

UPDATE REPORTS

Planning Committee

Wed 8 Apr
2015
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

Wednesday, 8 April 2015

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	Nina Wood-Ford
	Andrew Brazier	

4. Update Reports

(Pages 1 - 2)

To note Updates (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 April 2015

2014/349/FUL Fever , 12 Market Place

Highways have no objection to the proposal.

2014/367/FUL Land Adjacent 55 Weatheroak Close, Redditch

Severn Trent Water Consultation response - No objection, subject to conditions

An additional three objections have been received, which have addressed the following issues:

- o The design of the proposed dwelling is too large and cramped within the plot, it would be an over intensive form of development.
- o Highway safety in relation to the turning areas for vehicles accessing properties within the close. Difficulties in accessing and departing driveways. Additional vehicles within the close manoeuvring would be hazardous. It would be dangerous for young children who play and cycle within the close. Parking for the dwelling would not reflect existing dwellings and vehicles could potentially park illegally on the pavement.
- o Width of the proposed access driveway
- o Loss of amenity and privacy
- o Current location of fire hydrant within Weatheroak Close
- o The loss of Open Space within the close
- o If the plot had been adequate for a dwelling, the original developers Tarmac would have built there.
- o Loss of Trees and Wildlife, the loss of which would undermine the ecological value of the land.
- o Drainage and Flooding
- o Safety implications from building works.

Officer comments

A number of these issues have been raised and addressed in the previous representations on this site. Worcestershire Highways department have been consulted on the application and consider the access and parking arrangements as sufficient. In the event of planning permission being granted the applicants would have to liaise with Severn Trent water before proceeding with the development. As per the most recent appeal decision, the site would not be classified as Open Space as the majority of it is fenced off and currently overgrown with brambles. The site has been assessed by the Council's tree officer who has raised no objection to trees on the site being removed. With regards to drainage, appropriate conditions have been recommended if the application is approved, consultees have raised no objections to the proposed application or the previously submitted applications for a dwelling on the site.

2014/369/FUL Ipsley Court, Berrington Close

One additional letter received on 31.3.15 from an existing objector. Two storey building would block our views, would prefer single storey building would be more appropriate. Two or more trees would need to be removed and affect the water table. Drainage problems already exist. Building would reduce visibility.

These matters have been addressed in the main report in the agenda papers

2015/035/RM Land Opposite The Foxlydiate, Birchfield Road

Amended plans have now been submitted to show plot 19 amended to a 1 bedroom unit as approved under the outline application. In addition, the rooflights originally shown for this plot have been omitted and a window has been inserted on the side elevation to enable views into the proposed garden area. Plot 20 has also been amended to provide a window that would overlook the proposed garden area. The layout plan has been amended to reflect these changes and is now considered to be acceptable.

Amended recommendation

That having regard to the development plan and to all other material considerations, permission be GRANTED subject to the conditions and informatives set out in the main report.

2015/044/FUL The White Lion , 1202 Evesham Road

No Updates

2015/045/LBC The White Lion , 1202 Evesham Road

No Updates