

**Redditch Borough Council  
Planning Committee**

**Committee Updates  
19th June 2019**

**18/01543/FUL Units 17, 19, 21, 23, 27 & 29, Hunt End Industrial Estate**

Comments from Applicant regarding proposed Condition 4

e-mail from Mr Tim North MD of Starbrands on behalf of Applicant

*"The nature of the Star Brands business is supplying UK Retailers with fast moving consumer goods into an industry which operates 24 hours, 7 days per week. Inevitably this places pressure on our business to service that demand and whilst we have endeavoured to avoid manufacturing on premium rate weekends and Bank Holidays, there are periods of increased demand whereby as a supplier we need the flexibility to react quickly to our customer requirements. If we do not hold that flexibility to manufacture "around the clock" when required and are unable to react in order to meet our customer expectations, the inevitable consequence is that this can and does put that business at significant risk. There are currently no restrictions on our hours of operation on the site so propose applying the 11pm to 7am restriction on any external operations 7 days per week thus allowing the ability to continue to manufacture. Finally, as a relatively successful local business, the increased demand for our products has resulted in the creation of an additional 40 full time positions within our organisation over the last 18 months."*

Officers Comments

The first part/sentence of proposed condition 4 on page 7 of your agenda was based upon the information contained within the submitted planning statement. However, your officers are mindful that indoor working causes no detriment to amenity /and noise from outdoor working, particularly during unsociable hours can be addressed through the second part of the condition. Furthermore, having regard to the other recommended noise mitigation measures (see conditions 3, 5 and 6) and mindful of the lawful fall-back position discussed on page 5 of the agenda, (which does not limit hours of working) your officers consider that the first sentence of condition 4 is unnecessary in terms of safeguarding residential amenity.

Accordingly, your officers propose the deletion of the wording "There shall be no working on site between the hours of 2:00 pm on Saturdays and 7:30pm on Sundays and no working on site on Bank Holidays." from proposed Condition 4

Modified Proposed condition 4

**4. HOURS OF OUTDOOR WORKING**

There shall be no outdoor working, loading or unloading, and operation of fork lift trucks between the hours of 11:00pm and 7:00am the following day. When there is no working on site, the gates to the yards shall be kept closed.

**REASON:** In the interests of residential amenity.

**REVISED RECOMMENDATION:**

That having regard to the development plan and to all other material considerations, that members grant delegated authority to the Head of Planning and Regeneration to **GRANT** planning permission following the expiration of the relevant publicity period (17th July) in association with the conditions listed in the agenda (as modified in the update sheet), subject to no new material planning issues being raised in response to that publicity.

**19/00596/FUL 70 Underwood Close, Redditch**

Two further representations have been received in objection to the application. Comments received are covered by those summarised on Page 10 (Agenda Item 5) with the exception of the following additional comments as summarised below:

- \*Approval would set a precedent for others to follow
- \* Adequate space exists to the rear to extend: the extension should not be to the front of the house.