

PLANNING COMMITTEE

31st July 2013

PLANNING APPLICATION 2013/094/FUL

RESIDENTIAL DEVELOPMENT OF 6 DWELLINGS

LAND AT THE VICARAGE, CHURCH ROAD, WEBHEATH, REDDITCH

APPLICANT: CHANCERY TWO LTD

EXPIRY DATE: 13th JUNE 2013

WARD: WEST

(See additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DC), who can be contacted on extension 3372 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

The site was part of the rear garden area of the former Vicarage that has been redeveloped and subdivided from this site. The site is mainly overgrown with mature tree planting around the north and western boundaries of the site. A vehicular access exists to the west of the site off Church Road.

Proposal Description

Full planning permission is sought for the erection of 6 dwellings. The dwellings consist of varying house types although they are similar in appearance but generally comprise of 4-5 bedrooms, en-suites, with double garages, kitchen, dining room, living room and kitchen/ breakfast room. Access to the site is the same as that on previously approved applications off Church Road.

The application is supported by a Design & Access Statement, a Community Involvement Statement, Climate Change Statement, Tree Survey, Ecological Survey, and Ground Investigation Report.

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

National Planning Policy Framework (NPPF)

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Borough of Redditch Local Plan No.3

CS.7	The sustainable location of development.
S.1	Designing out crime.
B(HSG).6	Development within or adjacent to the curtilage of an existing building.
B(BE).13	Qualities of good design.
B(NE).1a	Trees, woodland and hedgerows.
B(NE).3	Wildlife corridors.
L.2	Education provision.
C(T).2	Road hierarchy.
C(T).12	Parking standards.
R.3	Provision of Informal unrestricted open space.
R.4	Provision and location of children's play areas.
R.5	Playing pitch provision.

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design.
Planning Obligations for Education Facilities.
Designing for Community Safety.
Open Space Provision

Other relevant plans and strategies

Worcestershire Community Strategy (WCS)
Worcestershire Waste Core Strategy

Relevant Site planning History

Appn. no	Proposal	Decision	Date
2003/607	Outline application: residential development including a new vicarage	Withdrawn	20.1.05
2005/154	Resubmission of 03/607	Outline approval	25.5.06
2007/496	Demolition of existing vicarage and erection of residential development of 6 dwellings	Withdrawn	18.2.08
2008/255	Demolition of existing vicarage and erection of residential development of 6 dwellings	Approval	10.9.08
2009/100	Proposed new zero carbon eco vicarage	Approval	7.7.09

Public Consultation Responses

No comments received.

Consultee Responses

County Highway Network Control

The access proposal as submitted on the plan does not meet all of the

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necessary criteria for adoption as highway maintainable at public expense in that inadequate service margins and turning facilities are proposed, and therefore will constitute a private road. The County Council offers no objection to the proposal, but recommends that any permission which the District Planning Authority may wish to give include highway conditions and informatives.

Worcestershire Regulatory Services

No adverse comments to make in relation to the application however, due to the close proximity of existing residential properties to the proposed development care should be taken during the demolition and construction phase to reduce any adverse impacts caused to local residents. Recommend that the applicant follow Worcestershire Regulatory Service's Code of Best Practice for Demolition and Construction Sites.

County Education Services

Due to the proposed number of dwellings, there will be a need for a financial contribution towards local education facilities in accordance with the Supplementary Planning Document on Planning Obligations for Education Facilities.

Crime Risk Manager

No comments submitted.

Community Safety

No comments submitted.

Worcestershire Wildlife Trust

Recommend that a condition be imposed regarding ecological mitigation and enhancement.

Severn Trent Water

No objection subject to a condition regarding drainage details.

North Worcestershire Water Management

Recommend that a condition be imposed in respect to drainage details.

Arboricultural Officer

Note the minor adjustment to the layout with plot 4 moved forward a fraction so the footprint is outside the Root Protection Area (RPA) which is fine, however still believe this development in its current form is going to result in pressure for works to the boundary trees as the garden spaces of plots 1, 3 & 4 are so dominated by these large mature trees, and even with a canopy lift as proposed the gardens will still be beneath the upper canopies and subject to shade.

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Assessment of Proposal

The key issues for consideration in this case are

Principle

The application is a resubmission of a similar proposal that was granted planning permission in 2008. The permission has lapsed, and this application shows a housing layout similar to that previously approved albeit with different house types. The site is within the urban area and is undesignated in the Borough of Redditch Local Plan No. 3. The area is predominantly residential; therefore, the provision of residential development in this locality is acceptable in principle. Policy B(BE).13 of the Local Plan would apply and relates to the scale and character of potential residential development in relation to properties and its impact on neighbouring properties.

Design and layout

The house types submitted are slightly different to those previously approved, with some of the house types being slightly smaller in footprint. The house types are of a similar design to those previously approved and therefore would be in keeping with the area, complying with Policy B(BE).13 of the Borough of Redditch Local Plan No.3. In addition, the garden areas for the plots comply with the Council's SPG on Encouraging Good Design.

Landscaping and trees

This site is covered by a TPO which protects all the major trees within and around the site. The proposed layout indicates that two of these protected trees will be removed to facilitate the new entrance drive. Although their removal will have a negative impact on the local street scene, the loss can be mitigated by replacement planting along this boundary using trees of an acceptable size and species. Landscaping proposals will need to address this issue.

Several other fruit/ornamental trees within the site are also proposed for removal. These are not covered by the TPO and are not significant features; however suitable replacements should be provided within a landscaping scheme to be imposed as a condition.

A couple of the dwellings are located in close proximity to trees that border the application site boundary. The arboricultural officer has made comments on this matter expressing concerns that there could be more pressure for work to be carried out on the trees concerned when the occupiers move in. The applicant has tried to improve the spacing between the proposed dwellings and the trees concerned; however, generally the positioning of the dwellings is similar to those previously approved. Some arboricultural work is intended for the trees concerned as a result of the proposed development to reduce the possibility of this issue arising in the future.

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Highways and access

A new access is proposed to serve the development and would be to the south of the existing access off Church Road. Another vehicular access exists to the south of the application site and serves the new Vicarage.

Newt wildlife corridor

A newt corridor has been provided on the north-west boundary of the site. The corridor is intended to ensure that any newts from the newt habitat on land off Grazing Lane stay within the corridor (which has a newt barrier – currently supplied on site at present) and do not stray into the rear gardens of the proposed dwellings. Officers have negotiated with the agent for this area to be transferred for the Council to maintain. However, there may be a possibility of the applicant remaining responsible for the maintenance of this aspect of the development. More information will be available in the update report.

Conclusion

The application is considered acceptable and is of a similar layout to previous applications that have been approved on this site. The proposal complies with Council planning policies.

Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the head of Planning and Regeneration to GRANT planning permission subject to:-

a) The satisfactory completion of a S106 planning obligation ensuring that:

- Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Council's adopted SPD on Open Space Provision, and
- A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development, and
- A financial contribution is paid to the County Council in respect to education provision, and
- A financial contribution to be paid to the Borough Council towards the future maintenance of the wildlife corridor, and the land transferred, or other suitable maintenance arrangements as agreed;

and

b) Conditions and informatives as summarised below:-

Conditions

1. Development to commence within three years.
2. Materials to be submitted and agreed.

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3. Landscape scheme to be submitted to LPA including replacement planting.
4. Approved landscaping scheme to be implemented in accordance with details agreed.
5. Limited working hours during construction.
6. Development in accordance with plans listed.
7. Access, turning and parking.
8. Drainage details to be submitted.
9. Ecological mitigation and enhancement scheme to be submitted and implemented.

Informatives

1. Reason for approval.
2. LPA acted in a positive and proactive manner.
3. Private apparatus within the highway.
4. Alteration of highway to provide new or amend vehicle crossover.
5. Worcestershire Regulatory Service's Code of Best Practice for Demolition and Construction Sites.

Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.