

Additional Papers

Planning Committee

Wed 3 Jul
2013
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council's Website:

www.redditchbc.gov.uk

If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

Janice Smyth
Democratic Services Officer
Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 Ext. 3266 Fax: (01527) 65216
e.mail: janice.smyth@bromsgroveandredditch.gov.uk



PLANNING COMMITTEE

3rd July 2013

7pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Roger Hill
	Alan Mason (Vice-Chair)	Wanda King
	Joe Baker	Brenda Quinney
	Roger Bennett	Yvonne Smith
	Michael Chalk	

3. Confirmation of Minutes

(Pages 1 - 10)

To confirm, as a correct record, the minutes of the meetings of the Planning Committee held on 22nd May 2013 (inadvertently omitted from the Agenda) and 5th June 2013.

(Minutes attached)



Planning Committee

22nd May 2013

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Michael Chalk, Brandon Clayton (substituting for Councillor Roger Bennett), Roger Hill, Wanda King, Brenda Quinney and Yvonne Smith

Also Present:

Mr B Sharp (County Highways Authority)

Officers:

R Bamford, J Bayley, S Edden, C Flanagan, A Hussain, S Jones, A Rutt and D Parker-Jones

Committee Services Officer:

J Smyth

1. APOLOGIES

An apology for absence was received on behalf of Councillor Roger Bennett.

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 8th May 2013 be confirmed as a correct record and signed by the Chair.

.....
Chair

**4. PLANNING APPLICATION 2012/207/OUT –
LAND AT PUMPHOUSE LANE, REDDITCH,
WORCESTERSHIRE**

Outline Planning Application with means of site access from Church Road

and emergency access from Pumphouse Lane (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 200 dwellings (C3); site of up to 1000m² including building of up to 400m² for community (D2) use; demolition of existing buildings and site remediation; public open space; earthworks; balancing pond; structural landscaping; car parking and other ancillary works

Applicants: Barratt West Midlands and Taylor Wimpey UK Ltd

The following individuals addressed the Committee under the Council's Public Speaking rules, which had, exceptionally, been extended in view of public interest in the application:

Objectors for Webheath Action Group

Ms Narvinder Bains (PJ Planning Consultants)
Mr Andrew Warby – resident
Ms Elizabeth Morris - resident
Ms Margaret Hughes – resident

Other Objectors

Mr Ken Best – resident
Mr David Rose – resident
Mr David Thain – for Webheath Action Group
Ms Val Kendrick – for CPRE
County Councillor Robin Lunn
Mrs Rachel Bourne – resident
Mr Adrian Bedford-Smith – resident

Ward Councillor Michael Braley – objecting
Ward Councillor David Bush –objecting

Ms Kathryn Ventham - Agent for the Applicant.

Three other individuals who had registered to speak as other objectors were not able to address the Committee, as the allotted 15 minutes given to the group had expired.

RESOLVED that

having regard to the development Plan and to all other material considerations, Outline Planning Permission be REFUSED for the following reason:

“The proposed development is considered to be unsustainable due to the resultant additional traffic on the local road network, the lack of suitable infrastructure to support the development and the lack of contribution towards the wider highway network infrastructure. As such, it would cause harm to the safety and amenity of the residents of the Webheath area and the town of Redditch as a whole, contrary to Policies CS6 and CS7 of the Borough of Redditch Local Plan No.3.”

(The Committee considered all of the points made by the public speakers and the information detailed in the Officer’s Update report for the meeting, which provided clarification on the overall number of representations received during the consultation processes and Officer and Counsel responses relating to various late representations made by the County Highway Authority and the Webheath Action Group, which had been received subsequent to the publication of the Agenda for the meeting.

Members raised a number of issues, in particular in relation to traffic impacts, the pumping of sewage uphill, the cumulative impact of the development, and contributions to the wider highway network in the Borough and beyond, and having taken everything into account, concluded that the proposed development was not sustainable for the reason detailed in the resolution above.)

The Meeting commenced at 7.06 pm
and closed at 10.00 pm

.....
CHAIR



Planning Committee

5th June 2013

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Roger Bennett, Bill Hartnett (substituting for Councillor Joe Baker), Roger Hill, Brenda Quinney and Yvonne Smith.

Officers:

J Bayley, S Edden, C Gilbert, A Hussain and A Rutt

Committee Services Officer:

J Smyth

5. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker and Wanda King.

6. DECLARATIONS OF INTEREST

No declarations of interest were made.

7. PLANNING APPLICATION 2012/210/FUL – 21 VICARAGE VIEW, BATCHLEY

Side Extension of ground, first and attic floors

Applicant: Mr M Aslam

Mr Macfarlane and Mr Walton, local residents objecting to the application, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the following reasons:

.....
Chair

- 1) The proposed extension would breach the 60 degree rule by 1.2metres and as such would have a detrimental impact on the residential amenity of the neighbouring property in terms of loss of light contrary to the Borough of Redditch Local Plan No. 3 Policies B(BE).13 (iii) and B(BE).14 (iv) and Supplementary Planning Guidance: Encouraging Good Design.
- 2) The proposed extension by virtue of its scale would not meet the required parking standards and therefore be likely to result in the displacement of parking onto the already over used street. As such the development would be contrary to Policy C(T).12 Appendix H of the Borough of Redditch Local Plan No. 3.
- 3) The proposed extension by virtue of its design, appearance, mass and scale would be out of character in the street scene. As such the development would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3, the advice set out in the Council's adopted Supplementary Planning Guidance on Encouraging Good Design and the provisions contained within the National Planning Policy Framework (NPPF).

(Having noted and considered the speaker representations, Officers report and Update, which had provided details on two late consultee responses, the Committee raised concerns about the breaches of the 60 degree code and parking requirements. They also considered that the size and design of the proposed extension would be out of keeping with the streetscene of Vicarage View.

In view of these issues, the Committee refused the Application for the reasons stated in the resolution above.)

**8. PLANNING APPLICATION 2013/066/RM –
FORMER DINGLESIDE MIDDLE SCHOOL,
WOODROW NORTH.**

Reserve Matters Application, including access,
layout, scale, appearance and landscaping, following
Outline Planning Approval Reference 2010/210/OUT
Residential Development comprising of 160 dwellings

Applicant: Taylor Wimpey Midlands

Mr M Williams, Agent for the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, permission be GRANTED, subject to the conditions and informatives summarised in the report.

**9. PLANNING APPLICATION 2013/076/FUL –
1378 AND LAND TO THE REAR OF 1380 EVESHAM ROAD,
REDDITCH**

Erection of nine detached dwellings

Applicant: Kendrick Homes Ltd

Mr R Clarke and Mr P Joel, objecting, addressed the Committee under the Council's public speaking rules.

RESOLVED that

Having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to:

- a) **the satisfactory completion of a Section 105 Planning Obligations to ensure that:**
 - i) **Contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD.**
 - ii) **A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development;**
 - iii) **A financial contribution is paid to the County Council in respect of education provision; and**
- b) **the Conditions and Informatives summarised in the report.**

**10. PLANNING APPLICATION 2013/085/COU –
58 PADGETS LANE, REDDITCH**

Change of Use from Class B8 to Class B2

Applicant: Mr P Gaines

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regenerations Services to GRANT Planning Permission, following the expiry of the public consultation period (14th June 2013) and subject to the Conditions and Informatives summarised in the report.

**11. PLANNING APPLICATION 201/088/COU –
140 EVESHAM STREET, REDDITCH**

Change of Use from a Tattooist (Sui Generis) to
Hot Food Takeaway (Class A5)

Applicant: Heritage Enterprises

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives summarised in the report.

**12. PLANNING APPLICATION 2013/093/EXT –
LAND AT WINYATES WAY AND MOONS MOAT DRIVE,
REDDITCH**

Extension of Time Application for
Planning Permission 2010/044/FUL
Erection of three general industrial units (B2)
with associated offices, car parking and
service yard.

Applicant: Mr David Nash

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives summarised in the report.

**13. CHANGES TO NATIONAL PLANNING LEGISLATION RELATING
TO PERMITTED DEVELOPMENT RIGHTS – INFORMATION
REPORT**

The Committee considered an Information Report in relation to amendments to Permitted Development Rights regulations, which came into force from 30th May 2013 on a temporary basis until 2016

for most categories. It was reported that the changes in the regulations had also been discussed at a recent Planning Advisory Panel meeting.

Members were informed on the changes to various types of permitted development categories. Clarification and Officers views were sought on a number of matters, in particular in regard to residential dwellings, agricultural buildings, change of use from offices to dwellings, new flexible uses, industrial/warehouse development and Broadband in Conservation Areas.

Members were also informed on changes in the prior approval process and what could and could not be taken into account when considering the principles of proposed developments. Rights of refusal and/or appeal were also explained. Officers also clarified that, prior approval processes would have to be undertaken under delegated powers, in view of imposed tight deadlines.

RESOLVED that

the information be noted.

The Meeting commenced at 7.00 pm
and closed at 8.23 pm

.....
CHAIR

