

# minute book 1



## Council

Mon 15 Jun  
2015  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL



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# Executive Committee

Tuesday, 14 April 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

### Officers:

Matthew Bough, Clare Flanagan, Sue Hanley and Steve Singleton

### Committee Services Officer:

Debbie Parker-Jones

### 126. APOLOGIES

There were no apologies for absence.

### 127. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 128. LEADER'S ANNOUNCEMENTS

#### Additional Papers

One set of Additional Papers had been circulated which contained a minute extract from the meeting of the Overview and Scrutiny Committee held on 7th April 2015 in relation to the pre-scrutiny of the Redditch Market report. These would be considered with the Redditch Market report which appeared at item 6 of the main agenda pack.

#### Work Programme

It was noted that the Equal Opportunity Policy report which was due to be considered at the meeting that evening had been deferred until June to ensure the trade unions had opportunity to consider this.

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Chair

**129. MINUTES****RESOLVED that**

**the minutes of the meetings of the Executive Committee held on 10th March and 30th March 2015 be agreed as correct records and signed by the Chair.**

**130. OVERVIEW AND SCRUTINY COMMITTEE**

The Committee received the minutes of the meeting of the Overview and Scrutiny Committee held on 3rd March 2015.

It was noted that there were no recommendations to consider as the recommendation at Minute No. 87 relating to the Tackling Obesity Task Group – Final Report had been dealt with by the Executive as its last meeting.

**RESOLVED that**

**the minutes of the meeting of the Overview and Scrutiny Committee held on 3rd March 2015 be received and noted.**

**131. REDDITCH MARKET**

The Committee received a report which sought approval for the North Worcestershire Economic Development & Regeneration Service to invite informal expressions of interest from market operators for the future management of Redditch Outdoor Market. Officers highlighted an error in recommendation 2.1 of the report, which stated Bromsgrove Outdoor Market instead of Redditch Outdoor Market.

The results of any expressions of interest received would be reported to a future meeting of the Executive Committee. Those results, together with the outcomes of soft market testing and the views of existing market operators, would help inform decisions on the future management of the Market and whether or not to procure an external market operator.

Members noted the recommendations of the 7th April 2015 Overview and Scrutiny Committee and the Committee's request to be allowed to see a copy of the consultant's report.

It was noted that Officers had explained at the Overview and Scrutiny meeting that it had been agreed at the Portfolio Holders' Briefing that the consultant's report would not be considered until later in the process, when there was a decision for Members to make on the future operation and management of the market. As

Members were not being asked to make any such decision at this stage it was felt premature to circulate or consider the report.

The consultant's report would be considered by Members at the appropriate time and consultation on any options would take place with the public and market traders, in the best interests of the market. A Member commented that they would be interested to know the cost of the consultant's report.

**RESOLVED that**

- 1) North Worcestershire Economic Development & Regeneration Service invite informal expressions of interest from market operators for the future management of Redditch Outdoor Market;**
- 2) a report on the outcome of the process be brought to a future meeting of the Executive Committee; and**
- 3) the recommendations from the 7th April 2015 Overview and Scrutiny meeting in relation to the pre-scrutiny of the Redditch Outdoor Market report be received and noted.**

**132. REDDITCH BOROUGH COUNCIL MORTGAGE RESCUE SCHEME**

Members were asked to approve a Local Mortgage Rescue Scheme ('the Scheme') for the Council.

Officers presented the report and advised that the Scheme would be a last resort for those who were being threatened with repossession and facing homelessness.

Members noted the financial elements of the Scheme detailed in the report. A budget of £500k had been included in the Housing Revenue Account for 2015/16 to facilitate the purchase of suitable properties and associated ancillary costs.

Members thanked Officers for the work they had put into developing the Scheme and were proud that the Council had this in place.

**RESOLVED that**

**Redditch Borough Council's Mortgage Rescue Scheme – Policy and Procedure, as detailed at Appendix 1 to the report, be approved.**

# Executive Committee

Tuesday, 14 April 2015

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## 133. WORCESTERSHIRE REGULATORY SERVICES JOINT COMMITTEE

The Committee received the minutes of the meeting of the Worcestershire Regulatory Services Shared Services Joint Committee held on 19th February 2015.

It was noted that there were no recommendations to consider.

One of the Members who had been present at the meeting stated that there had been a lively debate at Minute No. 38/14 (Creating and Delivering a Sustainable Regulatory Partnership for Worcestershire), relating to membership and voting changes.

### **RESOLVED that**

**the minutes of the meeting of the Worcestershire Regulatory Services Shared Services Joint Committee held on 19th February 2015 be received and noted.**

## 134. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.

The Committee received, under Additional Papers, the minute and recommendations of the 7th April 2015 Overview and Scrutiny Committee in relation to the Committee's pre-scrutiny of the Redditch Market report. This was considered under agenda item 6 – Redditch Market (Minute No. 131 refers).

### **RESOLVED that**

**the minute and recommendations of the meeting of the Overview and Scrutiny Committee held on 7th April 2015 be received and noted.**

## 135. ADVISORY PANELS - UPDATE REPORT

It was noted that the next meeting of the Planning Advisory Panel had, owing to a clash with the Staff Awards, previously been re-scheduled and would be taking place the following evening, Wednesday 15th April 2015.

### **RESOLVED that**

**the report and update be noted.**



**Executive  
Committee**

Tuesday, 14 April 2015

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The Meeting commenced at 7.00 pm  
and closed at 7.23 pm

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Chair





# Licensing Committee

Monday, 2 March 2015

## MINUTES

### Present:

Councillor Pattie Hill (Chairman), Councillor Alan Mason (Vice-Chair) and Councillors Roger Bennett, Natalie Brookes, Andrew Fry and John Witherspoon

### Officers:

K Barnett and D Etheridge

### Democratic Services Officer:

Jess Bayley

### 15. APOLOGIES

Apologies for absence were received on behalf of Councillors Gay Hopkins and Paul Swansborough.

### 16. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 17. MINUTES

The Chair apologised for the delay in providing the minutes which had not been included in the agenda pack for consideration.

### RESOLVED that

**the minutes of the meeting of the Licensing committee held on Monday 3rd November 2014 be confirmed as a correct record and signed by the Chair.**

### 18. DRAFT SCRAP METAL LICENSING POLICY AND GUIDELINES - CONSULTATION RESPONSES

Further to the meeting of the Licensing Committee held on 3rd November 2014 the Committee received a report detailing the final Scrap Metal Licensing Policy and Guidelines. During consideration of the content of this report the following matters were discussed:

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Chair

# Licensing Committee

Monday, 2 March 2015

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- As requested at the previous meeting of the Committee Officers had consulted on the proposed content of the Scrap Metal Licensing Policy and Guidelines.
- Only one response had been received; from the British Metals Recycling Association (BMRA). The association's responses had been taken into account when Officers finalised the content of the policy.
- The difficulties involved in displaying scrap metal dealers' licences on vehicle plates. Licences applied to the dealer rather than to the vehicle and many dealers operated across local authority boundaries and obtained multiple licences from different Councils.
- Public awareness of the policy and the potential for a press release to be issued in order to raise awareness.
- Methods of payment for scrap metal that could be used by dealers under the policy and the need for an audit trail.
- Criminal activities involving scrap metal.
- The process for verifying the identity of the person selling scrap metal to a dealer.
- The potential for Licensing Officers to enforce compliance with the payment requirements amongst scrap metal dealers and the additional powers provided to Officers in this regard in recent legislation.
- The additional restrictions that could be imposed on licensed scrap metal dealers and / or site managers if either was convicted of an offence.
- The process for disposing of scrap metal. Members were advised that there were specialist sites where scrap metal could be melted and the majority of dealers tended to transport metal to these sites rather than to melt metal as part of their core business.
- The referral of criminal offences to the local magistrate's court.
- Members were advised that if the suitability of an individual to continue to hold an existing licence was brought into question this matter might be referred to the Licensing Sub-Committee for further consideration.
- The need to issue closure notices to an appropriate authority figure on site and the action that could be taken to identify persons in a position of responsibility. Members were advised that there had been no problems to date with unlicensed scrap metal dealers in Redditch.

Prior to the conclusion of this item the Chair requested that in future appendices to reports presented for the consideration of the Committee be clearly marked for ease of reference.

**RESOLVED that**

**the finalised Scrap Metal Licensing Policy and Guidelines be approved.**

**19. DRAFT SEX ESTABLISHMENT POLICY AND GUIDELINES**

The Committee considered a report detailing the draft Sex Establishment Licensing Policy and Guidelines for the purpose of consultation with relevant stakeholders and the general public. During the discussion of this report the following matters were considered:

- Redditch Borough Council did not have a licensing policy for sex establishments. However, having a policy for this purpose was considered to be best practice as it provided consistency and transparency in the Licensing process.
- Sex establishments included venues such as pole dancing clubs but not businesses that primarily sold lingerie. The key consideration for Officers when determining whether a venue should be classified as a sex shop was the retail product.
- The potential provided through the policy for the public to express their views about any applications for a sex establishment licence.
- There were currently no licensed sex establishments in the Borough.
- The need for fees for applications for a sex establishment licence to be set at a level that would cover the costs of processing the license.
- The appropriate location for sex establishments and the need for the Licensing Sub-Committee to take into account the proximity of any schools, residential premises and other relevant premises when considering applications.
- Action that could be taken by applicants if their application was turned down. Members were advised that there was no right of appeal in cases where a licence for a sex establishment was turned down; an applicant could use alternative methods such as applying for a judicial review.
- The reasons why the Licensing Sub-Committee might turn down an application, on both mandatory and discretionary grounds.
- The suitability of an applicant would be partly assessed based on their previous relevant knowledge and experience. This would include consideration of whether the applicant had ever held a licence with the Council and whether they had complied with the terms of the licence.
- The probability that applicants with unspent convictions would not receive a licence.

# Licensing Committee

Monday, 2 March 2015

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- Protection available to staff employed at sex establishment venues. The standard conditions applicable to licences for sexual entertainment venues addressed issues such as provision of dressing rooms.
- The need for all licences for sex establishments to be considered in accordance with the terms of the policy and guidance. Local authorities could not apply any moral judgement when assessing such applications.

**RESOLVED that**

**the draft Sex Establishment Licensing Policy be approved for the purpose of consultation with relevant stakeholders and the general public.**

**20. LICENSING COMMITTEE WORK PROGRAMME 2014/2015**

Members were advised that the following items were due to be considered by the Licensing Committee at a meeting on 20th July 2015:

- Draft Sex Establishment Policy (Consultation Results); and
- Hackney Carriage and Private Hire Driver Licensing Policy Amendments.

The Committee was informed that the Deregulation Bill which had resulted in the need for amendments to the Hackney Carriage and Private Hire Driver Licensing Policy would also be addressed in the Licensing training that was scheduled to be delivered to Members in 2015/16.

**RESOLVED that**

**the Licensing Committee Work Programme 2014/15 be noted.**

The Meeting commenced at 7.01 pm  
and closed at 7.56 pm



## Planning Committee

11<sup>th</sup> March 2015

### MINUTES

#### Present:

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

#### Officers:

Steve Edden, Sarah Hazlewood, Amar Hussain and Ailith Rutt

#### Democratic Services Officer:

Jan Smyth

#### 73. APOLOGIES

There were no apologies for absence.

#### 74. DECLARATIONS OF INTEREST

No declarations of interest were made.

In respect of Agenda Items 6 and 7 (Planning Applications 2014/368/FUL and 2014/369/FUL - Ipsley Court, Berrington Close, Ipsley, Redditch) Councillor Baker's role as County Councillor for Ipsley was noted.

In respect of Agenda Item 8 (Planning Application 2015/003/FUL – 324 Evesham Road, Crabbs Cross, Redditch), Councillor Andrew Brazier declared that he had a biased view of the Application as a Local Ward Councillor, as detailed in Minute 80 below.

#### 75. CONFIRMATION OF MINUTES

##### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> February 2015 be confirmed as a correct record and signed by the Chair, subject to an error in the printed minutes being noted, in respect of the meeting date, which should be 2015 and not 2014 as stated.**

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Chair

**76. UPDATE REPORTS**

The printed Update reports relating to the various Planning Applications were noted.

**77. APPLICATION 2014/337/FUL –  
PARKLANDS CARE HOME, CALLOW HILL LANE,  
CALLOW HILL, REDDITCH, WORCESTERSHIRE B97 5PU**

Proposed Second floor extension

Applicant: Parklands Care Home

Councillor Brandon Clayton, local Ward Councillor and Mr Brian King, Agent for the Applicant, 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 appropriate Conditions to be agreed between Officers and the Applicant.**

(Members were reminded that this matter had been considered at the previous meeting of the Planning Committee on the 11<sup>th</sup> February 2015. Officers reported, however, that due to an administrative error, the standard invitations to the Committee meeting had not been issued in accordance with protocols and it had therefore been necessary for the Committee to re-consider the Application to allow for full participation in consideration of the matter.

Having considered all of the information provided, Members were of the view that the proposed extension would have minimal impact on the Green Belt and would provide improved facilities for the two bedrooms already situated on the second floor. The Committee was therefore minded to grant Planning Permission subject to appropriate Conditions.)



# Planning Committee

11<sup>th</sup> March 2015

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78. **APPLICATION 2014/368/FUL –  
IPSLEY COURT, BERRINGTON CLOSE, IPSLEY,  
REDDITCH, WORCESTERSHIRE B98 0TJ**

Creation of additional two bedroom apartment (Flat 40) in roof.

Applicant: Mr Barney McElholm

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

Mrs Hazel Hill – Objector

Ms Jane Benanti – Objector

Miss Donna Savage – Applicant's Agent.

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative detailed on Page 13 of the Agenda report.**

79. **APPLICATION 2014/369/FUL –  
IPSLEY COURT, BERRINGTON CLOSE, IPSLEY,  
REDDITCH, WORCESTERSHIRE B98 0TJ**

Proposed two storey building to contain 4 no. apartments  
(Plots 41, 42, 43 and 44)

Applicant: Mr Barney McElholm

The following people addressed the Committee under the Council's Public Speaking rules:

Mr Steve Williams – Objector

Mrs Sue Nicholls – Objector

Councillor Juliet Brunner – Ward Member

Miss Donna Savage – Applicant's Agent

**RESOLVED that**

**a decision on this matter be DEFERRED to the next scheduled meeting of the Planning Committee in order for Officers to seek further clarification in relation to proposed distances from existing developments and organise a Site Visit for Committee Members.**

# Planning Committee

11<sup>th</sup> March 2015

At the conclusion of this matter, the Chair adjourned the meeting for people to leave the public gallery and allow for a 5 minute comfort break.

**80. APPLICATION 2015/003/FUL –  
324 EVESHAM ROAD, CRABBS CROSS,  
REDDITCH, WORCERSTERSHIRE B97 5JB**

Demolition of existing garage and side lean-to,  
erection of rear two-storey and single-storey  
extension and installation of shop front.  
Change of use of building to mixed use showroom (A1),  
Office (B1) and storage (B8).

Applicant: Mr Malcolm Dyson

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

Mr Steve Higgitts – Objector  
Mr John Close – Objector  
Mr Carl Portman – Objector  
Mrs Elizabeth Mitchell – Applicant's Agent

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the following reasons:**

**“The proposed development by reason of its design and visual impact would be harmful to the area and therefore contrary to policy BBE13 of the Borough of Redditch Local Plan no. 3.”**

(Having considered all of the information provided and comments from the public speakers, Members expressed concerns that the design and uses proposed by the Applicant would have an unacceptable visual impact in the middle of a residential area and were of the view that the proposed development would be better situated in a commercial setting. The Committee therefore considered that the proposal was not appropriate and refused the Application for the reason stated in the Resolution above.)

(During consideration of this matter, Councillor Andrew Brazier declared that he had a biased view as a local Ward Councillor for Crabbs Cross and therefore withdrew from the meeting and took no part in debating the Application or voting thereon.)

# Planning Committee

11<sup>th</sup> March 2015

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**81. ARTICLE 4(1) REMOVAL OF PERMITTED DEVELOPMENT RIGHTS TO DEMOLISH (PART 31) - CONFIRMATION - CHAPEL AT THE JUNCTION OF BIRCHFIELD ROAD AND CHAPEL STREET, HEADLESS CROSS, REDDITCH**

The Committee considered a report which proposed the long term protection of a locally listed building which was considered to be of positive benefit to public amenity and a heritage asset in the wider public interest. Members approval was sought to control the future development of the building by way of an Article 4 Order to remove permitted development rights relating to demolition.

The Committee noted the procedures undertaken subsequent to receiving an application for the prior approval of the demolition of the building on the 20<sup>th</sup> November 2014 and the Article 4 direction being made on the 5<sup>th</sup> December 2014.

Officers provided clarification on various matters including maintenance responsibilities, and confirmed that they were working proactively with the owners of the site to find the best solution for the building to be brought back into use.

**RESOLVED that**

**the Article 4(1) Direction at Appendix 1 to the report and its attached plan be confirmed without modification.**

(Having withdrawn from the meeting during consideration of the previous Item on the Agenda, Councillor Andrew Brazier was not present and took no part in consideration of this matter.)

The Meeting commenced at 7.00 pm  
and closed at 9.05 pm

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CHAIR



# Planning Committee

8<sup>th</sup> April 2015

## MINUTES

### Present:

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

### Officers:

Amar Hussain, Ailith Rutt and Sharron Williams

### Democratic Services Officer:

Jan Smyth

### 82. APOLOGIES

An apology for absence was received on behalf of Councillor David Thain.

### 83. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 84. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> March 2015 be confirmed as a correct record and signed by the Chair.**

### 85. UPDATE REPORTS

The printed Update Reports relating to the various Planning Applications were noted. Members also noted that the site plan provided in their Plan Pack in relation to Planning Application 2015/035/RM – land opposite The Foxlydiate, Birchfield Road, Redditch was slightly incorrect. A copy of the correct Plan, as submitted by the Applicant and as referenced during the Officer's presentation, was tabled at the meeting for clarification.

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Chair

# Planning Committee

8<sup>th</sup> April 2015

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86. **PLANNING APPLICATION 2014/349/FUL –  
FEVER, 12 MARKET PLACE, TOWN CENTRE,  
REDDITCH, B98 8AA**

Change of Use of part of first floor offices into  
late night bar, to be incorporated into existing bar

Applicant: Mr Nigel Blair

Mr Nigel Blair, the Applicant, 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 Informative as detailed on page 10 of the Main report.**

(The Committee was informed of a late response from the Highways Authority that they had no objections to the proposal, 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.)

87. **PLANNING APPLICATION 2014/367/FUL –  
LAND ADJACENT 55 WEATHEROAK CLOSE,  
WEBHEATH, REDDITCH B97 5TF**

New one and a half storey dwelling

Applicant: Mr and Mrs R Lewis

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

Mrs Gill Kloetzli – objector

Mr Brian Davy – Objector

Councillor David Bush – Ward Councillor

Mr Gary Philips of Highbury Design – Applicant's Agent

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives as set out on pages 15 to 17 of the main agenda report and the following additional Condition:**

# Planning Committee

8<sup>th</sup> April 2015

- 9) **No development shall be carried out until a construction management plan has been submitted and approved by the local authority. Development to proceed in accordance with the agreed plan.**

**Reason: To minimise the impact of the development construction on existing occupiers of the building in order to safeguard their residential amenity and safety.**

(The Committee noted a late Consultee response received from Severn Trent Water, who had no objection to the proposal subject to conditions. Members also noted three additional objections that had been received and Officer responses, all as detailed in the published Update Report, copies of which were circulated to Committee Members and the public gallery prior to commencement of the meeting.

Members considered and agreed the imposition of an additional Condition, relating to the submission of a Construction Management Plan for approval, which had been suggested by the Applicant's Agent during their address to the Committee under the Council's public speaking rules, as detailed in the resolution above.)

**88. PLANNING APPLICATION 2014/369/FUL –  
IPSLEY COURT, BERRINGTON CLOSE,  
IPSLEY, REDDITCH, B98 OTJ**

Proposed two-storey building to contain  
four no. apartments (Plots 41, 42, 43 and 44).

Applicant: Mr Barney McElholm

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

Mr Stephen Williams – objector  
Mrs Sue Nicholls – objector  
Mrs Evelyn Coke – objector  
Councillor Juliet Brunner – Ward Member  
Mr Barney McElholm – Applicant

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED, for the following reasons:**

# Planning Committee

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- 1) **The design and visual impact of the proposed building that would result from its size and location would appear incongruous and out of character in the streetscene. The lack of private amenity space to serve the proposed residents would result in an unacceptable lack of residential facilities which would compromise their residential amenity. As such the proposal is considered to be contrary to Policies CS2 and B(BE)13 of the Borough of Redditch Local Plan No.3 and Policies 5, 39 and 40 of the emerging Borough of Redditch Local Plan No.4 and SPG Encouraging Good Design.**
  
- 2) **The impact of additional parking requirements and the loss of existing parking provision resulting from the proposal raises concerns about the displacement of parking in the area on to the highway, contrary to the objectives of Policies CT12 of the Borough of Redditch Local Plan No.3 and Policy 20 of the emerging Borough of Redditch Local Plan No.4.**

(The Committee noted a further representation of objection as detailed in the published Update Report, copies of which were provided to Members and the public gallery prior to commencement of the meeting.

Members expressed concerns that the proposed design and siting of the development would be out of character for the area and would have a visual impact on the street scene and wider area. Concerns were also expressed that the proposed development provided insufficient parking. Officers clarified that, in terms of the cumulative parking requirements for the wider site, sufficient parking would be provided for the existing development and the proposed new development in line with parking standards requirements.

Having considered all of the information provided, members were still of the view that the design of the proposed development was out of character and would have a visual impact on the street scene. Members also considered that the additional parking required for the development would have a cumulative impact on parking provision in the wider area with the potential for the displacement of vehicles onto the highway. Members were therefore minded to refuse the Application for the reasons stated in the resolution above.)



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8<sup>th</sup> April 2015

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**89. PLANNING APPLICATION 2015/035/RM –  
LAND OPPOSITE THE FOXLYDIATE,  
BIRCHFIELD ROAD, WEBHEATH, REDDITCH**

Approval of Reserved Matters for the construction  
of twenty nine no. dwellings pursuant to Condition 1  
of Planning Permission 2013/179/OUT

Applicant: Mr David Baker

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Reserved Matters Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 30 to 31 of the main agenda report.**

(Members noted various amendments that had been received from the Applicant following further discussions with Officers, all as detailed in the published Update Report, copies of which had been provided to Committee Members and the public gallery prior to commencement of the meeting. Members attention was also drawn to the corrected site plan that had been tabled at the meeting.

In light of receipt of acceptable amendments to the Layout Plan, the Committee was asked to note Officer's amended Recommendation to grant Planning Permission, as detailed in the Resolution above.)

**90. PLANNING APPLICATION 2015/044/FUL AND LISTED  
BUILDING CONSENT APPLICATION 2015/045/LBC –  
THE WHITE LION, 1202 EVESHAM ROAD,  
ASTWOOD BANK, REDDITCH B96 6AA**

Conversion of Listed Public House into 4 separate dwellings  
with associated works, car parking and rear driveway, together  
with two new semi-detached 2 bedroom houses and one detached  
three bedroom house within the grounds

Applicant: Vicarage Farm Estates Ltd

**1) PLANNING APPLICATION 2015/044/FUL**

**RESOLVED that**

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

# Planning Committee

8<sup>th</sup> April 2015

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the Conditions and Informatives set out on pages 40 to 44 of the main agenda report; and

2) LISTED BUILDING CONSENT APPLICATION  
2015/045/LBC)

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Listed Building Consent be GRANTED, subject to the Conditions and Informative as set out on pages 45 to 46 of the main Agenda report.**

(Members received and noted an oral update from Officers in relation to receipt of five additional late representations of objection on similar grounds to those covered in the main agenda report, and a Consultee response from Natural England, who had no objections to the proposal.)

The Meeting commenced at 7.00 pm  
and closed at 8.31 pm

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CHAIR

# Planning Committee

29<sup>th</sup> April 2015

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Roger Bennett, Bill Hartnett, Wanda King, Yvonne Smith, David Thain and Nina Wood-Ford

### Officers:

Steve Edden, Clare Flanagan, Stacey Green, Sarah Hazlewood and Ailith Rutt

### Democratic Services Officer:

Jan Smyth

### 91. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker and Andrew Brazier.

### 92. DECLARATIONS OF INTEREST

Councillors Bill Hartnett and David Thain declared Interests in Agenda Item 6 (Planning Application 2015/042/FUL – Land off Dixon Close, Enfield, Redditch) as detailed in Minute 96 below.

### 93. CONFIRMATION OF MINUTES

#### RESOLVED that

the minutes of the meeting of the Planning Committee held on 8<sup>th</sup> April 2015 be confirmed as a correct record and signed by the Chair.

### 94. APPLICATION 2014/157/FUL – LAND OPPOSITE TAN HOUSE FARM, OFF STUDLEY ROAD, PARK FARM, REDDITCH

Erection of 10 residential dwellings consisting of 4 x 2 bedroom, 3 x 3 bedroom and 3 x 4 bedroom units.

Applicant: Mr Carl Lovell

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Chair

# Planning Committee

29<sup>th</sup> April 2015

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**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be **GRANTED**, subject to the Conditions and Informatives set out on pages 13 to 18 of the main agenda report and the following additional Informative:

“6) The Applicant is requested to note the Consultee comments in relation to the application.”

**95. APPLICATION 2014/298/FUL AND LISTED BUILDING CONSENT APPLICATION 2014/299/LBC – 40 CHESTNUT ROAD, ASTWOOD BANK, ~REDDITCH B96 6AE**

Conversion of existing dwelling to 2 no. 3 bedroom flats.

Applicant: Mr and Mrs Robert and Gail Head

Mr P Balcome, objector, addressed the Committee under the Council's public speaking rules.

**1) PLANNING APPLICATION 2014/298/FUL**

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be **GRANTED**, subject to the Conditions and Informatives set out on pages 22 to 23 of the Main Agenda report and the following additional Conditions:

“5) Whilst the site is being prepared, cleared and the development is being carried out it will only be possible to work on the site between 8am and 6pm, Mondays to Fridays and 9am to 12 noon on a Saturday. It will not be possible to work outside of these hours or at any time in the day on a Sunday or Bank or Public Holiday unless previously agreed with the Council. This restriction will apply to all on site workers, contractors and sub contractors. Whilst the site is being prepared, cleared and the development is being carried out it will only be possible to deliver/collect materials, plant, machinery and waste from the site between 7.30am and 6pm, Mondays to Fridays and 8.30am to 12 noon on a Saturday. It will not be possible to deliver or collect outside of these hours or at any time in the day on a Sunday or a Bank or Public Holiday unless previously agreed with the Council.

**Reason: To make sure that the living conditions of the residents living near to the site are not harmed as a result of the works in order to comply with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3.**

- 6) **Prior to the commencement of development you shall submit to the council and have approved a plan detailing where on site any materials shall be stored and where site operatives shall park off road during construction. Once these details are agreed you shall comply with them during the lifetime of the construction process.**

**Reason: To make sure the living conditions of the residents living near to the site are not harmed as a result of the works in order to comply with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3. The condition is required to be pre commencement as the matter needs to be agreed before any workers are present on site in order to alleviate any on street parking issues.”**

- 2) **LISTED BUILDING CONSENT APPLICATION 2014299/LBC**

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Listed Building Consent be GRANTED, subject to the Conditions set out on pages 24 and 25 of the main Agenda report.**

(Appropriate Condition(s), requiring the Applicant to agree a site operative plan for the construction period prior to commencement of the development, was agreed by the Committee as detailed in Resolution 1 above.)

96. **APPLICATION 2015/042/FUL – LAND OFF DIXON CLOSE, ENFIELD, REDDITCH**

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

**Applicant: Mr Nick Laight**

Mr Josh Lorento, objecting and Mr Nick Laight, the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**the matter be DEFERRED to the next meeting of the Committee for Officers to have further discussions with the Applicant in respect of the proposed affordable / social housing elements of the proposal.**

(The Committee received various updates in relation to: an error in the description of the proposal, now correctly detailed in the description above; two late letters of representation; comments from the Council's Arboricultural Officer; and detailed emergency access plan received from the Applicant, all as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

Further to noting additional information provided by the Applicant during the public speaking process, Members expressed concerns that the Applicant's stated proposals for the development in terms of the affordable/social housing elements of the scheme, did not reflect the information provided in the Officers report in respect of percentages.

On receiving advise from Planning and Legal Officers on the information provided verbally by the Applicant, Members were of the view that the matter should be deferred to allow Officers to have further discussions with the Applicant to clarify the position in regard to their proposals for the affordable / social housing development on the site, and bring it back to the next meeting of the Committee for consideration again.)

(During consideration of this matter, and following the disclosure by the Applicant that Accord Housing was involved in the social housing elements of the scheme, Councillor Bill Hartnett declared an interest in the item in view of his role on the Board of Accord Housing. Councillor Hartnett immediately withdrew from the Meeting and took no further part in any discussions nor voted on the matter.

Councillor David Thain, in view of his role as a Council representative on Redditch Co-operative Homes, a subsidiary Company of Accord Housing, also declared an interest and withdrew from the meeting and took no further part in any discussions nor voted on the matter.)

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**97. APPLICATION 2015/073/S73 – UNIT 9 MATCHBOROUGH CENTRE, MATCHBOROUGH WAY, MATCHBOROUGH, REDDITCH**

Removal of Condition 2 of Planning Approval 2010/244/COU to allow wholly A5 (hot food takeaway) consent and to allow all types of hot food to be sold on the site for consumption off the premises.

Applicant: Mr Mehdi Kalateh

Mr Theo Ellinas, objector, 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 Informative set out on pages 46 to 47 of the main Agenda report.**

**98. APPLICATION 2015/077/FUL – 43 KENCHESTER CLOSE, MATCHBOROUGH EAST, REDDITCH, B98 0BT**

Side garage extension and enlarged front porch.

Applicant: Mrs C Shinnie

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on pages 50 to 51 of the main Agenda report.**

**99. APPLICATIONS 2015/099/COUPRO AND 2015/100/FUL - THREADNEEDLE HOUSE, ALCESTER STREET, TOWN CENTRE, REDDITCH B98 8AJ**

Prior Approval for change of use from offices (Class B1(a) to residential (Class C3) to create 37 dwellings (not including the former Barclays GF or the Post Office elements of the building); and

Full Planning Permission for: the change of use of the former Barclays (Class A2) to residential (Class C3) to create 5 dwellings; infill rooftop development to create 4 residential units; external alterations to the whole building to facilitate residential conversion (not including the Post Office elements of the building.

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Applicant: Casper Developments Ltd

Miss Liz Garvey, the Applicant's Agent, addressed the Committee under the Council's public speaking rules.

1) 2015/099/COUPRO

**RESOLVED that**

**Prior Approval of further details is not required, and**

2) 2015/100/FUL

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 60 to 62 of the main Agenda Report and the following additional Conditions and Informative:**

- 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**



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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.

### Informative

- 3) **Severn Trent Water advises 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.**

(The Committee noted updates from Severn Trent Water, who had no objections subject to additional conditions and informative, as detailed in the Resolution above, and Worcestershire Regulatory Services (Noise), all detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

The Meeting commenced at 7.00 pm  
and closed at 8.02 pm

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CHAIR

