

PLANNING COMMITTEE

14th April 2021

Planning Application 21/00228/FUL

Proposed Café, toilets, additional car parking and ancillary works

Morton Stanley Park, Windmill Drive, Redditch

Applicant: Redditch Borough Council
Ward: West Ward

(see additional papers for site plan)

The case officer for this application is Steven Edden, Principal 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 application site forms part of Morton Stanley Park, which is comprised of 95 acres of open space. The park was once a farm owned by William Morton Stanley who left the land in his will to the inhabitants of Redditch, to be used as a park. The park, however, was not opened until 1986, over 60 years after the death of William Morton Stanley. The park lies to the north of Callow Hill and is accessed off Windmill Drive to the east and Green Lane to the west.

Proposal Description

Planning permission is sought for the erection of a new building at the site which would contain a kitchen/food preparation area, a café and three uni-sex toilets. An outside seating area is also proposed for the café area. The existing car parking area which is semi-circular in shape and contains 66 spaces is proposed to be extended and would provide an additional 50 car parking spaces of which 4 would be for disabled users. Minor footpath works including the surfacing of the area linking the car park to the existing play area and the proposed café building are also proposed.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

Redditch High Quality Design SPD

NPPF National Planning Policy Framework (2019)

PLANNING COMMITTEE

14th April 2021

Relevant Planning History

None

Consultations

WCC Highways

Comments summarised as follows:

I have no highway objections to the proposed development and have noted that 4 accessible / disabled parking spaces are to be provided. It is recommended that 5 electrical vehicle charging points are provided within the car parking area.

North Worcestershire Water Management

Comments summarised as follows:

The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding is indicated as low based on the EA's flood mapping. Correctly designed drainage will mitigate any flood risk from surface water on the site and in the surrounding area.

The proposed scheme is acceptable in principle from a flood risk and land drainage perspective however drainage details will need to be submitted and reviewed by the LPA. This information can be provided via a condition.

If this application is approved, we would request that a detailed drainage strategy be submitted by means of a planning condition.

West Mercia Constabulary

Comments summarised as follows:

The canopy shelter could become a focal point for young people. As legitimate users of the park young people are entitled to use all the facilities, my fear is that it could also become a focal point for bad behaviour and damage to the building.

It is recommended that all materials used be fire resistant.

The roof of the building may be easy to access. It is recommended that anti-climb measures be put in place.

It is recommended that blank walls on the building that lend themselves to graffiti be treated so that writing on them would be difficult.

Toilets can be favoured locations for drug taking and as such it is recommended that the interior is designed such that there are no flat surfaces.

PLANNING COMMITTEE

14th April 2021

Public Consultation Response

3 letters have been received in objection to the application.
Comments received are summarised below:

- Additional vehicle generation with cars entering and exiting the site onto Windmill Drive raises highway safety concerns
- Design of parking area is not ideal and may lead to pedestrian / vehicular conflict
- Quiet atmosphere of this space will be spoilt

22 letters have been received in support of the application.
Comments received are summarised below:

- This proposal will help bring the community together and will attract more people to a beautiful green space
- Adding a café is a great idea and will add vibrancy to the area
- Additional parking is long overdue and welcomed
- Excellent idea to have toilet facilities at the park
- Glad to see that toilets will be accessible for all
- Having such a facility would be a good starting or ending point for wider countryside walks which should be encouraged
- The proposed building is ideally positioned having regard to the location of the play area and the car park
- Proposals will greatly enhance what is already an excellent parkland area
- Great idea. Sadly, potential vandalism needs to be considered

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

Assessment of Proposal

Principle of development

Morton Stanley Park is designated as Primarily Open Space (POS) and therefore Policy 13 of the Borough of Redditch Local Plan No. 4 (BoRLP4) is most relevant when considering the principle of new development. The main aim of this policy is to ensure that designated POS is protected, and where appropriate, enhanced to improve its quality, value, multifunctionality and accessibility. Loss of POS is resisted.

With regards to the current proposal, the development as a whole represents a package of improvements to enhance existing provision at the park aimed at all age ranges of visitors to the park and the proposals have been generally well received from the wider public who have responded.

Given that this development contributes towards an enhanced and improved area of POS which would increase its value, functionality and accessibility to more users, the proposal

PLANNING COMMITTEE

14th April 2021

clearly meets the aims of Policy 13 of the BoRLP4, and therefore the principle of the development is supported. Furthermore Policy 43 of the BoRLP4 supports proposals relating to leisure facilities provided they are located within a sustainable location, which is accessible by a choice of transport. In view of this, Morton Stanley Park is an established leisure facility, which is in an accessible and sustainable location, within walking distance of many residents.

Whilst the principle of development is considered acceptable it is still necessary to consider other material planning considerations.

Design and siting of new building

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area. Paragraph 39.5 states that areas should be designed to ensure they make places better for people, and that community views should be taken into account. As stated above, the application has been generally well received by the wider public.

Further to the above policy, Policy 40 of the BoRLP seeks development of a good design including that which contributes to both public and private spaces. In order to achieve this, Policy 40 expects proposals to be of a high quality design which reflects or complements the local surroundings, is of an appropriate siting and layout, is accessible, and encourages community safety.

With regards to the Policy 40, the proposed new building which would contain a kitchen/food preparation area, a café and three uni-sex toilets is considered to be appropriately sited within close proximity of the existing car park and play area. An existing bank of mature trees and hedgerow mean that the building is well screened from Windmill Drive which lies to the east.

The new building would be approximately 3.2m in height at its lowest point and approximately 3.5m in height at its highest point. The building would measure 8.4m in length and 5.35m in width. A projecting canopy roof would extend beyond the main structure bringing the buildings maximum overall dimensions to 11.3m in length and 7.8m in width.

The floorspace given over to the various uses within the building would be as follows:

- Café 15.8 m²
- Kitchen 10.5m²
- Store 2.69m²
- Disabled WC (one) 4.71m²
- Disabled WC (two) 3.56m²
- WC (three) 2.11m²

PLANNING COMMITTEE

14th April 2021

Of the three toilets proposed, two would be accessible from outside the building and both would be Unisex (M/F). One of these would be DDA compliant.

One Toilet (WC one above) would be accessible from inside the building and would be Unisex (M/F) and would be DDA compliant.

Materials / fittings proposed for use are as follows:

Walls: steel colourcoated panels – colour Olive Green RAL 100 30 20 / BS 12B27 with part cedar cladding

Windows: Polyester Powder coated (PPC) aluminium with PPC aluminium roller shutters in black

Main entrance door: PPC aluminium frame with PPC aluminium roller shutters in black

Roof: steel colourcoated roof sheet: colour 'Albatross' (light grey)

Fascia: cedar cladding with concealed UPVC gutter

Canopy: Timber angled support columns on a concrete upstand

External WC's and kitchen door: PPC steel doors in black.

External lights: Bulkhead LED external lighting

Your officers have concluded that the siting and the design of the proposed new building is acceptable having regard to context.

West Mercia Police have been consulted in relation to the proposal and have raised no specific concerns regarding the siting of the building.

Clearly the nature of such a building can become a gathering or focal point for anti-social behaviour and comments have been raised regarding the buildings potential for being a target for vandalism.

The buildings design as set out above is considered to respond positively to the context of the site's surroundings.

Due to the building being single storey and its roof shape it is recommended that anti-climb paint or similar be utilised in order to prevent climbing. Recommended Condition 5 would cover the submission of additional security measures.

The chosen materials are a response to the Councils policies which seek good design, but that palette also pays due regard to community safety considerations. Much of the building would be in steel with a Polyester Power Coated (PPC) finish, predominately in olive green but with black doors. This choice of material is considered to be robust and has good fire-retardant properties and would therefore be less prone to vandalism than a building constructed using alternative materials. Your officers commented during the early stages of this applications' consideration that the external PPC material used on external walls, doors and shutters should be treated in order that writing on the surfaces would be difficult and where it does take place it can easily be removed.

PLANNING COMMITTEE

14th April 2021

The Police comments have been communicated to the applicant and the comments raised with respect to the use of rounded rather than flat surfaces within the toilets have been noted.

Having regard to the building's location, the development is not considered to cause any adverse impact to residential amenity and it is noted that objections on these grounds have not been received.

Highway safety matters

The existing car parking area which is semi-circular in shape is proposed to be extended and would provide an additional 50 car parking spaces of which 4 would be for disabled users. This would bring total parking provision at this part of the site to 116 spaces. The public response has been largely favourable in terms of the additional parking area proposed although two of the three objections received have raised highway safety concerns. I have however noted that no evidence has been advanced to substantiate the highway safety concerns raised and Worcestershire County Council as the Highway Authority have raised no objection of the development on highway safety grounds.

Conclusion

The proposals are considered to enhance and improve an existing area of POS, which provides a valued leisure facility for the community. The café and toilet facility would expect to attract a wide range of users to this community park who might otherwise elect to travel elsewhere to alternative facilities. The proposal is considered to score highly in relation to the social aspect of sustainable development. The siting, design and appearance of the development is considered acceptable, and given that no technical concerns have been raised by consultees, it is considered that the proposal complies with the provisions of the Development Plan and therefore it is recommended that planning permission is granted subject the conditions as set out below.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

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.

**PLANNING
COMMITTEE**

14th April 2021

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing 11171_1_001 Rev J: Floor plans and elevations - café building - amended dated 23 March 2021

Drawing P2232.44.1 Rev A General Layout sheet 1 of 2 - amended dated 23 March 2021

Drawing P2232.44.2 General Layout sheet 2 of 2- dated 16 February 2021

Drawing P2232.44.3 Cross Sections- dated 16 February 2021

Drawing P2232.44.4 Infra construct details- dated 16 February 2021

Drawing P2232.44.5 Site Location Plan- dated 16 February 2021

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

- 3) The café and toilet facility hereby approved shall not be opened to the public until 5 electric vehicle charging spaces have been provided in accordance with a specification which shall be submitted to and approved by the Local Planning Authority. Such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities.

- 4) Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The development shall be carried out in accordance with the approved details prior to the first use of the development.

Reason: In the interests of providing appropriate security for the proposed development

- 5) All windows serving the new building hereby approved shall be appropriately secured. Details of all security measures together with roller shutters to be installed on the building shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The development shall be carried out in accordance with the approved details prior to the first use of the development.

Reason: In the interests of providing appropriate security for the proposed development and in the interests of protecting the visual amenities of the area.

**PLANNING
COMMITTEE**

14th April 2021

- 6) Prior to any works above foundation level commencing on site, a scheme for surface water drainage will be submitted to and approved in writing by the Local Planning Authority. The scheme should provide appropriate levels of surface water attenuation. This scheme should be indicated on a drainage plan and 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.

Procedural matters

This application is being reported to the Planning Committee because the application site relates to land belonging to Redditch Borough Council and RBC is the applicant. As such the application falls outside the scheme of delegation to Officers.