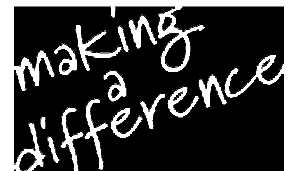


Additional Papers

Planning Committee

Wed 28 Aug
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:

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Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 Ext. 3266 Fax: (01527) 65216**

e.mail: janice.smyth@bromsgroveandredditch.gov.uk

Minicom: 595528



PLANNING COMMITTEE

Wednesday, 28 August 2013
7.00 pm
Council Chamber Town Hall

Agenda

Membership:

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

**8. Update Reports
(circulated prior to the
meeting)**

(Pages 1 - 4)

The attached Update Reports for the various Planning Applications to be considered at the meeting, were circulated to Committee Members and the public gallery prior to the commencement of the meeting.

**PLANNING
 COMMITTEE**

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28th August 2013

ORDER FOR CONSIDERATION OF PLANNING APPLICATIONS

SPEAKERS CONFIRMED INDICATED BY 'S'

<u>Application No.</u>	<u>Proposal and Address</u>	<u>Page No</u>	
S 2013/145/FUL	Erection of 12 new detached dwellings with garages.	Main Report	5
	Land at Wirehill Drive.	Update Report	2
	Presenting Officer : Steven Edden		
S 2013/174/COU	Change of use to convert two self-contained units into a gymnasium.	Main report	17
	19-20 Lakeside Industrial Park, New Meadow Road.	Update Report	No Update

PLANNING COMMITTEE

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28th August 2013

PLANNING APPLICATION 2013/145/FUL

ERECTION OF 12 NEW DETACHED DWELLINGS WITH GARAGES

LAND AT WIREHILL DRIVE REDDITCH

Consultee Responses

County Highway Network Control

Formal comments have now been received. Highways comment that the proposed development is acceptable in highways terms and therefore raise no objection subject to the inclusion of conditions covering access turning and parking, on site roads specification and the submission of a Construction Management Plan.

The County request that a contribution under the 'Infrastructure Delivery Plan' be sought as part of the application.

Assessment of Proposal

Officers are satisfied that the conditions as requested by Highway Network Control are necessary and reasonable having regard to government guidance which exists with respect to planning conditions (Circular 11/95). The conditions requested are those set out as Conditions 10, 11 and 12 in the recommendation below. It is not considered appropriate in this case to seek the infrastructure contribution following legal advice that has been received.

A minor amendment to the submitted site layout plan has been requested which would re-position the row of proposed dwellings (Plots 1 to 6 only) by two metres further to the south (such that Plot 1 would be positioned two metres further into the site). This amendment would result in the retention of a greater length of the hedge referred to in the main report. The plan requested is agreeable to the applicant but at the time of writing has yet to be finalised.

The recommendation has been amended from that set out in the main report to reflect the changes outlined above and is stated in full below.

Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to:

- a) **The satisfactory completion of a S106 planning obligation ensuring that:**

PLANNING COMMITTEE

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28th August 2013

- * Contributions are paid to the Borough Council in respect to off-site open space in accordance with the Councils adopted SPD
- * A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

b) The submission of a satisfactory amendment to site layout plan ref: 2012.005-02 showing the minor re-positioning of Plots 1 to 6

and

c) Conditions and informatives as summarised below:

Conditions

1. Development to commence within three years
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Arboricultural method statement
6. Tree protection measures for on-site working
7. Development in accordance with plans (listed)
8. Provision of an acoustic fence – details to be provided
9. Limited working hours during construction period
10. H13: Access turning and parking
11. HC41: On site roads – submission of details
12. HC54: Construction Environmental Management Plan

Informatives

1. Reason for approval
2. Drainage
3. S106 agreement is attached to this consent

**PLANNING
COMMITTEE**

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4. LPA acted in a positive and proactive manner
 5. Community safety informative
 6. Highway informatives HN4, HN7, HN8
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