

**PLANNING
COMMITTEE**

9th November 2010

PLANNING APPLICATION 2010/231/RC3

**ENVIRONMENTAL ENHANCEMENTS – REDESIGN OF EXISTING
INFRASTRUCTURE TO CREATE ADDITIONAL CAR PARKING SPACES**

BLYTHE CLOSE, CRABBS CROSS

**APPLICANT: REDDITCH BOROUGH COUNCIL
EXPIRY DATE: 10TH NOVEMBER 2010**

WARD: CRABBS CROSS

The author of this report is Nina Chana, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

New town residential area in Crabbs Cross, with dwellings facing outwards onto estate roads and rears of other rows of dwellings, or into parking courtyards. Two storey housing with pitched roofs. Most of the surrounding spaces are rough/hard surfaced. The estate has some grassed verges and amenity strips and also has a redundant play area.

Proposal Description

The application proposes the creation of car parking spaces which will be created by the removal of isolated shrub areas and an old redundant play area which is hard surfaced, but cannot be used for car parking due to its access arrangements and configuration.

The application is supported by a Design & Access Statement.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG13 Transport

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Regional Spatial Strategy

- QE3 Creating a high quality built environment for all
QE4 Greenery, urban greenspace and public spaces
T7 Car Parking standards and management

Worcestershire Country Structure Plan

- T4 Car parking
SD2 Care for the environment

Borough of Redditch Local Plan No.3

- B(BE).13 Qualities of Good Design
B(NE).1a Trees, Woodland and Hedgerows
R2 Protection of incidental open space

SPDs

Encouraging Good Design.

Relevant site planning history

None

Public Consultation responses

Responses against

Three objections received raising the following points:

- Loss of shrubbed areas
- Cars overhanging footpath
- Car parking spaces will be nearer to houses

Consultee responses

County Highway Network Control

No objection

Procedural matters

This matter is reported to Planning Committee because more than two objections have been received in relation to it and the recommendation is positive.

Assessment of proposal

The key issues for consideration in this case are the effect of the loss of the incidental shrubbed areas and the overall impact on the provision of parking spaces for the close as a whole.

Loss of amenity areas

Whilst policy seeks to protect incidental amenity spaces, some would remain in this Close, and in considering the benefit of the proposed parking arrangements, this should be weighed against other benefits and disbenefits, when considering the overall proposal here.

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Overall parking provision in the Close

The proposal would result in 28 spaces in total in the Close, to serve 19 properties, which equates to an average of 1.4 spaces per dwelling. This is considered to be a good balance between a realistic level of provision for this location, and a sustainable number that should still encourage other methods of travel and thus sustainability. It is therefore considered by Officers to be broadly in compliance with Policy requirements.

Sustainability

In line with current and emerging planning policy guidance, any hard surfacing to be provided should be permeable or include a Sustainable Urban Drainage system, and thus it is recommended that a condition be imposed to this effect.

Conclusion

On balance, Officers consider that the proposals here would result in an improved residential and visual amenity in this Close, and the loss of the small shrubbed areas and the redundant play area is therefore considered to be outweighed by these benefits.

Recommendation

Having regard to the development plan and to other material planning considerations, it is recommended planning permission be granted subject to conditions and informatives as summarised below:

1. Development to commence within three years
2. Surfacing to be permeable wherever possible for sustainability reasons
3. Details of finishes of surfaces to be submitted and agreed prior to commencement on site, and implemented as agreed
4. Approved plans specified

Informatives

1. Reason for approval