

**PLANNING
COMMITTEE**

12th November 2014

Planning Application 2014/283/RM

Appearance and landscaping reserved matters relating to the rehearsal studio with offices granted permission under 2014/190/OUT

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

**Applicant: Mr C Reed
Expiry Date: 16th December 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 which is currently under demolition. It is mostly used for the storage of parked haulage vehicles used by the company that occupy the site, who are a specialist transport firm.

Proposal description

The application is for the reserved matters of appearance and landscaping, following the application made in outline form with matters of access, layout and scale for consideration which this committee considered earlier in the year.

The outline application proposed the erection of a building for use by the current occupiers of the site in connection with their business. The building would have a variety of ancillary functions such as office accommodation, and also rehearsal studio space; the company that occupy the site transport set and other equipment relating to shows and concerts across the country. Between tours, much of this equipment is stored in the other warehousing premises nearby in the control of the applicant. The company needs a facility where stage sets can be rigged and de-rigged for practice purposes prior to going on tour, and where artists can use the stage set up to rehearse. Due to these requirements, the building would need to be relatively tall and accessible to large vehicles.

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The matters for consideration here are the remaining ones – those of appearance and landscaping. The proposed building would be faced with cladding, with roller shutter doors to the rear (north) and windows to the east facing onto Arrow Valley Park. At the south east corner, the building would have a glazed feature. It would have a shallow curved pitch to the roof. The landscaping proposals show additional planting to the boundaries.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
EEMP02 Design of Employment Development
EEMP03 Primarily Employment Areas
BNE01A Trees, Woodland and Hedgerows

Others:

NPPF National Planning Policy Framework

Relevant Planning History

2013/297/FUL	Change of Use to Haulage Depot and Storage and erection of fencing	Approved	16.01.2014
2014/078/FUL	Erection of Security Lighting	Approved	12.06.2014
2014/190/OUT	Proposed rehearsal studio with offices (outline permission with matters of access, layout and scale for consideration)	Approved	11.09.2014

Consultations

Arboricultural Officer

No objection - proposed planting scheme is acceptable

Public Consultation Response

No comments received

Assessment of Proposal

The principle of this development and the details relating to its access, layout and scale have already been considered and granted permission under the outline application. Therefore only the following matters need to be considered here.

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Appearance

The building is located towards the western end of the site nearest to surrounding built form, which would result in clustering of the built form in this area. Whilst it is acknowledged that the scale of the building (at 20.5m high to eaves) is significant, and taller than many of the surrounding industrial properties, it is not considered to be so tall or bulky that it would cause substantial harm to visual or other amenities. The location of the building away from the Arrow Valley Park is also welcomed, as it retains a visual gap to the east of the site. The design of the premises is a function of its use to a large extent, and not dissimilar to other industrial buildings in the surrounding area. As such, it is not considered to be an inappropriate form of development.

The windows face out to the east over the park and therefore would not result in any overlooking or receive any harmful effects from surrounding industrial premises, nor is it likely that the proposed building would cause any harmful effects on neighbouring premises.

The proposal is for the building to consist of a brick plinth with metal sheet cladding above in contrasting colours and a steel roof. This is considered to be acceptable in this location as it is not dissimilar to the appearance and finishes of the surrounding industrial buildings.

Landscaping

The planting shown on the proposed plan has been considered by colleagues in landscaping and is considered to be appropriate and acceptable, hence the condition ensuring that it be carried out as shown on the plan.

Conclusion

No other issues have been raised in this case, and as noted above the proposed details are considered to be acceptable in terms of their compliance with policy and therefore it is unlikely that the proposal would result in significant harm.

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 10th September 2017 (that being three years from the date of the grant of outline planning consent).

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 and condition 1 of outline permission 2014/190/OUT.

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

2422/LP
2422/03
2422/04

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

- 3) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

Informatives

- 1) A separate application for Advertisement Consent may be required under the Control of Advertisements Regulations 2007 for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.
- 2) The applicant should be aware that this permission relates to outline permission 2014/190/OUT as granted consent earlier in the year and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.