

**PLANNING
COMMITTEE**

9th November 2016

Planning Application 2016/238/FUL

Proposed additional bay to existing workshop.

Bus Depot, Plymouth Road, Redditch, B97 4PA, ,

**Applicant: Mr Simon Dunn
Ward: CENTRAL**

(Site Plan attached)

The author of this report is Sarah Willetts, Planning Officer (DM), who can be contacted on Tel: 01527 881607 Email: Sarah.willetts@bromsgroveandredditch.gov.uk for more information.

Site Description

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This site lies south of the main bus station area of the Kingfisher Shopping centre. There is a bank running around the site to three sides which varies in height. Station Way and Oakly Road are located to the east and Aspell Close and Plymouth Road to the west. It is understood that the site was originally sidings for the railway line that used to continue towards Redditch Train Station to the North. The site is east of Plymouth road with a vehicular access at the Northern end of the site. This access serves both the application site and the access to the 'Hub' at the main centre.

Presently the site is used as a bus depot for 'Diamond' Buses with an offices/staff facilities and, workshop and wash. The site provides vehicle storage when not on duty and also serves for staff working at the site.

The site lies just outside the main central area of Redditch Town centre identified as the peripheral area.

Relevant Policies :

CS02 Care for the Environment
CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design

Borough of Redditch Local Plan No.3:

CS01 Prudent Use of Natural Resources
EEMP01 Employment Provision
EEMP02 Design of Employment Development
ETCR01 Vitality and Viability of the Town Centre
ETCR03 Peripheral Zone

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CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 23: Employment Land Provision

Policy 25; Development outside Primarily Employment Areas

Policy: 39 Built environment

Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

| | | |
|--------------|--|------------|
| 2016/237/FUL | Demolition of existing single storey offices and erection of 2 storey resided offices. | |
| 2016/261/FUL | Removal of bank and reduce level to highway level and Change of Use from Residential C3 to Sui Generis Bus Depot". | |
| 2003/047/FUL | Portacabin To Use As An Office Engineers Mess Room And Storage | 19.03.2003 |
| 2000/133/FUL | Erection Of Bus Operators Office Facilities | 24.05.2000 |

Consultations

Highway Network Control

No objections

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Contaminated Land- Worcestershire Regulatory Services

No objections - subject to conditions

North Worcestershire Water Management

No objections subject to conditions

Arboricultural Officer

No objections subject to protection measures and proximity to fuel tank via conditions

North Worcestershire Economic Development And Regeneration

No Comments Received To Date

Public Consultation Response

2 comments received raising concerns over the development

Previous bus company installed glazed units to homes. Buses are noisy concerned that this is all day and night. Drivers block the road and make Oakly Road dangerous and do not respect priority road/signage arrangements

Concerned that gas tank and bus wash are in close proximity to boundary and ownership concerns. Concerned over fire risk from development and associated noise possible spray in windy conditions and loss of amenity to property which have lived in over 30 years.

Assessment of Proposal

Principle

This application should be read in conjunction with 2016/237/FUL. The site has been operating as a bus depot for over just over 16 years, albeit part of this time by a different operator. There is no objection in principle to this site continuing as a depot as the site already has consent. The site lies within the peripheral area where mixed development is considered acceptable. The site is located in a highly sustainable location adjacent to public transport and town centre facilities which encourage access to sustainable choices of transport facilities. The location of the proposed consolidation/redevelopment of the bus depot would not compromise the viability of the town centre. (The changes proposed represent a consolidation of the 'Diamond Bus operation to just one site from the site currently at Church Hill). The development would ensure compliance with your saved policy E(TCR)3.

Design and Appearance

The new facilities will provide a kitchen, office and associated rest room facilities above the new extended bus maintenance/store building. The Building will in effect be located towards the centre of the site, thus avoiding any sensitive boundary with Oakly Road. The design of the new facility is again a simple framed building with a shallow sloping

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roof and the finish proposed is for cladding materials. Members will note that the resulting materials may in this instance be adequately controlled by the imposition of suitable conditions. The façade towards Oakly Road and Station Way has no window openings with pedestrian access to the western side and vehicle access (south) through the shutter door.

The new building will lead to a relocation of the wash and fuel tank within the site towards the western boundary. The design of the new building is considered functional and effective in its surroundings the tank and final bus wash design may be controlled by the imposition of suitably worded conditions therefore the proposal is considered to comply with the provisions of policy B(BE)13 of the Saved Redditch Borough Local Plan 3 and Policy 39 of the emerging Borough Plan 4.

Access/Parking

Again the main entrance to the site will remain unchanged the resited office (under reference 2016/237/FUL) will provide an improved layout to the site. 8 car parking spaces will be provided on the site of the existing office and a further 22 will be allocated along the boundary on the eastern boundary giving a total of 30 spaces. The finished parking surface layout and spaces including cycle provision may be adequately controlled by condition (see 2016 237/FUL)

Amenity

The new building proposed will be located alongside the existing workshop facility and the appearance of the building will be read alongside the existing building which is considered acceptable in this instance .

It is noted regarding the concerns regarding the operation of the facility however these concerns mainly relate the use of the road and access arrangements along Oakly Road. The issue of noise has been raised however given the location of the new building is over 14 m away from the boundary behind the existing maintenance building set at a lower level the properties in Oakly Road. For these reasons it is considered that any noise will be adequately contained within the site and no additional mitigation measures will be required in this instance.

Concerns is also raised with regard to the resited bus wash and full tank however the final design and appearance of these may be adequately controlled by the imposition for conditions to ensure that they do not lead to any loss of amenity for the neighbouring properties and restrictions for the hours of operation of the bus wash. .

Landscaping

As stated in application 2016/237/FUL there is a strong boundary of trees and shrubs running around the boundary of the site and in the neighbouring site. It appears from the proposed plans that these shall be retained. These trees and shrubs will help provide a softening appearance to the development. Whilst not protected by any preservation

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orders conditions are recommended to ensure these are protected as part of the development.

Other Issues

Concerns have been raised regarding land ownership however the Local Planning Authority are satisfied that the development is being carried out on land within the applicants control and the appropriate ownership certificate has been signed.

The associated impacts of the development have been considered and may be adequately controlled by condition to ensure the protection of the amenities of neighbouring properties is maintained for the current or any future occupiers.

Conclusion

The application proposal is considered to be in a sustainable location, making use of an existing site and subject to conditions would be considered acceptable.

RECOMMENDATION:

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

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:

| | |
|--------|---|
| PL 002 | B |
| PL 007 | B |
| PL 008 | B |
| PL 009 | A |

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) 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.

- 4) Prior to the commencement of development finished details of the bus wash and fuel tank (in the form of colour and finish) to be 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.

- 5) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the

Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
7. 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

- 6) No works or development shall take place until a scheme for surface water drainage has been submitted to, in the form of a full drainage plan, 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. If infiltration techniques are used then the plan shall include the details of field percolation tests. 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.

- 7) No demolition, site clearance or development shall take place until all trees and hedges/shrubs to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 8) The operation of the bus wash 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

- 9) Prior to the occupation of the development, details of cycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The details agreed shall be implemented on site prior to the occupation and use of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan.

- 10) No works or development shall take place until a scheme for surface water drainage has been submitted to, in the form of a full drainage plan, 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. If infiltration techniques are used then the plan shall include the details of field percolation tests. The approved scheme shall be completed prior to the first use of the development hereby approved.

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Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area

Informatives

- 1) 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.
- 2) 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.
- 3) Drainage arrangements shall be provided to ensure that surface water from the parking/hardsurface and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Procedural matters

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