

**PLANNING
COMMITTEE**

12th March 2014

Planning Application 2014/023/FUL

**Removal of garages, and provision of additional public car parking spaces and
Wheelie bin collection areas**

Parking Areas, Eckington Close, Redditch, Worcestershire

District: Woodrow
Applicant: Redditch Borough Council
Expiry Date: 9th April 2014
Ward: GREENLANDS

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on
Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more
information.

Site Description

The site lies in a residential area dating to the mid twentieth century and is characterised
by terraces of two storey dwellings with pitched roofs laid out around rear servicing areas
comprising parking areas and rear enclosed gardens. This close is typical of the
residential areas in this part of the town.

Proposal Description

This application has two elements to it. Firstly, it proposes the demolition of three garage
blocks at the turning head to the western spur of Eckington Close, and their replacement
with surface parking spaces marked out for ease of use.

Secondly, it proposes the creation of three areas for the storage of wheelie bins on
collection day, around the T junction in the middle of the close. These would be hard
surfaced areas allowing ease of access for the refuse vehicle and operatives. The one to
the eastern spur of the close would also include a footpath to link it with the existing path
network in the close.

Relevant Policies :

Borough of Redditch Local Plan No.3:

CS02 Care for the Environment
BBE13 Qualities of Good Design
BBE28 Waste Management
BNE01A Trees, Woodland and Hedgerows
CCF01 Community Facilities

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CT12 Parking Standards
R02 Protection of Incidental Open Space

Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework

Relevant Planning History

None

Consultations

Waste Management

No Comments Received To Date

Arboricultural Officer

No Comments Received To Date

Public Consultation Response

No comments received

Assessment of Proposal

The loss of the existing pre-fabricated garages, some of which are not in a good state of repair, is considered to be acceptable as it would lead to an improvement in the appearance of the area and in the safety of users of the parking space. The replacement of the garages with surfaced and marked parking provision accords with the policies of the local plan and as an improvement to the visual amenities of the area is to be encouraged.

The loss of grass verges for the creation of bin collection points is unfortunate, however the greater benefit to the residents of the close in terms of refuse collections is considered to outweigh any harm caused in this regard. The area for bin collection nearest Woodrow North would result in the need to lose one tree, which is unfortunate, however it is quite close to the rear garden of the adjacent house and therefore would allow additional light and a loss of overshadowing, and so is considered to be acceptable in this case.

No other issues have been raised, and the proposals are therefore considered to be acceptable. As no details of the finishes has been included with the application, it is recommended that a condition be imposed seeking their agreement and implementation in order to ensure that they are appropriate to the surrounding environment.

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RECOMMENDATION:

Subject to expiry of the consultation period on 24 March 2014 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) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) The development hereby approved shall be implemented in accordance with the following plans:

P2101/7A
P2101/28A

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

Procedural matters

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