

minute book 5

# Council

Mon 30 Mar  
2015  
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 March 2015

### MINUTES

**Present:**

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

**Also Present:**

Councillors Andrew Brazier, Natalie Brookes and Jane Potter

**Officers:**

C Flanagan, J Pickering, L Wood and R Wooldridge

**Democratic Services Officer:**

Jess Bayley

**110. APOLOGIES**

There were no apologies for absence.

**111. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**112. LEADER'S ANNOUNCEMENTS**

The Alexandra Hospital

The Chair advised that alongside the Leaders of Bromsgrove District Council and Stratford-On-Avon District Council he had signed a letter which had been sent to the West Midlands Clinical Senate. This letter had questioned when a report about the Alexandra Hospital would be released.

Additional Papers

Members were advised that two sets of Additional Papers had been circulated in advance of the meeting.

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Chair

Additional Meeting

An additional meeting of the Executive Committee had been arranged for 6.30pm on Monday 30th March 2015. This would consider recommendations from the Grants Panel on allocation of funds available as a result of the demise of the Redditch Citizens Advice Bureau. The meeting would be held in the Council Chamber, immediately prior to the Council meeting the same evening.

**113. MINUTES****RESOLVED that**

**the minutes of the meeting of the Executive Committee held on 23rd February 2015 be agreed as a correct record and signed by the Chair.**

**114. OBESITY TASK GROUP REPORT**

The Chair of the Tackling Obesity Task Group, Councillor Jane Potter, presented the group's final report. During delivery of this presentation the following points were highlighted for Members' consideration:

- A significant number of people living in Redditch, 65.9 per cent of the local population, were either overweight or obese.
- The Local Strategic Partnership (LSP) and Redditch Borough Council had both identified health as a local priority.
- Obesity was associated with a number of medical conditions including Type 2 Diabetes and coronary heart disease.
- The group had found that there were a lot of projects and activities in the Borough that could help people to lose weight; however, there was limited awareness amongst people of these opportunities.
- The key challenge identified by the group had been how to motivate people to lose weight.
- The group had considered suggesting that a website be established to promote local initiatives; however, this idea had been rejected due to the resource implications.
- Officers had suggested that social media could be used to promote local opportunities and that, if combined with the Time2Change campaign, this could be undertaken at limited cost to the Council.
- Officers had also suggested this campaign should be underpinned by a Communications Plan.
- The feedback received by the group from the Redditch and Bromsgrove Clinical Commissioning Group (CCG) indicated that

there was limited awareness amongst medical practitioners of local opportunities for people to lose weight.

- The group was envisaging that the monthly updates to GP Practices they were proposing would be sent to a designated contact and would not be lengthy.
- Members of the group recognised that there were arguments both for and against the introduction of a Supplementary Planning Document (SPD) for hot food takeaways. However, the group believed that the Council had a moral obligation to investigate this matter further.
- The number of Councils with an SPD for hot food takeaways had increased in the past 10 years from none to over 20.
- Participation in health chat training would provide Councillors with useful information about a range of health issues.
- The group was not intending to propose that Councillors who had participated in the training should subsequently advise residents that they were overweight or obese. Instead participants could use the information provided to signpost residents to useful sources of support.
- The group had been impressed by the work that Redditch Borough Council was delivering to improve the health of staff.

Following presentation of the report the following matters were discussed by the Committee:

- The potential for all partners to promote local opportunities to lose weight to the public.
- The need for a multi-agency approach to be applied in order to tackle obesity levels effectively.
- The resource implications involved in investigating the potential to introduce an SPD for hot food takeaways and whether such an investigation would represent value for money.
- The difficulty of restricting the opening of hot food takeaways within a particular area around local schools and the challenge involved in imposing this restriction retrospectively.
- The lack of a relevant policy in the Local Plan No. 4 to which an SPD for hot food takeaways could be linked.
- The inclusion of a Health Impact Assessment in the preparatory work for the Local Plan No. 4.
- The contribution of free swimming and local Sure Start Centres to improvements in the health of local residents.
- The complex causes of obesity and the need for a variety of options to be available to people who were willing to lose weight.
- The potential impact that obesity could have on a person's self-confidence and mental health and the need for agencies to adopt a sensitive approach to supporting people in this position.
- The potential workload involved in gathering information to provide monthly updates to GP Practices and the need for partners to actively contribute to this data gathering process.

- The need for participation in health chat training by staff and Members to be undertaken on a voluntary basis.
- The improvements in the health of local residents that had been achieved since the Comprehensive Area Assessment was published in 2010.
- The impact that the behaviour of parents had on the health and life choices of their children.
- The extent to which the group had been able to consult with local residents as part of the review.

**RESOLVED that**

- 1) **the Tackling Obesity Task Group's report and recommendations be noted; and**
- 2) **the Tackling Obesity Task Group be asked to consider presenting their findings for the consideration of relevant local partner organisations.**

**115. OVERVIEW AND SCRUTINY COMMITTEE**

The Committee received the minutes of the meeting of the Overview and Scrutiny Committee held on 17th February 2015.

It was noted that there were no recommendations to consider as the recommendation at Minute No. 76 relating to the Medium Term Financial Plan had been dealt with by the Executive Committee at its previous meeting.

**RESOLVED that**

**the minutes of the meeting of the Overview and Scrutiny Committee held on 17th February 2015 be noted.**

**116. HEALTH AND SAFETY POLICIES**

The Committee received a report containing updated versions of the Council's Health and Safety, Risk Assessment and Control of Substances Hazardous to Health (COSHH) Policies, for recommendation to the Council. During consideration of the policies the following matters were discussed:

- The documents followed the Health and Safety Audit undertaken in April 2014 and incorporated recent changes in legislation and best practice.
- All three policies had been considered by the Joint Corporate Health, Safety and Welfare Committee and the policies incorporated some changes requested by the Committee.

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- There were a number of Council services where staff were exposed to significant risks and Officers were keen to apply a standard approach to assessing those risks.
- Similarly a number of services regularly worked with hazardous substances and the Council had to ensure the safety of staff working in these environments.
- Ideally Members wanted the Council to have both effective health and safety policies and for staff to apply good working practices.
- Staff and Trade Union representatives had been consulted about the content of the policies.
- There were approximately 34 health and safety policies which would be considered over the following months. These policies would be reviewed on a regular basis.

Membership of the Joint Employee Liaison Meeting (ELM) was also briefly debated by the Committee. In terms of the formal membership of ELM it was noted that the majority groups at both Redditch Borough Council and Bromsgrove District Council had each appointed a Member to serve on ELM. However, the Committee was advised that meetings of ELM were open to all elected Members to attend.

### **RECOMMENDED that**

**the Health and Safety Policy, Risk Assessment Policy and Control of Substances Hazardous to Health (COSHH) Policy be approved for publication to all Members and Council employees in order to meet their legal duties.**

### **117. LAND AT KINGHAM CLOSE/FAR MOOR LANE**

During the presentation of this report the following points were highlighted:

- The majority of the site had significant tree coverage. A number of these trees were subject to Tree Preservation Orders (TPOs).
- However, many of the trees were part of an ash and maple plantation and a row of hybrid poplars which were not covered by TPOs.
- These trees formed a useful screen for nearby housing and acted as a buffer between any development and the adjacent Worcestershire Wildlife Trust nature reserve.
- If the site was to be developed trees that were not subject to a TPO could be removed. However, the removal of these trees would need to take into account the impact on the surrounding area.

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- The existing trees also acted as a buffer between a watercourse and the road.
- The Root Protection Area of two larger trees that were subject to TPOs extended onto the site.
- A full tree survey would be required to assess the impact of any future development on trees that were subject to TPOs.
- Whilst the restrictions in relation to the site were not significant appropriate advice would need to be obtained regarding the ecological implications of any future development.

Following presentation of the report a number of points were discussed in further detail:

- The location of the site and potential risks associated with accessing the development on a bend in a road.
- The appropriate use of the land following a sale.
- The role of the Planning Committee in determining any future applications to develop the site.
- The potential impact of an industrial development on a site adjacent to a Worcestershire Wildlife Trust nature reserve.
- Future plans to sell land of a similar size in the Borough.

## **RESOLVED that**

**the land adjacent to Kingham Close/Far Moor Lane, Redditch be declared surplus to Council requirements and disposed of at market value.**

## **118. PAY POLICY STATEMENT**

The Committee received a report which sought recommendation to Council of the Pay Policy for 2015/16. The following matters were discussed during consideration of this item:

- There was a statutory requirement for the Council to produce a Pay Policy on an annual basis for the consideration of Council.
- A number of key points needed to be addressed in the policy including remuneration of the Council's Chief Officers, remuneration of the lowest paid employees and the relationship of the remuneration between the Chief Officers and employees who were not Chief Officers.
- The Job Evaluation Scheme would be implemented in 2015-16 rather than in 2014-15 as had been mistakenly recorded in the policy.
- In the new financial year the living wage would be paid to staff on the lowest scales.



**RECOMMENDED that**

**the Pay Policy as detailed in Appendix 1 to the report be approved.**

**119. TREASURY MANAGEMENT STRATEGY**

Members were asked to approve the Treasury Management Strategy Statement and Investment Strategy 2015/16. A number of points were considered in relation to this item:

- There was a requirement for local authorities to set the Treasury Management Strategy Statement and Prudential Indicators each year.
- The £109.9 million of borrowing listed for the authority included the costs of purchasing the authority's Council housing stock.
- The Council kept borrowing costs to a minimum where possible.
- Council Tax payments could be invested in the short-term.
- The Council could make unlimited investments in HM Treasury and in other local authorities. All other investments had to be made in AAA rated money market funds.

**RESOLVED that:**

- 1) the Treasury Management Strategy Statement and Investment Strategy 2015/16 and Prudential Indicators be approved;**
- 2) the Authorised Borrowing Limit for borrowing at £116 million if required be approved;**
- 3) the maximum level of investment to be held within each organisation (i.e. bank or building society) be £2.5 million, subject to market conditions; and**
- 4) the updated Treasury Management Policy Statement be approved.**

**120. BUDGET MONITORING REPORT OCTOBER - DECEMBER 2014 (QUARTER 3)**

Members considered the consolidated revenue and capital outturn report and the Council's financial position for the period April to December 2014. A number of points were discussed in detail during consideration of this item:

- Significant progress had been made during the year in achieving budget savings.

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- The Council had exceeded the unidentified savings anticipated at the start of the year; budget savings of £697,000 had been achieved.
- Significant savings had been achieved by Environmental Services, arising from the findings of a business case, and by the Customer Access and Financial Support team.
- There was a projected underspend in capital expenditure. This was mainly due to a delay in the procurement of vehicles and plant for Environmental Services.
- A loss of income was being forecast for the CCTV and Lifeline services due to Worcestershire County Council withdrawing Supporting People funding.
- There had been a significant overspend on Leisure Services. This was mainly due to a reduction in income arising from local competition and from the closure of some services for essential maintenance, such as the pool and squash courts at Kingsley Sports Centre.
- There were risks associated with plans to achieve £150,000 savings in 2015/16 through a review of leisure services' management arrangements. However, the review also had the potential to result in new and innovative ways of working.
- The Council had attracted less income through sponsorship than had been anticipated at the beginning of the year.
- Revised fees and charges had been attached for Worcestershire Regulatory Services (WRS). This had been required because WRS had received a statutory notice about the appropriate level after the fees and charges for the Council had been set in 2014.

**RESOLVED that**

- 1) **the current financial position on Revenue and Capital as detailed in the report be noted; and**
- 2) **the amended Regulatory Services fees and charges be approved.**

**121. ADVISORY PANELS - UPDATE REPORT**

The Committee received the following updates:

- a) Planning Advisory Panel – lead Portfolio Holder, Councillor Greg Chance

The most recent meeting of the panel, which had been due to take place on 10th March, had been cancelled. An additional meeting of the panel would be required in due course though a date remained to be confirmed.

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- b) Housing Advisory Panel – lead Portfolio Holder, Councillor Mark Shurmer

A meeting of the panel would take place on 18th March 2015.

- c) Economic Advisory Panel – lead Portfolio Holder, Councillor Greg Chance

Members noted that the Economic Advisory Panel no longer existed, having been superseded by the Economic Development Theme Group, a sub-Committee of the Redditch Local Strategic Partnership. For this reason references to the Advisory Panel could be removed from the report.

**RESOLVED that**

**the update reports be noted.**

The Meeting commenced at 7.02 pm  
and closed at 9.00 pm





# Planning Committee

14<sup>th</sup> January 2015

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Andrew Brazier, Yvonne Smith, David Thain and Nina Wood-Ford

### Officers:

Ruth Bamford, Amar Hussain and Ailith Rutt

### Democratic Services Officer:

Jan Smyth

### 54. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King.

### 55. DECLARATIONS OF INTEREST

Councillor Alan Mason declared an other disclosable interest in Agent Item 5 (Planning Application 2014/036/FUL – B & Q DIY Supercentre) as detailed at Minute 58 below.

Councillors Andrew Brazier and David Thain declared other discloseable interests in Agenda Item 10 (Planning Application 2014/323/FUL – Former Hewell Road Swimming Poole Site) as detailed in Minute 63 below.

In regard to Agenda Item 5 (Planning Application 2014/036/FUL – B & Q DIY Supercentre) and Agenda Item 8 (Planning Application 2014/284/FUL – Units 16, 17 and 18 Kingfisher Shopping Centre), Councillor Brazier highlighted his membership of the Town Centre Partnership as a representative of the borough Council but declared no specific interests as his role did not include membership of the Partnership Board, the Partnership's decision making body.

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Chair

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**56. CONFIRMATION OF MINUTES**

RESOLVED that

the minutes of the meeting of the Planning Committee held on 10<sup>th</sup> December 2014

**57. UPDATE REPORTS**

The Update reports relating to Applications 2014/036/FUL and 2014/311/FUL were noted.

**58. APPLICATION 2014/036/FUL - B & Q DIY SUPERCENTRE, JINNAH ROAD, SMALLWOOD, REDDITCH, WORCESTERSHIRE B97 6RG**

Reconfiguration of the existing store to create a Class A1 (Bulky Goods) Unit and a Class A1 Foodstore, together with associated external alterations and selected car park reconfiguration

Applicants: B & Q Plc and ASDA Stores Ltd

The following people addressed the Committee under the Council's public speaking rules:

Ms P Harvey, objector on behalf of Smallwood residents  
Councillor G Chance – Ward Councillor  
Ms L Scott - on behalf of joint Applicant Asda Stores Ltd

**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:**

- 1. the completion of a Planning Obligation to ensure:**
  - 1) the restriction on the sale of goods to DIY warehouse at the western end of the site,**
  - 2) a contribution to cover a 10 year period, index linked, towards the subsidy of a bus route that accesses the site;**

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- 3) a contribution towards subway enhancements as detailed in the main report;
  - 4) a contribution towards the provision of a scheme of signage to lead pedestrians from the site to the Town Centre;
  - 5) the retention of the existing parking restrictions that ensures that the car park can be utilised for trips to the town centre;
  - 6) a contribution towards Town Centre enhancements; and
- 2) the Conditions and Informatives as detailed on pages 9 to 13 of the Agenda report.

(The Committee was reminded that, subject to the completion of a Section 106 agreement and re-negotiations with the Applicants on satisfactory alternative opening hours for the food store, this Application had been granted Planning Permission on the 10<sup>th</sup> September 2014. Officers reported that the outstanding matter of the opening hours had been brought back to Committee for Members to review and make a decision on as Officers had not been able to reach a satisfactory agreement with the Applicants.

Having considered the Officers report, representations made by the Speakers and the information provided in the Update Report for this application in relation to the Applicant's request to revise their proposed hours of operation to remove references to 24/7 opening, Members were of the view that the opening hours proposed by Officers as detailed in Condition 7 on page 10 of the agenda report, would minimise noise and disturbance impact on local residents in the surrounding area)

(Prior to consideration of this matter, and having previously declared an other disclosable interest at the start of the meeting in that he was a Council representative on the Town Centre Partnership Board, who had made representations objecting to the proposed development, Councillor Alan Mason withdrew from the meeting and did not take part in discussions or vote thereon.)

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**59. APPLICATION 2014/272/FUL - FORMER AMBULANCE STATION, CEDAR PARK ROAD, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 6HP**

Proposed erection of 14 no. flats comprising 10 x 2 bedroom flats and 4 x 1 bedroom flats

Applicant: Cedar Real Estate Developments Ltd

**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:

- 1) the satisfactory completion of a S106 planning obligation ensuring that:
  - a) Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD;
  - b) A financial contribution is paid to the County Council in respect to education provision;
  - c) A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development: and
- 2) the Conditions and informatives as detailed on pages 20 to 25 of the Agenda report.

**60. APPLICATION 2014/275/FUL - METTIS SPORTS AND SOCIAL CLUB, CHERRY TREE WALK, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 6PB**

Construction of 2 additional tennis courts, associated floodlighting and a 2.7m surrounding fence.

Applicant: Mr Darren Cutler for Mettis Sports and Social Club

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions detailed on page 30 of the Agenda report.



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(The type of lighting to be utilised for the floodlights was raised. Officers advised that, whilst it was not possible to condition the type of lighting to be used for the floodlights, there would be various options open to the Applicant to minimise any amenity impact.)

**61. APPLICATION 2014/284/FUL - UNITS 16, 17 AND 18 KINGFISHER WALK, KINGFISHER SHOPPING CENTRE, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B97 4EY**

Amalgamation of three small adjacent (A1) retail units to a single (A3/A5) fast food eat-in and takeaway food unit.

Applicant: Kingfisher Shopping Centre

Mr K Williams, on behalf of the Applicants, 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 detailed on page 34 of the Agenda report.**

**62. APPLICATION 2014/311/FUL - HEADLESS CROSS METHODIST CHURCH, EVESHAM ROAD, HEADLESS CROSS, REDDITCH, WORCESTERSHIRE B97 5ER**

Proposed 9 no. terraced dwellings on the site of the former Methodist Church, with existing Church Tower and Spire to be retained.

Applicant: Mr P Thomas

The following people addressed the Committee under the Council's public speaking rules:

Mr R Andrews – objector – on behalf of himself and other local residents

Councillor C Gandy – Local Ward Councillor

Mr P. Thomas, the Applicant.

**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:**

# Planning Committee

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- 1) **the satisfactory completion of a Section 106 Planning Obligations to ensure that:**
  - a) **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; and**
  - b) **a financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development; and**
- 2) **the Conditions and Informatives as detailed on pages 7 to 11 of the Agenda report.**

(The Committee noted an Update report for this application in regard to four additional late representations received objecting to the development together with Officer responses.)

**63. APPLICATION 2014/323/FUL - FORMER HEWELL ROAD SWIMMING POOL SITE, HEWELL ROAD, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 6BA**

30 no. residential units, including 6 no. dwellings and 24. No. one bedroom flats.

Applicant: Mr G Stoyan for the Accord Group

**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:**

1. **the satisfactory completion of a Section 106 Planning Obligation to ensure that:**
  - a) **contributions are paid to the Borough Council for off-site open space, pitches and equipped play;**
  - b) **a contribution is paid to the Borough Council for the provision of wheelie bins for the new development; and**
  - c) **the affordable housing is retained as such in perpetuity;**

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2. the Conditions and Informatives as detailed on pages 49 to 50 of the Agenda report; and
3. the following additional Drainage Condition:
  - “8) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by Rodgers Leask Consulting Civil & Structural Consultants Ltd, dated November 2014, reference P13-408, Rev:1

**Reason: To ensure the development is not at risk from flooding and to ensure flood risk is not increased elsewhere in accordance with the NPPF.”**

(Members noted and agreed to the inclusion of an additional drainage Condition required that had not been listed in the agenda report.

Officers also reported that an additional element to the Section 106 Agreement, in relation to affordable housing, which had been detailed in the Officer report but had been omitted from the recommendation in error, would be included in the Resolution / Decision Notice.)

(Prior to consideration of this matter, Councillors Andrew Brazier and David Thain declared other disclosable interests in that they were both Council appointed representatives on the Board of Redditch Co-operative Homes (part of the Accord Group). Councillors Brazier and Thain withdrew from the meeting and took no part in discussions or voting thereon.)

The Meeting commenced at 7.00 pm  
and closed at 8.29 pm

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CHAIR





# Planning Committee

11<sup>th</sup> February 2015

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Yvonne Smith, David Thain and Nina Wood-Ford

### Officers:

Helena Horton, Amar Hussain and Ailith Rutt

### Democratic Services Officer:

Jan Smyth

### 64. APOLOGIES

Apologies for absence were received on behalf of Councillors Andrew Brazier and Wanda King.

### 65. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 66. CONFIRMATION OF MINUTES

**RESOLVED that**

**the minutes of the meeting of the Planning Committee held on 14<sup>th</sup> January 2015 be confirmed as a correct record and signed by the Chair.**

### 67. UPDATE REPORTS

The printed Update reports relating to Planning Applications 2014/160/OUT and 2015/009/S73 were noted.

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Chair

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**68. PLANNING APPLICATION 2014/160/OUT - LAND REAR OF 112 FECKENHAM ROAD, HEADLESS CROSS, REDDITCH, WORCESTERSHIRE**

Demolition of existing garage, proposed dwelling with garage and access drive, plus new double garage for No. 112 Feckenham Road.

Applicant: Mrs E Hine

The following people addressed the Committee under the Council's public speaking rules:

Mr R Willshaw – local resident and objector  
Mrs D Sandercock – local resident and objector  
Mr A Smith – the Applicant's Agent.

**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 Outline Planning Permission, subject to the Conditions and Informatives detailed on pages 16 to 19 of the Agenda report, and subject to any additional Conditions and/or Informatives that may be required by Worcestershire Wildlife Trust in relation to bat roosting opportunities within the site.**

(The Committee noted that an additional letter of objection had been received as detailed in the published Update report, copies of which were made available to Members and the public gallery prior to commencement of the meeting.)

The Committee was also orally advised that a late response had been received from Worcestershire Wildlife Trust who had advised that, whilst they had no objection to the proposal in principle, they sought clarification of the trees and their suitability for roosting, otherwise would suggest that the recommendations in the bat report be required through the imposition of a condition. Officers reported that clarification would be sought on this matter and if necessary additional conditions be imposed on top of the one currently recommended and asked the Committee to agree to authority being delegated to the Head of Planning and Regeneration Services to grant Outline Permission, subject to the Conditions and Informatives set out in the main report, and impose any additional Conditions and / or Informatives considered to be necessary following further discussions.)

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69. **PLANNING APPLICATION 2014/337/FUL - PARKLANDS CARE HOME, CALLOW HILL LANE, CALLOW HILL, REDDITCH, WORCESTERSHIRE B97 5PU**

Proposed Second Floor extension

Applicant: Parklands Care Home

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be **REFUSED** for the reasons stated on pages 22 and 23 of the agenda report.

70. **PLANNING APPLICATION 2014/341/FUL - UNIT 28 KINGFISHER WALK, KINGFISHER SHOPPING CENTRE, REDDITCH, WORCESTERSHIRE**

Change of Use from A1 (Shops) to A3 (Restaurant and Cafes)

Applicant: Kingfisher Shopping Centre

Mr K Williams, General Manager representing Kingfisher Shopping Centre, 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 detailed on page 27 of the Agenda report.

71. **PLANNING APPLICATION 2015/009/S73 - THREADNEEDLE HOUSE, ALCESTER STREET, REDDITCH, WORCESTERSHIRE B98 8JA**

Removal of Conditions to remove restrictions

on uses in Threadneedle House only:

Condition 3 of Planning Permission 79/588 and

Conditions 2 and 4 of Planning Permission 80/272

Applicant: Mrs Amanda de Warr for Redditch Borough Council

Mr Paul McLoughlin, on behalf of the Applicant, addressed the Committee under the Council's public speaking rules.

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11<sup>th</sup> February 2015

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**RESOLVED that****having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED.**

(The Committee noted late representations received from the County Council's Highways Officer and the Town Centre Co-ordinator as detailed in the published Update report, copies of which were made available to Members and the public gallery prior to commencement of the meeting.)

**72. IMPACT OF CHANGES TO NATIONAL PLANNING GUIDANCE ON PLANNING COMMITTEE CONSIDERATIONS**

The Committee received an information report in relation to national changes to the planning system that had been brought in to force with immediate effect on the 28<sup>th</sup> November 2014, when the Section of the National Planning Policy Guidance (NPPG) relating to Planning Obligations had been amended.

Members were informed that Redditch's previous threshold for seeking Section 106 contributions, had been 5 new dwelling units. The new threshold for seeking contributions was now 11 dwelling units or residential developments proposing over 1000sqm of building floorspace (including garages). It was noted that Applications that required Section 106 Agreements would continue to be brought to Committee for determination as usual.

In response to a query on Government consultation on the amended thresholds, Officers clarified that, unusually, Local Planning Authorities had not been consulted on the new thresholds.

**RESOLVED that****the revised thresholds and considerations in relation to Planning Obligations be noted.**

The Meeting commenced at 7.00 pm  
and closed at 7.59 pm

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CHAIR