

**PLANNING  
COMMITTEE**

**13<sup>th</sup> January 2015**

**Planning Application 2015/331/FUL**

**Erection of Industrial Unit (B8) with associated offices, car parking and service yard with new access off Winyates Way**

**Land At, Winyates Way, Church Way, Redditch, Worcestershire**

**Applicant: Ms Laura Evans  
Expiry Date: 17th February 2016  
Ward: CHURCH HILL**

**(see additional papers for Site Plan)**

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

**Site Description**

Existing undeveloped bowl shaped site, surrounded by roads on all sides, with straight roads to west (Winyates Way) and south (Moons Moat Drive). Winyates Way curves from the south east to the North West corner. To the west beyond Winyates Way is residential development, and to the east beyond Winyates Way is industrial/commercial development. To the north on the opposite side of Winyates Way is the TA centre.

The site is overgrown and contains grasses/trees/shrubs etc. It is an unkempt and poorly maintained site, with some evidence of use as a shortcut by pedestrians. To the south on Moons Moat Drive are two tarmac strips on the verge which suggest former bus stop provision.

**Proposal Description**

The proposal is for a single L shaped employment unit containing a warehouse and associated offices which would be accessed from the east side on Winyates Way. It would extend to 1370sqm. There is an existing steep gradient on the west side of the site. The building would be a flat roofed structure with partially glazed elevations to the east and south sides. The access to the building would be on the south side. There would be a 2m high palisade fence around the goods yard to the north of the building.

**Relevant Policies:**

**Borough of Redditch Local Plan No.3:**  
CS07 The Sustainable Location of Development  
BBE13 Qualities of Good Design  
CT12 Parking Standards

**Emerging Borough of Redditch Local Plan No. 4**  
Policy 23: Employment Land Provision

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Policy 24: Development within Primarily Employment Areas

**Others:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

**Relevant Planning History**

2010/044/FUL	Erection of three general industrial units (B2) with associated offices, car parking and service yard	Approved	07.05.2010
2013/093/EXT	Extension of time application for 2010/044/FUL - Erection of three general industrial units (B2) with associated offices, car parking and service yard	Approved	06.06.2013
2014/357/OUT	Outline application for the erection of 12 dwellings (6 no.2 bed and 6 no.3 bed) with access, parking and private amenity areas	Withdrawn	18.02.2015

**Consultations**

**Highway Network Control**

No objection subject to a condition in relation to access, turning and parking and standard informatives.

**Contaminated Land- Worcestershire Regulatory Services**

No objection subject to a condition seeking a preliminary risk assessment in relation to assessment of the potential for contamination.

**North Worcestershire Water Management**

No objection to the additional drainage plans provided and since the drainage of the roof of the building is covered in the Building Regulations, there is no requirement for a condition.

**Severn Trent Water Ltd**

No comments received.

**Crime Risk Manager**

No objection.

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## **Arboricultural Officer**

No comments received.

## **Public Consultation Response**

No comments received.

## **Assessment of Proposal**

The site has no dedicated land use in the Local Plan 3 and therefore the proposed use and building fall to be considered against the appropriateness of the location and the impact on adjoining occupiers. It is noted that the site is allocated for employment purposes in the emerging Local Plan No. 4 (Policy 23) and therefore the principle of employment development here is acceptable. Similar proposals have been considered acceptable as outlined in the planning history (2010/044/FUL).

The design and appearance of the proposed building is considered acceptable, there would be limited visibility of the proposal from the west side of Winyates Way because of the gradient and the TA Centre to the north and employment units to the east mean that the context of the proposal is acceptable.

There have been no objections received from consultees in relation to the proposal. The scheme would assist in job creation and would accord with the NPPF from an economic perspective.

## **Conclusion**

The proposal is acceptable and accords with the development plan and the NPPF.

## **RECOMMENDATION:**

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

## **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:

Drawing No. 9584/PL02 Proposed Site Plan

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Drawing No. 9584/PL03 Rev A Proposed Ground Floorplans  
Drawing No. 9584/PL03 Rev A Proposed Ground Floorplans  
Drawing No. 9584/PL04 Proposed First Floorplans  
Drawing No. 15/785/10 Proposed Drainage Plans  
Drawing No. 15/785/11 Proposed Drainage Plans

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) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details showing the proposed internal roads and footpaths including gradients, surfacing materials and the method of surface water disposal. No building shall be occupied until the section of road and footpath which provides access to it has been constructed in accordance with the approved details.

Reason: To ensure the free flow of traffic on the adjoining highway and adequate parking in accordance with policies BBE13 and CT12 of the Borough of Redditch Local Plan No. 3.

### **Informatives**

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application. The applicant has provided details of landscaping and drainage arrangements to avoid the need for conditions.

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- 2) This permission does not authorise the laying of apparatus in 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.
- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

### **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.