

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

13<sup>th</sup> July 2016

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**Planning Application 2015/343/OUT**

**Demolition of former Medical Centre and re-development to accommodate up to 16 residential units.**

**Churchill Medical Centre, Tanhouse Lane, Church Hill, Redditch,  
Worcestershire, B98 9AA,**

**Applicant: Dr F Ahmad, Dr J Cochrane, and Dr J Hakeem  
Expiry Date: 21st February 2016  
Ward: CHURCH HILL**

**(Site Plan attached)**

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site accommodates the former medical centre with existing vehicular access and car parking off Tanhouse Lane. The site has been unoccupied for some time and is falling into some disrepair. The site is located within the Church Hill District Centre as designated in the Borough of Redditch Local Plan No.3 and emerging Local Plan No. 4. The site also fronts the public transport route (Church Hill Way).

**Proposal Description**

The existing medical centre would be demolished and outline planning permission is sought to redevelop the site for up to 16 residential units. Means of access is to be considered at this stage, whilst appearance, landscaping, layout and scale shall be determined at the reserved matters stage.

An indicative layout submitted as part of the application shows a means of access off Tanhouse Lane, with individual vehicular access serving 4 dwellings off Tanhouse Lane. The main access would serve 12 flats that would front Church Hill Way. Communal car parking is proposed for the flats.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**

CS07	The Sustainable Location of Development
BHSG05	Affordable Housing
BBE13	Qualities of Good Design
ETCR09	District Centres
ETCR10	District Centre Redevelopment
CT02	Road Hierarchy
CT07	Public Transport Infrastructure
CT12	Parking Standards

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R03	Provision of Informal Unrestricted Open Spaces
R04	Provision and Location of Children's Play Areas
R05	Playing Pitch Provision

**Emerging Borough of Redditch Local Plan No. 4**

Policy 2:	Settlement Hierarchy
Policy 4:	Housing Provision
Policy 5:	Effective and Efficient use of Land
Policy 6:	Affordable Housing
Policy 12:	Open Space Provision
Policy 19:	Sustainable travel and Accessibility
Policy 22:	Road Hierarchy
Policy 30:	Town Centre and Retail Hierarchy
Policy:39	Built environment
Policy:40	High Quality Design and Safer Communities

**Others:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SPG	Encouraging Good Design
SPD	Church Hill District Centre
SPD	Affordable Housing Provision
SPD	Open Space Provision
SPD	Planning Obligations for Education Contributions SPD
SPD	Designing for Community Safety
Worcestershire Local Transport Plan (WLTP)	
Worcestershire Waste Core Strategy (WWCS)	

**Relevant Planning History**

1978/551/IDC	Proposed Development Of A Health Centre	05.01.1979
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**Consultations**

**Landscape & Countryside Manager**

The building is highly suitable for bats, the presence of bats has yet to be firmly determined and emergence surveys will be required.

**Black Swan Viability Advisor**

Having considered the arguments put forward by the applicants' agent, would conclude that the proposal can withstand a full S106 and affordable housing contribution without affecting viability.

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**Education Authority**

The impact of this small development would be very modest and the local schools have capacity to manage the impact. As such there is no justification for seeking a contribution towards education provision.

**Area Environmental Health Officer**

WRS have reviewed the above application for potential contaminated land of which none have been identified. WRS therefore have no adverse comments to make in relation to contaminated land.

**Air Quality**

As the proposed development is for 16 units, WRS have considered the impact on local air quality from the development. Conditions are recommended to mitigate the cumulative impact on local air quality from all development.

**North Worcestershire Water Management**

Environment Agency maps indicate that the site is located within Flood Zone 1. To ensure that this new development does not cause or exacerbate flood risk on this site, a full drainage plan providing surface water drainage features will be required prior to commencement of any works. A drainage condition is recommended.

**First Midland Red**

No comments submitted.

**Housing Strategy**

The application is for 16 units which would require 4.8 units (30%) to be affordable. As the proposed scheme is for 4 houses and 12 flats, would advise that the houses be used for affordable housing as the flats are all 2 bed and this is not the type of property the housing market needs.

**Highway Network Control**

The development site is located in close proximity to the cycle route which runs north south through Redditch on Park Way, Church Hill Way, Winyates Way and Matchborough Way. The cycle route provides links to the Town Centre and the employment districts to the east of the town. In order to provide adequate connectivity to the cycle route network using appropriate route signage and other localised improvements, a Highway Contribution will be required.

The County Council as Highway Authority consider the means of access to be acceptable and recommend conditions.

**Leisure Services Manager**

No comments submitted.

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**Crime Risk Manager**

The layout could be improved if a low thick hedge (using prickly plants if possible) be planted in front of the boundary fence to the houses. It would restrict access to the fence, deter climbing and improve perimeter security.

**Waste Management**

No Comments submitted.

**Public Consultation Response**

1 letter of support

Since the new development of Church Hill Centre, the old medical centre has become an eyesore with extensive vandalism. The rest of the centre has improved so much with the new development the old medical centre is now a focus for criminal vandalism and is deteriorating rapidly. The demolition and rebuilding of residential units on the site will enhance the area and provide much needed local housing. It will also improve the security of the area by removing the focus of vandalism.

**Assessment of Proposal**

The key issues for consideration in this case are as follows:-

**Principle**

The site is within the Church Hill District Centre as designated in the Borough of Redditch Local Plan No. 3 and the emerging Local Plan No. 4. Policy E(TCR).9 of Local Plan No.3 applies and encourages general retail uses. The policy refers to suitable alternative uses and includes C.3 use (Dwelling houses). The proposal is a suitable alternative use in a District Centre location and as such would comply with Policy E(TCR).9.

Para. 197 of the National Planning Policy Framework (NPPF) encourages local planning authorities to apply a presumption in favour of sustainable development. Policy CS.7 of Local Plan No.3 seeks previously developed land (brownfield) as the first consideration for sustainable development. The site is a brownfield site and is adjacent to facilities such as public transport routes, retail and community facilities in the area, the proposal would comply with this policy and the NPPF. The proposal would also comply with Policy 2 Settlement Hierarchy, in the emerging Borough of Redditch Local Plan No.4 for similar reasons.

Policy 4 of the emerging Local Plan No. 4 requires 6,400 dwellings to be constructed and completed between 2011 and 2030. This proposal would contribute towards meeting the housing requirement for the Borough.

Policy 5 of the emerging Local Plan encourages the reuse and regeneration of previously developed Land and requires residential development to achieve densities of 70 dwellings per hectare within the Town Centre / District Centres. The indicative layout shows 16 residential units (64 dph). This density would be acceptable for this location.

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The principle of residential development proposed in this application would be compliant with Policies in Local Plan No. 3 which is consistent with the NPPF and its principles. The proposal would also comply with policies in the emerging Local Plan No.4. Therefore, the proposal is considered to be acceptable in principle.

Highways and access

As mentioned above the application is an outline proposal with the means of access to be considered at this stage. The means of access would be off Tanhouse Lane. County Highway Network Control considers the means of access to be acceptable and supports the proposal recommending conditions. The means of access would comply with Policy CT.2 of Local Plan No. 3 and Policy 22 of the Local Plan No.4. The site is adjacent to the public transport route as designated under Policy CT.7 of Local Plan No.3. In addition, the site is in close proximity to the cycle route that runs north/south through Redditch providing cycle links to the Town Centre as well as employment districts to the east of the town; County Highway Network Control are seeking a financial contribution to provide localised improvements to the route and signage for this provision.

Layout and Scale

The layout and scale of the development shall be considered at the reserved matters stage. Therefore, whilst a layout plan has been submitted under this outline application, it is indicative only and not considered to be the final layout for the redevelopment of this site.

Ecology matters

Due to the condition of the building and the presence of trees close by, the site is highly suitable for bats and nesting birds. Whilst the presence of bats has yet to be determined, additional surveys and appropriate mitigation measures will need to be conditioned. An appropriately worded condition will follow in the Update Report.

Planning Obligations

As mentioned above a Section 106 Agreement is proposed for this development to cover the following matters as well as Highways:-

Affordable Housing Provision - Due to the number of units proposed, Policy 6 of the emerging Local Plan No.4 requires a 30% affordable housing provision. Officers have requested that the 4 dwellings proposed as part of the scheme be affordable housing.

Waste Core Strategy - A financial contribution to cover the cost of wheelie bins will be required for the development.

Open Space Provision - Under the Open Space Provision SPD the provision of unrestricted open spaces, provision of children's play areas, and provision of playing pitch facilities need to be provided for the scale of this housing development. Unrestricted open space provision will not be provided on site, therefore, a financial contribution will be required to cover unrestricted open space, playing pitch provision and equipped play area

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provision. Contributions would be used towards providing a new facility or enhancing existing facilities nearby.

**Town Centre Strategy**

A financial contribution to provide general enhancements in the Town Centre.

The viability arguments put forward by the applicants' agent concludes that an off site contribution for one affordable housing unit form part of a S106 Agreement. Black Swan (Viability Advisor) have assessed the arguments put forward and comment as follows:-

17.5% profit on cost is a relatively standard level and has been undertaken over the last 12 months in respect to assessing viability of a potential development.

Black Swan considered the potential demolition costs, and development costs. They then assessed 4 potential options for the scheme as follows:-

- 1) No affordable housing
- 2) Four affordable flats
- 3) Four affordable dwellings (Council's preference)
- 4) Commuted sum in lieu of affordable housing on site.

The Council's S106 commuted sum equates to £96,536 and has been included in Black Swan's assessment of the 4 options. Calculations confirmed the following profit on cost:-

- 1) Option 1 = 47.89%
- 2) Option 2 = 36.42%
- 3) Option 3 = 24.52%
- 4) Option 4 = 29.12%

All the above figures exceed the 17.5% standard generally applied. Black Swan concludes that the proposal can withstand a full S106 and affordable housing contribution without affecting viability.

At the time of drafting this report, officers were still waiting for a response from the agent in respect to Black Swan's conclusion and the applicant's agreement to fulfilling all S106 contributions. An update on this matter will be provided in the Update Report.

**Conclusion**

The principle of residential development and its means of access proposed in this sustainable location would be compliant with Policies in Local Plan No3, and consistent with the NPPF. The proposal also accords with Policies in the emerging Local Plan No.4.

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**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:-**

**1. The satisfactory completion of a S106 planning obligation ensuring the following provision:-**

- a) the on-site provision of affordable housing,**
- b) a financial contribution for the improvements / signage for the nearby cycle route;**
  
- c) a financial contribution for the provision of enhancements to the Town Centre;**
- d) a financial contribution for the provision of waste management;**
- e) a financial contribution for open space provision;**
- f) a financial contribution for playing pitch provision;**
- g) a financial contribution for children's play provision; and**

**2) subject to the following conditions and infomatives summarised below:-**

- 1) (a) Application for approval of matters reserved in this permission must be made not later than the expiration of three years beginning with the date of the grant of this permission.
  
- (b) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
  - (i) the expiration of three years from the date of the grant of outline planning permission; or
  - (ii) the expiration of two years from final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
  
- (c) The matters reserved for subsequent approval include the following:-  
  
Appearance, Landscaping, Layout and Scale.

Reason:- In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and

approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) The development hereby approved shall be implemented in accordance with plans to be defined.

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.

- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

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.

- 5) 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.

- 6) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

0800 to 1800 hours Monday to Friday

0900 to 1200 hours Saturdays

and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.



Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 7) A Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include the following:-
- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
  - b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);

The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution in accordance with the provisions of the National Planning Policy Framework.

- 8) Prior to the first occupation of any dwelling hereby approved, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 9) The development hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of Highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 10) No works or development shall take place until a scheme for foul and surface water drainage, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an

appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area and in accordance with National Planning Policy Framework.

11) Ecology condition – To be defined in the Update Report.

**Notes**

- 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 through negotiation and amendment.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), 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 761160 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

- 4) The applicant is advised that due to the close proximity of other properties, the applicant should be directed to Worcester Regulatory Services 'Code of Best Practice for Demolition and Construction Sites' which can be found on the WRS website.
- 5) The applicant is advised to consider the provision of appropriate cabling and an outside electrical socket for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational at

commencement of development. The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.

- 6) The applicant is advised to provide secure cycle parking facilities in accordance with Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be incorporated within any detailed redevelopment of this site.

**Procedural matters**

This application is being reported to the Planning Committee because the proposal is for a major development and requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.