

**Redditch Borough Council
Planning Committee**

**Committee Updates
14th February 2018**

17/01847/OUT Redditch Eastern Gateway, Land Adjacent to The A4023, Coventry Highway.

The following is provided for background information;

Summary of decision of Stratford-on-Avon District Council (still subject to approval of formal minutes)

At the meeting of Stratford-on-Avon District Council's Planning Committee (west) on 31st January 2018, it was resolved that –

Having considered the application and the representations made at the meeting

a motion of GRANT, in accordance with the recommendation detailed in the report and as amended in the update sheet with additional amendments to Conditions 19 and 20, with additional notes, as detailed below was proposed by Councillor Richards and seconded by Councillor Barnes.

Thereafter, by 5 votes to 2 votes, it was

RESOLVED:

That subject to:

- i. the satisfactory completion of a S106 agreement and/or a satisfactorily submitted CIL Liability notification form once CIL is adopted, to provide:
 - £200,000 to be paid on first occupation and held for a period of 15 years from its receipt or until 12 months after the last premises is occupied, whichever is the sooner, in the form of a bond and management arrangement;
 - biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and
- ii. the receipt of no objection being raised to the amended Parameters Plan (plan no.5372-205L) and Highways Briefing Note by Redditch Borough Council and Bromsgrove District Council;

the Planning Manager be authorised to GRANT this hybrid planning application (Application No.17/01847/OUT) subject to the 35 conditions and notes as detailed in the Agenda, with the exception of Condition 19 (HGV Routing Strategy) and Condition 20 (Annual HGV Surveys)

“19.HGV Routing Strategy to be submitted and approved (to cover HGV movements travelling to and from the development)

20. Annual HGV Surveys to be submitted and approved (first submission 12 months from first occupation)”

which shall be brought back to the relevant Planning Committee and the following additional notes

- 6) the District Council will expect to see full pre- application engagement with local stakeholders and consultees as part of the drawing up of the final reserved matters schemes. This process will be controlled by a Steering Group, and will have particular regard to the relationship between the development site and its residential neighbours particularly where it adjoins the southwest and southern boundaries of the southern development parcel. The District Planning Authority will also expect high quality and an innovative design. The Steering Group will also look at the details to be drawn up for the eventual approval by the relevant committee in terms of condition 19 (HGV Routing Strategy) and condition 20 (Annual HGV Surveys)
- 7) The information submitted under condition 20 (Annual HGV Surveys) will be required to have consideration of HGV movements along the A4189
- 8) and additional note as recommended by Warwickshire Fire and Rescue

Notes: in addition to the 5 already in the report (Below)

- “1. *Para 186/187 NPPF (Statement of Positive and Proactive Working)*
2. *Highways works note*
3. *Diversion and culverting of Ordinary Watercourses will require consent from the relevant LFA. As this development is cross-boundary, it is recommended that the applicant contacts the relevant Authorities to coordinate the relevant consents prior to construction.*
4. *The applicant is advised to have regard to the contents of the consultation response from Warwickshire Police in preparing the detailed design of the scheme*
5. *The applicant is advised to have regard to the contents of the Warwickshire County Council’s draft Public Health Evidence for Planning and Developers document and the Building for Life 12 principles in preparing the detailed design of the scheme”*

17/01255/FUL Unit 2, Light House Works, Feckenham Road, Astwood Bank.

Comments have now been received from the Councils Conservation Officer. She has stated that on the basis that this change of use will have minimal impact on the historic fabric of the building and will keep the building in a viable use, she has no conservation objections to the proposal.

Additional comments have also been received from Worcestershire Regulatory Services, in regards to Air Quality. They have commented to state that as they understand it, the proposed use for this application would be as follows:

'The site will be used for a Cafe/Restaurant; cooking on site will be required and drinks will be made and served. Cooking machinery will be required i.e. a cooker, grill, microwave, fridges, freezer, washing machine etc. Ventilation will be required and installed on site from the cooking

area to the outside.'

As such there are no concerns from the application relating to air quality.

17/01270/FUL Whiteoaks, Hill Top, Webheath.

No Updates

17/01361/FUL The Stables Farmshop, Astwood Lane, Astwood Bank.

Amendment of condition 7 to include the removal of extensions permitted under Part 1, Class A of the General Permitted Development Order. Revised wording to read;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Class A and Schedule 2, Part 2, Classes A and B shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the openness of the Green Belt.

17/01460/FUL 8-10 Unicorn Hill, Town Centre, Redditch

Police Crime Risk Manager - No adverse comment

18/00015/FUL Unit 2, 149 Ipsley Street, Town Centre, Redditch.

No Updates