

**Redditch Borough Council
Planning Committee**

**Committee Updates
8th April 2015**

2014/349/FUL Fever , 12 Market Place

Highways have no objection to the proposal.

2014/367/FUL Land Adjacent 55 Weatheroak Close, Redditch

Severn Trent Water Consultation response - No objection, subject to conditions

An additional three objections have been received, which have addressed the following issues:

- o The design of the proposed dwelling is too large and cramped within the plot, it would be an over intensive form of development.
- o Highway safety in relation to the turning areas for vehicles accessing properties within the close. Difficulties in accessing and departing driveways. Additional vehicles within the close manoeuvring would be hazardous. It would be dangerous for young children who play and cycle within the close. Parking for the dwelling would not reflect existing dwellings and vehicles could potentially park illegally on the pavement.
- o Width of the proposed access driveway
- o Loss of amenity and privacy
- o Current location of fire hydrant within Weatheroak Close
- o The loss of Open Space within the close
- o If the plot had been adequate for a dwelling, the original developers Tarmac would have built there.
- o Loss of Trees and Wildlife, the loss of which would undermine the ecological value of the land.
- o Drainage and Flooding
- o Safety implications from building works.

Officer comments

A number of these issues have been raised and addressed in the previous representations on this site. Worcestershire Highways department have been consulted on the application and consider the access and parking arrangements as sufficient. In the event of planning permission being granted the applicants would have to liaise with Severn Trent water before proceeding with the development. As per the most recent appeal decision, the site would not be classified as Open Space as the majority of it is fenced off and currently overgrown with brambles. The site has been assessed by the Council's tree officer who has raised no objection to trees on the site being removed. With regards to drainage, appropriate conditions have been recommended if the application is approved, consultees have raised no objections to the proposed application or the previously submitted applications for a dwelling on the site.

2014/369/FUL Ipsley Court, Berrington Close

One additional letter received on 31.3.15 from an existing objector. Two storey building would block our views, would prefer single storey building would be more appropriate. Two or more trees would need to be removed and affect the water table. Drainage problems already exist. Building would reduce visibility.

These matters have been addressed in the main report in the agenda papers

2015/035/RM Land Opposite The Foxlydiate, Birchfield Road

Amended plans have now been submitted to show plot 19 amended to a 1 bedroom unit as approved under the outline application. In addition, the rooflights originally shown for this plot have been omitted and a window has been inserted on the side elevation to enable views into the proposed garden area. Plot 20 has also been amended to provide a window that would overlook the proposed garden area. The layout plan has been amended to reflect these changes and is now considered to be acceptable.

Amended recommendation

That having regard to the development plan and to all other material considerations, permission be GRANTED subject to the conditions and informatives set out in the main report.

2015/044/FUL The White Lion , 1202 Evesham Road

No Updates

2015/045/LBC The White Lion , 1202 Evesham Road

No Updates