design

Relevant Site Planning History

Appn. No	Proposal	Decision	Date
1968/158	Conversion to flats	Approved	07.10.68
1991/303	Conversion of attic to form flat	Approved	16.08.91
2000/620	Change of use from flats to bed and breakfast accommodation	Approved	15.08.01
2010/152	Change of use from C1 guest house to house in multiple occupation (Class C4 use)	Withdrawn	26.7.10

Public Consultation Responses

Responses in favour

None received

Responses against

Six letters received in objection. Comments are summarised as follows:

- Anti-social behaviour problems would increase if permission is granted
- Noise disturbance arising from a use of this intensity
- Parking problems would increase, leading to highway safety concerns

Other matters have been raised but are not reported here since they are not material considerations in the determination of this application.

Consultee Responses

County Highway Network Control

No objection

Environmental Health

Comments awaited

PLANNING COMMITTEE

2nd February 2011

Procedural matters

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to the committee as two (or more) letters in objection have been received, and the Officers recommendation is that permission be granted.

Background

For information, the ground and first floor of this building are not currently being occupied in accordance with the valid permission on the site – that is, the bed and breakfast (C1 guest house) use permitted under application 2000/620 referred to above. This consent restricts the number of letting bedrooms (at ground and first floor level) to three. The situation that exists at present (without planning consent) is the existence of:

- One self contained flat and two bed sits on the ground floor,
- Three bed sits at first floor level.

Following action by the Planning Enforcement Officer, planning application 2010/152 was submitted. Plans submitted showing the general layout and occupation of accommodation within the building were considered to be excessively intensive having regard to the character of the area and impact upon residential amenity, and would have been refused planning permission under delegated powers afforded to the Head of Planning and Regeneration had it not been for the applicant's decision to withdraw that application. The plans submitted under this application which show how the various rooms would be occupied, differ from how they are actually occupied at present and therefore the application cannot be considered as retrospective.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

The site is located within an area which is residential in character and has no specific local plan designation. The continuation of a residential (C Class) use as defined under the Town and Country Planning (Use Classes) Order 1987 (as amended) would therefore be considered as acceptable in principle.

Impact upon nearby residential amenity

Plans submitted show that the ground floor of the building would accommodate two separate bedrooms each with en-suite bathrooms (rooms 1 and 2). Rooms 1 and 2 would share a ground floor communal lounge and communal kitchen. The first floor of the building would accommodate two separate bedrooms each with en-suite bathrooms (rooms 3 and 4). Rooms 3 and 4 would share a first floor communal lounge, communal kitchen and larger communal washroom. The second floor (loft area) already has consent under a permission in 1991, for a self contained flat. Officers consider that the intensification of use arising from the ground and first floor operating as a house in multiple occupation, together with the use of the second floor as a

PLANNING COMMITTEE

2nd February 2011

self contained flat, considering the significant size of this traditional terraced building, would not be excessive and would be unlikely to cause detriment to amenity. If permission were to be granted, intensification of use would be only marginally greater than that approved under consent 2000/620 referred to earlier in this report. Officers consider that the objections received here relate to how the building is occupied at present (without consent), and problems which have arisen due to this unauthorised escalation of use.

The current, unauthorised use of the ground and first floor of the building is considered to be occupied at an intensity that would impact detrimentally upon nearby residential amenity. Should Members be minded to grant consent, it is recommended that an informative be attached requesting that, notwithstanding the recommended standard three year commencement condition, the current unauthorised occupation of the ground and first floor of the building cease, with the building either being occupied in accordance with the consent granted under application 2000/620, or the building be occupied in accordance with the plans submitted with this application. The time limit given is recommended as three months from the date of the granting of consent with failure to change likely to result in enforcement action being taken.

Access including parking provision

Whilst not being within the curtilage of the building, a parking area, within the ownership of the applicant is provided (access via Bromfield Road) to the rear of 166 Mount Pleasant for approximately 6 cars. This provision complies with the Council's maximum car parking standards and Policy C(T).12 of the Local Plan. The applicant enjoys a right of access here, which links this area to 166 via a narrow walkway. By granting consent for the use of the ground and first floor of the building as a four bedroomed HMO, together with the use of the second floor as a self contained one bedroomed flat, such an arrangement would not be considered to place excessive demands upon on-street parking that would prejudice highway safety. County Highway Network Control raise no objection to the proposals.

Sustainability

The site is located within the urban area of the town of Redditch, in close proximity to shops and services and to public transport routes, such that the site is considered to be sufficiently sustainable to accommodate the development proposed.

Conclusion

It is considered that the proposal is compliant with the planning policy framework and would be unlikely to cause any detriment to neighbouring properties by virtue of loss of residential amenity or harm to highway safety. As such, the proposal is considered to be acceptable.

PLANNING COMMITTEE

2nd February 2011

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. Approved plans specified

Informatives

1. Reason for approval
2. Notwithstanding Condition 1 above, the current, unauthorised occupation of the ground and first floor of the building will be expected to cease, with the building either being occupied in accordance with the guest house use granted under application 2000/620 or in accordance with the plans submitted with this application. Failure to do so is likely to result in the pursuit of formal enforcement action.

PLANNING COMMITTEE

2nd February 2011

PLANNING APPLICATION 2010/292/FUL

TWO STOREY SIDE AND REAR EXTENSIONS

94 HITHER GREEN LANE, REDDITCH

APPLICANT: MR. S. DAVIS
EXPIRY DATE: 1ST FEBRUARY 2011

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

The site contains a large detached house which stands within a sizeable plot of land. The property is set back approximately 12 metres from Hither Green Lane. The housing estate in which the property stands was developed in the mid 1980s. The site lies within the urban area of the town.

Proposal Description

The application seeks consent to erect the following:

- 1) Ground and first floor extensions to the rear (north west corner) of the dwelling.
- 2) Ground and first floor extensions to the side and rear (east facing) elevation of the dwelling.
- 3) Enlarged porch to front of dwelling (facing Hither Green Lane).
- 4) Covered walkway linking dwelling to the existing detached double garage to the property's frontage.

Extensions proposed under 1) and 2) above would provide for a ground floor study, utility and enlarged kitchen / breakfast room at ground floor. The extensions proposed at first floor would provide for one new bedroom, together with enlarged existing bedrooms and en-suite facilities.

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.redditchbc.gov.uk

**PLANNING
COMMITTEE**

2nd February 2011

National Planning Policy

PPS1 (& accompanying documents) Delivering Sustainable Development

Borough of Redditch Local Plan No.3

B(BE). 13 Qualities of Good Design
 B(BE). 14 Alterations and Extensions
 SPG Encouraging Good Design

Relevant Site Planning History

Appn. No	Proposal	Decision	Date
2007/402	Two Storey extensions	Refused	05/11/2007
2008/013	Two Storey extensions	Approved	05/02/2008

Public Consultation Responses**Responses in favour**

None received

Responses against

Three letters received in objection. Comments are summarised as follows:

- Insufficient space for extensions of this size
- Proposals would impact detrimentally upon nearby tree
- Adverse impact upon character of dwelling
- Proposal would adversely impact upon residential amenity by virtue of an overbearing and visually intimidating impact
- The covered walkway being above the height of a boundary fence would cause harm to the character and amenity of the area
- Side extension too close to boundary of property
- Our view will be interrupted by a large expanse of brickwork
- Fears regarding overlooking raised

Other matters have been raised but are not reported here since they are not material considerations in the determination of this application.

Procedural matters

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to committee as two (or more) letters in objection have been received, and the Officer's recommendation is that permission be granted.

PLANNING COMMITTEE

2nd February 2011

Assessment of Proposal

The key issues for consideration in this case are the principle of the development, the siting, design and layout of the extensions having regard to the character of the existing dwelling, and the impact of the extensions upon surrounding residential amenity.

Principle

The principle of extending a residential dwelling within an urban area is acceptable subject to detailed design and it not causing a detrimental impact on its surroundings.

Character of dwelling

The proposals have been designed in sympathy with the existing dwelling and the surrounding area. The property is a two storey detached dwelling and due to its location within the estate, the proposal would not cause any detriment to the streetscene or the visual amenities of the area.

Impact upon residential amenity

Officers are satisfied that the proposals would not cause harm to residential amenity having regard to any overbearing or visually intimidating impact. A separation distance of 1 metre would be achieved between the proposed two storey extension to the (east facing) elevation, and the shared boundary, in accordance with guidance contained within the Council's SPG on Encouraging Good Design. Other spacing standards contained within the SPG would be adhered to. A window is proposed at first floor level, to the two storey extension (east facing) gable elevation. However, this would be obscure glazed and non-opening. No loss of privacy and harm to residential amenity would therefore ensue.

Other matters

The two storey extension to the east facing elevation would not be considered to impact detrimentally upon the health of a spruce tree which is located within the rear garden of number 90 Hither Green Lane. This part of the proposal is not 'materially' different from the extensions approved under 2008/013, where extensions were proposed in the same location, again, 1 metre distant from the shared boundary with number 90 Hither Green Lane. This consent is still extant, but expires on 5th February 2011.

Conclusion

It is considered that the proposal is compliant with the relevant planning policies and guidance. It is also considered unlikely that it would cause any detrimental impact to neighbouring properties and as such the proposal is considered to be acceptable.

**PLANNING
COMMITTEE**

2nd February 2011

Recommendation

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

1. Development to commence within 3 years
2. Materials to match dwelling
3. Approved plans specified
4. First floor window serving master bedroom (east facing elevation) to be obscure glazed and non-opening

Informatives

1. Reason for approval

PLANNING COMMITTEE

2nd February 2011

PLANNING APPLICATION 2010/304/FUL

WAREHOUSE EXTENSION

**AVON FREIGHT TERMINAL – LAND AT HEMING ROAD/CLAYBROOK
DRIVE, REDDITCH**

APPLICANT: AVON FREIGHT GROUP LTD
EXPIRY DATE: 11TH FEBRUARY 2011

WARD: MATCHBOROUGH

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, which is approximately 0.6 hectares, lies within an established industrial area inside the Heming Road / Washford Industrial Estate. The existing building is a single span portal framed warehouse facility with a brick plinth below the remainder of the construction which has a dark blue coloured metal clad finish. A small office building of brick construction is attached to the northern (gable end) of the building. The building is relatively new, having been erected under an application granted in January 2004. HGV / delivery access to the site is via Claybrook Drive to the South. A separate access for staff / visitors exists off Heming Road to the west. Parking for HGVs and a separate area for cars is provided within the curtilage of the building.

The site is within a designated Primarily Employment Area as defined on the Borough of Redditch Local Plan proposals map.

Proposal Description

The application proposal is for the creation of a B8 (storage and distribution/warehouse) extension of 740 m². The proposed portal framed extension would be attached to the east facing elevation of the existing building. The extension would have a brick plinth with dark blue cladding above to match the existing building and would measure 29 metres in length x 25.5 metres in width. The extension would measure 9 metres to its highest point (to ridge).

The applicant states that the extension would be used on a 24 hrs a day / 7 days a week basis as the current unit does. Approval of the proposal would lead to the creation of two new full time jobs.

The application is supported by a Design & Access Statement.

**PLANNING
COMMITTEE**

2nd February 2011

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
PPS4 Planning for sustainable economic growth
PPG13 Transport

Regional Spatial Strategy

QE3 Creating a high quality built environment for all
T7 Car parking standards and management

Worcestershire County Structure Plan

D19 Employment land requirements
D24 Location of employment uses in Class B8
D25 Use of employment land for specific uses within Class B

Borough of Redditch Local Plan No.3

CS.4 Minimising the need to travel
CS.7 The sustainable location of development
B(BE).13 Qualities of good design
B(BE).14 Alterations and extensions to buildings
E(EMP).2 Design of employment development
E(EMP).3 Primarily employment areas
C(T).12 Parking Standards (Appendix H)
S.1 Designing out crime

SPDs

Encouraging good design
Designing for community safety

Relevant Site Planning History

Appn. No	Proposal	Decision	Date
2003/486	Storage and distribution building (Class B8)	Approved	16.01.04

PLANNING COMMITTEE

2nd February 2011

Public Consultation Responses

Responses in favour

None received

Responses against

Two letters received in objection. Comments are summarised as follows:

- An increase in the volume of HGV lorries accessing the site will occur resulting in detriment to highway safety
- Too many lorries already park on Heming Road – any increase in numbers here would be dangerous

Consultee Responses

County Highway Network Control

No objection

Police Crime Risk Manager

Comments awaited

Economic Development

Comments awaited

Environmental Health

No objection. Recommends standard condition in the case of any contamination being found at the site during development works

Procedural matters

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to the Committee as two letters of objection have been received, and the Officer's recommendation is that permission be granted.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

The principle of industrial development similar to that existing at this site is acceptable in policy terms, subject to criteria pertaining to design and highway safety. No residential dwellings are located within close proximity of the site and as such impact upon residential amenity is not a consideration in this case.

Design of extension

The proposed extension is considered to be of a design and appearance that would respect the character and appearance of the surrounding area and that of the existing building and therefore, the proposal is considered to be

PLANNING COMMITTEE

2nd February 2011

acceptable having regards to policies B(BE).13 and B(BE).14 of the Local Plan.

Access including parking provision

The proposal would accord with current maximum parking standards based on the floorspace of B8 space to be created and also taking into consideration the existing buildings floorspace which includes B1 (office space) in addition to the existing warehouse. 23 car parking spaces are to be provided in total. The proposal would utilise the existing access points via Heming Road (staff and visitor parking) and Claybrook Drive (HGVs). County Highway Network Control raise no objection to the proposals having regard to parking and manoeuvring space on site for both cars and HGVs and consider that approval of the application would not prejudice highway safety. The objections received appear to relate primarily to the parking of vehicles on Heming Road (double yellow lines) by Avon Freight Ltd's 'sister' company building (Unit 29 Heming Road) which is located approximately 120 metres north-west of the application site, although the objections also state that other companies also park their HGVs in this area. The alleged parking violations above have been referred to Worcestershire County Council who have informed your officers that this matter will be investigated. The illegal parking of vehicles is not a material consideration in the determination of this application.

Conclusion

The proposals are considered to comply with the planning policy framework and would not cause harm to the character of the area or highway safety. As such, the application is considered to be acceptable.

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. Contamination – standard condition
3. Approved plans specified

Informatives

1. Reason for approval