

PLANNING COMMITTEE

17th July 2019

**Planning Application
Consultation
Response**

**19/00615/OUT (Bromsgrove Planning Application
Number)**

Application for outline planning permission with all matters reserved for the demolition of the existing building on site and the erection of up to 46 houses and 24 apartments, a childrens play area, landscaping and circulation space.

Foxlydiate Hotel, Birchfield Road, Redditch, Worcestershire. B97 6PX

Applicant: Whitbread PLC Ltd

Ward: Closest Redditch Wards; West and Batchley and Brockhill.

(see additional papers for site plan)

The author of this report is Louise Jones, Principal Planning Officer, who can be contacted on Tel: (01527) 64252 ext: 3221 Email: louise.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the proposed application. The Planning Application will be considered by Bromsgrove Planning Committee in due course and this response will inform their decision making.

RECOMMENDATION:

That the principle of housing on the site be supported, however objections be raised to the demolition element of the planning application.

Members endorse the comments under the heading Officer appraisal (attached at Appendix 1)

Background

Bromsgrove District Council has received a Planning Application for the Foxlydiate Hotel site (Application number 19/00615/OUT). The site is on the edge of Redditch but lies in the administrative area of Bromsgrove. The planning application will be determined by Bromsgrove District Council.

The Outline Application seeks to establish the principle for the demolition of the existing building on site and the erection of up to 46 houses and 24 apartments, a children's play area, landscaping and circulation space.

The purpose of this report is to consider Redditch Borough Council's response to this planning application.

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The Foxlydiat site is designated within the Bromsgrove Local Plan (2011 – 2030) as a housing allocation to meet some of the development needs of Redditch Borough. The Bromsgrove District Plan (BDP) was adopted in January 2017; at this point the Foxlydiat site was removed from the Green Belt and became an allocation for housing development.

Policy RCBD1 'Redditch Cross Boundary Development' allocates the whole Foxlydiat site (of which this application site is part of) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

Policy RCBD1 is included in the BDP and as an appendix to the Borough of Redditch Local Plan No.4 2011- 2030 (BORLP4) and states that Redditch needs to deliver 6,400 up to 2030. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiat site and as an extension to the existing Brockhill site. Both sites are crucial to enable the delivery of the housing strategy for Redditch over the plan period.

Against this policy background Officers have considered the Planning Application and highlight two key points;

That the Public House and Hotel building should be considered as a non-designated heritage asset capable of inclusion on the Bromsgrove Local Heritage List along with the walled garden.

Secondly the Pubic House is a community facility, the loss of which requires full consideration against Policy BDP12 'Sustainable Communities' of the Bromsgrove District Plan (Adopted January 2017).

Officers agree the need for housing, the principle of which is in accordance with both the BDP and BORLP4, but consider that if the loss of the community asset is accepted this should not give automatic rise to the loss of the heritage asset. Opportunities to explore the potential of the conversion of the Foxlydiat Pub and Hotel to provide a portion of the housing need for the larger Foxlydiat site should be embraced.

Officers consider that with regard to the technical points of the planning application such as means of access and landscaping officers at Bromsgrove District Council have consulted and fully engaged with the Council's technical experts who will in turn inform their consideration of the planning application and ultimately their decision.

Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers requires that:

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All planning decisions, actions or advice/responses on behalf of the Local Planning Authority cannot be dealt with under delegated powers (so must be reported to committee) where:

- The application is for major development (more than 100sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

Officer Appraisal

A full Officer appraisal of the application can be read at Appendix 1.

Conclusion

The principle of housing on this site, which forms part of the Foxlydiate development site, is in accordance with Policy RCBD1 'Redditch Cross Boundary Development', the Bromsgrove District Plan (2011 – 2030) and the Borough of Redditch Local Plan No.4 2011- 2030.

However, the application would result in the loss of a non-designated heritage asset and a community facility, the loss of which does not appear to have been fully justified. The conversion of the building could provide an element of the much needed housing. The demolition element of the scheme is therefore not supported by Redditch Borough Council.