

UPDATE REPORTS

Planning Committee

Wed 29 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:

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PLANNING COMMITTEE

Wednesday, 29 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	

12. Update Reports

(Pages 1 - 4)

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
29th April 2015

2014/157/FUL Land Opposite Tan House Farm, Off Studley Road

No Updates

2014/298/FUL & 2014/299/LBC 40 Chestnut Road, Astwood Bank

No Updates

2015/042/FUL Land Off, Dixon Close

Correction made to the proposal description to include the provision of 2 maisonettes and reduce the number of flats from 8 to 6. The description should read as follows:

35no. 2, 3 and 4 bed houses, 6no. 1 bed apartments, 2no. 2 bed maisonettes and 1no. 2 bed bungalow (substitution of some house types approved under 2013/289/FUL)

The total number of proposed units is unchanged and remains at 44.

1 letter of support received on the following grounds:

- o The proposal would provide much needed affordable housing since Redditch has not met its demand for new affordable housing in each of the last 10 years.
- o The proposal would provide a mix of properties that meet the needs of the welfare reform and families and older people.

1 additional letter of objection received on the following grounds:

- o The proposal seeks to introduce an incompatible land use (residential) adjacent to an existing concrete manufacturing company
- o Concerns that there will be complaints from occupiers of the new houses when the company is going its legitimate business.

Comments received from the Arboricultural Officer -

- o No objection subject to conditions for soft landscape works including new planting and existing trees/shrubs to be retained and protected during construction works.

Officers note that conditions 3 and 4 of the committee report address this.

Detailed emergency access plan received 21.04.15 (Drawing Number K505-102 Rev A). This plan shows an emergency access via the Enfield Road Industrial Estate off Windsor Road. The emergency access would link to the end of the T-bar road adjacent to plot 36. WCC Highways have been consulted on the plan and confirmed that the access is suitable for use by emergency services including a fire tender. Following receipt of the emergency access plan **conditions 6, 11 and 16 are recommended to be amended** to read as follows:

Condition 6 - 'The development hereby permitted shall not be brought into use until the accesses (including the emergency access), turning area (if applicable) and parking facilities shown on the approved plans have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times'.

Condition 11 to include the emergency access plan on the list - 'Drawing Number K505-102 Rev A'.

Condition 16 - 'The emergency access shown on Drawing Number K505-102 Rev A shall be implemented prior to the completion of development works on the site. This access point shall be kept available for use by emergency vehicles in perpetuity'.

2015/073/S73 9 Matchborough Centre, Matchborough Way

No Updates

2015/077/FUL 43 Kenchester Close, Redditch

No Updates

2015/099/COUPRO & 2015/100/FUL Threadneedle House, Alcester Street

Severn Trent Water responded raising no objections subject to a condition and an informative regarding drainage details.

Worcestershire Regulatory Services (Noise) are satisfied that the noise assessment provided is adequate and suggest that conditions be attached to any permission granted to ensure that the specification of the building when fitted out meets the necessary standards.

It is therefore **recommended that additional conditions and informatives be added to the main recommendation** as follows:

8) Prior to the commencement of development, drainage plans for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with the NPPF. The drainage matters need to be resolved prior to commencement in order that the works to create the residential units are to a satisfactory standard for the occupation to occur without failure of the drainage system.

9) The development hereby permitted shall be fitted out such that the noise standards set out in BS 8233 are met internally and externally including on the balconies, both during the day and at night. Such specification shall be maintained for the lifetime of the development.

Reason: In the interests of the residential amenity of the occupiers of the building and in accordance with the NPPF.

10) The development hereby permitted shall be fitted out such that the noise standards set out in BS 4142 are exceeded by 5dB by all plant and machinery located within the boundary of the site. Such specification shall be maintained for the lifetime of the development.

Reason: In the interests of the residential amenity of the occupiers of the building and in accordance with the NPPF.

Additional informative:

2) Severn Trent Water advise that there is a public sewer located close to the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposal located over or within 3 metres of a public sewer. In many cases under the provision of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval. If you require any further information please contact Rhiannon Thomas on 01902 793883.

