

UPDATE REPORTS 2

Planning Committee

Wed 8 Jul
2015
7.00 pm

Council Chamber
Town Hall
Redditch



If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

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PLANNING COMMITTEE

Wednesday, 8 July 2015
7.00 pm
Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Matthew Dormer
	Yvonne Smith (Vice-Chair)	Wanda King
	Joe Baker	David Thain
	Roger Bennett	Nina Wood-Ford
	Michael Chalk	

9. Update Reports

(Pages 1 - 2)

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

Redditch Borough Council
Planning Committee

Committee Updates
8th July 2015

2015/086/FUL Carantec, The Mayfields

No update information

2015/130/FUL 324 Evesham Road, Redditch

An amended plan has been received deleting the reference to 'display' on the ground floor and only referring to a reception area. As such the proposal description has been amended to read:

"Proposed Change of Use to provide B1 Office accommodation."

As a result of this condition number 2 requires amending to refer to the amended plan:

- " 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

1730.01
1730.03C

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy Policy B (BE).13 of the Borough of Redditch Local Plan Number 3."

and condition number 4 requires deleting.

Members attention is also drawn to paragraph two within the principle section of the report at page 15 which is now no longer relevant.

Due to changes in permitted development rights, which allow a far greater range of changes of use without the need for planning permission, it is recommended that these rights are withdrawn from the site. Of particular note are the temporary rights afforded by Class D, Part 4 which, in brief, would allow this site if granted a B1 use, to change to an A1 (shop), A2 (financial and professional services) or A3 (cafe and restaurant) use for a period of two years without any further recourse to the Local Planning Authority. **As such an additional condition is recommended:**

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no changes of use as detailed at Class D, Part 4 shall take place without the submission and subsequent approval of a separate application for planning permission.

Reason: Other uses within that Use Class may not be acceptable to the Local Planning Authority in this location having regard to the character and amenities of the area and sustainability objectives and would require further consideration by way of a planning application."

2015/145/S73 Land At Teardrop Site, Bordesley Lane

Community Safety Officer:
No objections