

**PLANNING
COMMITTEE**

8th July 2015

Planning Application 2015/145/S73

Variation of condition 2 of Application Reference Number: 2011/296/FUL to substitute drawings in order to re-site the compound and air conditioning units relating to the hotel (delete reference to drawings R76:11:P50 revJ and P10 revK and insert drawings 55:14:P10 and 55:14:P11)

Land At Teardrop Site, Bordesley Lane, Redditch, Worcestershire, B97 6RR,

**Applicant: Premier Inn Hotels Ltd
Expiry Date: 13th August 2015
Ward: ABBEY**

(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 application proposes the variation of a condition attached to the planning permission granted for the now implemented Premier Inn on Bordesley Lane.

The original application included two separate schemes, a 62 bed hotel and an 80 bed hotel, which was a larger version of the smaller one, with an extra length to the elevation running parallel with the Alvechurch Highway. This is now to be implemented and the previously approved layout included the location of the external air conditioning unit plant. It is now considered by the applicants that rather than locate these all together in one place, these would be best split across two separate locations on the site. The consented scheme was for them all to be located at the north east end of the building in a cluster. The proposal now is to locate some there as originally intended and some to the right of the access to the site, adjacent the southern end elevation of the hotel opposite the Beefeater building.

Relevant Policies :

Borough of Redditch Local Plan No.3:

R07 North West Redditch Master Plan- Abbey Stadium

Emerging Borough of Redditch Local Plan No. 4

Policy: 39 Built environment

Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework

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Relevant Planning History

2011/296/FUL	Full planning application for the erection of a Premier Inn Hotel and Beefeater Pub/Restaurant	Approved	21.12.2011
2012/193/ADV	Display of various advertisements	Approved	12.09.2012
2012/272/ADV	Display of primary and secondary ID and directional signs	Approved	12.12.2012

Consultations

Area Environmental Health Officer

No Comments Received To Date

Community Safety Officer

No Comments Received To Date

Public Consultation Response

None received

Assessment of Proposal

The application proposes the variation of a condition attached to the planning permission granted for the now implemented Premier Inn on Bordesley Lane.

The proposal should be considered on the basis of the visual impact of the relocation and also on any potential additional disturbance that could be caused by the new location. It is considered that reducing the number in the original location would have no detrimental effect on either type of amenity and is therefore accepted.

It has been confirmed that the noise impact of the proposal is minimal and as such there would be no detrimental impact either on the occupiers of the hotel or the users/occupiers of the Beefeater or the cemetery/crematorium. Therefore, there are no disturbance concerns raised in relation to the proposal.

In relation to the visual amenity of the site, it is not considered that the proposal would result in any additional harm from the relocation of the plant. It would be located at the entrance to the site not adjacent to parking or pedestrian circulation space and as such would not result in harm to amenity. Its appearance would be screened by a timber fence which is considered to be sympathetic to the site and its surroundings.

It is therefore considered that the proposal is acceptable in policy terms as it would not result in any harmful effects.

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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:

R76:11: LOC01 Site Location; R76:11: E01 Existing Site
~~R76:11: P10 Rev. K Phase 1 Proposed Site Plan~~
~~R76:11: P50 Rev. J 80 bed Hotel Option, proposed site plan~~
R76:11: P11 Rev. B Phase 1 Hotel Floor Plans
R76:11: P51 Rev. B 80 bed Proposed Floor Plans
R76:11: P12 Rev. D 62 bed and restaurant hotel elevations
R76:11: P13 Rev. D Proposed site sections sheet 1
R76:11: P14 Rev. B Proposed Site Sections Sheet 2
R76:11: P52 Rev. E 80 bed and restaurant hotel elevations
R76:11: P53 Rev. F 80 bed proposed site sections sheet 1
R76:11: P54 Rev. A 80 bed proposed site sections sheet 2
R76:11: P101 Rev. B Beefeater Restaurant Proposed Plans
R76:11: P102 Rev. B Beefeater Restaurant Proposed Elevations
55:14:P10 Proposed site plan (relocated AC compound)
55:14:P11 Proposed elevations (relocated AC compound)

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) Development shall be carried out in accordance with the details previously discharged in relation to conditions 3, 4, 5, 6, 7, 8 and 11 of 2011/296/FUL.

Reason:- To ensure the appropriate materials, landscaping, tree/hedgerow protection, drainage and boundary treatments are all carried out to protect amenity and biodiversity interests in accordance with the NPPF.

- 4) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing

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by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage at the appropriate stage of construction in accordance with National Planning Policy Framework.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) There are public sewers which cross the site. No buildings shall be erected or trees planted within 2.5 metres either side of these sewers. The applicant may wish to apply to Severn Trent Water to divert the sewer in accordance with Section 185 of the Water Industry Act 1991.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 4) The applicant is encouraged to discuss with the Council the potential for providing additional hedging to the cemetery along its Bordesley Lane boundary.
- 5) In dealing with the details of the scheme, the applicant is advised to take into account the issues raised by the Community Safety Team in their response to the application, particularly in relation to laminated glass, secure windows, CCTV, attack resistant doors (internal _ external), internal door locks, room safes and door alarms.
- 6) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 7) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Councils Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Councils Highway Network Control Manager, County Hall, Spetchley Road, Worcester, WR5 2NP (telephone

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0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Councils Approved Contractor at the applicants expense.

- 8) No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.

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.