

**Redditch Borough Council  
Planning Committee**

**Committee Updates  
28th July 2021**

Since the preparation of the reports for this meeting, MHCLG have published a new version of the National Planning Policy Framework (NPPF). The NPPF (2021) replaces the 2019 version and came into force on 20<sup>th</sup> July. It is not a wholesale revision of the NPPF, neither does it set out steps for wider planning reform as proposed in the Planning for future consultation. The document is 75 pages long and whilst it would be inappropriate to summarise the key changes; strengthened requirements on design quality and the use of trees in new developments, as well as revised policies on plan-making, removing statues and opting out of permitted development (PD) rights are amongst some of the changes made. The new version can be found here <https://www.gov.uk/guidance/national-planning-policy-framework>

With reference to the items on this agenda, where relevant polices are listed as NPPF(2019), this should be replaced with NPPF(2021).

Where there are specific changes to applications as a result of the new version, they are highlighted below.

**19/01264/FUL Rockhill Farm, Astwood Lane**

Amendment to the first paragraph of Principle of development to refer to the appropriate paragraphs in the revised National Planning Policy Framework (2021):-

**Principle of development**

The application site is located within the Green Belt. Policy 8 of the Borough of Redditch Local Plan No. 4 would apply and states that applications for new development will be determined in line with national planning guidance on Green Belts. The National Planning Policy Framework (NPPF) states that new buildings within the Green Belt are considered to be inappropriate development subject to a closed list of exceptions as outlined in Paragraphs 149 and 150 of the NPPF (2021).

Amendment to Procedural Matters:-

**Procedural matters**

The application was received prior to the recent changes to the scheme of Delegations and is being reported to the Planning Committee because two (or more) objections have been received.

**20/01648/FUL 5 Church Green West, Redditch**

**No Updates**

Officers have noted the following omissions and proposed the following amendments to the conditions proposed:

**Condition 2 - plan numbers omitted. Condition amended as per the following:**

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

ALX2942/E1B  
(80)007 Rev P1  
(80)005 Rev P1  
(80)004 Rev P1  
(80)003 Rev P1  
(80)002 Rev P1  
(80)001 Rev P1  
(10)001 Rev P1

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

**Condition 4 - reworded to provide clarity regarding tree removal permitted:**

4. No trees or hedges on the application site, or the branches or roots of trees growing onto the site from adjacent land, other than those shown on the plans hereby approved shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority

Reason: To safeguard the visual amenities of the area.

**Condition 5 - final sentence added**

5. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed. There shall be no storage of plant/materials within the Root Protection Areas of any retained trees.

Reason: In order to protect the trees which form an important part of the amenity of the site.

**Condition 6 - reworded to provide clarity regarding the works permitted with the RPA of trees on the site:**

6. No works of any kind shall be permitted within or through the Root Protection Areas of trees or hedges on and adjacent to the application site to be retained on site without the prior specific written permission of the Local Planning Authority. This specifically includes any works such as changes in ground levels, installation of equipment or utility services, the passage or use of machinery, the storage, burning or disposal of materials or waste or the washing out of concrete mixing plants or fuel tanks.

Reason: In order to protect the trees which form an important part of the amenity of the site.

**Condition 8 - not needed. Repetition of condition 5. Additional requirement relating to the storage of materials within the RPA of retained trees added to condition 5.**

**Condition 9 - reworded to remove the need to submit details prior to the commencement of any development:**

9. The Development hereby approved shall not be first bought in to use until details of the provision of proposed dropped kerbs and tactile paving, where appropriate, associated with the various car parks have been submitted to and approved in writing by the Local Planning Authority and installed on site.

REASON: In the interests of highway safety.

**Condition 10 - reworded to ensure a trigger for installation of accessible parking spaces:**

10. The Development hereby approved shall not be bought in to use until details of the proposed accessible car parking spaces have been submitted to and approved in writing by the Local Planning Authority and installed on site. These spaces shall thereafter be kept available for disabled users as approved.

REASON: To provide safe and suitable access for all.

**Condition 11 - reworded to ensure a trigger for installation of electric vehicle charging spaces on site:**

11. The Development hereby approved shall not be bought in to use until details of the proposed electric vehicle charging spaces have been submitted to and approved in writing by the Local Planning Authority and installed on site. The spaces shall thereafter be retained on site.

REASON: To encourage sustainable travel and healthy communities.

**Condition 13 - reworded for clarity:**

13. The existing car parks shall not be closed until all of the replacement parking has been built and is available for operational use.

REASON: To help prevent any indiscriminate parking during the construction phase and to ensure the safe and free flow of traffic onto the highway.

#### **21/00766/FUL 11 Lilac Close, Redditch**

Since the publishing of the agenda, a new version of the National Planning Policy Framework (NPPF) has been published. Attention is drawn to the first paragraph of the 'Residential Amenity' section of the officer committee report which refers to paragraph 127(f) of the now superseded version of the NPPF 2019. This reference should be replaced with paragraph 130(f) of the newly published NPPF 2021, which similarly seeks a high standard of amenity for existing and future users.