

Additional Papers 1



Planning Committee

Wed 17 Jan
2018
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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Planning

COMMITTEE

Wednesday, 17th January, 2018

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Andrew Fry (Chair)
Yvonne Smith (Vice-Chair)
Roger Bennett
Michael Chalk
Matthew Dormer

Wanda King
Gareth Prosser
Jennifer Wheeler
Nina Wood-Ford

3. Confirmation of Minutes - 13th December 2017 (Pages 1 - 6)

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MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Michael Chalk, Matthew Dormer, Gareth Prosser (during Minute No.'s 43 to 46, part of Minute No. 47 and Minute No.'s 48 and 49), Jennifer Wheeler, Pat Witherspoon and Nina Wood-Ford

Also Present:

Steven Hawley – Worcestershire County Council Highways Authority
Ben Simm – Warwickshire County Council Highways Authority

Officers:

Ruth Bamford, Simon Jones, Sarah Hazlewood, Helena Plant and Amar Hussain

Democratic Services Officer:

Debbie Parker-Jones

43. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King, who was substituted by Councillor Pat Witherspoon.

44. DECLARATIONS OF INTEREST

Councillor Gareth Prosser sought advice from Officers on whether he should declare an interest in respect of Application 2017/00700/OUT (Redditch Gateway Land Adjacent to the A4023, Coventry Highway, Redditch), as he lived in Winyates Green, in close proximity to the land which was the subject of the application. Officers advised that it was for Councillor Prosser to decide whether he had an open mind in relation to the application and whether he felt he could therefore consider this. Councillor Prosser stated that he felt he could consider this and that he did not have an interest to

.....
Chair

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declare. However, later in the proceedings during the consideration of the application it was noted that Councillor Prosser may have signed the petition in objection to the application referred to in the report. On noting this Councillor Prosser duly declared an Other Disclosable Interest and withdrew from the room and took no further part in the consideration of the application, as detailed in Minute 47 below.

45. CONFIRMATION OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15TH NOVEMBER 2017

RESOLVED that

the minutes of the meeting of the Planning Committee held on 15th November 2017 be confirmed as a correct record and signed by the Chair.

46. UPDATE REPORTS

The published Updates for the various Applications to be considered were noted.

47. APPLICATION 2017/00700/OUT - REDDITCH GATEWAY LAND ADJACENT TO THE A4023, COVENTRY HIGHWAY, REDDITCH - REDDITCH GATEWAY INFRASTRUCTURE LTD

Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023.

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

Mr Leslie Clarke – objector

Mr Leonard Quartly – speaking on behalf of himself and Mr

Christopher Eden – objectors

Mr James Cull – objector

Mr Rob Wells – agent for the applicant (accompanied by Mr Alex Morgan and Mr David Brown, co-applicants)

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning

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and Regeneration, following consultation with the Chair of the Planning Committee, to GRANT planning permission subject to:

- a) the satisfactory completion of a S106 planning obligation ensuring that:
 - i) £200,000.00 to be paid on first occupation and held for a period of 15 years from its receipt in the form of a bond and management arrangement to support HGV routing; and
 - ii) Biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and
- b) the conditions summarised on pages 54 to 57 of the main agenda report, as amended by the Update Report.

(Officers provided updates on the respective outcomes following Bromsgrove District Council's and Stratford-on-Avon District Council's considerations of the application, Additional Conditions, Procedure, additional comments received from Warwickshire County Council Ecology, a representation received from Councillor A Pulsford (Winyates Ward Councillor), a representation received from Beoley Parish Council and further Officer Comments, as detailed in the published Update Report, copies of which were provided to the Committee and public gallery prior to the commencement of the meeting. The Recommendation remained as detailed on page 54 of the Committee Report, with an amendment to section b) to read Conditions as summarised on pages 54 to 57 of the main report and as detailed in the Update Report. On this occasion the conditions had been presented in a summarised form, to adjust the final wording to ensure compatibility across the three Local Authorities and to take into account phasing requirements of the scheme.

Officers explained that whilst the hybrid application was being detailed in its entirety, each of the three authorities were being asked to consider their own administrative area and jurisdiction. The proposed development included land with three Local Planning Authority (LPA) boundaries. Whilst some of the recommended conditions would be common to all three areas, each authority would be responsible for enforcement of any planning conditions imposed that related to specific areas of the development or issues which were confined or unique to particular parts of the site within the particular LPA, should planning permission be granted by each LPA.

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The Committee considered the application which Officers had recommended for approval. It was noted that building heights would be restricted to between 9m and 21m above development plateau ground level, with lower buildings being sited at sensitive locations in relation to existing surrounding development. A HGV routing plan had been devised to reduce traffic through sensitive areas, which had been accepted in principle by both Highways Authorities. Officers from both the Warwickshire and Worcestershire Highways Authorities were present at the meeting to respond to questions raised in relation to traffic modelling and traffic flow.

During the course of the debate it was noted that a number of issues raised were not to be dealt with at that stage and would be considered as reserved matters later in the process. Redditch Borough Council would continue to be a consultee on phases of reserved matters coming forward. Members specifically raised the issue of the protection of Ipsley Alders Marsh, which Officers took note of. The Committee agreed that they wished to be consulted on all future reserved matters, particularly in light of the representations made by members of the public, which included concerns around the impact of air pollution, road safety with the flow of traffic to and from the site and the size of the warehouses proposed.

During the consideration of this item it was noted that a Petition containing 35 signatures objecting to the application had been received, which Councillor Prosser confirmed he may have signed. Accordingly, at that point in the proceedings, Councillor Prosser declared an Other Disclosable Interest and withdrew from the meeting and took no further part in the consideration of the application.)

48. APPLICATION 2017/00831/REM - LAND AT CHURCH ROAD, CHURCH ROAD, WEBHEATH, REDDITCH - MISS GEORGINA HALLAM

Reserved matters approval for 71 dwellings

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

Councillor David Bush, Ward Councillor – objector (to part of the application)

Mr Tim Plagerson – Applicant's representative

RESOLVED that

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

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the Conditions and Informatives set out on pages 65 to 70 of the main agenda report, and the amended Conditions as detailed in the Update Report and an additional Informative advising that the applicant be part of the Considerate Constructors Scheme.

(Officers reported on additional Consultee comments received and the proposed removal of Condition 1 and amendment of original report Conditions 2 and 14 as detailed in the published Update Report, copies of which were provided to Members and the public gallery prior to the start of the meeting.

During the course of the debate, and following representations made by Councillor Bush, Members also felt that an additional Informative for the applicant to be part of the Considerate Constructors Scheme was appropriate.)

49. APPLICATION 2017/01147/FUL - OLD WORCESTER BUILDING, 10 BIRMINGHAM ROAD, ENFIELD, REDDITCH B97 6DY - MR MIKE COCKRELL

Replacement of existing workshops and offices with modern purpose built structure (B2 use)

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 77 and 78 of the main agenda report, and the additional conditions detailed in the Update Report.

(In the light of comments received from Worcestershire Regulatory Services Officers reported on seven additional proposed Conditions, as detailed in the published Update Report, copies of which were provided to the Committee Members and public gallery prior to the start of the meeting.

During consideration of the application it was noted that reference had erroneously been made in the report to Worcester Road (page 75 – Residential Amenity) and that this should have stated Birmingham Road.)

The Meeting commenced at 7.00 pm
and closed at 9.35 pm

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