

**PLANNING  
COMMITTEE**

13th July 2016

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**Planning Application 2016/183/FUL**

**New kitchen and food kiosk**

**Valley Stadium, Bromsgrove Road, Batchley, Redditch, Worcestershire, B97 4RN,**

**Applicant: Mr Chris Swan**  
**Expiry Date: 9th August 2016**  
**Ward: CENTRAL**

**(Site Plan attached)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The Valley Stadium is the home of Redditch Utd FC and is situated at the end of Holmwood Drive, which itself is accessed via Bromsgrove Road to the south. The site is currently occupied by a grass football pitch with associated concrete terraces along the north-east and south-eastern sides of the pitch. A grandstand is present to the north west of the site with associated changing rooms, club house and office space present along the north-western boundary behind the stand. To the north of the site lies Birchensale Middle School; to the west Terry's playing field; to the south allotments and to the east, further allotments and the residential development of Cedar Road.

**Relevant Policies :**

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

BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**Relevant Planning History**

2015/326/FUL	Creation of a new external 3G Artificial Grass Pitch (AGP) Erection of perimeter ball-stop fencing. Installation of hard standing areas around the 3G AGP for pedestrians, maintenance and emergency access.	Approved	10.12.2015
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Provision of outdoor storage for  
maintenance equipment.  
Refurbishment of existing floodlights.

2016/037/FUL	Addition of single storey Entrance Lobby	Approved	14.04.2016
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**Consultations**

No Comments Received To Date

**Public Consultation Response**

Site Notice Displayed – Due to Expire – 15.7.2016

**Assessment of Proposal**

The proposed single storey extension would be attached to the detached, flat roof building which serves a block of toilets. The building is located to the south east of the stadium. The extension is proposed to be built using blocks, have a paint finish and a flat felt roof to match the existing building. It is proposed to be used as a kitchen and food kiosk.

The footprint of the proposal would be 34 square metres with overall height of 2.8 metres. There will be no detrimental impact on the character of the existing building.

The proposal is in compliant with Policies BBE13, BBE 14 of the Borough of Redditch Local Plan No 3 and the provisions of the National Planning Policy Framework.

The scheme has raised no other material planning issues and has required no further negotiations or amendments. As such it is considered that the proposal complies with the provisions of the development plan and would be acceptable.

The council has worked positively and proactively with the applicant on this application.

**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 following expiry of the weekly list 18th July 2016) assuming no additional material considerations been advanced, and subject to the conditions and informatives as set out below:**

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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 Number: FL166/01/01

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

**Procedural matters**

This application is being reported to the Planning Committee because the land is in the ownership of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.