

**PLANNING
COMMITTEE**

22nd June 2022

Planning Application 22/00637/FUL

Replacement of cracked concrete planters with powder coated metal privacy fencing and rails; improved water proofing and insulation to balconies; replacement of brick kerbs with concrete kerbs; replacement of sodium lighting with LED to street lights; improved waste removal solutions

Numbers 45-122 High Trees Close, Oakenshaw, Redditch, B98 7XL

**Applicant: Mr Andrew Rainbow, Redditch Borough Council
Ward: Headless Cross and Oakenshaw Ward**

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located to the western end of High Trees Close, Oakenshaw. High Trees Close is accessed via Castleditch Lane to the east. The site is well screened by existing trees to its perimeter. Beyond the western boundary of the site lies Evesham Road. This part of High Trees Close comprises of large, detached blocks of housing with each block containing up to 8 flats. Beyond the eastern boundary (also within High Trees Close), where land falls away in a west to east direction, housing is more traditional in appearance, only two storey and terraced.

Proposal Description

The proposals comprise general repair and improvement works to 77 properties in total situated within High Trees Close. The works include the replacement of existing cracked concrete planters serving existing balconies with powder coated metal privacy fencing and rails; improved water proofing solutions to balconies and increased insulation; replacing the original brick kerbs with concrete kerbs; street lighting and waste removal improvements.

Relevant Policies

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2021)

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Relevant Planning History

None

Public Consultation Response

No representations received

Assessment of Proposal

The application site contains 77 flats within blocks over multiple storeys, most of which are deteriorating both physically and visually having been little altered since their construction in the 1960s. In particular, many of the large and heavy concrete planters which serve the balcony areas are now cracking and pose a potential safety hazard.

Aside from the clear visual deterioration of the concrete, the planters are also placing significant strain on the roof areas serving the lower flats. For these reasons it is proposed to replace the 750mm high planters with a modern and more lightweight PPC (Polyester Powder Coated) privacy railing system measuring 1000mm in height to serve the balconies. Black powder coated metal balustrade fencing would replace many of the deteriorating ground floor 1800mm high timber fence panels. The proposals are considered to represent a significant visual improvement over the existing and your officers are happy to support this element of the application, complying as it would with Policy 40 of the Borough of Redditch Local Plan No.4.

Other improvement measures include a water proofing solution to the balconies where roofs have been prone to leaks, and increased 'warm roof' insulation to the flats.

As part of the schedule of improvement works, it is proposed to replace existing brick kerbs with a longer lasting concrete alternative and further, the SON (Sodium) lighting which serves the existing lighting columns in High Trees Close is to be changed to LED (Light Emitting Diode) which produces a brighter, white light.

Finally, an improved 'MetroStor' waste and recycling system would replace the existing, visually conspicuous bin storage arrangement present at High Trees Close. This involves storing waste receptacles within a timber and galvanised structure. For members information, this system is currently in place at Cardy Close and Lock Close in Batchley.

All elements forming part of this application for planning permission are supported and are considered to represent a significant improvement to both the visual and residential amenities of the area. As such, it is recommended that planning permission be granted.

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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.

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

Plan 5017753 RDG ST PL A 0100

Proposed plans and elevations 5017753 RDG A 0102 A

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

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.