

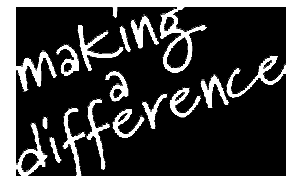
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# Council

Monday 27<sup>th</sup> January  
2014  
7.00 pm

Council Chamber  
Town Hall  
Redditch



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



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## Executive Committee

Tuesday, 10 December  
2013

### MINUTES

#### Present:

Councillor Bill Hartnett (Chair), Councillor Greg Chance (Vice-Chair) and Councillors Brandon Clayton, John Fisher, Phil Mould, Mark Shurmer and Debbie Taylor

#### Also Present:

Councillors Joe Baker, Michael Braley, David Bush and Carole Gandy  
Ms Zoe Thomas, Grant Thornton

#### Officers:

E Baker, R Bamford, M Bough, S Hanley, C Flanagan, S Morgan, J Pickering, A de Warr

#### Committee Services Officer:

S Jones

#### 89. APOLOGIES

Apologies for absence were received from Councillors Rebecca Blake and Juliet Brunner.

#### 90. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 91. LEADER'S ANNOUNCEMENTS

##### Webheath Planning Appeal

The Leader invited Clare Flanagan, Principal Solicitor, to brief all present about proposals for dealing with the forthcoming planning appeal concerning development at Pumphouse Lane, Redditch. He had agreed that the briefing could be given as there was public interest in the appeal and to enable members' views to be taken into account when a decision was made about the issue. The Ward members had been invited to attend to hear the briefing.

The main elements of the briefing were:

.....  
Chair

- In May 2013 the Planning Committee had refused an application for outline planning permission at Pumphouse Lane as it was 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 applicants had appealed against this decision and the inquiry had been arranged for 6 days in January.
- The decision had been made contrary to officer recommendation so a Planning Consultant had been engaged to defend the Appeal on behalf of the Council. Counsel for the Borough Council (QC) had also been appointed.
- The Council's QC met relevant officers to discuss the statement explaining the Council's case and how it would be defended at the Inquiry. During this discussion, the Planning consultant had made it clear that, in her opinion, of the three strands of the refusal reason, two had no technical evidence from any source to support them and they were indefensible. She had also been explicit in her unwillingness to defend these reasons at the Inquiry.
- In the light of this, the QC's advice was that the Borough Council should withdraw the "local" elements of the refusal reason or risk being exposed to substantial costs.
- If the Council took this action, its case would rest entirely on the County highway reason. The County Council had advocated refusal if the wider highway network contribution was not agreed. It was possible that the County Council would reach agreement with the appellant. If this happened, the County Council would not be involved with the Appeal.

If the Council continued to pursue the Appeal in spite of the advice of the Planning Consultant and QC, it could be exposed to costs in the region of £100,000. The Chief Executive and Head of Legal, Equalities and Democratic Services were of the view that the Council should no longer seek to defend the "local" elements of the refusal reason at Appeal. By withdrawing from these elements now, the Council could reduce its costs liability. This view was endorsed by the Council's Section 151 Officer.

The deadline for preparing documents for the Appeal required them to be submitted to the Planning Inspectorate on 20<sup>th</sup> December. As there would not be a Council meeting before this date, officers

would seek an urgent decision on the matter to minimise the Council's liability.

The Leader first called on the two local ward members to comment or ask questions on the report. One of the ward members said that he supported the recommendation outlined in the paper and endorsed the action of the officers.

In response to questions, Officers explained that the QC would continue to represent the Council and would attend the opening of the Inquiry. The Council would continue to accrue the costs of employing the Barrister to represent it as the Local Planning Authority. The Officers' advice addressed the risk of being liable for substantial costs incurred by the Appellant when no evidence could be offered to support two elements of the Council's case.

The majority of the Executive Committee supported the officer's proposal not to defend the element of the refusal reason relating to additional traffic on the local road network and the lack of suitable infrastructure to support the development. It was noted that the decision required was a Council one because of the potential impact on its budget. However, because of the timescale this would be made under its procedure for making an urgent decision between meetings.

## **92. MINUTES**

### **RESOLVED that**

**the minutes of the meeting of the Executive Committee held on 26<sup>th</sup> November 2013 be confirmed as a correct record and signed by the Chair.**

## **93. GRANT THORNTON - REVIEW OF FINANCIAL RESILIENCE**

The Leader welcomed Zoe Thomas from Grant Thornton to the meeting. She presented the external auditors' report and highlighted that the auditors had presented an unqualified Value for Money conclusion.

The main issues highlighted by the Auditors were:

- the relatively low level of balances held by the Council. This was now at a critical point;
- linking the strategic objectives to the Medium Term Financial Plan;
- increasing the transparency of formal reporting to members.

The Committee noted the actions to be carried out by the Management Team in response to these issues. Heads of Service

were working to be clear where savings would be made between 2014 and 2017.

**RESOLVED that**

**the review of Financial Resilience by the Council's External Auditors and the actions agreed to be undertaken by the Council be noted.**

**94. QUARTERLY BUDGET MONITORING - 2ND QUARTER 2013/14**

Members noted that work was being carried out to identify the savings which contributed to the unidentified sum of £550k in the revenue budget for 2013-14.

In response to a query from Councillor Brandon Clayton about the Housing capital programme, the Financial Services Manager undertook to clarify details around the delay in letting the contract for solid wall insulation.

**RESOLVED that**

- 1) the current financial position on Revenue and Capital, as detailed in the report, be noted;**
- 2) identified savings be used to offset the savings requirement that has not been fully identified, where available in discussion with Heads of Service; and**

**RECOMMENDED that**

- 3) the 2013/14 Capital programme be increased by £55K to include Section 106 funded Town Centre Enhancements.**

**95. COUNCIL TAX DISCOUNTS**

The Committee considered a report by the Head of Customer Access and Financial Support, which set out options for further technical amendments to Council Tax discounts.

Seven options were set out for consideration, including reducing the period of 50% empty homes discount from 6 months to 3, 2 or 1 month, removal of various discounts and implementation of a long term empty homes premium.

The Committee noted the representation attached to the report from the National Landlords Association and specifically the proposal that the Council offer Council Tax relief to landlords for a maximum



of 21 days if the landlords were accredited. Officers advised that if the approach suggested was adopted it could be perceived as unfair to other sections of society.

Overall the Committee considered that the proposal to reduce the period of 50% empty homes discount to three months was reasonable in the current circumstances. Members also supported the ability to create a hardship fund to help those most affected by the changes to Council Tax support.

**RESOLVED that**

**the period of 50% Empty Homes Discount be reduced to three months.**

**96. OPTIONS FOR THREADNEEDLE HOUSE**

The Committee considered a report which proposed to declare Threadneedle House as a surplus asset, to enable the building to be marketed for sale.

During consideration of the report it was noted that the Post Office would remain on site as a continuing tenant. Retention of the property involved significant expenditure and an ongoing void cost of £72k per year. Members also noted the opportunity to revitalise this area of the town centre with the disposal of the property.

**RESOLVED that**

- 1) Threadneedle House be declared as a surplus asset; and**
- 2) Officers be instructed to market the property in order to secure a capital receipt.**

**97. MATCHBOROUGH EAST COMMUNITY CENTRE - EXTENSION OF LEASE**

The Committee supported the proposal to extend the lease of the Centre so that the tenant could apply for additional funding grant from external organisations and undertake improvements.

**RESOLVED that**

**Property Services be instructed to request Legal Services to accept a surrender of the existing 7 year lease for Matchborough East Community Centre from Your Ideas and simultaneously enter into a Full Repairing Lease for 12 years with Your Ideas.**

**98. OVERVIEW AND SCRUTINY COMMITTEE**

The Committee received the minutes of the meeting of the Overview and Scrutiny Committee meeting held on 4<sup>th</sup> November 2013.

**RESOLVED that**

**the minutes of the meeting of the Overview and Scrutiny Committee held on 4<sup>th</sup> November 2013 be received and noted.**

**99. WORCESTERSHIRE SHARED SERVICES JOINT COMMITTEE**

The minutes of the meeting of the Worcestershire Shared Services Joint Committee held on 26<sup>th</sup> September 2013 were considered by the Committee.

**RESOLVED that**

**the minutes of the meeting of the Worcestershire Shared Services Joint Committee held on 26<sup>th</sup> September 2013 be received and noted.**

**100. SHARED SERVICES BOARD**

The minutes of the meeting of the Shared Services Board held on 17<sup>th</sup> October 2013 were received by the Committee.

**RESOLVED that**

**the minutes of the meeting of the Shared Services Board held on 17<sup>th</sup> October 2013 be received and noted.**

**101. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.**

There were no minutes or referral under this item.

**102. ADVISORY PANELS - UPDATE REPORT**

The regular update on the activity of the Council's Advisory panels and similar bodies was considered by the Committee.

**RESOLVED that**

**the report be noted.**

**103. ACTION MONITORING**

The Committee's Action Monitoring report was considered by Members. In response to a query it was noted that information on the costs of the additional meeting of the Executive Committee on 26<sup>th</sup> November had not yet been supplied to Councillor Brunner.

**RESOLVED that**

**the Committee's Action Monitoring report be noted.**

**104. EXCLUSION OF THE PUBLIC**

**RESOLVED that**

**under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12 (A) of the said Act, as amended:**

**Minute 105 – Property A – Options for Disposal**

**105. PROPERTY A - OPTIONS FOR DISPOSAL**

The Committee received an update report following the compulsory purchase of the property as previously agreed.

Officers advised that the disposal of the property on the open market offered the quickest option to bring the property back into use.

**RESOLVED that**

- 1) On the vesting of the property into Council ownership, authority is delegated to the Head of Legal, Equalities and Democratic Services and Housing Strategy Manager to deal with the contents left in the property;**
- 2) On the vesting of the property into Council ownership, authority be delegated to the Head of Customer Access and Financial Support to instruct agents for it to be sold on the open market and should no sale be agreed sold at auction, to include covenants that the house be improved to a decent homes standard or the plot redeveloped for housing within a specified time and agree any appropriate offer and complete the sale; and**

- 3) Authority be delegated to the Executive Director of Finance and Resources to use Regional Housing Capital pot funding to cover any shortfall between the sale price and Council's purchase cost.**

[During consideration of this item Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to exclude the press and public prior to any debate on the grounds that information would be revealed which would relate to the financial or business affairs of a particular person (including the authority holding that information).]

**106. CONFIDENTIAL MINUTES / REFERRALS (IF ANY)**

There were no confidential minutes or referrals.

The Meeting commenced at 7.00 pm  
and closed at 8.26 pm



## Planning Committee

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20th November 2013

### MINUTES

**Present:**

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

**Officers:**

S Edden, A Hussain and A Rutt

**Committee Services Officer:**

D Parker-Jones

**57. APOLOGIES**

An apology for absence was received on behalf of Councillor Alan Mason.

**58. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**59. CONFIRMATION OF MINUTES****RESOLVED that**

**the minutes of the meeting of the Planning Committee held on 23rd October 2013 be confirmed as a correct record and signed by the Chair.**

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Chair

**60. PLANNING APPLICATION 2013/168/COU - 28 CROSSGATE ROAD, REDDITCH, WORCESTERSHIRE, B98 7SN**

Change of use to D2 for an indoor skate park.

Applicant: Mr D Wynne

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons and informative summarised in the report.**

(The Committee noted an amended Site Plan which had been issued under Additional Papers prior to the meeting.)

**61. PLANNING APPLICATION 2013/215/FUL - 137 ENFIELD ROAD, REDDITCH, WORCESTERSHIRE B97 5NF**

Removal of existing ground floor structure (conservatory) and replacing with proposed two storey extension.

Applicant: Mr J Millham

Councillor B Clayton, Ward Member speaking against the application on behalf of local residents, 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 GRANTED, subject to:**

- 1. the conditions summarised in the report; and**
- 2. the following additional informative:**

**“that no building work commence until details of any drainage issues have been clarified with the relevant authority.”**

(During consideration of this matter, and in light of evidence noted in the report of past local surface water flooding and drainage issues, Members considered it prudent to add an informative that no building work should commence until details of any drainage issues have been clarified with the relevant authority, as detailed in the resolution above. It was noted from both the report and Officer advice given at the meeting that separate Building Regulations,

which did not fall within the Council's remit, required that adequate provision should be made for rainwater to be carried from the roof of the building. It was therefore inappropriate for a drainage condition to be attached to the application as Building Control Officers would not permit the proposed development to proceed if there were found to be any relevant drainage issues.)

**62. PLANNING APPLICATION 2013/223/FUL - HALDEX BRAKES LTD, MOONS MOAT DRIVE, REDDITCH, WORCESTERSHIRE B98 9HA**

Construction of Cold Storage Depot with associated offices, plant room and site security office.

Applicant: Mr A Howard

**RESOLVED that**

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

1. the conditions and informatives summarised in the report but with condition 3 amended to read as follows

**“The development hereby approved shall be implemented in accordance with the following plans:**

**Site location plan received 14 Sept 2013**

**Block plan Dwg. No. P10 received 14 Sept 2013**

**Site survey details received 14 Sept 2013**

**Proposed site layout Dwg. No. P02 Rev. E received 8 Nov 2013**

**Floor plans and sections Dwg. No. P01 Rev. C received 14 Sept 2013**

**Plant room Dwg. P05 Rev. C received 14 Sept 2013**

**Site security office Dwg. No. P06 received 14 Sept 2013**

**Elevations North & South Dwg. No. P04 Rev. A received 14 Sept 2013**

**Elevations East & West Dwg. No. P03 Rev. A received 14 Sept 2013**

**Schematic outline of existing and proposed elevations Dwg. No. P07 received 14 Sept 2013**

**Site security fencing Dwg. No. P09 Rev. A received 8 Nov 2013**

**Streetscenes Dwg. No. P08 received 14 Sept 2013**

**Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.”; and**

**2. the following additional condition 10:**

**“Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.**

**Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.”**

(The Committee noted an Update Report which detailed various additional Consultee responses received subsequent to the agenda being published, together with additional case Officer comments which included an amendment to the recommendation in the main agenda papers in relation to condition 3 and an additional condition 10, as detailed in the resolution above.)

**63. PLANNING APPLICATION 2013/233/EXT - 25 MILTON CLOSE, REDDITCH, WORCESTERSHIRE B97 5BQ**

Extension of time application – Proposed single and two storey extensions and alterations approved under Application No. 2010/132/FUL.

Applicant: Mr N Khan

**RESOLVED that**

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

(The Committee noted an Update Report which detailed additional text that had been omitted from the main agenda report in error. The additional text set out a conclusion to the report which should



# Planning Committee

20th November 2013

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have appeared at the end of the assessment section of the report, immediately prior to the recommendation.)

**64. PLANNING APPLICATION 2013/261/FUL - OCEAN HOUSE, 9B OXLEASOW ROAD, REDDITCH, WORCESTERSHIRE B98 ORE**

Extensions to existing sea food production facility, together with associated car parking and service areas.

Applicant: Blue Earth Foods Limited

Mr J Meredith, Applicant's Agent, 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 GRANTED, subject to the conditions and informatives summarised in the report.**

The Meeting commenced at 7.00 pm  
and closed at 8.15 pm

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Chair





# Planning Committee

18th December 2013

## MINUTES

### Present:

Councillor Andrew Fry (Chair), and Councillors Roger Bennett, Michael Chalk, Bill Hartnett (substituting for Councillor Wanda King), Roger Hill, Brenda Quinney, Yvonne Smith and Pat Witherspoon (substituting for Councillor Alan Mason)

### Officers:

A Hussain, J Male and A Rutt

### Committee Services Officer:

J Smyth

### 65. APOLOGIES

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

### 66. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 67. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 20th November 2013 be confirmed as a correct record and signed by the Chair.**

.....  
Chair

68. **PLANNING APPLICATION 2013/277/FUL –  
18-19 WOODFIELD CLOSE, ABBEYDALE,  
REDDITCH, WORCESTERSHIRE B98 8JE**

Proposed rear single storey extension to existing shops

Applicant: Mr Mandeep Singh

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions set out in the report.**

The Meeting commenced at 7.00 pm  
and closed at 7.10 pm

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CHAIR