

PLANNING COMMITTEE

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Planning Application 2016/332/RM

Reserved Matters application seeking consent for scale, appearance and landscaping following outline planning approval reference: 2014/096/OUT: Erection of 14 dwellings and formation of access road.

The Jolly Farmer , Woodrow Drive, Woodrow, Redditch, B98 7UH,

**Applicant: Seven Capital (Woodrow) Ltd
Ward: GREENLANDS**

(see additional papers for site plan)

The author of this report is Laura Russ, Planning Officer (DM), who can be contacted on Tel: 01527 534 122 Email: l.russ@bromsgroveandredditch.gov.uk for more information.

Site Description

The site consists of a two storey brick, timber and tile building which formed the, now derelict, Jolly Farmer public house with residential accommodation above and a large surfaced car park. The site lies on the junction of Woodrow South, a local distributor road, and Woodrow Drive, a district distributor road, with the car park being accessed from Woodrow South. The surrounding area is largely residential to the north, east and west, with an area of open space to the south of Woodrow Drive beyond which are further residential areas.

Relevant Policies:

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 4: Housing Provision

Policy 15: Climate Change

Policy 16: Natural Environment

Policy: 39 Built environment

Policy: 40 High Quality Design and Safer Communities

Borough of Redditch Local Plan No.3:

CS08 Landscape Character

BHSG06 Development within or adjacent to the curtilage of an existing dwelling

BBE13 Qualities of Good Design

BNE01 Overarching Policy of Intent

BNE01A Trees, Woodland and Hedgerows

Others:

SPG Encouraging Good Design

NPPF National Planning Policy Framework

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Relevant Planning History

2014/096/OUT	Outline application with access and layout for consideration, for the demolition of a Public House and the erection of 14 dwellings	Approved subject to Section 106 Agreement	22.12.2014
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Consultations

Highway Network Control

Verbal comments received that proposed new planting to the eastern boundary should not obstruct the visibility splay to the approved access.

The plans have been amended to ensure the proposed trees do not obstruct the visibility splay to the Highway Officers satisfaction.

Arboricultural Officer

No objection subject to conditions ensuring compliance with the protection measures set out in the submitted Arboricultural Method Statement and on the Tree Protection Plan. Any encroachment into the RPA of trees T7 & T13 should be carried out in accordance with section 7.3 of BS5837:2012. The removal of the existing hard surfacing within the RPA of T7, T8 & T13 should be undertaken in accordance with section 7.3.6 of BS5837:2012 and carried out under direct arboricultural supervision. Ground boarding to be used to alleviate any ground compaction within the RPA.

Consideration to be given to suggested alternative species in front of plots 12-14 and the car park to alleviate any future problems in regards of honeydew and also outside plots 2, 5, 9 and 11.

The changes have subsequently been made by the applicant.

Parks & Green Space Development Officer

No concerns with regard to on-site species or mitigations.

In line with the NPPF opportunities for ecological enhancement shall be required through the provision of 8 suitable Schwegler bird and bat boxes on and around the buildings/landscaping proposed to provide further roosting opportunities suitable for species likely to be using the urban environment. Exact locations and types should be determined and agreed with an ecologist for approval by the authority prior to erection.

Public Consultation Response

38 letters sent on the 25th November 2016 (expired on 16th December 2016)
3 site notices posted on the 30th November 2016 (expired 21st December 2016)

2 Neighbour responses received in support of the principle of the development but raising the following concerns:

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- Increase in parking along Woodrow South – double yellow lines and 20mph speed limit suggested
- Highway safety concerns if direct access from terraced housing onto Woodrow South
- Increased traffic flow.
- The Access Road is too close to the corner of Woodrow Drive

Background

It is important to note that the principle of the erection of 14 dwellings including the details of the layout and access from Woodrow South has already been approved under an outline planning application in December 2014 (reference 2014/096/OUT). The approved access would utilise the existing former access to the Jolly Farmer onto Woodrow South. There will be no individual direct access onto either Woodrow Drive or Woodrow South. This is a reserved matters application the purpose of which is to solely determine the more specific matters of scale, appearance (materials and design) and landscaping.

Assessment of Proposal

The remaining matters for consideration at this stage are scale, appearance and landscaping:

Scale and Appearance

The number, layout and house type in respect of detached, semi-detached and terraced, have all been approved under the outline application. All that remains to be considered is the design of the house types in respect of materials and fenestration and the scale of the houses.

In respect of context, the surrounding area comprises established residential developments of distinctive character to one another. To the east of the application site is Grafton Close which comprises steeply pitched detached, gable-fronted, dwellings which consist of brick, timber and vertical hanging tiles. To the adjoining North are plain red brick, shallow pitched terraced housing with the roof slopes facing towards the highway. The development to the west comprises terraced housing and bungalows also consisting of red brick.

The external materials to be used in the dwellings would consist of facing brickwork with stonework cills to the primary elevations with a brindle red tile to the roof. The projecting minor roofs, the detailed window panes and the variety of materials with different textures and colours would all add interest to the elevations and consequently the streetscene, enhancing the character and appearance of the area. All windows would be white UPVC. The road and footpath finish would be black tarmac with the private driveways comprising concrete block paving. The use of slate grey coloured vertical hanging tiles on the front elevations of the detached dwellings would reflect the materials and design used in the steeply pitched detached dwellings in Grafton Close. This would also contrast effectively with the plain brick to be used in the terraced housing. Whilst incorporating some nearby design features, the overall architectural design of the development would be distinct from other developments in the surrounding area, contributing positively to its

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established diverse character. The development would therefore accord with policies B(BE)13 of the adopted Local Plan no.3, adopted SPG and Policies 39 and 40 of the emerging Local Plan no.4.

Plots 12 – 14 would front onto Woodrow South and plots 1 and 11 would be dual frontage resulting in a strong frontage onto Woodrow South. The wide eastern elevation of plots 1 and 11 would each contain a bay window and a number of other flush windows at ground and first floor to break up what could otherwise be dominant blank elevations. There would be some attractive soft landscaping forming an open side garden between the eastern elevation of plot 1 and Woodrow South and there would also be two attractive trees to mark either side of the entrance to the access road along with a line of trees to screen the parking area.

The windows at ground floor and first floor in the side elevation of plot 12 would also break up what would otherwise be a blank elevation and would provide some natural surveillance to the adjacent car park.

The topography of the area is such that the application site is set at a lower ground level to the raised Woodrow Drive to the south. There is a public footpath and an established tree lined bank between Woodrow Drive and the southern boundary of the site. The established tree line along Woodrow Drive along with the retained and additional tree planting to the southern boundary of the application site would largely screen the new housing from views from Woodrow Drive.

Amenity space, separation distances between dwellings and daylight have all been determined under the layout approved at the outline application stage. However, the siting and glazing type of proposed windows can be considered under the design of the house types to ensure there is no loss of privacy to existing or proposed residents. In this respect, it would be necessary to condition that the upper floor side windows on plots 8 and 14 are obscure-glazed and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

As explained above there are a variety of existing house types in the area, with steeply pitched detached dwellings to two storey terraced housing. Therefore there is a clear variation in scale in the surrounding area with no distinct pattern to follow.

The scheme would not only positively contribute to the existing diverse character of the area but would enable the redevelopment of a derelict and vulnerable site to come forward.

Landscaping

An Arboricultural Method Statement (AMS) with a Tree Protection Plan and Planting plan have been submitted with the application, detailing which trees are to be retained and

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how they are to be protected along with specific details on the species and sizes of new trees to be planted.

There are five highly prominent English Oak trees to the North-West of the application site which provide a high level of visual amenity and ecological value. These are protected under the Borough of Redditch TPO No.112 (1997) and are to be retained. There would be minor level encroachment into the root protection area of two of the trees, however, the Tree Officer has raised no objection subject to the protection measures outlined on the Tree Protection Plan and in the AMS.

The remainder of the trees running along the western boundary are to be removed due to their poor form and quality and are to be replaced with an appropriate species of trees to the turning head of the access road. These would provide an instant visual and amenity value to the landscape as well as vibrant autumn foliage, making a pleasant focal point when entering the development and also when viewed from the footpath to the west.

All of the trees comprising the northern boundary are to be removed due to their poor form and quality and replaced with an appropriate species which would provide instant visual amenity value and screening.

The three existing trees to the southern boundary are to be retained and the tree line enhanced with the planting of 10 additional trees.

There are a number of trees on a raised planting bed in the centre of the application site. The Tree Officer has no objection to their removal as they are considered to be poor specimens which would be replaced with appropriate and attractive landscaping to the eastern boundary and to the front gardens of some of the plots.

The eastern boundary of the site fronting onto Woodrow South would remain open with soft landscaping. Proposed trees to the front of the terraced housing plots 12-14 would provide instant visual amenity value to the streetscene and would screen the parking area. The proposed trees outside plots 2, 5, 9 and 11 would have a wonderful spring and autumn colouration.

Finally, the incorporation of an ornamental mix of plants, shrubs and hedges soften the driveways providing natural boundaries.

The proposal is clearly informed by, and sympathetic to, the surrounding landscape character in accordance with policy 16 of the emerging Local Plan no.4.

The retention and addition of new trees will also provide an opportunity for ecological enhancement opportunities in line with the NPPF, policies B(BE)13 and B(NE)1 of the adopted Local Plan no.3 and Policy 16 of the emerging Local Plan no.4. A condition requiring the installation of eight appropriately designed and sited bird and bat boxes on the dwelling and or trees within the site can be attached to any permission granted.

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In respect of hard landscaping, the north, south and western boundaries of the site would form the rear boundaries of the proposed dwellings. As such 1.8metre close boarded fencing would be used to provide a clear distinction between the public footpaths and the private amenity space and to define the rear garden boundaries from one another. However, this would be softened by the existing and proposed soft landscaping.

It is noted that two comments have been received from neighbours concerning highway safety. Members will be aware that there will be no direct access from dwellings onto Woodrow South with the only access being the road itself which utilises the existing access to the public house car park. In any instance, highway matters have already been determined under the outline application and are not part of the consideration of this application.

Planning obligation

Due to the size of the proposed development a planning obligation was agreed and signed under the outline planning application. This included a contribution towards playing pitches, play areas and open space in the area, a contribution to provide refuse and re-cycling bins and a contribution towards County education facilities. These contributions will be triggered upon occupation of the dwellings.

Conclusion

Officers consider that this reserved matters submission is wholly acceptable having regards to the matters of scale, appearance and landscaping. The proposal is considered to comply with the development plan and the National Planning Policy Framework and is therefore recommended for approval.

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 two 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 and documents:

Site Location Plan drawing no. 16-132-PL-05A

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Planning Layout drawing no. 16-132-PL-01 Revision A

Type A 4 Bed Detached House Type Plans and Elevations, drawing no. 16-132-PL-03

Type B 3 Bed Semi/Terraced House Type Plans and Elevations, drawing no. 16-132-PL-02

Type Ad 4 Bed Detached House Type Plans and Elevations, drawing no. 16-132-PL-04

Arboricultural Method Statement dated November 2016 and Planting Plan drawing no. 6054/ASP1 Revision D received 05.01.2017

Tree Protection Plan drawing no. 9376 TPP 01

Updated Ecological Appraisal & Bat Survey Report dated 11th April 2014 and 13th October 2016

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 their first installation details of the form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings and materials to be used in the hard surfacing 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 any site preparation works or development on site the trees which are shown to be retained on the approved plans shall be protected in accordance with the methods detailed in the Arboricultural Method Statement dated November 2016 and the Tree Protection Plan drawing 9376. In particular:

- o Any encroachment into the RPA of trees T7 & T13 should be carried out in accordance with section 7.3 of BS5837:2012. And ground boarding used to alleviate any ground compaction within the RPA.
- o The removal of the existing hard surfacing within the RPA of T7, T8 & T13 should be undertaken in accordance with section 7.3.6 of BS5837:2012 and carried out under direct arboricultural supervision.

These measures shall be maintained as detailed until all development has been completed.

Reason:-To ensure the protection of trees in the interests of visual amenity and in accordance with Policy B(NE)1a of the Borough of Redditch Local Plan No.3.

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- 5) The planting as shown on the Planting Plan drawing 6054/ASP1 Revision D must be carried out within the first planting season or prior to the first occupation of the dwellings whichever is the earlier of the two.

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

Reason: In the interests of protecting the trees in accordance with Policies B(NE)1a and CS8 of the Borough of Redditch Local Plan No.3.

- 6) Drawings showing the specific design, height and siting of 8 Schwegler bird and bat boxes shall be agreed with an Ecologist and submitted to the Local Planning Authority for approval in writing. The 8 approved bird and bat boxes shall be installed in accordance with the drawings prior to first occupation of the dwellings and remain for the lifetime of the development.

Reason: To enhance the habitat of bats and birds which are protected species under the Wildlife and Countryside Act 1981 and in accordance with paragraph 118 of the NPPF.

- 7) Any external lighting to be incorporated into the application site shall be low-powered (i.e. lux level of 3 or less), illuminating below the horizontal plane to avoid light trespass into the environment and/or mounted at a low level to minimise the level of impact from lighting on bats.

Reason: To safeguard residential amenity and avoid disturbance to protected species in accordance with paragraph 125 of the NPPF.

- 8) The windows to be installed on the upper floors of the side elevations of the dwellings forming plots 8 and 14 shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said windows in perpetuity.

Reason: To protect the amenities of neighbouring residents in accordance with policy B(BE)13 of the Borough of Redditch Local Plan No.3

Informatives:

- 1) The applicant's attention is also drawn to the 2014/096/OUT outline planning permission and the restrictive conditions contained within it, along with the agreed planning obligation

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- 2) The local planning authority have 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.
- 3) The applicant is advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out these works. All in-use bird's nests and their contents are protected from damage or destruction. Any tree removal should be undertaken outside the period 1st March to 31st August inclusive. If this time frame cannot be avoided, a close inspection of the trees to be removed should be undertaken prior to clearance. Work should not be carried out within a minimum of 5.0 metres of any in-use nest, although this distance could be more depending on the sensitivity of the species.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development and as such the application falls outside the scheme of delegation to Officers.