

**PLANNING
COMMITTEE**

25th September 2013

PLANNING APPLICATION 2013/167/FUL

INSTALLATION OF REFUSE AND RECYCLING BIN STORAGE

WINSLOW CLOSE, WINYATES EAST, REDDITCH, B98 0NQ

APPLICANT: REDDITCH BOROUGH COUNCIL

EXPIRY DATE: 30TH SEPTEMBER 2013

WARD: CENTRAL

(See additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on extension 3374
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Site Description

Communal area outside existing block of flats, comprising grassed areas and hard surfaced parking spaces. The site is formed of three small parcels, one outside the external door to the building on existing parking spaces; one adjacent a footpath entrance on the grass and the final one in the parking area to the south of the building.

Proposal Description

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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.redditchbc.gov.uk

National Planning Policy

National Planning Policy Framework (NPPF)

Borough of Redditch Local Plan No.3

B(BE)13 Qualities of Good Design

B(BE)28 Waste Management

C(T)12 Parking Standards

R2 Protection of Incidental Open Space

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Supplementary Planning Guidance

Encouraging Good Design

Relevant Site planning History

None

Public Consultation Responses

No comments received – any received after the publication of the report will appear on the Update paper

Consultee Responses

County Highway Network Control

Comments awaited

Waste Management

Comments awaited

Assessment of Proposal

The key issues for consideration in this case are loss of incidental open space and parking provision and the impact of the proposal on the visual amenity of the area.

The area surrounding the residential built form would remain largely open in appearance, as the bin storage areas would not be overly high, and the railings allow for views through. Therefore, the theoretical loss of incidental open space is not considered to be sufficiently significant to warrant refusal in this case.

The loss of 6 parking spaces is not considered to be of concern in this location, due to the significant quantity of spaces that would remain available and the apparently low demand for them.

Conclusion

The proposal is not considered likely to cause any harm, would be of benefit to local residents and complies with the local and national policy framework.

Recommendation

Subject to expiry of the consultation period on 27 September 2013 with no new material considerations raised, it is recommended that having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to conditions and informatives as summarised below:

- 1 Time limit for commencement of development
- 2 Development to be as per the approved plans

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3 Materials to be as shown on plans or agreed in writing

Informatives

- 1 Reason for approval

Procedural matters

This application is reported to Planning Committee for transparency because Redditch Borough Council is the applicant.