

**PLANNING  
COMMITTEE**

13th December 2011

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**PLANNING APPLICATION 2011/296/FUL**

**ERECTION OF A C1 HOTEL (PREMIER INN) AND A3 RESTAURANT  
(BEEFEATER)**

**LAND AT TEARDROP SITE, BORDESLEY LANE, REDDITCH**

**APPLICANT: WHITBREAD  
EXPIRY DATE: 17TH JANUARY 2012**

**WARD: ABBEY**

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**(See additional papers for Site Plan)**

**Site Description**

Existing area of undeveloped land adjacent roads and near roundabout at northern end of town. The land is largely grassed with natural scrub and shrub planting and some trees. The road is between the A441 Alvechurch Highway which lies to the west, and Bordesley Lane which lies to the east. To the north of the site is a subway under the highway with the Abbey Stadium beyond, whilst to the south is a further element of this vacant site adjacent the roundabout.

To the west beyond the Highway are residential properties and to the east beyond Bordesley Lane is the cemetery/crematorium site.

**Proposal Description**

The application proposed the erection of an A3 restaurant to the southern end of the site and a C1 hotel to the northern end parallel with the roads. The site would be accessed by vehicle from Bordesley Lane and include car parking to the west and north. This access divides the site into the two separate elements, and forking to north and south once in the site.

The hotel building would be three storeys with a main pedestrian entrance facing west. It would be brick with render at second floor level with slate coloured roofing tiles and buff brick soldier detailing. The design is linear, and would run parallel to the roads either side, with a central longitudinal corridor. The proposal has two sets of plans, as it is proposed in the first instance to build a 62 bed hotel, and then at a later date extend it to 80 beds. The extension to accommodate the additional 18 beds would be at the northern end of the hotel, on an area proposed for grass and landscaping. Similarly, the surrounding car park would also be provided in two phases. Due to the

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modular design and layout of the proposed hotel, it would be possible simply to add on the extra bedrooms at a later date relatively simply.

The restaurant building would be two storey and single storey, with ancillary facilities, a bedsit and a manager's flat at first floor level, and bar, seating, kitchens etc at ground floor. The building would be of similar materials to the hotel, with bay window features to the ground floor and render to the upper end elevations. Both buildings would benefit from stained timber windows.

The site would be landscaped, retaining much of the perimeter planting and breaking up the parking areas with planted areas to retain habitats. The restaurant would have more formal landscaping around it, and external seating areas.

The application is supported by a Design & Access Statement, a planning statement, a transport statement, a travel plan, a landscape strategy, a climate change statement, a topographical survey, a tree survey, a FRA (Flood Risk Assessment), a contaminated land assessment and a phase 1 habitat survey.

## **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](http://www.communities.gov.uk)

[www.wmra.gov.uk](http://www.wmra.gov.uk)

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

## ***National Planning Policy***

PPS1 (& accompanying documents) Delivering sustainable development

PPS4 Planning for sustainable economic growth

## ***Regional Spatial Strategy***

Whilst the RSS still exists and forms part of the Development Plan for Redditch, it does not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that such policy is likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS.

## ***Worcestershire County Structure Plan***

T1	Location of development
T3	Managing car use
D31	Retail hierarchy
D33	Retailing in out of centre locations

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SD1	Prudent use of natural resources
SD2	Care for the environment

### ***Borough of Redditch Local Plan No.3***

CS1	Prudent use of natural resources
CS2	Care of the environment
CS7	The sustainable location of development
S1	Designing out crime
B(BE)13	Qualities of good design
B(BE)14	Alterations and extensions
B(BE)19	Green architecture
C(T)1	Access to and within development
C(T)12	Parking standards (& appendix H)

### ***Supplementary Planning Guidance/Supplementary Planning Documents***

Encouraging good design  
Designing for community safety

### ***Other Relevant Corporate Plans and Strategies***

Redditch Sustainable Community Strategy (SCS)

### ***Emerging Policies***

The government has recently published its draft National Planning Policy Framework document (NPPF). Whilst it is a consultation document and, therefore, subject to potential amendment, nevertheless it gives a clear indication of the Government's 'direction of travel' in planning policy. Therefore, the draft National Planning Policy Framework is capable of being a material consideration, although the weight to be given to it will be a matter for the decision maker's planning judgment in each particular case. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

It is not considered in this case that this policy direction is significantly different from that in the other Development Plan documents that are relevant to this decision, and therefore is not referenced further due to it having only little weight at this stage.

The Core Strategy is the document that will eventually replace the local plan, and is currently working through the process towards adoption. It has been published and consulted upon, and therefore counts as emerging policy to which some weight can be given in the decision making process. The current version is the 'revised preferred draft core strategy' (January 2011).

The Core Strategy contains objectives for the overall approach to development in the Borough up until 2026, as well as strategic policies.

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The designation of the tear drop site in the local plan has been carried forward into the core strategy largely as it was, and therefore there is no change to the approach to this proposal as a result of the core strategy.

## **Relevant Site Planning History**

None – the site appears not to have been developed previously

## **Public Consultation Responses**

### **Responses in favour**

None

### **Responses against**

One letter received raising the following points:

- Wildlife haven should not be lost
- Noise barrier would become noise generator that would be unacceptable
- Lost gateway opportunity
- Existing hotel/restaurants nearby

## **Consultee Responses**

### ***Development Plans***

Generally supportive of proposals as largely in compliance with policy framework.

### ***Arboricultural Officer***

No objection subject to conditions to protect trees during construction and improve their long term health and amenity value and the details of replacement planting.

### ***Land Drainage engineer***

No objection subject to condition regarding submission of further drainage details – satisfied that the proposed development would neither increase the risk of flooding elsewhere nor be prone to flooding.

### ***Community Safety Officer***

No objection subject to details being covered by conditions.

### ***County Highway Network Control***

No objection subject to conditions regarding completion of off-site highway works to link site to footpath and cycle network and on site details.

### ***WRS: Environmental Health***

No objection subject to conditions relating to any contamination that might be found during construction.

### ***Crime Risk Manager***

No comments received.

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***Severn Trent Water***

No objection subject to a condition and informative regarding drainage details.

***Environment Agency***

No comments received.

***Worcestershire Wildlife Trust***

No comments received.

**Assessment of proposal**

The key issues for consideration in this case are the principle of the proposed uses, their design and layout, security and parking/access requirements.

**Principle**

The application proposes two of the uses specifically identified as acceptable on this site in policies of the current local plan and the emerging core strategy. Therefore, the principle of these uses is considered to be acceptable, subject to the details of the application being policy compliant.

**Design and layout**

The proposed buildings are of materials sympathetic to the surrounding area, and the designs are considered to be of an appropriate siting, scale and massing relative to the context of the site such that they would not result in any harmful effects on amenities or noise disturbance.

**Landscaping and trees**

The proposed retention of mature trees where possible is considered to be appropriate, and those to be lost are not of sufficient merit to be worthy of retention. The protection of existing trees and landscaping during construction, and the replacement and new planting to be provided as part of the development is considered to be appropriate in principle. However, some of the details are considered lacking, and therefore further details should be sought and agreed prior to implementation. A condition to this effect is included below.

The hard landscaping layout is also considered to be acceptable, and largely of porous materials to allow for sustainable drainage to occur.

Some concerns were initially raised regarding protected species and possible impacts on nearby designated wildlife sites, however these have been addressed through the submission of additional information, and as such it is not considered that the proposal would result in significant harmful effects on such interests.

**Highways, access and parking**

The parking provision on site complies with adopted standards in terms of both numbers and layout, and as such is considered to be acceptable. The

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access arrangements from Bordesley Lane are considered to meet current design standards for a safe ingress/egress and as such are acceptable.

Current links along Bordesley Lane to the public transport network could be improved, and the County are seeking lighting and pavement improvements between the site and the subway/bus stop location to the north under their own legislation. It is therefore proposed that a condition be attached to ensure that these works are completed prior to the use of the hotel and restaurant commencing, in order that guests are able to choose to access the site from a range of methods in safety.

## Sustainability

The site lies within the urban area of Redditch and as such is considered to be in a sustainable location. Further, it lies in close proximity to bus and cycle routes and this proposal would include links to both of these. The proposed development is therefore considered to be acceptable in this regard.

## Other issues

Detailed comments have been received from the community safety team relating to the site and its operation. Whilst some of the comments cover matters that fall outside the remit of planning, those details that can be controlled to the benefit of users of the site (both staff and guests) and to surrounding residents should be, and conditions are therefore recommended to that effect.

There are no matters of policy that would require a planning obligation in this case, nor are there any site specific matters and as such there is therefore no need for an agreement in this case.

Concerns have been raised regarding noise from the proposed development and potential negative impacts on surrounding land uses, however the combination of the design and location of the proposal, combined with the landscaping is considered to be such that any impacts would not be sufficient to warrant refusal.

The representation also refers to matters of competition and a lack of need for such a development, however these are not matters that can be taken into account as competition is not material and there is no policy requirement to consider the need for a development of this type. Further, as the site is identified for such uses, it is considered that they should be supported in this location.

## Conclusion

When taking into account all the material considerations and examining the policy framework, it is considered that the proposals comply with the policies, both adopted and emerging, and that there would be minimal harm to

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amenity, such that the proposal is considered to be acceptable. It is hoped that such a development would have a positive impact on the local economy.

**Recommendation**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:**

**Conditions**

1. Time limit for commencement of development
2. As per plans
3. Materials to be agreed
4. Landscaping timing and replacement if dead
5. Tree protection during construction
6. Replacement planting and tree works details to be agreed
7. Boundary treatments to be agreed
8. Security matters as requested by community safety
9. As requested by highways
10. Off-site highway works to be completed prior to commencement of use/occupation
11. As requested by STW

**Informatives**

1. Reason for approval
2. As requested by highways
3. As requested by STW

**Procedural matters**

This application is reported to Planning Committee because it is a major application recommended favourably.

Members are reminded that in their decision making they should consider the proposed uses on this site and not the operators, as to grant this consent would allow these uses but not restricted to these occupiers.