

# **PLANNING COMMITTEE**

**8<sup>th</sup> August 2018**

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**Planning Application 18/00657/FUL**

**Installation of toposcope, benches and Cotswold Stone surface for Remembrance Garden to mark the 100 years since the end of the First World War.**

**Bomford Hill Park , Church Hill North , Redditch, Worcestershire, ,**

**Applicant: Mr Christopher Thomas**  
**Ward: Church Hill Ward**

**(see additional papers for site plan)**

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.farmer@bromsgroveandredditch.gov.uk for more information.

## **Site Description**

The application site is part of Bomford Hill Park and is a green area of open space located north of Redstone Close and Wharrad Close. The proposal is to be sited at the top of an existing natural amphitheatre area within the park. The proposal will be sited within an opening of the existing tree line between Bomford Hill Park and Church Hill North.

## **Proposal Description**

The proposal is for a World War I Memorial. The Memorial comprises of the planting of an Oak Tree with surrounding benches sited on an area of Cotswold stone that leads to a stainless steel toposcope sited at the top of the hill.

The Cotswold stone hardstanding is 17sqm in area in the shape of a keyhole; the benches include a precast concrete 'Waterloo Bench' and a precast concrete 'Harbour Raised Cube'. There will be three of each of these benches, finished with the precast concrete appearance and sited around the oak tree.

The toposcope will be a concrete cylinder with steel reinforcement finished in stainless steel. The toposcope will be 1.2m in height with a diameter of 0.6m.

## **Relevant Policies:**

### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development  
Policy 11: Green Infrastructure  
Policy 13: Primarily Open Space  
Policy 40: High Quality Design and Safer Communities  
Policy 43: Leisure, Tourism and Abbey Stadium

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## **Others**

National Planning Policy Framework (July 2018)

## **Relevant Planning History**

None.

## **Consultations**

### **Senior Community Safety Project Officer Community Safety**

No Comments Received To Date

### **Crime Risk Manager**

No objection.

### **Arboricultural Officer**

No objection.

### **Theatre And Arts Development**

No Comments Received To Date

### **Redditch Strategic Planning And Conservation**

No Comments Received To Date

### **Drainage Engineers Internal Planning Consultation**

No objection.

### **Highways Officer**

No objection.

## **Public Consultation Response**

A site notice was placed on site on 5<sup>th</sup> June 2018 and expired on 29<sup>th</sup> June 2018.

No public comments have been received following this public consultation.

## **Background**

The application has been received from Church Hill Big Local Partnership. The Local Trust has chosen the district of Church Hill to receive some of the Big Lottery Funding. The funding is based on a 10-year project aiming at making a significant difference to the local area and provides long lasting change to the lives of the people who live and work in the area. The World War One Remembrance Garden Project aims to provide an area within the park that marks the 100 years since the ending of WW1. The toposcope will mark the Remembrance, the bench will provide an area for the opportunity to sit and reflect, whilst the oak tree, to be planted in the middle of the space, represents the celebration of life.

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## **Assessment of Proposal**

### **Principle**

Paragraph 127 of the NPPF seeks to ensure that development be sympathetic to local character and history and establish a strong sense of place. Policy 13 of the Borough of Redditch Local Plan No. 4 (BoRLP4) states that open space will be protected and enhanced, where appropriate to improve its quality, value and multifunctionality. Policy 43 of the BoRLP4 states that the enhancement of community open space is essential to achieve the vision and objectives of the BoRLP4 to enhance the visitor economy and cultural and leisure opportunities in the Borough. Therefore, the proposed development is considered to be acceptable in principle.

### **Design and layout**

The memorial is to be sited in a prominent position on the top of the amphitheatre hill with views from the public footpath which runs along the south of the field and views from an opening in the hedgerow on the corner of Redstone Close and Wharrad Close. The memorial would be of sufficient size to provide a strong presence without being overbearing in its context. The design of the memorial is considered to be acceptable and would generally enhance the open space adding to legibility and a sense of place advocated by the NPPF.

### **Highways**

Bomford Hill Park is predominantly visited by the public accessing the park on foot via the wide network of pathways around the estate of Church Hill. Although it is likely that the visitors may increase to the site following this development, the Highways engineer has not raised a concern on any impact to the wider Highway Network. In addition, the applicant has highlighted a number of parking spaces to the south of the installation on Redstone Close which can be used for visitors travelling exclusively to the site to see the installation. The applicant has submitted a Construction Management Plan and the Highways Authority are satisfied with the approach to construction proposed.

### **Trees**

Given the position of the development no trees will be affected by this development.

### **Community safety matters**

The footpath areas are already provided with street lighting and there is signage in the location advising of CCTV. The Police Crime Risk Manager has been consulted on this application. No objections have been received from the Police Crime Risk Manager subject to confirmation the benches will have a curved top to stop people sleeping on them. The applicants have confirmed that the benches proposed have a curved top and therefore this design is considered acceptable.

The applicants have confirmed that the Church Hill Big Local Partnership will be completing a long-term management plan for Bomford Hill Park and this will include ongoing maintenance of the installation as well as other projects within the park. The

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group will be in a position to apply for future funding to ensure maintenance of these projects.

### **Conclusion**

The proposal is considered to be in a suitable location that would enhance this open space whilst raising awareness of the local history associated with World War I and Redditch.

### **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 three 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 permitted shall be carried out in accordance with the application form and the approved plans / drawings listed in this notice:

Submitted application form  
Location Plan  
P2070/271 Layout and Construction Details  
Bailey Streetscene Ltd Harbour Raised Cube bench details  
Bailey Streetscene Ltd Waterloo bench details

Reason: For the avoidance of doubt and in the interests of proper planning

- 3) The proposed installation shall be constructed in accordance with the details provided within the Travel management Construction Plan dated 18<sup>th</sup> July 2018.

Reason: To ensure that the wider highways network and footpaths are not obstructed during construction.

### **Informatives**

- 1) 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

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## **Procedural matters**

This application is being reported to the Planning Committee because the application is on Redditch Borough Council land. As such the application falls outside the scheme of delegation to Officers.