

**PLANNING
COMMITTEE**

15th August 2012

PLANNING APPLICATION : 2012/122/OUT

4 NEW DETACHED DWELLINGS

**LAND ADJACENT 1 SPRINGHILL COTTAGE, FOXLYDIATE LANE,
REDDITCH**

**APPLICANT: MR P WILLIAMS
EXPIRY DATE: 23RD AUGUST 2012**

WARD: WEST

(See additional papers for Site Plan)

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Site Description

Overgrown gap site, bounded to north by private drive leading to small residential development from late 20th century. To the east/south is a pair of older dwellings at much lower level, along with development to the south in Springhill Gardens, which is modern and at a lower level. To the west of the site lies a small historic house with thatched roof and substantial mature greenery all around. To the north of the site beyond the private drive known as Springvale Drive is an area of open space with a footpath leading from Foxlydiate Lane to Reynards Close.

The area as a whole is residential, with a range of ages of properties, largely dating from the late twentieth century and of brick and tile construction.

Proposal Description

This is an outline application with matters of access and layout included for consideration only. Therefore, appearance, landscaping and scale are reserved matters for future consideration.

The proposed plans have been amended and now show the site being accessed from Springvale Drive to the north, with four dwellings facing onto that road and the open space to the north. The dwellings would be set back sufficiently to allow car parking to their frontages, and their rear gardens would face south.

**Relevant Key Policies:
*NPPF***

Regional Spatial Strategy
No specific relevance in this case

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Worcestershire County Structure Plan

No specific relevance in this case

Borough of Redditch Local Plan No.3

CS2 Care for the environment

CS7 Sustainable location of development

S1 Designing out crime

B(HSG)6 Development within or adjacent to the curtilage of an existing dwelling

B(BE)13 Qualities of good design

B(NE)1a Trees woodland and hedgerows

The site is undesignated and lies within a predominantly residential area

Supplementary Planning Guidance

Encouraging good design

Designing for community safety

Emerging policies

The draft 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 draft Core Strategy contains objectives for the overall approach to development in the Borough up until 2026, as well as strategic policies. A further version will be published in the future prior to its examination and adoption for use, for which the evidence base is currently being compiled and published.

Relevant site planning history

Application no.	Description	Decision	Decision date
98/388	Outline for 3 dwellings	Withdrawn	26/1/99
99/134	Resubmission of 98/388	Refused	8/7/99
02/172	Residential development	Withdrawn	18/7/02

Consultation Responses

Public

Seven letters of objection received raising the following points:

- Increase in traffic on access road would cause safety concerns
- Visibility splay where access meets Foxlydiate Lane is insufficient and further usage would increase potential highway dangers

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- Potential contaminated land due to use of site for burning of rubbish – needs to be addressed
- Concern over impact on Public Right of Way (PROW) network
- Keen to ensure retention of thatched cottage 'The Thatch' on Foxlydiat Lane
- General support was expressed for the redevelopment of the site – it appears to attract litter due to its lack of use, but not in current format

Other matters such as land ownership and maintenance of a private road have been raised but these are not material to this decision so are not reported here.

Consultee Responses

County Highway Network Control

Objected to the original proposal however their original concerns have now been overcome and they raise no objections subject to conditions to ensure that the visibility splay onto Foxlydiat Lane and the on-site parking spaces are provided prior to the occupation of the dwellings.

Arboricultural Officer

No objections, but notes that existing vegetation could and should be protected for the future and that more detailed information would be required at reserved matters stage in order to cater for this going forwards.

WRS

No objection subject to conditions regarding noise/construction hours, light and odour

County Rights of Way Officer

Notes that there is a PROW in the vicinity of the site and makes no objection subject to its continued accessibility during and after construction.

Severn Trent Water

No objection subject to condition

Assessment of proposal

The key issues for consideration in this case are the principle of development, the access and the layout.

Principle

The application proposes residential development on a site that is undesignated but lies within the defined town of Redditch. This is therefore considered to be a suitable location for residential development as it would be more sustainable than more rural areas less well served by facilities. The applicant has demonstrated that there are travel links to the site for a variety of modes of transport, and thus that it meets the requirements of a residential development site. This is the objective of local and national planning policies,

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and therefore the principle of development on this site is considered to be acceptable.

In the interests of sustainability and climate change and in line with current policy guidance, it is recommended that conditions be imposed requiring that the development reach at least minimum standards of sustainability, and hopefully better.

Access

The access to the site from Foxlydiat Lane shown on the amended plans is now considered to be acceptable, as it results in an improvement to the existing visibility splay in order to make access and egress safer for users of Springvale Drive. This would be beneficial to existing residents of this private drive and also to potential future residents on the application site and is necessary due to the slightly increased usage that the proposed development would be likely to cause. The on plot parking meets the relevant size and quantity standards and would be safe to access from the private road such that there are no concerns raised on matters of access and highways as the proposal is compliant with the policy framework and would not raise safety concerns.

Springvale Drive is a private road, however it is considered to have sufficient capacity to accommodate both the existing traffic and that which would be generated as a result of the proposed development, providing that the improvements to the visibility are implemented prior to occupation of the new dwellings.

Layout

The proposed layout is similar to that of other adjacent residential development and as such is considered to be appropriate on this site. The separation distances between proposed and existing dwellings meet the policy requirements, and are therefore considered acceptable. The layout provides for sufficient on plot parking and more than the minimum amenity space requirements. Therefore the layout is considered to be acceptable as it complies with the policy requirements and would not cause any harm to existing residential amenity.

Other issues

Following comments received, the matter of the PROW has been drawn to the attention of the agent, however it is recommended that an informative be attached to any consent granted to ensure that the matter is not overlooked in the future. The development would not alter the course, accessibility or surfacing of the existing route on the ground. It's protection and use during construction is not a planning matter.

Due to the difference in levels between this site and that to the south, it is considered appropriate to seek appropriate boundary treatment at the rear of

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the gardens, and a condition is recommended accordingly and the details can be dealt with at the landscaping reserved matters stage. Further, the information that will be required in support of the following application should be required by condition too.

Conclusion

The proposal is considered to be compliant with the relevant policy framework, and would not result in harm to amenity or safety and as such is considered to be acceptable in its amended form as detailed and discussed above.

Recommendation

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

Conditions

1. Time limit for commencement of development
2. Reserved matters for submission and their timing
3. Dwellings to be to code for sustainable homes level 3 or better
4. As requested by highways
5. Approved plans specified
6. STW drainage condition
7. Hours of construction restriction
8. Tree info as part of landscaping RM to be provided

Informatives

1. Reason for approval
2. WRS matters flagged up
3. PROW matter flagged up
4. Highways notes as requested
5. NB tree officer comments in detailed design work

Procedural matters

The application is reported to Planning Committee as more than one letter of objection has been received and a favourable recommendation has been made.