

**Redditch Borough Council  
Planning Committee**

**Committee Updates  
14th December 2016**

**2016/222/FUL Former Holdex Brakes Factory Car Park, Moons Moat Drive**

**No Updates**

**2016/238/FUL Bus Depot, Plymouth Road**

**Further comments from Regulatory Services**

Note the new structure and roof materials along with the acoustic fence along the boundary and satisfied that this will reduce the general operating noise to an acceptable level. Suggest amending the original condition for the hours of operation to reflect this to 23:00 - 07:00 hours on any given day

**Further neighbour Comments**

Note cover and acoustic fence is to be applauded. Our previous application required a new full length fence to protect the new development from noise. Seem unfair that the fence and will not extend the whole length as present fence is in a poor condition and needs replacing. Concerned about the potential of health issues arising from diesel especially when cities are looking to ban diesels

**Further Request from Agent**

The applicant's agent does not consider that these restrictions provide adequate flexibility to the depot operation and subsequently has suggested a compromise condition of 00:00 - 07:00 Monday to Friday and 23:00 - 07:00 on Saturday and Sundays.

**Additional commentary**

The proposed location of the bus wash is adjacent to the common boundary with properties both in Aspall Close and Plymouth Road and given this new relationship the LPA have to ensure residential amenity is not affected and the development is policy compliant with adopted Redditch Borough Plan 3 Policy B (BE) 13 iii.

The amended proposed details now under consideration include both an insulated roof and acoustic fence along with supporting data. The data concluded that noise levels could potentially be reduced and Regulatory Services were satisfied that this could be the case. However, as background noise levels reduce in the evening so sensitivity to noise would potentially increase. The new hours restrictions are suggested by both Planning and Regulatory services to ensure the current amenity levels of the current occupiers of adjacent dwellings are not adversely affected to a greater degree by the operations of the bus wash at any time of the day/year. Structures to contain/deflect/channel noise are just one form of mitigation.

Members will appreciate that noise can still come from general activity from buses arriving in the area to get washed so there is a wider amenity issue to consider in this case. Regulatory services will be charged to deal with nuisance complaints arising from noise which is Governed and enforced by separate legislation. However, in terms of this application the LPA have sought to

mitigate any nuisance before any loss of amenity is an issue. Therefore as a compromise, a seven day operation was found to be acceptable given the mitigation provided however still requiring restricted hours of operation of this wash in the evenings to 11pm when most people may be or have already, retired for the evening. The bus station has neighbours, these are mainly residential properties. This is the current situation and it is envisaged that this situation will not change. The LPA fully appreciate the need for the business to operate in an ever challenging environment, hence the recommendation remains for approval with conditions as suggested, ensuring this is met as a balance to the existing properties.

**Suggested condition 9 amended slightly as follows:**

The Bus Wash shall not be operational between the hours of 23.00 hrs and 07:00 hrs on any given day without the prior written consent of the Local Planning Authority.

Reason: To ensure 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.

**2016/248/FUL Land at Enfield Industrial Estate**

**No Updates**

**2016/275/FUL Land Adjacent To Rookery Cottage, Droitwich Road**

**No Updates**

**2016/282/FUL Land Adjacent to 84 Oakly Road**

**No Updates**

**2016/294/FUL 1105 Evesham Road, Astwood Bank**

**No Updates**

**2016/317/FUL 37 Unicorn Hill, Redditch**

**No Updates**

**2016/320/FUL Victoria House, 10 - 12 Feckenham Road**

**Substitution of condition 2**

2. The car park layout shall be marked out in accordance with drawing no. 1363.1D by the 10th February 2017 and thereafter maintained as such.

Reason:- In the interests of highway safety and to ensure efficient parking in accordance with the National Planning Policy Framework.