

PLANNING COMMITTEE

10th October 2018

Planning Application 18/00689/FUL

Construction of 16 no. 1 Bedroom, 1 Person Assisted Living apartments

150 Evesham Street, Southcrest, Redditch, B97 4HP

Applicant: Mr J Jenner
Ward: Central Ward

(see additional papers for site plan)

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is a large corner plot located at the Evesham Street / Ludlow Road / Mount Pleasant road junction. The site is steeply sloping with levels falling away from south to north along Evesham Street and with levels falling away more steeply from east to west in the direction of Oakly Road, such that the south east corner of the site is the highest point within the site. A large car park occupies a triangular shaped parcel of land directly opposite the site (to the east) of Evesham Street where the former Redditch Liberal Club once stood. The neighbouring building to the north is a three storey flat roofed office building built during the mid 1960's. To the southwest corner of the site is a substation with perimeter metal fencing. The access point to the site is adjacent to this off Ludlow Road.

The plot has been vacant since 2008 when the sites original building (known as 'Park House') was demolished, though a retaining wall and foundation piles were built as part of the planning approval for a residential scheme (ref 2012/307/FUL) which will be discussed later in this report.

Proposal Description

Permission is sought to erect a single block containing 16 no. 1 bedroom, 1 person assisted / supported flats for individuals with mental health needs, the majority of whom would be stepping down from hospital and 'out of area' placements.

The applicant states that:

"the development has been developed in collaboration with a company which has been providing this type of accommodation and support since 2009 with a proven track record of recovery based outcomes with 'hard to reach' individuals. Whilst promoting independence in the form of self-contained units, the occupiers will have access to a mental health recovery support team with specialisms in social work, occupational therapy and mental health. Recovery support is delivered in a way that responds to individual need, and while there are no time limits of individual stays, the expectation is

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that all persons will be supported to develop the skills to step down to independent or less supported environments.”

The building would provide accommodation over two floors (ground and first floor). Due to the steeply sloping nature of the site, a utilities and parking area would be accommodated at lower ground floor level to the western edge of the building which would be accessed by the sole vehicular access from Ludlow Road. A bin store area would be located to the western edge of the site.

The apartment block would have an M-shaped roof; that is, essentially a double gable, double pitched roof which would be visible from Ludlow Road. A smaller flat roofed single storey element would be present to the northernmost part of the building, adjacent to the existing flat roofed office building immediately beyond the sites northern boundary.

The building would be constructed using red brick (walls) under a fibre cement roof. Windows would be dark grey in colour. Black metal railings would be the means of security the boundary to the perimeter.

The Evesham Street pavement level would be the main access point for the residential units. A small garden area would be provided to the rear. 4 car parking spaces would be provided within the lower ground floor.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Settlement Hierarchy
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy 19: Sustainable travel and Accessibility
Policy 30: Town Centre and Retail Hierarchy
Policy 31: Regeneration for Town Centre
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

SPG Encouraging Good Design
NPPF National Planning Policy Framework (2018)
NPPG National Planning Practice Guidance
Worcestershire Waste Core Strategy

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Relevant Planning History

2012/307/FUL	Erection of 11 no. x 1 bed and 3 no. x 2 bed apartments and 3 no. retail units	Granted with Section 106 Agreement	11.03.2013
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Public Consultation Responses

Three representations have been received following the public consultation exercise.

One questions whether the applicant will be required to pay the Borough Council monies under Section 106 of the Town and Country Planning Act 1990 and asks where the monies will be spent

One letter supports the application for supported living flats confirming that there is a considerable local need within the county for the provision of supported living for this client group including persons recovering from a mental illness, the lack of which provision is considered to have a significant impact on the ability of the mental health service to meet the needs of people. The letter comments that the proposed scheme would help to alleviate existing problems in terms of provision and would be a great asset

One letter has been received in objection due to the perceived inadequate levels of parking to be provided as part of the scheme

Consultation Responses

Worcestershire County Council Highways

No objection.

The site is well served by bus stops in the vicinity of the site, and there is good cycle connectivity.

A car free development is acceptable on this site due to its sustainable location; close to the town centre, train station, bus station and close proximity to a number of public car parks, also, I have taken into consideration the applicants assertions that the occupants will not be driving or own a car.

The applicant is providing 4 car parking spaces on site from an existing access located off Ludlow Rd which would be used by visitors. This provision is considered to be acceptable.

Planning conditions pertaining to access, turning and parking provision, cycle parking and electric vehicle charging point provision are recommended for inclusion in the case of planning permission being granted.

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North Worcestershire Water Management

No objection subject to the inclusion of a condition requiring drainage scheme details to be submitted

Town Centre Co-ordinator

No objection

Housing Strategy

No objection

Background

Planning application 2012/307/FUL granted consent for a mixed residential and commercial block containing 14 apartments together with 3 retail units to be provided at ground floor. Although the consent dates back to 2013, all relevant conditions attached to the consent were discharged, relevant monies required by the then S106 legal agreement have been paid and the commencement of development needed to validate that permission took place within the prescribed timescales (construction of retaining wall and foundation piles). Although there are now no intentions to complete the works which were started in order to implement consent 2012/307/FUL, that permission remains extant. If permission were to be granted under the current application no part of the development approved in 2013 could be implemented since the footprint of both developments are almost identical.

Assessment of Proposal

Principle of the development

The site is located within the defined Town Centre Boundary and an entirely residential scheme would be acceptable under the terms of Policy 30. Further, following the granting of permission for the erection of 14 apartments under application 2012/307/FUL (under the provisions of the then Local Plan No.3), the site is now designated as site No. 220 on the LP No.4 Town Centre Inset Map as being a site allocated for housing development to meet the Strategic Housing Target for the period 2011-2030 under the terms of Policy 4 (Housing Provision). The principle of residential development on the site is therefore acceptable.

Design, Layout and appearance

The slope of the site in two directions and the sharp difference in levels across the site has dictated the scale of the building and the point of access.

The site is in a highly sustainable, key location at the edge of the Town Centre where higher housing densities are encouraged. The scheme is considered to represent a relatively high density form of development whilst integrating well and being sensitive to the surrounding context which is a key requirement of the development plan.

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The most prominent, Evesham Street facing elevation would be two storeys in height and due to the sloping nature of Evesham Street would vary in height between 8.75m and 11m. The extant 2013 consent was three storeys and measured to 12.5m at its highest point.

The building would be taller than that of the nearest existing building; the three storey flat roofed office building situated immediately beyond the northern boundary of the site which is approximately 8.75m tall. However, street-scene drawings submitted by the applicant's agent demonstrate to your officers that the building would sit comfortably within the plot, given that the properties 4-6 Mount Pleasant (to the south) are taller, at 11.5 metres to ridge and where ground levels are raised some 2.5 metres above the sites southern boundary.

The appearance of the proposed development including its elevational treatment is considered to be acceptable and would complement the mixed character of built form located within the immediate vicinity of the site.

A small shared communal garden area would be provided to the rear and due to the elevated position of the site, many apartments would benefit from considerable solar gain and significant levels of natural light from the large windows which face westwards. Occupants would have the benefit of enjoying the nearby amenities which the Kingfisher Shopping Centre (KSC) has to offer and would be in close proximity to several green open spaces including the memorial gardens and Pitcheroak Woods to the west.

Impact on existing residential amenities

The proposed development would not have an overbearing or visually intimidating impact upon nearby properties. A distance well in-excess of the Councils minimum (22 metres) would exist between rear facing windows serving the proposed apartments and the terraced dwellings of Oakly Road to the west. Officers are satisfied therefore that daylight to existing habitable rooms would not be prejudiced and that therefore there would be no loss of privacy caused by any overlooking effect. No objections from the wider community have been received in this respect.

Highway Matters

As referred to by WCC highways, the location of the site is highly sustainable, being situated as it is, within close proximity to local amenities including shops, the bus and train station, reducing reliance on the motor car. Notwithstanding this, the site is a short walking distance away from the KSC multi-storey car parks.

Secure storage for bicycles would be provided within the scheme enabling their use for practical or leisure purposes.

All of the apartments would be one bedroomed and due to the needs of the expected future occupiers, your officers are satisfied that a car free development would be acceptable. However, three standard sized parking spaces together with one larger space which would accommodate larger and emergency vehicles would be located in the

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'undercroft' area within the lower ground floor which would be used by visitors and non-resident health care professionals.

Planning Obligation

Because the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation, a S106 agreement has been drafted. The obligation in this case would cover:

- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4

At the time of writing, the planning obligation is in draft form.

Financial contributions would normally be sought on such a scheme for off-site open space provision due to increased demand/requirements from future residents in accordance with the Councils policies but are not on this occasion since they were collected as part of the earlier (extant) scheme ref 2012/307/FUL.

Worcestershire County Council Highways have confirmed that a contribution under the Infrastructure Delivery Plan is not sought on this occasion.

Whilst a 16 unit residential (C3 class) use such as this would normally require an element of on-site affordable housing to be provided to satisfy Local Plan Policies, Housing Strategy are satisfied with the application as submitted due to the particular nature of the proposed C3 use. However, the planning obligation will include a restriction on how this residential development is used / occupied including a restriction on title to prevent the building from being sold for open market housing in the future.

Conclusion

The site has been identified as being suitable for residential development.

The detailed design, form and layout of the development is considered to be appropriate in its context and subject to suitable conditions and completion of a legal agreement is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

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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 S106 planning obligation ensuring that:

- * Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- * Contributions are paid to the Borough Council towards securing improvements and environmental enhancements to the Town Centre

and

b) The conditions and informatives as listed below:

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) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs of the building including windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

Reason: In the interests of the visual amenity of the area

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- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenity of the area

- 5) No works or development shall take place until a site drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. If infiltration techniques are used then the plan shall include the details of field percolation tests.

The peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change must never exceed the peak runoff rate for the same event. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Flows resulting from rainfall in excess of a 1 in 100 year rainfall event shall be managed in exceedance routes that minimise the risk to people and property.

The runoff volume from the development in the 1 in 100 year 6 hour rainfall event shall not exceed the Greenfield runoff volume for the same event.

The surface water drainage measures shall provide an appropriate level of runoff treatment. The development shall be implemented in accordance with the approved strategy prior to the first use of the development and thereafter maintained.

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 National Planning Policy Framework.

- 6) The development hereby approved shall be implemented in accordance with the following plans:

appropriate references to be inserted here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area

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- 7) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the dwelling for the parking of 4 cars at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 8) The development hereby permitted shall not be first occupied until the proposed development has been fitted with 1 electric vehicle charging point. Once provided it shall be retained and maintained as such at all times.

Reason: In the interests of sustainability

- 9) The Development hereby permitted shall not be first occupied until secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 10) The Development hereby approved shall not be brought into use until the access, turning area and parking facilities have been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

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.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

This application is being reported to the Planning Committee because the application is for major development and requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.