

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

11th June 2014

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**Planning Application 2014/078/FUL**

**Erection of Security Lighting**

**Former Ansell Glove Co Ltd, 25 Broad Ground Road, Lakeside, Redditch,  
Worcestershire, B98 8YP**

**Applicant: Fly By Nite Conferences Ltd**  
**Expiry Date: 7th July 2014**  
**Ward: LODGE PARK**

**(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 is bounded by Shawbank Road to the north, Holloway Drive to the east and Broad Ground Road to the south. Beyond Holloway Drive to the east is the Arrow Valley Country Park, and the verges in this area are all grassed with mature tree and shrub planting along the perimeters of the industrial units that characterise the area.

The site is accessed by vehicles from Broad Ground Road and has a large metal clad industrial building in the middle.

**Proposal description**

The application proposes the erection of security lighting, and the resultant supporting poles for this. The proposal is for 13 lighting columns which would be 10m tall, some with a single light fitting atop and some with two light fittings atop. All the lighting would be downwards in direction, with cowls, to prevent any light spill. The columns would be located at intervals around the perimeter of the site.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**  
EEMP03 Primarily Employment Areas

**Others:**

NPPF National Planning Policy Framework  
SPD Designing for Community Safety

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**Relevant Planning History**

2013/297/FUL	Change of Use to Haulage Depot and Storage and erection of fencing	Approved	16.01.2014
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**Consultations**

**Worcestershire Regulatory Services**

Have reviewed the lighting scheme report submitted as part of the above application and consider it to be technically sound and acceptable. No objections

**Community Safety Officer**

The design and access statement states that the application has been made in response to continuing concerns about security at the site. I very much welcome the intention of the developer to improve security and reduce the risk of crime.

Dialogue is continuing between the community safety officer and the applicant's representatives to ensure that there are no areas of the site that fall into darker more dangerous areas as a result of shadows caused by buildings. Further issues or information will be reported on the Update paper.

**Public Consultation Response**

None

**Assessment of Proposal**

The site lies within a designated employment area and has appropriate authorised uses that fall within the employment policy categories. The need for lighting to improve the security at the site has arisen partly due to the nature of the use of the site and partly following recent attempted break-ins. This is therefore not questioned.

The proposed lighting columns, grey in colour, would be similar in height, style and appearance to surrounding street lighting and the security lighting already installed on other sites within the industrial area. The lighting would not spill into the adjacent Arrow Valley Park area and as such would not result in any detrimental impacts on biodiversity matters in accordance with the policy criteria.

It is considered that the lighting proposed would add to the safety and security of the site and its surroundings and as such is welcomed. There are no residential properties in close proximity to the site given the industrial nature of the area, and as such no harm to amenity is likely to be caused.

Therefore, the proposal is considered to be of an appropriate design and appearance and unlikely to cause any harm.

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**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:**

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

Plans and documents to be identified here

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 reported to Planning Committee for determination because the application is for major development (on a site greater than 1ha in area) and as such the application falls outside the scheme of delegation to Officers.