

**Redditch Borough Council
Planning Committee**

**Update Reports
9th April 2014**

2013/289/FUL – Land off Dixon Close, Enfield, Redditch

Members will be aware that this application was considered at Planning Committee on 12th March 2014. The application was deferred to allow members to visit the site and to examine the proposed access to the site. The site visit took place on Wednesday 2nd April 2014.

In light of concerns raised with respect to highway safety, officers are now recommending that an additional condition be imposed should members be minded to accept the recommendation of the Head of Planning & Regeneration which is set out on pages 15 to 21 in the agenda.

Additional condition:

- 15) During the course of all on-site redevelopment works and final fitting out, all construction traffic, contractors and deliveries access and egress from the site shall be via the Enfield Industrial Estate. No development traffic shall access the site via Dixon Close unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of nearby residential amenity in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Your officers remain firmly of the view that following the completion of the development, should permission be granted, vehicular access serving this development should be via Dixon Close and not via the Enfield Industrial Estate, although access via the Industrial Estate would be suitable as a temporary access whilst construction works take place. A condition requiring vehicular access to the site via Enfield Industrial Estate in perpetuity and not allowing vehicular access to the site via Dixon Close could not be imposed due to the fact that Plot 39 and its associated garden would eventually occupy that part of the site.