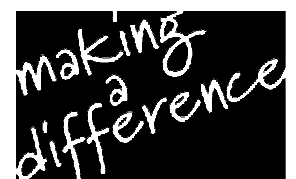


minute book 4

Council

Monday 20th Sept
2010
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

INDEX

<u>Meeting</u>	<u>Date</u>	<u>Page No's.</u>
----------------	-------------	-------------------

SECTION I

Council	9th August 2010	1 – 10
---------	-----------------	--------

SECTION II

Executive Committee	28th July 2010	11 – 22
---------------------	----------------	---------

SECTION III

Planning Committee	17th August 2010	23 – 30
--------------------	------------------	---------



Council

9th August 2010

MINUTES

Present:

Councillor Kath Banks (Mayor), Councillor Anita Clayton (Deputy Mayor) and Councillors Peter Anderson, Michael Braley, Andrew Brazier, Juliet Brunner, Michael Chalk, Simon Chalk, Greg Chance, Brandon Clayton, Jack Cookson, Andrew Fry, Carole Gandy, Adam Griffin, Malcolm Hall, Bill Hartnett, Nigel Hicks, Roger Hill, Gay Hopkins, Robin King, Wanda King, William Norton, Jinny Pearce, Brenda Quinney, Mark Shurmer, Debbie Taylor, Derek Taylor and Diane Thomas

Also Present:

Mrs Deborah Andrews (Chair, Standards Committee), Mr Michael Collins (Vice Chair, Standards Committee) and Ms Justine Bailey (Petition Organiser, REDI Users)

Officers:

J Bayley, T Buckley, A Marklew, J Pickering, K Dicks, S Hanley, C Felton and J Staniland

Committee Services Officer:

I Westmore

22. WELCOME

The Mayor opened the meeting and welcomed all present. In the absence of the Mayor's Chaplain, the Mayor led the Council in prayer.

23. APOLOGIES

Apologies for absence were received on behalf of Councillor Graham Vickery.

24. DECLARATIONS OF INTEREST

There were no declarations of interest.

.....
Chair

25. MINUTES**RESOLVED that**

the minutes of the meetings of the Council held on 28th June 2010 be confirmed as a correct record and signed by the Chair.

26. PETITION - REDI USERS

A petition had been received in accordance with the new constitutional arrangements and Petition Scheme which contained well in excess of the 400 signatures required to trigger a Council debate.

The 'petition organiser', Ms Justine Bailey, took advantage of the opportunity to address the Council on the subject of the options being considered for the future of the services being provided at the REDI Centre and the Centre itself. Members were asked to reconsider Recommendation 1 to the Executive Committee on 28th July as the preferred option. It was contended that the service provided at the REDI Centre still retained its uniqueness and could not readily be obtained elsewhere in the region. The lack of effective management in recent years was highlighted as was the lack of opportunity for the Centre staff to effect a restructure which could have improved the efficiency and cost-effectiveness of the service.

Following presentation of the Petition, the Council proceeded to consider the recommendations of the Executive Committee in respect of the REDI Centre Options, these matters having been promoted on the agenda with the agreement of the Mayor owing to the widespread public interest in the issue.

The relative merits of maintaining the service as it presently existed and relocating the Learndirect service to an alternative venue and ceasing to provide the additional services currently provided were discussed at some length. An amendment to the effect that the Council continue to fund and maintain the service as currently provided was the subject of the following named vote in accordance with Standing Order 16:

Members voting FOR the amendment to the motion:

Councillors Greg Chance, Jack Cookson, Andrew Fry, Bill Hartnett, Robin King, Wanda King, Mark Shurmer, Debbie Taylor and Diane Thomas.

(9 votes)

Members voting AGAINST the amendment to the motion:

Councillors Peter Anderson, Kath Banks, Michael Braley, Andrew Brazier, Juliet Brunner, Michael Chalk, Simon Chalk, Anita Clayton, Brandon Clayton, Carole Gandy, Adam Griffin, Roger Hill, Gay Hopkins, William Norton, Jinny Pearce, Brenda Quinney and Derek Taylor.

(17 votes)

Members abstaining from voting:

Councillors Malcolm Hall and Nigel Hicks.

Accordingly, the amendment to the Motion fell and it was

RESOLVED that

- 1) **Option 4 as set out within the report to the Executive Committee (relocation of the Learndirect activity to another Council facility) be approved, subject to this being endorsed by Learndirect and that Officers be instructed to liaise with Learndirect as to validation and inspection arrangements; and**
- 2) **the costs of proceeding with Option 4 (£90,000) be approved, these costs to be met from revenue balances.**

27. COMMUNICATIONS AND MAYOR'S ANNOUNCEMENTS

The Mayor's communications and announcements were considered under the following headings:

a) Good Scrutiny Awards

The Mayor informed the Council of the recognition that had been achieved at the recent Good Scrutiny Awards ceremony organised by the Centre for Public Scrutiny. After being short listed for the Community Influence Award, the Council had received a commendation from the judges for the review that had been undertaken into the Neighbourhood Groups.

Former Councillor Phil Mould attended as he had been the Chair at the time of the review into the Neighbourhood Groups and recognition was given of his role in this achievement, as it was for the efforts of the Overview and Scrutiny Support Officer, Jess Bayley.

b) Mayor's Announcements

The Mayor advised that, since the last meeting of the Council she had attended numerous engagements. The Mayor drew particular attention to the presentation of the Queen's Award for Enterprise to the local firm, Vectric that she had attended.

c) Forthcoming events

The Mayor advised that she was due to attend at least seven forthcoming events.

d) Urgent Business

The Mayor advised that she had accepted two additional items of "Urgent Business":

Item 8 – Leader's Questions; and

Item 9 – Notice of Motion – Value Added Tax (VAT).

The Mayor had also accepted one late report:

Item 10 – Executive Committee Decisions Notice, 28th July 2010.

28. LEADER'S ANNOUNCEMENTS

The Leader's Announcements were considered under the following headings:

a) Queen's Award for Innovation

Members were advised that, further to the Mayor attending the presentation of this award, the Council had subsequently written a letter of congratulation to Vectric on the occasion of receiving this commendation.

b) POD Installation, Palace Theatre

Members were encouraged to visit the POD developed by the Romany Roots organisation and which was currently installed at the Palace Theatre. It contained details of local history, local communities, groups, organisations and individuals of note within the community, both past and present.

c) Additional matters

During consideration of the Leader's announcements, the Mayor gave permission for a member to make a further announcements in relation to a matter not listed on the agenda.

d) Pakistan Floods

Given the scale of the natural disaster that had befallen Pakistan in recent days, the Council agreed that a message of sympathy be extended to the local Pakistani community.

29. LEADERS' QUESTIONS

The Leader responded to a question which had been submitted by Councillor Mark Shurmer too late to meet Standing Order deadlines but had been accepted by the Mayor for consideration at the meeting on the basis of its broad public interest, namely:

"Policy Commitments"
(Cllr M Shurmer)

Councillor Shurmer's question related to what impact the Leader envisaged she would have had by May 2011 and where the policy commitments of her Group to the electorate were to be found.

The Leader responded that the policy commitments of the Group were to be found in the Party's manifesto, a copy of which had been forwarded to the Minority Party, and that the manifesto had set out what she had believed they would be able to deliver, given the current economic climate. The Leader also communicated a list of what she had already achieved and what she hoped to achieve.

30. NOTICES OF MOTION

A Notice of Motion had been submitted by Councillor William Norton in respect of Concessionary Bus Fares. The Motion was withdrawn on the evening by Councillor Norton.

A second, urgent Notice of Motion had been submitted by Councillor Robin King too late to meet Standing Order deadlines but had been accepted by the Mayor for consideration at the meeting on the basis of its broad public interest. The Motion was in respect of Value Added Tax (VAT). This was seconded by Councillor Mark Shurmer.

The Council was advised that the projected rise in VAT in January 2011 would impact most seriously on those who were least able to pay and it was contended that the rise in VAT could not be seen as an equitable measure given the regressive nature of the tax. The view was expressed from elsewhere within the Council that current economic conditions left little option other than to increase Government revenue through means such as an increase in VAT. The latter view prevailed and it was duly

RESOLVED that

the Motion not be approved.

31. EXECUTIVE COMMITTEE

Members received the minutes of the meeting of the Executive Committee held on 16th June 2010 and the decisions notice of the meeting held on 28th July 2010.

RESOLVED that

- 1) the minutes of the meeting of the Executive Committee held on 16th June 2010 be received and adopted; and**
- 2) the decision notice of the meeting of the Executive Committee held on 28th July 2010 be received and all recommendations approved, subject to:**

in respect of Minute 46 (Review of Redditch Borough Council's Sheltered Housing Stock further to Community Consultation) it being further RESOLVED that the decisions relating to that item be amended to read as set out below:

- 1) the proposals detailed below be agreed in principle but that the matter be deferred to 8th September 2010 Executive Committee to enable residents' feedback on the specific proposals to be sought;**
- 2) the preferred options, as determined by Members, from those detailed in Appendix 2 to the report to the Executive Committee, Section 6.1 (Option A) and 6.2 (Option A) be approved;**

Section 6.1 – Chiltern House (Option A)

- That the current older persons' accommodation is returned to general let and that officer's should meet with residents to discuss a sensitive approach to allocations.
- Any current tenants affected would be offered an appointment with a dedicated officer to discuss any concerns and all relevant options would be explored.
- If this option is approved Officers could give further consideration to converting the communal lounge into

a disabled flat or into other rentable accommodation to increase revenue.

- That further consideration be given to converting the bedsit which is currently used as an office for the Home Support Officer into rentable accommodation to increase revenue.

Section 6.2 – Auxerre House (Option A)

- Opportunity for first time buyers under the Homebuy Scheme. HomeBuy enables social tenants, [key workers](#) and first time buyers to buy a share of a home and get a first step on the housing ladder.
- 3) **up to £166,150.00 capital funding be approved for the essential improvement works recommended in Appendix 4 to the report;**
 - 4) **up to £31,051.00 revenue funding be approved to fund the post of Older Persons' Housing Liaison Officer as detailed in Appendix 16 to the report and paragraph 5.5 of the report;**
 - 5) **based on the findings of the Review of Redditch Borough Council's Sheltered Housing, the categorisation of properties on page 11 in Appendix 2 to the report be adopted;**
 - 6) **Officers undertake a feasibility study to consider the findings and options in Appendix 2, Section 6.3 to the report and bring a further report back to Councillors within 12 months of this report;**
 - 7) **the above changes only be applied to new tenants from 1st April 2011 with all current residents keeping their tenancy, even if they do not meet the new criteria;**
 - 8) **the revised Action Plan in Appendix 3 be adopted;**
 - 9) **an additional member of staff be appointed for twelve months to facilitate the change management process (see Appendix 16); and**

subject to the Council's approval of the budgetary implications, as specified separately above, and consequent adjustment of the Capital Programme

- 10) approval be given to incur up to the expenditure detailed in 3) above for the purposes detailed in the report, in accordance with Standing Order 41.

32. REGULATORY COMMITTEES

The Council received the minutes of recent meetings of the Audit and Governance, Licensing, Planning and Standards Committees. Officers undertook to highlight the amendments made to the Members' Planning Code of Good Practice to the Association of Council Secretaries and Solicitors, the originators of the model Code.

RESOLVED that

- 1) the minutes of the meetings of the Audit and Governance Committee held on 15th June and 29th June 2010 be received and adopted;
- 2) the minutes of the meeting of the Licensing Committee held on 19th July 2010 be received and adopted and all recommendations approved;
- 3) the minutes of the meetings of the Planning Committees on 22nd June and 20th July 2010 be received and adopted; and
- 4) the minutes of the meeting of the Standards Committee held on 30th June 2010 be received and adopted and all recommendations approved.

33. ADMINISTRATIVE MATTER - TAXI FORUM

The Council considered a proposal to establish the existing Taxi Forum on a more formal basis and appoint a Chair from among its number.

RESOLVED that

Councillor Juliet Brunner be appointed Chair of the Taxi Forum, to serve until the next Annual Meeting of the Council.

34. URGENT BUSINESS - RECORD OF DECISIONS

There were no Urgent Business decisions under Standing Order 36 for consideration at this meeting.

35. URGENT BUSINESS - GENERAL (IF ANY)

There were no separate items of Urgent Business for consideration at this meeting other than as included earlier in the minutes.

Council

9th August 2010

The Meeting commenced at 7.00pm
and closed at 9.45pm

.....
Chair



Executive Committee

28th July 2010

MINUTES

Present:

Councillor Carole Gandy (Chair), Councillor Michael Braley (Vice-Chair) and Councillors Peter Anderson, Juliet Brunner, Greg Chance, Brandon Clayton, Malcolm Hall, Jinny Pearce and Debbie Taylor

Also Present:

Councillors Kath Banks, Andrew Brazier and Andrew Fry

REDI Centre Users' Deputation:

Ms Justine Bailey, Ms Heidi Gregg, Ms Julie Hughes, Mr Tony Powell and Ms Mandy Bonehill

Officers:

C Flanagan, S Hanley, T Kristunas, S Powell, L Tompkin, K Cook, H Halls and K Dicks

Committee Services Officer:

I Westmore

39. APOLOGIES

There were no apologies for absence.

40. DECLARATIONS OF INTEREST

There were no declarations of interest.

41. LEADER'S ANNOUNCEMENTS

The Chair advised that she had accepted the following matter as urgent business:

Item 6 – REDI Centre Options

.....
Chair

42. MINUTES**RESOLVED that**

the minutes of the meeting of the Executive Committee held on 16th June 2010 be confirmed as a correct record and signed by the Chair.

43. DEPUTATION - REDI

A deputation comprising Ms Justine Bailey, Ms Mandy Bonehill, Mr Tony Powell, Ms Heidi Gregg and Ms Julie Hughes, users of the REDI Centre was received by the Committee. Ms Hughes, Ms Bailey and Mr Powell spoke for the deputation.

Ms Hughes spoke primarily in her capacity as a trainer at the Centre. She discussed the courses provided at the Centre and the contention that had sometimes been made that certain courses had been insubstantial. She expressed the opinion that the value of the service provided should not be underestimated and that many users would not be able to find similar provision in the local area.

Mr Powell approached the issue as a local businessman who had used the Centre to fill a training need and could see the value of the service provided to others in a similar situation. The business benefit of retaining REDI was stressed with the Centre being put forward as an important means by which local people could make a success of their careers and lives.

Ms Bailey noted that Redditch had higher unemployment and lower educational attainment than other parts of the County. There was stated to be a need for a service that bridged the gap between unemployment and the gaining of employment. The place of REDI as a training centre as opposed to a college with minimum entry requirements was stressed. The Centre was very much seen as a place that catered for those in society who were in need.

The Chair thanked the deputation for their attendance and contribution.

44. REDI CENTRE OPTIONS

The Committee received a presentation and report detailing the options that were being put forward for consideration for the future provision of service at the REDI Centre. The options included a retention of the current service, complete closure of the service and two models for partial service retention. It was noted that the Overview and Scrutiny Committee had recommended that the service be retained in its current form.

An impassioned discussion ensued, with Members speaking in generous terms of the quality of the staff at the Centre and the service they had provided over the years. It was noted that the management of the Centre had been inadequate in recent times and that the service had repeatedly come before Members as a potential budget saving for a number of years, adding to the sense of instability. The predominant argument put forward was that the Council was in an increasingly difficult financial position and that, with the withdrawal of funding for adult education, grant funding for the Centre was rapidly diminishing. It was proposed that the Council could no longer expect the Council Tax payers of the Borough to fund a service which was entirely discretionary and that the money might be more equitably spent to the benefit of a greater number of people.

RESOLVED that

- 1) **the extension of the existing Learndirect contract only to August 2011 be noted and that Officers appraise Members at the earliest opportunity of the sustainability of the contract beyond this point; and**

RECOMMENDED that

- 2) **Option 4 as set out within the report (relocation of the Learndirect activity to another Council facility) be approved, subject to this being endorsed by Learndirect and that Officers be instructed to liaise with Learndirect as to validation and inspection arrangements; and**
- 3) **the costs of proceeding with Option 4 (£90,000) be approved, these costs to be met from revenue balances.**

45. COUNCIL PLAN 2010 / 2013

Members received the Council's Plan for 2010/13 following the earlier deferral of the Plan at a previous meeting.

The Plan had been amended to take account of Members' comments at that previous meeting. The Committee generally agreed that the Plan was more robust than in its previous incarnation. It was suggested that many of the concerns at the lack of specificity in the targets was the result of the performance indicators themselves being inadequate.

Officers confirmed that the Council would still be judged on a performance management, resource management and value for

money basis, despite the recent ending of the Comprehensive Area Assessment regime.

RECOMMENDED that

the Council Plan 2010-2013 attached at Appendix 1 to the report be approved.

46. REVIEW OF REDDITCH BOROUGH COUNCIL'S SHELTERED HOUSING STOCK FURTHER TO COMMUNITY CONSULTATION

Officers presented a report that included the outcome of the consultation that had been undertaken following approval of the Older Person's Housing and Support Strategy, the proposed categorisations that had flowed from the consultation and a draft action plan.

The Strategy and the work that had followed on from it sought to reduce the number of void properties, create a housing stock that better met residents' needs and that increased the numbers of properties for general let.

Officers reported the recommendations that had been made in respect of the report by the Overview and Scrutiny Committee. One of the key recommendations was the proposal that further consultation be carried out. It was noted that very extensive consultation had been carried out to date and further contact with residents was already being undertaken in respect of the proposed categorisations set out within the report. However, the suggestion was again made that, given the vulnerability of the residents, it would be beneficial to have more detailed consultation with those most affected by the proposals.

The creation of a new post to deal with the transitional arrangements was welcomed and the Committee considered the report itself to be comprehensive and worthy of plaudits. Members agreed after some discussion that, in response to the sensitivity of the situation, the measures be approved in principle, thereby allowing time for Officers to visit the various schemes and explain to the residents the implications for them of the categorisations prior to full implementation of the recommendations.

RECOMMENDED that

- 1) the preferred options, as determined by Members, from those detailed in Appendix 2 to the report, Section 6.1 (Option A) and 6.2 (Option A) be approved;**

Section 6.1 – Chiltern House (Option A)

- That the current older persons' accommodation is returned to general let and that officer's should meet with residents to discuss a sensitive approach to allocations.
- Any current tenants affected would be offered an appointment with a dedicated officer to discuss any concerns and all relevant options would be explored.
- If this option is approved Officers could give further consideration to converting the communal lounge into a disabled flat or into other rentable accommodation to increase revenue.
- That further consideration be given to converting the bedsit which is currently used as an office for the Home Support Officer into rentable accommodation to increase revenue.

Section 6.2 – Auxerre House (Option A)

- Opportunity for first time buyers under the Homebuy Scheme. HomeBuy enables social tenants, [key workers](#) and first time buyers to buy a share of a home and get a first step on the housing ladder.
- 2) **up to £166,150.00 capital funding be approved for the essential improvement works recommended in Appendix 4 to the report;**
 - 3) **up to £31,051.00 revenue funding be approved to fund the post of Older Persons' Housing Liaison Officer as detailed in Appendix 16 to the report and paragraph 5.5 of the report; and**

RESOLVED that

- 4) **based on the findings of the Review of Redditch Borough Council's Sheltered Housing, the categorisation of properties on page 11 in Appendix 2 to the report be adopted;**
- 5) **Officers undertake a feasibility study to consider the findings and options in Appendix 2, Section 6.3 to the report and bring a further report back to Councillors within 12 months of this report;**
- 6) **if approved, the above changes only be applied to new tenants from 1st April 2011 with all current residents**

- keeping their tenancy, even if they do not meet the new criteria;
- 7) the revised Action Plan in Appendix 3 be adopted;
- 8) an additional member of staff be appointed for twelve months to facilitate the change management process (see Appendix 16); and
- subject to the Council's approval of the budgetary implications, as specified separately above, and consequent adjustment of the Capital Programme
- 9) approval be given to incur up to the expenditure detailed in 2) above for the purposes detailed in the report, in accordance with Standing Order 41; and
- 10) the proposals detailed above be agreed in principle but that the matter be deferred to 8th September 2010 Executive Committee to enable residents' feedback on the specific proposals to be sought.

(The categorisation of properties on page 11 in Appendix 2 to the report is included as an appendix to the minutes)

47. CAPITAL PROGRAMME OUTTURN 2009/10

Members considered a report that set out the actual expenditure and funding of the capital programme during the preceding financial year. With reference to a recent meeting of the Committee, Officers were requested to advise Members of the reason for Job No. C1204 (Asbestos General) not showing as an overspend. The Committee was informed that the additional funding agreed by the Executive had already been incorporated into the figures.

RESOLVED that

the report be noted.

48. WRITE OFF POLICY UPDATE

Members received a report within which was an amended policy for the write off of debts due to the authority.

A recent LEAN processing review had identified a number of weaknesses in the existing system for writing off debts, primarily in the sense that the process was unnecessarily lengthy and required too many levels of authorisation.

Members agreed that the regular reports received by the Committee in this regard served little useful purpose.

RECOMMENDED that

- 1) **the draft Write Off Policy included at Appendix 1 to the report be approved; and**
- 2) **the Council's Scheme of Delegation to Officers and Financial Regulations be amended accordingly.**

49. OVERVIEW AND SCRUTINY COMMITTEE

The Committee considered the minutes of a recent meeting of the Overview and Scrutiny Committee. In respect of the minute dealing with the Worcestershire Hub Review, Officers undertook to speak to Councillor Anderson following the meeting regarding the reliability of the system for forwarding external telephone calls to specified extension numbers via the Council's telephone system.

RESOLVED that

the minutes of the meeting of the Overview and Scrutiny Committee held on 23rd June 2010 be received and noted.

50. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS, NEIGHBOURHOOD GROUPS ETC.

There were no minutes or referrals under this item.

51. SHARED SERVICES BOARD

The Committee received the minutes of the last meeting of the Shared Services Board. Consideration of the minutes took place in public as the reasons for making the information exempt had ceased to be relevant given the passage of time.

RESOLVED that

Shared Services and Transformation Programme

- 1) **the use of the WMIEP (West Midlands Improvement and Efficiency Partnership) Systems Thinking change methodology for the transformation of service areas be approved;**
- 2) **the proposed programme of service areas to be considered for Shared Services / Transformation**

between the two Councils, as detailed in the Appendix to the report, be approved; and

Procurement

3) the proposal be agreed in principle.

52. ADVISORY PANELS - UPDATE REPORT

Meetings of the following Panels were to be arranged in the near future:

Grants Panel; and

Leisure Contracts Advisory Panel.

It was noted that meetings of the Planning Advisory Panel had been suspended whilst information from central Government on the future direction of planning policy was awaited.

It was also noted that the Independent Remuneration Panel responsibilities had transferred to a Council-wide body.

RESOLVED that

the report be noted.

53. ACTION MONITORING

RESOLVED that

the report be noted.

54. URGENT BUSINESS - RECORD OF DECISIONS

Members noted an Urgent Business decisions which had been approved in accordance with Standing Order 36, namely:

Invalid Planning Applications- Introduction of Administration Fee
(UB Reference 483)

RESOLVED that

the matter be noted.

Executive
Committee

28th July 2010

The Meeting commenced at 7.00pm
and closed at 9.53pm

.....
Chair

5. PROPOSED CATEGORIES

Older Persons Supported Housing – Category A

(see Section 9.1 for properties proposed for inclusion in this category)

- suitable for persons aged **65** years old and over **and** who have an assessed support need.
- acceptable safety and security standards
- in a suitable, desirable location
- suitable internal and external access, including a lift to upper floors
- suitable communal facilities
- eligible to join in communal activities at other schemes

Older Persons Housing – Category A Bungalows

(see Section 9.1 for properties proposed for inclusion in this category)

- suitable for persons aged **60** years old and over with preference to be given where there is an assessed support need or to a wheelchair user
- also suitable for adults aged 18 years old and over with severe mobility issues or wheelchair users
- suitable internal and external access
- eligible to join in communal activities at other schemes

Older Persons Housing for Over 60's – Category B

(see Section 9.2 for properties proposed for inclusion in this category)

- suitable for persons aged **60** years old and over with or without an assessed support need
- priority would be given to wheelchair users in level access units
- priority would be given to those with an assessed support need
- upper floors (where appropriate) only suitable for mobile persons
- priority to move to lower floors would be given to current upper floor residents if criteria met
- suitable internal and external access
- eligible to join in communal activities at other schemes

Over 50's Housing – Category C

(see Section 9.3 for properties proposed for inclusion in this category)

- suitable for persons aged 50 years old and over with or without an assessed support need
- upper floors (where appropriate) only suitable for mobile persons
- priority on lower floors would be given those with mobility issues
- priority to move to lower floors would be given to current upper floor residents if criteria met
- eligible to join in communal activities at other schemes



Planning Committee

17th August 2010

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Nigel Hicks (Vice-Chair) and Councillors Peter Anderson, Brandon Clayton, Adam Griffin (substituting for Councillor Kath Banks), Bill Hartnett, Roger Hill and Robin King

Also Present:

M Collins (Standards Committee Observer)

Officers:

C Flanagan, I Mackay, A Rutt, S Skinner and S Williams

Committee Officers:

J Smyth

23. APOLOGIES

Apologies for absence were received on behalf of Councillors Banks and W King.

24. DECLARATIONS OF INTEREST

No declarations of personal interested were declared. Councillor Hill, however, made a declaration in relation to Planning Application 2010/155/OUT (Land to the rear of 21-25 Jubilee Avenue, Headless Cross), as detailed at Minute 28 below.

25. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 20th July 2010 be confirmed as a correct record and signed by the Chair.

.....
CHAIR

PLANNING

Committee

17th August 2010

**26. PLANNING APPLICATION 2010/137 –
DOROTHY TERRY HOUSE AND
203 EVESHAM ROAD, HEADLESS CROSS**

Demolition of existing Dorothy Terry House together with ancillary buildings and 203 Evesham Road; construction of new high dependency dementia housing with care scheme, consisting of 42 flats and support accommodation
Applicant: Evesham and Pershore Housing Association

Mr M Haslam, Agent for the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

- 1) **having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT Planning Permission, subject to:**
 - a) **a planning obligation ensuring that a financial contribution towards improvements to bus shelters close by; and that housing nomination rights be given to Redditch Borough Council; and**
 - b) **the conditions and informatives as summarised in the main report and the following additional conditions:-**
 - “8. Use of premises to be a care scheme for people with dementia.**
 - 9. Café, laundry facility and hair salon located to the west of the site shall be ancillary facilities of the development only and shall not be separated from the scheme in order to be used as independent facilities for use by the general public.**
 - 10. Mitigation measures referred to in the Bat Mitigation Method Statement Report to be implemented in accordance with guidance set out in PPS9.**
 - 11. Mitigation measures referred to in the Flood Risk Assessment to be implemented.**

PLANNING

Committee

17th August 2010

12. **Details of boundary treatment to be submitted and agreed.**
 13. **Highway condition – Access, turning and parking.**
 14. **Full Arboricultural Method Statement be submitted, approved and implemented”; and**
2. **In the event that the planning obligation cannot be completed by 10th September 2010,**
- a) **authority be delegated to the Head of Planning & Regeneration to refuse the application, on the basis that, without the planning obligation, the proposed development would be contrary to policy and therefore unacceptable due to the resultant detrimental impacts it could cause to community infrastructure by a lack of provision for their improvements: and**
 - b) **In the event of a refusal on this ground and the applicant resubmitting the same or a very similar planning application with a completed legal agreement attached, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to the conditions summarised above as amended in any relevant subsequent update paper or by Members at this meeting.**

(Following the Committee’s decision on this matter, the meeting adjourned from 7.45pm to 7.50pm for the Legal Services Manager to clarify a procedural issue with residents in the public gallery, who had been under the impression that they would be allowed to speak to the Committee on the Planning Application and had become distressed and angry that, further to being informed that they had not been registered to speak, they had not been given the opportunity to state their objections.

On reconvening the meeting, Members were advised that neither the Chair or Officers had been aware of the residents’ desire to speak to the application and that, so far as they were aware, no request to do so had been made prior to the meeting commencing.

The chair also confirmed, following advice from Officers, that normal Planning process and procedure had been followed and that

PLANNING

Committee

17th August 2010

the case Officer had, in this particular instance, met twice with residents to explain amendments on the plans and had advised on public speaking procedures on both occasions. The Chair had therefore considered that all due processes had been properly complied with.)

**27. PLANNING APPLICATION 2010/154/FUL –
WELLINGTON WORKS, 15 HIGH STREET, ASTWOOD BANK**

Demolition of existing buildings and the
erection of seven dwellings with garages

Applicant: Mr and Mrs Newton

Mr A McNaughton, Objector, and Mr A Newton, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

- 1) **having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:**
 - a) **a Planning Obligation, ensuring that the County Council be paid appropriate contributions in relation to the development of education provision, and that Redditch Borough Council receives contributions towards provision and maintenance of playing pitches, play areas and open space in the locality; and**
 - b) **the conditions and informatives as summarised below:**

Conditions

1. **Development to commence within three years.**
2. **Details of materials (walls and roofs) to be submitted.**
3. **Landscape scheme including details of boundary treatment to be submitted.**
4. **Landscape scheme including details of boundary treatment to be implemented in accordance with approved details.**

PLANNING

Committee

17th August 2010

5. Limited working hours during construction period.
6. Dwellings to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes.
7. Access, turning and parking.
8. All hard surfaces to be permeable and retained as such.
9. Development to be carried out in accordance with plans submitted with application.
10. Contamination: standard conditions.
11. Historic Asset evaluation condition recommended by County Council.

Informatives

1. Drainage details to be in agreement with Severn Trent Water.
 2. Any external security lighting to comply with guidance to ensure that it does not adversely affect neighbours amenities.
 3. No burning on site.
 4. Adequate measures to be put in place to prevent migration of dust and particulates beyond the site boundary"; and
- 2) in the event that the Planning Obligation cannot be completed by 19th August 2010:
- a) authority be delegated to the Head of Planning and Regeneration to REFUSE Planning Permission on the basis that, without the Planning Obligation the proposed development would be contrary to Policy and therefore unacceptable due to the resultant detrimental impacts it could cause to community infrastructure by a lack of provision for their improvements; and
 - b) in the event of a refusal on the ground at 2a) above, and the Applicant resubmitting the same or a very similar Planning Application with a

PLANNING

Committee

17th August 2010

completed Legal Agreement attached, to cover the points noted, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission, subject to the conditions summarised above.

**28. PLANNING APPLICATION 2010/155/OUT –
LAND TO THE REAR OF 21-25 JUBILEE AVENUE,
HEADLESS CROSS**

Outline Planning Permission with all matters reserved
For three detached single storey bungalows
Applicant : Mr P Field

RESOLVED that

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

- 1) **The proposal, by reason of its location to the rear of existing properties on Jubilee Avenue and Yvonne Road, would result in development that would be out of character and thus out of keeping with the surrounding pattern of development which would not respect the context and local distinctiveness of the area and streetscene. As such the proposal is considered to be contrary to Policies B(HSG)6 and B(BE)13 of the Borough of Redditch Local Plan No. 3 and to PPS1 paragraph 35 and PPS3 paragraph 16; and**
- 2) **Whilst recognising that the area is predominantly residential in character, the Local Planning Authority considers that any development deemed acceptable in this backland location should take place in a comprehensive and planned way rather than in individual piecemeal developments as proposed in this application, contrary to PPS1 paragraph 28 and PPS3 paragraph 69.**

(This decision was taken contrary to Officer recommendation for the reasons stated above.)

(Prior to consideration of this item Councillor Hill stated that, whilst he had no personal interest to declare in relation to the Planning Application, owing to a very detailed site visit he had recently undertaken, he felt that his impartiality might be thought to have been compromised and therefore withdrew from the Committee for the

PLANNING

Committee

17th August 2010

duration of the consideration on the matter and took no part in its determination.)

29. PLANNING ENFORCEMENT ACTIVITY – SIX MONTH UPDATE

The Committee received a report which detailed the statistics on Planning Enforcement activity undertaken during the previous six month period. Officers were congratulated on the positive results they had achieved during this period.

The Committee requested Officers to report on these Enforcement successes, by way of press releases and / or on the Council's Website for the public to see what enforcement work was being undertaken.

RESOLVED that

the information detailed in the Appendices to the report be noted.

The Meeting commenced at 7.00 pm
and closed at 8.50 pm

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CHAIR

