



# Planning Committee

Church Hill Ward

27th April 2010

**2010/044/FUL ERECTION OF THREE GENERAL INDUSTRIAL UNITS (B2) WITH ASSOCIATED OFFICES, CAR PARKING AND SERVICE YARD LAND AT WINYATES WAY AND MOONS MOAT DRIVE, REDDITCH**  
**APPLICANT: MR DAVID NASH**  
**EXPIRY DATE: 1ST JUNE 2010**

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

## Site Description

(See additional papers for Site Plan)

Existing undeveloped bowl shaped site, surrounded by roads on all sides, of triangular shape, with straight roads to west (Winyates Way) and south (Moons Moat Drive) and Winyates Way curves from SE to NW corner forming a rough square shape. To the west beyond Winyates Way is residential development, and to the east beyond Winyates Way is industrial/commercial development. To the north on the opposite side of Winyates Way is the TA centre.

The site is overgrown and contains grasses/trees/shrubs etc. It is an unkempt and poorly maintained site, with some evidence of use as a shortcut by pedestrians. To the south on Moons Moat Drive are two tarmac strips on the verge which suggest former bus stop provision.

## Proposal Description

The application proposes the erection of a single building to form three general industrial units (B2), with car parking fronting Moons Moat Drive and a rear service yard. The building would run east-west within the site, and an access would be created from Winyates Way.

The building would be two storey in height, with a brick plinth 1m in height and metal cladding above, with a pitched metal roof (gable ends to east and west). The building would be 17.1m deep, 45.7m long and 8.4m high to the ridgeline (5.4m to the eaves). The elevation facing Moons Moat Drive would be the 'front' and include windows at both ground and first floor, serving the ancillary office accommodation, whilst the rear elevation would contain taller roller shutter doors to provide servicing to the rear portion of the building which would be double height internally. Each unit would have a pedestrian door to the rear section. The unit to the western end of the site would also benefit from an enclosed rear yard, although no details of the fencing to enclose the rear yard have been provided.

The proposed building would be of 1032m<sup>2</sup> and would be likely to result in employment opportunities for around 25 full time staff. The proposed parking area includes provision for 23 cars, 5 vans, 3 motorcycles, 2 disabled spaces and 10 cycle spaces.

The application is supported by a Design & Access Statement and a transport statement.

### **Relevant Key Policies**

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)  
[www.wmra.gov.uk](http://www.wmra.gov.uk)  
[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)  
[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

### ***National Planning Policy***

PPS1 (& accompanying documents) Delivering sustainable development  
PPS4 Planning for sustainable economic growth

### ***Regional Spatial Strategy***

SR3 Sustainable design and construction  
PA1 Prosperity for all  
PA6A Employment land provision  
PA6B Protection of employment land  
QE3 Creating a high quality built environment for all  
T4 Promoting travel awareness

### ***Worcestershire County Structure Plan***

SD2 Care for the environment  
SD4 Minimising the need to travel  
T3 Managing car use  
T4 Car parking

### ***Borough of Redditch Local Plan No.3***

CS2 Care for the environment  
CS7 Sustainable location of development  
S1 Designing out crime  
B(BE)13 Qualities of good design  
B(BE)19 Green architecture  
C(T)12 Parking standards

The site itself is undesignated within Local Plan No.3, however the land to the north, east and south is designated for employment uses, and the land to the west beyond Winyates Way forms part of a green corridor running through Church Hill and is designated as Primarily Open Space.

## ***Other Relevant Corporate Plans and Strategies***

Worcestershire Community Strategy (WCS)  
Worcestershire Local Area Agreement (WLAA)  
Redditch Sustainable Community Strategy (SCS)

## **Relevant Site Planning History**

None

## **Public Consultation Responses**

### Responses in favour

One comment received raising the following points:

- The site is in an appropriate location for this use, which will contribute towards the RSS targets for providing land for employment purposes
- Any potential wildlife issues should be dealt with by condition

## **Consultee Responses**

### ***County Highway Network Control***

No objection subject to conditions regarding parking provision implementation, and informatives regarding the construction phase.

### ***County Archaeology Team***

Note proximity to a Scheduled Ancient Monument (Moons Moat) but that the ground has been disturbed sufficiently that the proposal would be unlikely to do any further harm to any remains.

### ***Environmental Health***

No objections subject to contaminated land conditions.

### ***Drainage Officer***

No comments received.

### ***Crime Risk Manager***

No objection but recommends door locks to be to a sufficient standard to ensure security at the premises.

### ***Severn Trent Water***

No objection subject to a condition regarding drainage details.

## Procedural Matters

This is a small scale major application on RBC land, and therefore cannot be determined by Officers under delegated powers.

This site has been identified as a potential commercial site through the Asset Disposal Programme and declared surplus by Executive Committee.

## Assessment of Proposal

The key issues for consideration in this case are as follows:

### Principle

The site is undesignated within the local plan, and therefore any use should be considered in terms of its appropriateness in that location, and its likely impacts on any surrounding development. In this case, the site is bounded on three sides by designated employment land, and to the fourth has the significant barrier of the bank with the road atop, providing a significant physical boundary and buffer to the primarily open space beyond. It is therefore considered appropriate to use the site for employment purposes, as it can be easily contained within the site and is unlikely to cause any significant harmful impacts on the similar surrounding uses.

### Design and Layout

The layout of the proposed development is considered to be appropriate to the topography of the site, and acceptable in terms of layout and impacts on surrounding road users, who will generally be the only viewers of the site. This type of use requires a substantial quantity of open surface area for parking and servicing, and this has been located within the site such that it would have minimal visual impacts on the wider area. The proposal has been designed such that the parking is located adjacent to the pedestrian access points to the proposed units, and so that the office users would provide passive surveillance to the parking area, increasing security on the site. The parking would also be overlooking by users of Moons Moat Drive such that any misuse would be clearly visible and thus deterred.

The service area to the rear would be hidden from view from Moons Moat Drive by the proposed building, and located into the bowl of the site such that it would be unlikely to be visually prominent from any surrounding viewpoint.

The design and appearance of the proposed building is also considered to be acceptable. The height difference between the site and Winyates Way above at the level it crosses the Coventry Highway is approximately 7.5m, and thus it is not considered that the proposed building (at a maximum height of 8.4m) would be overly dominant on this site, and would not protrude sufficiently beyond the height of the adjacent highway embankment to cause any harm to visual amenity.

The application form does not provide detail on the colours of the finishes proposed, particularly the metal cladding and the brickwork, and therefore a condition is recommended that these be agreed in order to ensure that the materials and finishes used are appropriate to the site and its surroundings.

No elevations or details of finishes of the fencing have been provided, and it is therefore recommended that a condition be attached requiring the details to be submitted and agreed, in order to ensure that it is visually acceptable. Surfacing details are also not provided, and should be controlled in the same way, as well as being permeable in order to ensure that the development is as sustainable as possible.

### Landscaping

The proposal appears to suggest that the shrubs and trees to the perimeter of the site would be retained, whilst the remainder of the growth on the site would need to be cleared to accommodate the proposed development. In order to ensure that this is the case, and to soften the appearance of the development it is recommended that this be ensured through the imposition of a condition regarding landscaping and boundary treatments. It is therefore considered that the proposal would not cause any detrimental impacts to the visual amenity of the site or its surroundings, and as such is considered to be compliant with policy.

### Highways, access and parking

The county have raised no objections to the proposed access and parking arrangements, and the parking spaces proposed, for all modes of transport, both comply with the local plan standards and should encourage non-car modes of transport and thus sustainable travel patterns. It is recommended that the suggested condition be attached to any consent granted, to ensure that the parking arrangements are available for use when the building becomes occupied. The proposal is therefore considered to comply with policy in this regard, however it is recommended that a condition be imposed requiring the proposed travel plan to be implemented.

### Sustainability

The proposal caters for non-car travel to and from the site, and is within close proximity to regular bus services. It is located within the town of Redditch, which is considered to be a sustainable settlement, and therefore it is considered to meet the current policy requirements. However, all applicants are encouraged to meet the highest possible levels of sustainability, and therefore an informative is recommended to encourage a high standard in this development.

### Other issues

The site has no special wildlife designations and therefore there is no requirement in planning policy terms to pursue the matter further.

However, other protections would still apply under other relevant legislation and an informative to that effect is recommended to alert the applicant to the potential perceived by a third party.

### Conclusion

On balance, it is considered that the proposal complies with the relevant planning policy framework, and would be unlikely to cause any harm to amenity or safety. It is therefore considered to be acceptable.

### Recommendation

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:**

1. Time limit for commencement of development
2. Fencing details (location and elevations) to be submitted, agreed and implemented as agreed
3. Building and surfacing materials to be submitted, agreed and implemented as agreed
4. Surfacing to be permeable or sustainably drained
5. Landscaping/boundary treatment details to be submitted, agreed and implemented as agreed, with boundary treatment to be retained wherever possible
6. Highway condition
7. Green Travel Plan to be implemented in accordance with submitted details
8. Approved plans specified

### Informatives

1. Highways informatives
2. Signage would need advertisement consent
3. Wildlife – meet other legislation as necessary
4. Sustainability – build to highest BREEAM rating possible