

**Redditch Borough Council
Planning Committee**

**Committee Updates
12th November 2014**

2014/192/FUL Land At Wirehill Drive

Additional Consultation replies

Development Plans Team

Comment that the proposals would be in conformity with Policy CS.7 of the Borough of Redditch Local Plan which deals with the sustainable location of development needs for Redditch up to and beyond 2011. The proposals would similarly be in accordance with Policy 2 from the emerging Local Plan No.4.

The proposals are generally in conformity with the National Planning Policy Frameworks' overarching principle of promoting sustainable development as the site falls within the Boroughs urban area.

Despite the site being declared surplus and being identified as a potential housing site, the Inspectors comments that the need for development would not outweigh the value of the land as an open space are noted.

The emerging Borough of Redditch Local Plan No.4 should be taken into consideration as a material consideration due to its advanced stage of preparation following its submission for independent examination to the Secretary of State on 12th March 2014. The site has been identified for residential development in the emerging BOR LP4 and would be compatible with existing surrounding uses. As such, the proposal can be supported for delivering housing. The density of development is acceptable taking into consideration the retention of the existing hedgerow and oak tree in order to preserve the visual open space function of the open area beyond the hedgerow to the north which would remain undeveloped.

Emerging Policy 6 of the BOR LP4 states that sites able to accommodate more than 10 dwellings should provide a contribution towards the provision of affordable housing on the site. Due to the application proposing 12 open market houses and no affordable units, in respect to Emerging Policy 6, the application is considered to be unacceptable.

Area Environmental Health Officer

It is recommended that cycle parking facilities and outside electrical charging points be supplied to each property in the interests of exploiting opportunities for the use of sustainable transport modes for the movement of goods and people. Low emissions internal boilers should be used in the construction of any development approved.

Officer Comments

With respect to comments made by the Development Plans team, it is true to say that emerging BORLP4 policies should be taken into consideration as material considerations although it is for the decision maker to proportion appropriate weight to these Policies.

It is the duty of the decision maker under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine applications in accordance with the current development plan unless material considerations indicate otherwise. The current Development Plan is the Borough of Redditch Local Plan No.3 where Policies CS7 and R1, as saved policies, are the most relevant.

For the reasons set out in the main report, notwithstanding the conclusions reached by the Planning Inspector in April this year, the proposals are considered to be compliant with the provisions of the current development plan and the NPPF. As the current development plan for the area, Policies pertaining to LP3 should be afforded significantly more weight than those contained within in the emerging LP4. The proposed development of 12 new dwellings falls below the current policy threshold whereby contributions are sought towards the provision of affordable housing on a site and therefore there are no requirements for the applicant to provide affordable housing in this case.

With respect to the comments received from the Area Environmental Health Officer, each dwelling would have adequate internal and external space within their curtilage for the provision of cycle parking facilities. The matter does not need to be considered further.

It would be unreasonable to attach planning conditions with respect to outside electrical charging points and low emissions internal boilers having regard to the tests which apply under Paragraph 206 of the NPPF. However, the Area EHO comments have been drawn to the attention of the applicant as an information item.

The recommendation remains that authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to the satisfactory completion of a S106 planning obligation and conditions and informatives as set out under Pages 16 to 21 of the main agenda.

2014/226/FUL Covered Market Area, Market Place

No Updates

2014/283/RM Former Ansell Glove Co Ltd, 25 Broad Ground Road

No Updates