

UPDATE REPORTS

Planning Committee

Wed 8 Oct
2014
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

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 - 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.
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 - Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
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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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PLANNING COMMITTEE

Wednesday, 8 October 2014

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Wanda King
	Alan Mason (Vice-Chair)	Yvonne Smith
	Joe Baker	David Thain
	Roger Bennett	Pat Witherspoon
	Andrew Brazier	Nina Wood-Ford

4. Update Reports

(Pages 1 - 2)

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

Redditch Borough Council
Planning Committee

Committee Updates
8th October 2014

2014/009/FUL Land At, Moons Moat Drive

No update

2014/169/FUL Land Rear Of Suntrap, Edgioake Lane**Worcestershire Wildlife Trust**

Has commented that if badgers were present, signs of foraging in the rough grassland to the northern part of the site would be likely. In the absence of such signs, the ecological survey work undertaken is considered to be satisfactory.

Officer Comments

Comments received under public consultation responses (Page 24 of the main report) make reference to the proposed development having a negative impact on wildlife in the area. In particular, badgers, which are a designated protected species are referred to. Following receipt of the Worcestershire Wildlife Trust comments, your officers do not consider that wildlife would be prejudiced by the proposed development.

As referred to in the main report, an identical planning application has been submitted to Wychavon District Council since a small part of the site (at the point where access is to be gained from Edgioake Lane) falls within their jurisdiction.

On Page 27 of the agenda papers, reference is made to the property 'Greensleeves' which is a Grade II listed building and is situated to the immediate west of the proposed access onto Edgioake Lane, within the jurisdiction of Wychavon District Council. Wychavon confirm that they have considered the impact of the proposed new access upon the setting of the listed building and do not consider that harm to the setting of the building can be demonstrated.

Wychavon District Council approved their application (W/14/01655/PN) for the vehicular access to serve the dwellinghouses (the part of the application site falling within the WDC administrative boundary), on the 2nd October 2014.

The application was granted permission subject to the standard time commencement condition (the wording of which is as per condition 1) as set out in full on Page 28 of the agenda papers. A second condition states that the development approved shall be carried out in accordance with plans submitted with the application, as per condition 3), Page 28. A third and final condition concerning access, turning and parking provision is attached. The wording of that condition is identical to that set out in full as Condition 10) on Page 30 of the agenda.

The recommendation remains that authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to the satisfactory completion of a S106 planning obligation and conditions and informatives as per Pages 27 to 31 of the agenda.

2014/210/FUL Lowans Hill Farm, Brockhill Lane

Two representations have been received as follows:

The proposal would generate additional parking requirements and the increased traffic would be a hazard to local children.

It is unclear whether the proposal would result in the loss of trees to the front of the site and whether the proposed stores would be for commercial or residential use. (These matters have been clarified for them by Officers).

The Worcestershire Waste Core Strategy has been adopted since the previous scheme was approved and as a result the policies contained within it are used to seek financial contributions towards the provision of wheelie bins for new residential properties. Therefore, an additional contribution has been agreed with the applicants and included in the draft planning obligation to this effect, and therefore the recommendation on page 39 should be amended to read as follows:

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:-

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

- the Council are paid appropriate contributions in relation to the development for pitches, play areas and open space provision in the locality to be provided and maintained;
- the County Council are paid appropriate contributions in relation to the enhancement of local education provision; and
- the Council are paid an appropriate contribution towards the provision of wheelie bins for the new dwellings; and

b) the conditions and informatives as printed on pages 39-41 of the main agenda.

For clarification, the applicant is Persimmon Homes South Midland, and the name that appears at the beginning of the report is their employee who submitted the application and is the contact for it.

2014/213/COU Unit 5A1, Millsborough House

The Highway Officer has raised no objections to the application.

The paragraph at the end of the report has been produced in error and should read as follows:

Procedural matters

This application is being reported to the Planning Committee because the application falls outside the scheme of delegation to Officers as it is for a change of use to A5.