

**PLANNING
COMMITTEE**

26th July 2023

Planning Application 23/00683/FUL

Installation of a bike shelter with capacity for 6 bikes.

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

**Applicant: Mr Mike Taylor
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.

Proposal Description

A shelter for 6 bicycles is proposed to be erected to the west of Walter Stranz Square close to the entrance of Fountain Passage and adjacent to the Town Hall building. The overall dimensions of the shelter will be approximately 2.6 x 2.8m with an overall height of 2.5m. The shelter will have a transparent curved roof and the supports for the shelter will be of a similar colour finish to match the existing windows of the Town Hall.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

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 & Commercial Offices	Approved	17.05.1979
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REDDITCH BOROUGH COUNCIL

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1979/588/FUL	Construction Of Civic Offices & Commercial Offices	Approved	29.01.1980
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
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
23/00537/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.	Pending	

Consultations

Highways Redditch

No objection.

Public Consultation Response

Site Notice posted 30 June 2023 expired 24 July 2023

Neighbour consultation letters sent out on 30 June 2023 expired 24 July 2023

To date no comments have been received.

Assessment of Proposal

Members will be aware that planning permission has been granted for an entrance for the new NHS facilities at the Town Hall under planning permission 22/01325/FUL.

Permission was granted subject to a number of conditions including condition 4) below:-

- 4) Prior to their first installation, details of cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the first occupation of the development.

Members will be aware that work for the entrance is currently taking place on site. The applicant is willing to provide cycle parking facilities (as required under condition 4). However, having reconsidered the minor revisions to the NHS entrance (NMA application considered at Planning Committee on 12 July 2023), and taking into consideration the proposed tree planting, benches and existing art sculpture, the intended location for the cycle facilities is likely to result in a cluttered streetscene.

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To resolve this problem and to ensure the cycle parking facilities be provided, the applicant has requested that the position of the cycle shelter be located to a more accessible location which is just a short distance from its intended position.

It is proposed that the cycle shelter be located just outside the entrance to Fountains Passage, to the west of Walter Stranz Square. The site is within the Civic Open Space as defined in Local Plan No. 4 (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 the LP4, due to the location of the cycle shelter (adjoining the Town Hall building), it is considered unlikely that the proposal would conflict with the above criteria set out in Policy 13. In addition, the proposal would not hinder the use of the Square for open space purposes. Policy 13.8 of LP4 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.

It is considered that the revised positioning of the cycle shelter is an improvement to that originally proposed as it will be positioned in a highly accessible location, ideal for those

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visiting the town and needing somewhere to secure their bicycle before using the facilities within the Kingfisher Shopping Centre. The proposed location of the cycle shelter is acceptable and would be in accordance with Policies 39 and 40 of the LP4.

Overall, it is considered that the proposed development complies with the provisions of the development plan and would be acceptable.

As the cycle parking facilities are required in association with the NHS entrance application Ref: 22/01325/FUL, a Unilateral Undertaking will be required to sufficiently ensure that the facilities be provided in the revised location as opposed to the location defined under planning application 22/01325/FUL.

Given that the cycle parking provision will need to be provided prior to the first occupation of the development (new entrance), it is considered reasonable that this permission be valid for 1 year only rather than 3 years as normally imposed.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the head of Planning and Regeneration to GRANT planning permission subject to:-

- a) **The satisfactory completion of a Unilateral Undertaking ensuring that:**
- 1. cycle facilities be provided in the revised location instead of the location defined under planning application 22/01325/FUL and timing of the availability of the cycle facilities.**

And

- b) **Conditions as summarised below:**

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of one year 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.

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

Procedural matters

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This application is being reported to the Planning Committee because the application requires a Unilateral Undertaking and Redditch Borough Council are the landowners. As such the application falls outside the scheme of delegation to Officers.