

**Redditch Borough Council
Planning Committee**

**Committee Updates
14th March 2018**

17/00737/FUL The Forge Mill, 164 Evesham Road, Headless Cross, Redditch.

With respect to the impact on amenity, Officers wish to provide additional clarification with respect to the flats to the north of the application site.

In relation to the detached block of flats to the rear of the site, it is considered that due to the oblique angles arising between the proposed development and the existing windows a harmful level of overlooking would not arise from the proposed development. Furthermore, due to the otherwise unaffected outlook benefitting the occupiers of this development, it is considered that the proposed development would not adversely affect the occupiers of these flats through overbearance.

With respect to the recommendation Officers wish to provide clarification on the S106 planning obligation. Officers have had regard to the pooling restrictions that apply to S106 contributions as well as how to best apportion the reduced level of contribution that can be afforded by this development. Having regard to the direct impact of the proposed development on the highway network, the site being located off a local distributor road and the limited level of amenity space provided on site it is considered that the financial contribution should be divided between Worcestershire County Council Highway Authority and towards open space provision.

Therefore the recommendation has been amended to the following:

That having regard to the development plan and to all other material considerations, authority be **delegated** to the Head of Planning and Regeneration to **GRANT** planning permission subject to:-

a) The satisfactory completion of a S106 planning obligation ensuring:

- a financial contribution for mitigating the impact of the development on the highway network
- a financial contribution for informal open space and playing pitches.

And

b) Conditions and Informatives as summarised below.

18/00044/FUL Land Adjacent To, 55 Weatheroak Close, Webheath, Redditch.

An additional five objections have been received, which have addressed the following issues:

- o The design of the proposed dwelling is too large and cramped within the plot, it would be an over intensive form of development.
- o Width of the proposed access driveway
- o Loss of amenity and privacy
- o Current location of fire hydrant within Weatheroak Close
- o The loss of Open Space within the close

- o If the plot had been adequate for a dwelling, the original developers Tarmac would have built there.
- o Loss of Trees and Wildlife, the loss of which would undermine the ecological value of the land.
- o Drainage and Flooding
- o Land ownership Issues

A number of these issues have been raised and addressed in the previous applications on this site. Worcestershire Highways department have been consulted on the applications and see the access and parking arrangements as sufficient. In the event of planning permission being granted the applicants would have to liaise with Severn Trent water before proceeding with the development. As per the most recent appeal decision, the site would not be classified as Open Space as the majority of it is fenced off and currently overgrown with brambles. The site has been assessed by the Council's tree officer who has raised no objection to trees on the site being removed. With regards to drainage, appropriate conditions have been recommended if the application is approved, consultees have raised no objections to the proposed application or the previously submitted applications for a dwelling on the site.

Having considered the above issues and responses, your Officers Recommendation remains as set out on Page 19 of the report, in that Planning Permission be **Granted** subject to conditions numbered 1 - 6.

In addition to those conditions, and in order to bring the Planning Permission in line with the previous consent on the site (2014/367/Ful), three additional conditions are proposed as numbered 7 - 9 below.

Additional conditions

7. During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors 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

8. Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with the National Planning Policy Framework.

9. No development shall be carried out until a construction management plan has been submitted and approved by the local authority. Development to proceed in accordance with the agreed plan.

Reason: To minimise the impact of the development construction on existing occupiers in order to safeguard their residential amenity and safety.