

**Redditch Borough Council  
Planning Committee**

**Committee Updates  
13th September 2023**

**22/01316/OUT Land Rear Of, Sambourne Lane**

Members have been circulated representations via a member of the public in the form of a 25 page document, which contains 7 principle points. The representations have been received from Karen and Fraser Baggott who are registered to speak in objection to this application.

In response to this document, your officers would respond as follows:

Members are reminded that applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Planning history is set out within the officer report within the main agenda. Officers have explained the material differences between previous schemes and the current application and have explained why the current application is considered to be acceptable. The current scheme is markedly different to those previous applications in terms of the layout of the development and the current application is of course a self-build / custom build scheme, which the previous applications were not. This is a material consideration which in your officer's opinion should be afforded significant weight in the planning balance. In this respect, as explained within the main report, the Council cannot currently meet its duty under the 2015 Self-Build and Custom Housebuilding Act in the fact that there is currently a deficit of 10 CSB units. The proposed development would make a significant contribution to the supply of sites for self-build housing in Redditch Borough in accordance with Section 5 of the NPPF and the associated PPG.

The representation asserts that the proposals are unacceptable in terms of landscape character and wildlife impact. Your officers would respond by stating that a detailed Landscape and Visual Impact Assessment was submitted with the application which concludes that no material harm would be caused. Your officers agree with this view.

Officers have responded to concerns regarding character and impact on amenity within the main report.

Having regards to point 4 within the representations, officers are satisfied that no material change of use has occurred in terms of the gardens and the fence location query.

A photograph of a Great Crested Newt is contained within the document with the representation asserting that GCN are likely to be present within the site boundaries. As set out within the report, a EDNA report has been carried out further to the original preliminary Ecological Appraisal, where results have been returned as negative. Notwithstanding the negative results received, in this respect it is important for members to understand that the discovery of a protected Species at the site at a later date, would not effectively; sterilise the site, the site could still be developed, although a licence from Natural England would be required prior to re-commencing works (see informative / note number 4 set out on page 39 of the report).

The proposed bin storage area is considered to be acceptable. As an outline planning application, precise details in this respect would not be expected to be received at this stage but can be agreed via a discharge of planning condition application or as part of a detailed planning

application submission.

The applicant's agent has circulated a legal opinion to all members of the Planning Committee which comments that the application is fully compliant with relevant development plan policies, is acceptable in principle, would cause no harm to the character and amenity of the area. This also sets out the differences between this current scheme and that submitted in 2014 set out within the main report.

## **22/00976/FUL Lowans Hill Farm, Brockhill Lane**

### **WCC Highways**

The proposal has been fully assessed and meets the Streetscape Design Guide standards. The following conclusions are made by WCC Highways.

1. The internal layout provided is deemed to be acceptable.
2. Car parking and cycle parking has been provided in accordance with WCC car parking standards.
3. Turning heads provided which enable all vehicles to enter and leave the site in a forward gear.
4. A new vehicular and pedestrian access designed in accordance with WCC design standards.
5. Acceptable vehicular visibility splays provided at the junction in accordance with posted speeds.
6. Vehicular tracking for a 11.2m refuse vehicle provided at the junction and within the site which confirm no over-running of the kerbs.
7. Electrical vehicle charging points provided per dwelling.
8. Visitor car parking spaces provided within the site.
9. Traffic generation of the proposal confirmed via recognised software TRICS confirming 9 two-way trips in the AM and 8 two-way trips in the PM.
10. Community Transport Contributions requested £869.00
11. Traffic Regulation Order (waiting restrictions requested) on the bend outside plots 15 - 17.
12. S278 works required at the proposed vehicular access.
13. Accident data has been provided by the applicant which confirms 2 slight non-pedestrian related accidents over a 5-year period (no accident pattern).

Based on the information submitted to the highway authority it is concluded there will not be an unacceptable impact on the highway safety or a severe impact on the road network. Therefore highways have no highway objection subject to conditions.

WCC have requested a contribution of £869 towards community transport. However, the funding is sought for general provision of community transport rather than being considered necessary to address specific deficiencies arising from the development. Therefore, the requests would fail to comply with reg.122(2) of the CIL Regulations 2010.

### **RECOMMENDATION:**

The recommendation on Page 58 of the published committee report remains the same. The following conditions are proposed to be added.

14. The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway / edge of carriageway have been provided on both sides of the access of all vehicular accesses. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

15. The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

16. The Development hereby permitted shall not be first occupied until the proposed garage / dwelling has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: In the interests of highway safety.

17. The Development hereby permitted shall not be first occupied until 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: In the interests of highway safety.

18. The Development hereby approved shall not be occupied or be brought into use until the access, parking and turning facilities have been provided as shown on drawing 880-D5A-00-ZZ-DR-A-0105 P15.

Reason: To ensure conformity with submitted details.

19. The Development hereby approved shall not commence until the visibility splays shown on drawing 880-D5A-00-ZZ-DR-A-0105 P15 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

20. The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: In the interests of highway safety.

### **23/00202/FUL The Alexandra Hospital, Woodrow Drive**

Consultation response received from WRS with respect to noise received 31/08/23:

#### **Noise and lighting**

The submitted SRL Noise report dated 1 February 2023 relies on a background noise survey from May 2019 and acknowledges that further development has taken place since. It proposes a design guide of 31 dB L<sub>Ar,Tr</sub> when assessed at the nearest noise sensitive receptor in accordance with BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound-. Assuming this is the boundary of any residential property this will provide a good level of protection to existing residences. I am however concerned whether in the absence of plant design specifications and the first floor location of louvres on the South/west façades and unknown external plant whether these levels are achievable. 21/00442/OUT is outstanding and if consented brings further residential property close to the proposed facility on the western flank which needs to be considered if this design target is achievable on this façade. Suggested condition if applicant is confident that it can be achieved:

Prior to commencement an assessment of the acoustic impact arising from the operation of fixed plant including ventilation and air conditioning shall be undertaken in accordance with BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the rated level of noise shall not exceed 31 dB L<sub>Ar,Tr</sub> at the boundary of residential property. Background levels are to be taken as a 15 minute LA<sub>90</sub> at the boundary of the nearest residential noise-sensitive receptors.

The scheme shall be submitted to and approved in writing by the Local Planning Authority. A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

No assessment has been made of the likely impacts of the construction of the facility which is in close proximity to residential property. So, an additional condition is proposed

7) A Construction and Environment Management Plan shall be submitted to and approved by the Local Planning Authority identifying likely noise levels and measures to minimise noise and dust during construction. Once approved the Plan shall be implemented for the duration of the works. Guidance on the required content is provided at Microsoft Word - contractor guidance 2nd edition (edited) v.2.0 (worcsregservices.gov.uk)

Additional condition is proposed

8) A scheme for the external lighting of the facility shall be submitted to and approved by the Local Planning Authority and installed prior to first occupation of the facility. Guidance is available Institute of lighting Engineers : Guidance Notes for the Reduction of Obtrusive Light GN01:2021

If residents have complaints relating to current construction or plant noise this should be raised with enquiries@worcsregservices.gov.uk or 01905 822799.

Officers set out that given that the works are already underway, a revised wording for the condition relating to acoustic impact has been suggested by the agent and agreed by WRS and this is proposed as an additional condition

9) Prior to first occupation an assessment of the acoustic impact arising from the operation of fixed plant including ventilation and air conditioning shall be undertaken in accordance with BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. The assessment shall be submitted to the Local Planning Authority together with a scheme of

attenuation measures to demonstrate the rated level of noise shall not exceed 31 dB LAr,Tr at the boundary of residential property. Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors.

The scheme shall be submitted to and approved in writing by the Local Planning Authority. A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

Details relating to a Construction Environmental Management Plan and lighting have not being received by the LPA in advance of this meeting therefore conditions are recommended as above in relation to these points.

**23/00854/FUL 157 Easemore Road, Redditch**

**No Updates**