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**Planning Application 23/00537/FUL**

**Change of use from Town Hall to Mixed Use as Town Hall, and Community Hub including Use Classes F2(b) and F1, with associated extensions and works.**

**Town Hall, Walter Stranz Square, Redditch, Worcestershire, B98 8AH,**

**Applicant: Redditch Borough Council  
Ward: Abbey Ward**

**(see additional papers for site plan)**

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

**Site Description**

Redditch Town Hall is situated within the designated Town Centre zone defined in the Borough of Redditch Local Plan No.4 (LP4). The proposal would be located within the designated Civic Open Space in the Town Centre as defined in LP4.

The Town Hall is constructed in red brick, with steeply pitched, brown metal mansards, with a deep fascia, hiding predominantly flat roofs. The plan form of the Town Hall element is roughly L-shaped and has heavily chamfered corners which are duplicated in smaller scale detailing, almost entirely avoiding rectilinearity throughout, contributing to an overall massive, Brutalist appearance.

The building is not listed or locally listed but was highlighted by Worcestershire County Council's Archives and Archaeology Services as a 20<sup>th</sup> century building of interest in the region and warrants consideration as a Non-Designated Heritage Asset (NDHA) due to its historic significance as an administrative and political core to the town, and architectural significance as a relatively late, coherently designed Brutalist building.

The Town Hall is opposite the Palace Theatre which is a Grade-II listed building.

**Proposal Description**

A new community hub is proposed on the lower ground, ground, and first floor level of the east wing of the Town Hall building. The intention is to create a new community 'one stop hub' to greatly improve public access to services that are currently spread across the town. The public facilities will include public study desks, bookable meeting rooms, interview pods, local council and civic services and associated staff facilities.

Internal works are proposed in respect to the existing Council Chamber facilities and meeting rooms, that are planned to be relocated from ground floor to the second-floor level.

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Currently the Town Hall, which hosts local government functions such as Council Chamber facilities, committee meetings, as well as access to the public, is considered to be a 'sui generis' use. In addition, previous permissions listed under the planning history, have restricted any subsequent changes of use in certain parts of the building without the approval of a further application.

Against this backdrop and as the end users have not yet been finally confirmed, it is considered prudent to define the potential uses of the community hub to be those that fall within Class F1 and F2(b). Therefore, the description includes a change of use of the premises as well as extensions to the building.

Uses that fall within Classes F1 and F2(b) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 are as follows:-

Class F1 uses are generally learning and non-residential institutions and defined in 7 parts:

- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts

Class F2(b) uses are local community related and include halls or meeting places for the principal use of the local community.

Whilst internal works would be required to enable this provision, two extensions are also proposed. The extensions will be finished with feature windows and bronze anodised cladding.

A double height extension will be located at the existing entrance to the Town Hall from Walter Stranz Square and comprise of mainly glazing to provide an open airy aspect to the enlarged main reception area for the community hub. Large areas of glazing will increase the amount of natural light into area of the building which is currently a poorly lit internal space. To reflect the design of the existing building, the main corner of the extension will be chamfered and be finished with a flat roof and parapet wall. A revolving door is proposed to enable access into the building.

The other extension located at the far end of the east wing will house a new circulation staircase, enhancing connectivity between the lower ground floor and upper floors. This extension will be mainly glazed at the base to give an effect of a 'floating box'. Glazing and cladding will be used for the staircase extension. To reflect the design of the existing building, the main corner of the extension will be chamfered and be finished with a flat roof and parapet wall.

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As the proposed works will enable more efficient use of the lower ground floor (previously occupied by the nursery and Council facilities), the potential end user for this space will also have a separate access into the building from lower ground level. To improve the visual appearance of this aspect of the building, full height glazing is proposed for existing window openings.

**Relevant Policies**

**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 22: Road Hierarchy

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

**Others**

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

National Design Guide

**Relevant Planning History**

1979/137/OUT	Construction of Civic Offices and Commercial Offices	Approved	17.05.1979
1979/588/FUL	Construction of Civic Offices and Commercial Offices	Approved	29.01.1980
87/135	Change of use of public restaurant to creche (restrictive use)	Approved	01.05.1987
98/439	Change of use to creche/nursery/childcare facilities (restrictive use)	Approved	20.11.1998
2013/130/RC3	Public art piece to celebrate the Redditch Springs and Wireform Industry on grassed area next to town hall	Approved	26.09.2013

## REDDITCH BOROUGH COUNCIL

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21/01619/FUL	Proposed installation of air source heat pump and associated equipment including external buffer vessel	Approved	21.01.2022
22/01325/FUL	Application for full planning permission to form of a new public entrance at ground floor level and localised landscaping works at the Town Hall, Redditch.	Approved	09.12.2022
23/00683/FUL	Installation of a bike shelter with capacity for 6 bikes.	Pending	

### Consultations

#### **Conservation Officer**

The proposals will cause harm to the non-designated heritage asset of the Town Hall and minor harm to the Grade II listed Palace Theatre through impact on its setting. With respect to the Town Hall, this is due to elements of design detailing which do not harmonise with the existing building, which is itself a highly coherent, homogenous design. With respect to the Theatre, this is due to the clash of design features on the Town Hall, which serves to draw greater attention to it, away from the Theatre.

On both proposed extensions there appears to be inconsistent alignment of edgings, copings and glazing transoms with the existing building's structural features. It may be possible to manage this by condition, requiring detailed cladding and glazing drawings to be submitted and approved. I also accept that final material choices can be agreed by condition.

The more significant factor, however, is the unusual glazed base to the proposed stair core extension, which is inconsistent with the existing building's solid, grounded, structurally honest architectural language, all of which are hallmarks of Brutalism (mid-late 20th century). The extension instead is ungrounded, detached and 'floating' (structural illusion rather than honesty), an attribute more common to Modernism (early-mid 20th century). It draws attention to the 'base', which is not actually the stair's base, and gives the impression of an entrance feature/zone, which it is not, all making for a confusing reading of this side of the building.

In the context of such a coherently designed building, this inconsistent feature is jarring and harmful; it draws attention to itself rather than enhancing the existing.

Notwithstanding the above, the Town Hall is not listed and so its level of significance is, at most, low-medium. Combined with a medium level of harm, the overall impact is low-medium.

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While the Palace Theatre has a high level of significance, the impact upon it is less, as its setting is already densely developed. The overall impact is therefore considered to be at the lower end of less than substantial harm.

These harms should be weighed against the public benefits of the proposal, which include enabling a viable, long term use for the Town Hall, although I would note that in my view the harm is not necessary to secure the use; further design revisions could reduce/remove the harm.

**Worcestershire Archive and Archaeological Service**

Consultation advice relates to below ground archaeology only and not the standing building. The application has been checked against Worcestershire's Historic Environment Record and is considered to have potential to impact buried undesignated heritage assets of archaeological interest.

The proposed development site is located within the historic core of Redditch. The Historic Environment Record records two monuments within the proposed development area itself, Site of Fire Station, shown on 1938, 4th Edition OS map (WSM36677) and Site of Spring Works in Red Lion Street (WSM72819). Re-developed during development of the New Town, the proposed development area was, as shown on early Ordnance Survey maps, historically bisected by Red Lion Street and George Street. Early Ordnance Survey maps record a relatively dense concentration of buildings within the extent of the proposed development area.

Medieval tenement plots are recorded just north of the proposed development site, on both the north and south side of Alcester Road (WSM19816 and WSM19815), while archaeological investigation in 1996 and 1997, on the opposite side of Alcester Street (WSM70428) north and west of the Palace Theatre, identified a probable Medieval moated site, overlying evidence of 13th-14th century agriculture. A large ditch, approx. 6m wide by 3m deep and orientated east to west, was recorded with a cobbled area, interpreted as a trackway, to the north running almost parallel. Silty, waterlogged deposits lay within the ditch base. Possible re-modelling of the ditch and platform took place in the later 15th century and deliberate backfill deposits in the ditch indicated that the site had fallen out of use by the 17th century. It is probable that any building within the moat was dismantled at this time. A large quantity of roof tiles were found, but a lack of other building materials suggests that the building was timber framed. Land between Redditch Ringway, Alcester Street, Red Lion Street and Owen Street is a suggested site of Redde Dych village (WSM01094)

The application is judged to potentially impact buried undesignated heritage assets of archaeological interest that could be altered by the development. On this basis, it is recommended that a programme of archaeological works be secured and implemented by means of a suitably worded condition. This should comprise an archaeological watching brief on any groundworks associated with development.

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In addition, it is noted that there will be an internal removal of apparent original fabric, particularly at Lower Ground, Ground and Second Floor level. The Redditch Town Hall maintains a level of both historic and architectural interest as both a key development of the New Town and as an example of post war civic architecture.

Given the scale of development and the anticipated impact on the historic environment, I would also recommend the implementation of the condition Level 1 Historic Building Record (as defined by Historic England), to photographically record areas of internal change, prior to the commencement of works. A Level 1 record is the lowest level of recording and can be undertaken by the applicant/agent with no specialist knowledge.

**Cadent Gas Ltd**

Application is in close proximity to medium and low pressure assets. No objection, but informative note required.

**WRS - Contaminated Land**

The site was previously a bus depot, and the area has a history of spring and needle manufacture. Immediately to the north (adjacent), there is a history of fuel tanks associated with the historic town hall. WRS recommend a condition to ensure potential contaminated land (PCL) issues on site are appropriately addressed.

**WRS - Noise**

Due to its town centre location with relatively distant residential premises it is not considered necessary for a CEMP. No plant etc appears to be being relocated. No objections.

**Worcestershire Highways**

No highway objections for change of use from Town Hall to Mixed Use as Town Hall, and Community Hub including Use Classes F2(b) and F1, with associated extensions and works. The net additional gross internal floorspace following development is 194sqm.

The site is located in a sustainable town centre location within acceptable walking distances of all amenities and facilities which includes a train station and bus station. The site has an existing staff only car park consisting of 48 car parking spaces. It is noted 40 existing car parking spaces and cycle parking will be available during the construction period since an area of 8 car parking spaces will be used as the site compound, these will be reinstated once the works on site are completed.

I have not requested an increase in the car parking provision due to the sites sustainable location, there would not be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing site now includes use Classes F2(b) and F1s which could lead to an intensification of the site it is therefore recommended 10 additional cycle parking spaces be provided on site. There is an option for these cycle parking spaces to be provided in the vicinity of the staircase extension since a new entrance is proposed at this location.

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Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

**North Worcestershire Water Management**

The proposed development site is situated in the catchment of the Batchley Brook & Hewell Stream. 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 minimal, based on the EA's flood mapping. Based on the available information there is no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition.

**Community Safety Manager**

Recommend that the applicant considered Secured by Design Gold or Silver Award. Due consideration should be given to issues of crime prevention and vulnerability. Security between public access areas and private staff only areas need to be clearly identified. Quality of surveillance both informal and formal (CCTV).

**Public Consultation Response**

Two public consultations have taken place in respect to this application.

**First consultation**

Site Notice posted 11<sup>th</sup> May 2023 expired 4<sup>th</sup> June 2023

Press Notice 19<sup>th</sup> May 2023 expired 5<sup>th</sup> June 2023

Neighbour consultation letters sent out on 10<sup>th</sup> May 2023 expired 30<sup>th</sup> June 2023

**Second consultation**

Site Notice posted 28<sup>th</sup> June 2023 expired 22<sup>nd</sup> July 2023

Press Notice 30<sup>th</sup> June 2023 expired 17<sup>th</sup> July 2023

Neighbour consultation letters sent out on 22<sup>nd</sup> June 2023 expired 16<sup>th</sup> July 2023

To date one letter of comment has been received raising comments in respect to difficulty using the existing disabled access arrangements from the Town Hall car park into the building.

Another representation has been received but doesn't relate to material planning issues and as such has not been included in this summary.

**Assessment of Proposal**

**The Use**

Members will be aware that there are proposals to transform Redditch Town Hall into a new community hub providing multiple services.

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Work has already started to transform the Town Hall into that community hub, with the west wing of the Town Hall currently being refurbished for the NHS to use as a clinical therapy/counselling space on the ground floor, with general office accommodation /meeting space on the first floor.

This application involves the relocation of the existing Council Chamber facilities to the second floor of the building enabling the opportunity to reuse the lower ground floor, ground floor and first floor space for community hub type uses.

As mentioned above the application includes the change of use of the building from Town Hall to Mixed Use as Town Hall, and Community Hub including Use Classes F2(b) and F1, with associated extensions and works.

As it is unclear at this stage who will be the end users of the community hub facilities, it is considered prudent to define the use of the east wing of the building to uses that fall within Classes F1 and F2(b) only as defined below:-

**Class F1 uses** are generally learning and non-residential institutions and defined in 7 parts:

- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts

**Class F2(b) uses** are local community related and include halls or meeting places for the principal use of the local community.

The site is within the Town Centre zone and Civic Open Space as defined in Borough of Redditch Local Plan No. 4 (LP4). Policy 30 of LP4 requires the Town Centre to be the preferred location for many facilities including social and community facilities.

The proposed uses cited above are acceptable community activities that could easily occupy the intended facilities and would not conflict with the existing uses within the building, including the new NHS facilities proposed to be available soon. In addition, the proposed uses would be acceptable Town Centre uses complying with Policy 30 of the LP4 which encourages tourist and cultural activities, as well as social and community venues. Policy 30.6i of LP4 promotes the redevelopment and diversification of the Town Centre by providing vibrant mixed-use areas and enhanced public realm.

## **Extensions**

To enable the implementation of the community hub facilities, extensions are proposed to provide a new entrance and an additional circulation staircase. The additional staircase



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would provide access to the community hub facilities at lower ground level, ground level, first floor level, as well as access to the relocated Council services that will be provided from the second floor onwards.

To provide a renewed presence for the building in respect to enhanced Council facilities and new community hub, a double height glazed entrance is proposed on Walter Stranz Square which is regarded as the most convenient access to the Town Hall from the town.

The extensions have been revised following on from negotiations between officers and the applicant in respect to comments made by the Conservation Officer regarding the design of the extensions. As mentioned above the building is regarded as a Non-Designated Heritage Asset and is also opposite the Palace Theatre which is a Grade-II listed building.

Initially the extensions were rectangular and horizontal attenuation jarred with the building's prominent horizontal attenuation features. It was also evident that the rectangular form of the two extensions clashed with the building style of the Town Hall which has heavily chamfered corners. In addition, the elevations initially submitted showed a material dark grey finish with dark colour glazing bars. The architect's intention was to provide a modern contrast to enable the history of the building to be clearly read rather than trying to blend in and devalue the quality of the original with a pastiche.

Officers considered that the shape of the extension including the pronounced upper floor overhang of the staircase, the colour finish of the cladding, and positioning of the glazing bars, clashed with the design of the Town Hall and would cause harm to the setting of the Palace Theatre.

Revisions have been made to the scheme which now shows the following:-

- A reduction in the mass of the staircase extension.
- Chamfered corners have been introduced on prominent corners of the extensions.
- Horizontal attenuation (utilising glazing bars and cladding features) has been carefully applied to ensure alignment is as close as possible, with horizontal attenuation features that exist on the building.
- The colour finish of the potential cladding has been amended to a bronze anodised finish that will now harmonise and complement the existing building. Whilst this colour has been mutually agreed between the applicant and your officers, a condition would be imposed for the submission and approval of all materials including the cladding.

Although revisions have been made to the scheme, concerns have still been raised by Conservation in respect to the design. The architect acknowledges the comments and potential suggestions made to further revise the scheme, and responds as summarised below:-

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- If the plans were to amend the building to provide further office space or link floors, and the stair core was simply a functional addition then the design may be different. However, the proposal is trying to achieve a very ambitious conversion of office space into a public, accessible and community facility and the stair will be an integral part of this. The contrast in use we feel justifies the cost and design ambition of a high-quality modern addition to the building.
- In our experience this approach is generally recognised as a suitable approach to extending existing (and even listed) buildings. The modern contrast enables the history of the building to be clearly read. This approach has also been taken at the theatre and to a lesser extent by the NHS with their entrance proposal.
- The glazing at the ground floor level in our opinion is wholly appropriate and helps denote the ground floor (which due to the topography is at first floor level). This is already denoted by roof features and so we believe our addition provides another interesting detail to further emphasise this and provide a clear break of old and new. The internal space within the Town Hall building will be open to views and light, and when viewed externally the extension will be an illuminated feature particularly in the darker evenings.
- The design of the extensions represents a high-quality approach which is respectful of the existing building and its surroundings.

Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Conservation harm identified in this case is *low-medium impact* on the Town Hall as a non-designated heritage asset, whilst harm to the Palace Theatre (Grade-II listed building), would be considered as at the *lower end of less than substantial harm*. As mentioned above under Paragraph 202 of the NPPF, the less than substantial harm should be weighed against the public benefits. In this situation, the public benefits would be making more efficient use of the Town Hall by introducing additional uses to provide a community hub facility optimising the viable use of the building.

In coming to a 'balanced judgement' as required by para 203, officers consider the revised plans enable the proposals to complement the existing building whilst still projecting a modern interpretation. The proposals also enable the optimum viable use of the Town Hall building whilst ensuring that harm to buildings of significance and their

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setting such as the Palace Theatre is minimised in accordance with paragraphs 202 of the NPPF. The revised proposals are considered to be acceptable complying with Policies 39 and 40 of the LP4.

The new entrance extension will be located at the South-East corner of Walter Stranz Square. The site is within the Civic Open Space as defined in LP4. Policy 13 of LP4 requires open space areas to be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. In order to maintain the levels of open space provision in the Borough, proposals which would result in the total or partial loss of Primarily Open Space will not normally be granted planning permission unless it can be demonstrated that the need for development outweighs the value of the land as an open area.

A criteria is set out in the Policy and should be applied when assessing applications for development in open space areas:-

- i. the environmental and amenity value of the area;
- ii. the recreational, conservation, wildlife, historical, visual and community amenity value of the site;
- iii. the merits of retaining the land in its existing open use, and, the contribution or potential contribution the site makes to the Green Infrastructure Network, character and appearance of the area;
- iv. the merits of protecting the site for alternative open space uses;
- v. the location, size and environmental quality of the site;
- vi. the relationship of the site to other open space areas in the locality and similar uses within the wider area;
- vii. whether the site provides a link between other open areas or as a buffer between incompatible uses;
- viii. that it can be demonstrated that there is a surplus of open space and that alternative provision of equivalent or greater community benefit will be provided in the area at an appropriate, accessible locality; and
- ix. the merits of the proposed development to the local area or the Borough generally.

Whilst the site is located within the Civic Open Space as annotated in LP4, due to the location of the new extended entrance (adjoining the Town Hall building), it is considered unlikely that the proposal would conflict with the above criteria and would not hinder the use of the Square for open space purposes. 13.8 supports this view as it sets out that where a building is already located on land that is designated as Primarily Open Space, proposed development within its curtilage or immediate surroundings may be acceptable subject to the proposal complying with other relevant planning policies and material considerations. The design of the proposed entrance is acceptable complementing the streetscene and would be in accordance with Policies 39 and 40 of the Local Plan No. 4.

## **Consultation responses**

An extensive public consultation has taken place twice for this application due to the change in the description of the application. Only 1 comment has been received which

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does not include any comments in respect to the proposals but refers to existing mobility access arrangements between the Council car park and Town Hall entrance. Property Service Officers will be looking into this as a separate matter to the application proposal.

Consultee comments include the request for conditions to cover potential contamination issues should they arise, and County Archaeology Services request standard conditions including a condition to photographically record the interior of the building prior to works taking place. Worcestershire Highways note that the proposed uses could lead to an intensification of the site and have requested a condition for additional cycle parking facilities.

Overall, it is considered that the proposed uses would be compatible with existing uses within the Town Hall, the proposed uses would be acceptable uses in this Town Centre location complying with the Council's policies.

The proposals complement the existing building whilst still projecting a modern interpretation and enable the optimum viable use of the Town Hall building whilst ensuring that harm to buildings of significance and their setting such as the Palace Theatre is minimised in accordance with paragraphs 202 and 203 of the NPPF and policies in LP4. For these reasons the development complies with the provisions of the development plan and would be acceptable.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations,**

- a) Planning permission be GRANTED subject to the following conditions 1-10 and**
- b) Delegated powers be GRANTED to the Head of Planning, Regeneration and Leisure services to determine any subsequent Non-Material Amendment (NMA) associated with the implementation of the permission.**

**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 plans and drawings to be defined.

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

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) Prior to first occupation of the development hereby permitted, a scheme for hard and soft landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

- 5) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings

produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

REASON: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 6) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation(s), has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  - a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

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- 7) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme(s) of Investigation approved under condition (6) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

- 8) Level 1 Record: The development shall not be commenced until a Level 1 Historic Building Recording (as defined by Historic England) has been completed in accordance with the guidelines laid out in the Standards and Guidelines for Archaeological Projects in Worcestershire and submitted to the County Historic Environment Record.

Reason: In accordance with the requirements of paragraph 205 of the National Planning Policy Framework.

- 9) The premises shall be used for a mixed use as a Town Hall, and Community Hub including uses that fall within Classes F1 and F2(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and any subsequent amendments thereto.

Reason:- To define the permission.

- 10) The Development hereby permitted shall not be first occupied until 10 sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

**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.