

**Redditch Borough Council  
Planning Committee**

**Committee Updates  
12th September 2018**

**18/00169/FUL Land On Green Lane, Green Lane**

To ensure that the planning obligations are secured using the appropriate legal route, the wording of a) is amended to use the phrase 'suitable legal mechanism'.

To ensure there is some flexibility as to the provision of the proposed play area, clause a) 4. is amended to provide for the possibility of a play area being sited within the application site.

These minor revisions are reflected in an updated recommendation as listed below;

**RECOMMENDATION:**

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 suitable legal mechanism ensuring that:

1. Highways matters as agreed with the County Highways Authority including:- S278 and S38 agreements for improvements to the local highway network.
2. A contribution for highways improvements off site to the local and highway networks as agreed in a raft of measures identifies by the highways Authority. This will also include selected Traffic Regulation Orders.
3. A contribution towards County education facilities in relation to the private market housing proposed.
4. An off-site contribution towards playing pitches and open space in the area due to the increased demand/requirement from future residents in compliance with the SPG. An off-site contribution towards a play area in the area (or the satisfactory provision of such an area within the application site) due to the increased demand/requirement from future residents in compliance with the SPG.
5. The proposal would also require that 30% of the dwellings be provided as Affordable units for social housing in line with SPD policy and their retention for this purpose in perpetuity. In this instance 13 affordable units retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits)
6. A contribution towards the provision of wheelie bins for each dwelling on the Development.
7. Town centre strategy contributions.

and

b) Conditions and informatives as summarised below

(see report pack for conditions and informatives)

**18/00648/FUL Land South Of Ravensbank Drive, Ravens Bank Drive**

Concern has been raised by the local residents in respect of possible vandalism/blocking to the control structure and the consequences for its collapse and water flows downstream.

The applicant has advised that the open design of the channel does reduce the risk of any unexpected blockages. Furthermore much of the water course has capacity that even if an unexpected rush to water was to travel downstream, it would be unlikely to spill into adjacent dwellings.

If an issue was to arise, North Worcestershire Water Management has a pressure server which would be used to externally monitor the water level on the site so that if there was an unexpected build-up of water the release could be controlled.

**18/00719/FUL 28 Campden Close, Redditch**

It is necessary to amend addresses as contained in the Officers report and detailed in the amenity section (page 40).

In the first paragraph where reference is made to 27 Campden Close. this should read 29 Campden Close.

In the second paragraph (page 41) where reference is made to 29 Campden Close, this should read 27 Campden Close.

**18/00823/FUL 52 Rockford Close, Redditch**

An email has been received querying the measurements referred to in the Officer report in the proposed description section. The objector considers the height increase is 1.8m (not 1.6m as stated) and that the original structure is 3.8m (not 4m as stated)

Officers agree with these changes and request the substitution of these values in the report.

Officers do not consider that these minor changes materially alter the recommendation which remains that; Planning Permission be GRANTED subject to conditions