

PLANNING COMMITTEE

13th December 2017

Planning Application 17/00831/REM

Reserved matters approval for 71 dwellings.

Land At Church Road, Church Road, Webheath, Redditch

Applicant: Miss Georgina Hallam
Ward: West Ward

(see additional papers for site plan)

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

Site Description

The site largely comprises agricultural land lying on the south west side of Church Road. Abutting and forming part of the south eastern site boundary are properties accessed from Hilltop, off Church Road. Hilltop also forms a public right of way which continues beyond the application site boundary in a westerly direction. Further to the west of the site is agricultural land and to the North West beyond the brook course is land which benefits from planning permission for 200 dwellings. Works on this scheme are well underway with some of the dwellings already occupied.

Proposal description

The application seeks approval of reserved matters relating to appearance, landscaping, layout and scale for 71 dwellings. This application follows outline planning permission granted for up to 80 dwellings dealt with under reference 2016/131/OUT and approved on 03.03.17.

Relevant Policies:

Policy 3 – Development Strategy
Policy 5 – Effective and Efficient Use of Land
Policy 39 – Built Environment
Policy 40 – High Quality design and Safer Communities
Policy 48 Webheath Strategic Site

NPPF – National Planning Policy Framework
NPPG – National Planning Practice Guidance

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Relevant Planning History

2016/131/OUT	Outline Planning Application for up to 80 residential units	Approved	03.03.2017
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Consultations

Highways Redditch

This is a Reserved Matters application for a site with historic outline permission. All the issues regarding the principle of the development and the necessary off site works were fully assessed at that time and have not therefore been considered here.

The applicant has submitted revised plans that have addressed the highway concerns raised in our original response.

It is therefore recommended that the application be approved subject to conditions.

Redditch Strategic Planning and Conservation

Initial comments received supported the principle of the development, that the development was proposed at an appropriate density and that affordable housing was being provided on site. Concerns were raised regarding the balance of the open market housing mix proposed, the lack of a highway shown continuing up to the boundary of the site and pedestrian connectivity.

In response to the amended plans submitted the continuity of the road line up to the redline boundary and the provision of pedestrian connectivity in the vicinity of the adjacent play area to the north of this proposal is noted. However, concerns remain regarding the mix of open market house types across the site.

Drainage Engineers Internal Planning Consultation

Confirmation received that the details submitted are acceptable from the perspective of the reserved matters application.

Arboricultural Officer

Initial comments received raised concerns regarding the loss of one tree proposed on the site and required further information regarding hard standing where it encroached in to the Root Protection Area of any tree. Conditions were recommended with respect to tree and hedge management, tree protection during the works and a specification for the makeup of the areas where the encroachment was proposed.

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Amended plans have been submitted which shows the retention of the tree formally shown as being removed. Whilst a specification of the hard standing has been submitted where it incurs in to the RPAs, this is not considered appropriate and a condition with respect to this matter is recommended, as well as those originally recommended.

Parks & Green Space Development Officer Martin Lewis

Initial comments received suggested amendments to the proposed landscaping scheme. No objections were raised to the habitat surveying subject to a condition securing bat and bird boxes on the site.

Following receipt of amended plans a condition is recommended with respect to the provision of bat and bird and bird boxes on the site.

Housing Strategy

Objections were raised which respect to the initial submission and the affordable housing mix proposed across the site.

Amended plans have been submitted in order to address this matter, in line with the Housing Officers comments, however formal confirmation regarding this matter is awaited.

WRS - Contaminated Land

Thank you for the opportunity to comment on the above application. It is not clear why WRS has been consulted on this reserved matters application in respect of contaminated land. I have reviewed the available application documents and our records, and note WRS provided recommendations for condition in this respect on the associated outline application 2016/131/OUT on 27th May 2016 - copy attached. Those recommendations remain valid and WRS has no further comments in this respect at this time.

Leisure Services Manager

No Comments Received To Date

Landscape & Countryside Manager

No Comments Received To Date

North Worcestershire Economic Development and Regeneration

No Comments Received To Date

Ramblers Association

No Comments Received To Date

Worcestershire County Council Countryside Service

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Thank you for consulting us regarding the above proposals. Redditch Parish bridleway RD-546 is adjacent to the application site and I have attached an illustrative plan for your information.

The proposal should have no detrimental effect on the public right of way provided that the applicant adheres to their obligations.

Sports and Leisure Services Manager

No Comments Received To Date

Worcestershire Archive and Archaeological Service

As no archaeological works can now be implemented we would have no comments to make regarding the reserved matters.

Waste Management

No Comments Received To Date

Severn Trent Water Ltd

Please add the following condition:

'No dwelling hereby approved shall be occupied until a restricted pumped rate for foul water flows has been agreed by Severn Trent Water Limited in writing to the Local Planning Authority.

Reason - To ensure that the development is provided with a satisfactory means of drainage until such a time when sewerage improvements have been fully implemented by Severn Trent Water Limited.

Fire Officer

No Comments Received To Date

Natural England

No Comments Received To Date

Worcestershire Wildlife Trust

No Comments Received To Date

Drainage Engineers Internal Planning Consultation

No Comments Received To Date

Public Consultation Response

A total of 58 letters were sent to neighbours and/or those who had previously commented on the associated outline planning application 2016/131/OUT.

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A total of three site notices were displayed on 28.07.17. Two were displayed on Church Road near to the application site and one was displayed on the Hilltop Public Right of Way.

The application was also advertised in the Redditch Standard on 04.08.17.

A total of 12 comments have been received in relation to the proposal, 10 of which are recorded as objections.

A summary of the comments received relate to:

- The impact of further development on the character and amenity of the Webheath area;
- Loss of green space/countryside/wildlife;
- Inadequate infrastructure in the area;
- Issues and impacts arising from the ongoing/existing development in the area;
- Land ownership
- Access: concerns whether Hilltop will be used, poor visibility and capacity of the road network/Church Road;
- Loss of view;
- Construction traffic;
- Access to private property;
- No need for the development
- Drainage/flooding
- Noise/pollution/impact of lighting

Assessment of Proposal

Principle of developing the site for housing

The site forms part of the wider Webheath Strategic Site, allocated under Policy 48 of the Borough of Redditch Local Plan No. 4 adopted in January 2017. The strategic site as a whole is allocated to deliver 400-600 houses. To date, planning permission has been granted for 200 dwellings on land to the north west, with this current application seeking approval of details relating to a further 71 dwellings.

Furthermore, the site benefits from outline planning permission for up to 80 dwellings, granted in March 2017. The application established the principle of developing the site for residential purposes as well as establishing the positioning and technical matters relating to the access and visibility splays for the site.

Design

The dwellings proposed for the site are taken from the developers 'Heritage' range and adopt a 1930s style of dwelling. The dwellings are proposed to be finished in brick and render and include bay window features, corbelled eaves on gables, over sailing eaves

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detailing and porches. It is considered that the design of the dwellings is appropriate, particularly given the site location within a wider development area and due to Webheath itself not being characterised by one predominant house type/style.

Amenity

The proposed development abuts properties on Hilltop. In excess of 21 metres window to window relationship exists between the majority of the windows on the existing dwellings to the proposal dwellings. In addition to this the land levels drop between the properties on Hilltop and the proposed dwellings such that there is unlikely to be any overlooking impact arising from the proposed development. The distance and level differences between the proposed development and the properties on Hilltop also ensures that no harmful overbearing or overshadowing impact will arise through the development of the dwellings as proposed.

With respect to the two properties, The Coach House and Keepers Cottage, whose rear boundaries lie in close proximity to the application site, these properties are shown to look out on an access driveway and front garden arrangement within the proposed development. Given this arrangement and again the drop in land levels, it is considered that the proposed development will not result in any harmful overlooking, overshadowing or overbearing impact.

Furthermore, the layout of the proposed development ensures that all of the dwellings have adequate private amenity space.

Landscaping

With respect to landscaping, Your Officers note that neither the Arboricultural Officer or Parks and Green Space Officer raise objections to the proposals, subject to the imposition of conditions. With respect to the proposals, the layout is such that it retains all the protected trees on the site and any others of value.

A details has been provided to show how the boundaries with the properties on Hilltop will be constructed in order to provide a fences boundary and also retain the existing vegetation along this boundary.

In addition, amendments to the proposed landscaping have been made in line with the comments of the Parks and Green Space Officer such that the proposed landscaping will not overwhelm the dwellings on the site.

It is noted that some regrading of the site is indicated on the plans submitted. The applicant's agent has confirmed that there will be circa 200 cubic metres of soil which, as a result of these works, require removing from the site. This equates to approximately 170 lorry loads of soil. Your Officers consider that a condition is necessary to control that element of the proposal.

Layout

The layout of the proposed development is largely dictated by the positioning of the approved access in to the site, the need to maintain an access point in to the wider site

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allocation and the topography of the site. A main, broadly linear road is proposed in to the site running broadly east- west, with secondary cul de sac features. It is considered that this layout is appropriate for the site given the constraints, which also include root protection areas of protected trees.

Other matters

With respect to construction traffic, the outline planning application included a condition requiring the submission of a Construction Management Plan. This included the submission and agreement of details relating to the prevention of mud or other detritus being deposited on the highway, location of material storage and site operative parking.

In addition, the outline permission required the completion of a S106 agreement which secured affordable housing provision on site, a contribution towards open space and play facilities, a contribution towards education facilities, highway contribution and a town centre contribution.

Officers note the contents of the representations received in relation to the application. With respect to issues such as the loss of countryside to the development, any matters relating to highway safety and need for the development, these matters were addressed at the outline planning application stage. Members are referred to the earlier part of this report relating to the principle of the development of the site and the matters surrounding access which have previously been established. Particularly with respect to highway matters Members are reminded that the outline planning permission also secured a financial contribution to mitigate the impact on highway junctions affected by the development.

Your Officers note a number of the representations refer to matters surrounding the development of the site to the North West, however these matters are not material to the determination of this application which needs to be determined on its own merits.

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 hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

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 carried out in accordance with the following plans and drawings:

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1691-08-02-111 Rev E Materials Plan
1691-08-02-121 Rev D Enclosures Plan
1691-08-02-100 Rev E Site Plan
1691-08-02-118 Hilltop Boundary Section
1691-08-02-100 Plot 68 Coloured Plan
1691-08-02-134 Rev A Garden Area Plan
1691-08-02-122 Rev B Proposed Floor Levels
1691-08-02-116 Rev A Sections 1 of 2
1691-08-02-117 Rev A Sections 2 of 2
Arboricultural Impact Assessment Rev 1 CA17/034
Arboricultural Impact Assessment plan CA ref 17/034-04 Rev 1
Detailed Soft Landscaping Proposals CA ref 17/034-03 Rev 1
Tree Protection Plan CA ref 17/034-05 Rev 1
Double Garage Type 10 Heritage Collection
Single Garage Type 1 Heritage Collection
The Ludlow Heritage Collection EF Series Brick (B1) (elevations)
The Ludlow Heritage Collection EF Series Render (A1) (elevations)
The Ludlow Heritage Collection EF Series (floorplans)
The Stratford Heritage Collection EF Series Brick (B1)
The Stratford Heritage Collection EF Series Render (A1)
The Shrewsbury Heritage Collection EF Series Brick (B1)
The Shrewsbury Heritage Collection EF Series Render (A1)
The Marlow Heritage Collection EF Series Render (A1)
The Cambridge Heritage Collection EF Series Brick (B1)
The Cambridge Heritage Collection EF Series Render (A1)
The Shaftesbury Heritage Collection EF Series Brick (B1) (elevations)
The Shaftesbury Heritage Collection EF Series (floorplans)
The Sunningdale Heritage Collection EF Series Brick (B1) (elevations)
The Sunningdale Heritage Collection EF Series (floorplans)
Hadleigh Heritage Collection EF Series
The Tavy – Tavy 3 Heritage Collection EF Series (elevations)
The Tavy – Tavy 3 Heritage Collection EF Series (floorplans)
The Dart Heritage Collection EF Series (elevations)
The Dart Heritage Collection EF Series (floorplans)
The Tweed EF Series Heritage Collection Brick (B1)
The Maisonette Floor Plans
The Maisonette Brick (elevations)
The Maisonette Brick (side elevations)
The Stratford Only Plot 50 EF Series Render (A1)
The Sherbourne Heritage Collection EF Series Brick (B1)
The Sherbourne Heritage Collection EF Series Render (A1)
1691-08-02-120 Location Plan
Preliminary Ecological Appraisal 2690-CWA-01

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REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. Prior to the commencement of the development hereby approved, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to adequately understand where the soil to be removed from the site will be removed to and that the works are undertaken in a manner which is acceptable to residential amenity and highway safety.

4. No part of the development hereby permitted shall 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 the details approved in writing by 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 and to ensure the free flow of traffic using the adjoining Highway.

5. Before any part of the approved development is brought into use access from each dwelling to a suitable appropriate public highway shall be provided, constructed to at least Base Course level to the appropriate standards with appropriate drainage and that access shall be maintained as such thereafter.

Reason: To ensure that an appropriate vehicular and pedestrian access is provided to each dwelling.

6. Before any other works hereby approved are commenced, 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.

7. Prior to the first occupation of any dwelling hereby approved secure parking for cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

REASON: To comply with the Council's parking standards

8. Prior to the commencement of the development hereby permitted engineering details of the off-site works shall be submitted and approved in writing by the Local

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Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved details.

REASON: To ensure the safe operation of the Highway.

9. The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.

REASON: To prevent indiscriminate parking in the interests of Highways safety.

10. No dwelling hereby approved shall be occupied until a restricted pumped rate for foul water flows has been agreed by Severn Trent Water Limited and submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the development is provided with a satisfactory means of drainage until such a time when sewerage improvements have been fully implemented by Severn Trent Water Limited.

11. All of the retained trees will need to be afforded full protection in accordance with BS5837:2012 recommendations and as recommended within the Corsican Associates Arboricultural Method Statement throughout any demolition, ground or development work on the site.

Reason: To secure the wellbeing of the trees to be retained.

12. A full specification for the construction method of any area of hard standing to be constructed within the BS5837:2012 recommended RPA of any tree to be retained should be submitted to include the use of a suitable quality and grade of cellular confinement material.

Reason: To secure the wellbeing of the trees to be retained.

13. All tree and hedge management pruning must comply with BS3998:2010 recommendations.

Reason: To secure the wellbeing of the trees to be retained.

14. 8 suitable Schwegler (or similar) bird boxes and 7 Schwegler (or similar) bat boxes shall be installed on site. The boxes shall be sited towards the top of walls away from windows and other potential light on and around the buildings/landscape proposed. In addition, boxes should be located in warm locations where they will receive full/partial sun in a variety of orientations to receive a range of climatic conditions. The boxes must be at least 3 metres above ground to prevent disturbance from people and/or predators. Exact locations and types should be

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determined and agreed with an ecologist. The details shall be submitted to and approved in writing by the Local Planning Authority and the boxes installed prior to first occupation of any dwelling on the site.

Reason: In order to ensure a net gain in biodiversity.

Informatives:

1. Whilst the submitted plans are such that they can be approved in planning terms there is a process of Technical Approval of the detailed road design that will be required be gone through to enable the roads to be adopted by the local highway authority. This approval for planning purposes will not be considered to in any way mitigate any technical shortcomings identified during the adoption process and this may lead to a requirement to submit further planning applications to regularise any necessary alterations to the design. Should the roads not be adopted and remain private it is likely that the owners of the dwellings will be responsible for the future maintenance of the road, snow clearing etc. and any liability that follows from not carrying out those duties to an appropriate level.
2. 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 of any works pertaining thereto.
3. If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
4. No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.
5. The attention of the applicant is drawing to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic.
6. Before any work is commenced upon the development hereby approved representatives of Worcestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to

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this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale

7. Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.
8. No disturbance of, or change to, the surface of the path or part thereof should be carried out without our written consent.
9. No diminution in the width of the right of way available for use by the public.
10. Buildings materials must not be stored on the right of way.
11. Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.
12. No additional barriers are placed across the right of way. No stile, gate, fence or other structure should be created on, or across, a public right of way without written consent of the Highway Authority.
13. The safety of the public using the right of way is to be ensured at all times.
14. The applicant should note the National Planning Policy Framework published in March 2012 by the Department for Communities and Local Government, particularly paragraph 75 to ensure that planning policies protect and enhance public rights of way and access.
15. The developer should also be aware of the Department of Environment Circular 1/09 (part 7) which explains that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and that the grant of planning consent does not entitle developers to obstruct a public right of way.
16. The Definitive Map is a minimum record of public rights of way and does not preclude the possibility that unrecorded public rights may exist, nor that higher rights may exist than those shown.

Procedural matters

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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.