

**PLANNING
COMMITTEE**

29th February 2012

PLANNING APPLICATION 2012/018/RC3

ENVIRONMENTAL ENHANCEMENTS – DEMOLITION OF EXISTING GARAGES, PROVISION OF ADDITIONAL CAR PARKING SPACES AND PROVISION OF REFUSE BIN COLLECTION AREAS.

WINYATES CENTRE, WINYATES

APPLICANT: REDDITCH BOROUGH COUNCIL

EXPIRY DATE: 14TH MARCH 2012

WARD: WINYATES WARD

(See additional papers for Site Plan)

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Site Description

The Winyates Centre is a District Centre which was built as part of the New Town Developments in the 1970s. The centre has a number of shop units, residential flats, a public house and a medical centre. There are also a number of blocks of garages in various locations, in addition to some grass verges and amenity strips and also a large number of car parking spaces.

Proposal Description

The application proposes an additional seven car parking spaces which would be created by the removal of seven garages, and the provision of four refuse and recycling points.

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

PLANNING COMMITTEE

29th February 2012

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 County 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

Four objectors to date. Comments summarised as follows:

- detrimental effect on visual amenity
- smell from bins in the summer

Consultee Responses

County Highway Network Control

No objection

Assessment of Proposal

The key issues for consideration in this case are the effect of the loss of the garages on residential and visual amenity, the loss of the incidental grass amenity areas and the overall impact on the provision of parking spaces and refuse collection facilities for the Close and Centre as a whole.

Loss of amenity areas

Whilst policy seeks to protect incidental amenity spaces, the majority of which would remain in this Close, in considering the benefit of the communal refuse collection area, this should be weighed against other benefits and disbenefits, when considering the overall proposal here. There is only one area, in Woodcote Close, where the bins are proposed to be placed on what is currently grass verge. The remaining two areas are already hard standing surfaces. These collection areas will provide improved and central refuse disposal areas for the residential occupiers of the flats and will also provide re-cycling facilities. Therefore the small loss of amenity area is considered to be outweighed by the benefits of the facilities proposed.

PLANNING COMMITTEE

29th February 2012

Overall parking provision and removal of garages

The proposal would result in the provision of seven additional car parking spaces, which are being created as a result of the removal of garages. The Winyates Centre, as a whole is not short of car parking spaces, but the need has arisen for the removal of the garages as they are either empty or being used for storage. The removal of these garages will enhance the visual amenity of the area. There are no longer maximum standards of parking provision, and the spaces would be considered acceptable in design and visual amenity terms, and therefore are acceptable.

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 Centre, and the loss of the small grass area and the removal of the garages 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.

Informative

- 1) Reason for approval

Procedural Matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to Committee as four letters of objection have been received and the recommendation is for approval.