

**PLANNING  
COMMITTEE**

14th November 2018

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**Planning Application 18/01122/FUL**

**Development of 10no. two bed bungalows with improvements to access road**

**Land Rear 144 - 164 Easemore Road, Riverside, Redditch**

**Applicant: Central & Country Developments Ltd**  
**Ward: Abbey 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 comprises land to the rear of numbers 144 to 164 Easemore Road, and was formerly garden land belonging to properties fronting Easemore Road, prior to being acquired by the applicant. Access to the site is via an existing tarmac drive which varies between 3.47 and 3.71 metres in width. To the west of the existing access point is a bridge where Easemore Road passes over the Alvechurch Highway on the north-eastern edge of Redditch Town Centre. The Alvechurch Highway lies in a cutting to the south-west boundary of the site.

**Proposal Description**

This application seeks full planning permission for the erection of ten detached bungalows.

Two house types are proposed. 8 of the 10 dwellings would provide 94 sqm floor space with 2 of the bungalows being slightly larger, providing 99 sqm floor space. None of the bungalows would have garages and all would be 2 bedroomed.

Ridge heights for the bungalows would vary between 6.7 and 7.5 metres and all of the properties would be contemporary in appearance. The bungalows would be constructed using a red facing brick with small areas of timber cladding under a slate type roof which would contain rooflights.

An existing access road serving the site which is located to the south-west of and adjacent to the property, 144 Easemore Road would allow vehicular access to the new dwellings. The current private access road would be widened to allow two-way vehicle flow and is proposed to include a pavement along one side.

**Relevant Policies**

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

Policy 1: Presumption in Favour of Sustainable Development

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Policy 4: Housing Provision  
Policy 5: Effective and Efficient use of Land  
Policy 16: Natural Environment  
Policy 39: Built Environment  
Policy 40: High Quality Design and Safer Communities

**Others**

NPPF National Planning Policy Framework (2018)  
NPPG National Planning Practice Guidance  
SPG Encouraging Good Design

**Relevant Planning History**

2003/408/OUT	Outline Application - Residential Development	Approved	05.04.2004
2007/152/RM	Reserved matters application: Erection of 24 new dwellings	Approved	15.10.2007
2016/070/FUL	Erection of 4 new dwellings and associated parking	Approved	14.04.2016

**Consultations**

**Hereford & Worcester Fire Service**

No objection

**WCC Highways**

No objections. The site is located within a residential area off Easemore Rd which has a 30mph speed limit and is located within a sustainable location. The proposed development benefits from an existing vehicular private access road which is to be improved by the proposed development. The improvement will allow for 2 way traffic flow and the provision of a new turning head for emergency vehicles and other services.

Parking provision (2 spaces per dwelling) would conform to the County Councils Parking standards for 2 bed dwellings.

Conditions are recommended for inclusion in the case of planning permission being granted for the development to include: Vehicular access to be in a bound material; parking to be provided at a gradient not exceeding 1 in 8; electric vehicle charging point provision; cycle parking provision; conformity with submitted details; visibility splays to be provided in accordance with submitted plans.

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**Drainage Engineer (North Worcestershire Water Management)**

Environment Agency fluvial mapping indicates that the site is located within Flood Zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Based on the surface water flood maps there is no pooling indicated on the site at any return period. It is requested that a standard drainage condition be added to any planning permission granted for this application.

**Arboricultural Officer**

No objections provided that the trees to be retained within the applicants Arboricultural Report be given relevant protection in accordance with BS5837:2012 throughout any ground or construction works and that pruning shall be carried out in accordance with BS3998:2010. Tree Work Recommendations.

**Worcestershire Regulatory Services**

The site is located within 250m of a significant area of unknown filled ground which could potentially produce landfill gas. As such a planning condition should be imposed requiring the applicant to carry out a risk assessment to establish whether the proposed development is likely to be affected by gas emissions in order to ensure that any risks to future occupants of the dwelling are adequately addressed. Subject to the imposition of such a condition, no objections are raised.

**Public Consultation Response**

**Responses**

Two representations have been received raising objections which are summarised as follows:

- Inadequate car parking provision to serve the development
- Highway safety concerns arising from increased use of vehicular access
- Air quality in the area will be adversely affected
- Drainage concerns

One representation has been received commenting that they are happy that the access road is proposed to be widened, but would wish to see street lighting down the road owing to the distance which exists between Easemore Road and Hambling Court to the south-west. The letter comments that it would be preferable for bins to be collected directly from Hambling Court (and the new development) rather than bin collection being from Easemore Road.

Other matters which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

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## **Background**

An earlier application, referenced 2007/152/RM granted permission for 24 residential units on the site, which also included a triangular shaped site to the south. This consent was never implemented and has been allowed to lapse. The triangular shaped parcel of land has been subject to a more recent application for residential development (planning permission reference 2016/070/FUL). Under this consent, the three detached dwellings to be erected within the 'triangle' have been erected and are now occupied. This development is now known as 'Hambling Court'. A further consented dwelling completing the total of 4 detached dwellings approved under 2016/070/FUL (referred to as Plot 1) has not been erected. Plot 1 was to be sited immediately opposite the Easemore Spiritual Centre and to the immediate south-west of No.144 Easemore Road.

Although by virtue of implementing application 2016/070/FUL, Plot 1 could be built, if the application currently under consideration were to be granted and implemented it would mean that the dwelling and garage approved (referred to as Plot 1) could not be erected due to the fact that the existing access road is proposed to be widened.

## **Assessment of Proposal**

### **Principle**

The National Planning Policy Framework (NPPF) advises in Paragraph 11, that planning applications for residential development should be considered in the context of the presumption in favour of sustainable development.

The site lies within a sustainable urban location where the principle of developing such land for residential purposes can be supported subject to compliance with other relevant policies contained within the development plan. Therefore, there are no objections to the principle of a residential scheme on the site providing the details are considered to be acceptable.

### **Scale, layout and appearance of development**

Policy is supportive of new residential development in such locations so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

Within the immediate site surroundings there are elements of Victorian, Edwardian and contemporary architecture. Therefore, it can be said there is no common vernacular. The proposed bungalows draw upon a contemporary materials palette: red brick, timber cladding and slate-grey roof tiles which are considered to compliment the recently completed and now occupied houses erected under reference 2016/070/FUL (Hambling Court).

The bungalows would sit comfortably within their respective plots with each property meeting all of the Council's spacing standards, as contained within the adopted SPG 'Encouraging Good Design' including minimum garden areas. In addition, minimum

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separation distances between existing dwellings and the proposed new bungalows would be maintained.

Your officers therefore consider that the general layout, scale and appearance of the proposed development would respect the character and appearance and density of existing development within the wider area.

Residential amenity considerations

Your officers are satisfied that no loss to residential amenity would result from the proposed development by virtue of loss of light or visually intimidating impact given the separation distances that would exist between the proposed bungalows and nearby properties.

Impact of the proposals on highway safety

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking. Two off-road car parking spaces would be provided for each of the ten dwellings, meeting the Councils standards.

Representations have been received questioning the acceptability of the access to serve such a development. County Highways have however concluded that the access is acceptable, and that there are no highway implications which might result in the proposed development giving rise to harm to highway safety. It should be noted that the existing means of access would be widened as part of the application which would allow two vehicles to pass in different directions without the need for passing bays. It should also be noted that during the consideration of application 2007/152/RM (Reserved matters application for the erection of 24 new dwellings), County Highways Officers raised no objection to the intensified use of the existing vehicular access as is proposed here.

There are therefore no objections to this application having regard to highway safety considerations.

Other matters

The Councils Tree Officer has raised no objection to the proposed development subject to the imposition of conditions which would be appropriate to impose on any subsequent approval.

Notwithstanding the objection raised regarding drainage, the Drainage Engineer (NWWM) has raised no objection subject to the imposition of a drainage condition.

Paragraph 175 of the NPPF comments that opportunities to incorporate biodiversity in and around developments should be encouraged. The site is adjacent to well established green network corridors and as such, to enhance ecological biodiversity, permanent bat and bird nesting opportunities should be integrated within the scheme (recommended condition below).

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An occupier at Hambling Court has referred to the current lack of street lighting along the access road. Due to the fact that the access road would now serve 13 rather than 4 properties, in the interests of encouraging sustainable means of access to and from community facilities such as schools and shops it is considered reasonable and necessary to secure an adequate form of lighting along the access road to secure safe means of access for residents who choose to walk or cycle from their homes (recommended condition below).

## Conclusion

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

## **RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following 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 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) The development hereby approved shall be carried out in accordance with the following plans and drawings:

*appropriate references to be inserted here*

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning

- 4) All trees to be retained as shown on the Wharncliffe Trees and Woodland Consultancy Arboricultural Report, Plan 3 (Page 18) shall be given relevant protection in accordance with BS5837:2012 throughout any ground or construction

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works. Pruning shall be carried out in accordance with BS3998:2010.Tree Work Recommendations.

Reason: In the interests of providing adequate tree protection in the interest of protecting the visual amenities of the area

- 5) Prior to first occupation of the development hereby approved, a scheme for surface water drainage shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area

- 6) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety

- 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 2 cars per dwelling 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 each of the proposed dwellings have been fitted with an electric vehicle charging point in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the charging point shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities

- 9) The Development hereby permitted shall not be first occupied until sheltered and 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

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- 10) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 41027/ 003A.

Reason: To ensure conformity with submitted details

- 11) The Development hereby approved shall not be occupied until the visibility splays shown on drawing 41027/ 003A have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety

- 12) The site is within 250m of a significant area of unknown filled ground. A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by gas emissions from the site. Where significant risks are identified or insufficient data hinders an appropriate risk assessment, a targeted site investigation proposal or proposed remedial measures must be carried out. Details in this respect should be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development above foundation level of the dwellings hereby approved. Any remediation measures approved shall be fully implemented prior to first use or occupation of the development.

Reason: To ensure that the risks to buildings and their occupants from potential landfill gas are adequately addressed in accordance with the National Planning Policy Framework.

- 13) Prior to first occupation of the development hereby approved, a scheme for the provision of bat roost and bird nesting opportunities within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of the National Planning Policy Framework

- 14) Details of an external lighting scheme proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and there shall be no other external illumination of the development.

Reason: In the interests of providing adequate levels of illumination for walking and cycling to the site in the interests of providing a sustainable form of development



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- 15) The proposed private pathways and parking areas shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Sustainable urban drainage techniques as advised within the National Planning Policy Framework

**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) Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development and as such the application falls outside the scheme of delegation to Officers.