

Update Report 1



Planning Committee

Wed 4 Mar
2020
7.00 pm

Council Chamber
Town Hall
Redditch



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Planning

Wednesday, 4th March, 2020

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Salman Akbar (Chair)
Gemma Monaco (Vice-Chair)
Brandon Clayton
Andrew Fry
Bill Hartnett

Anthony Lovell
Nyear Nazir
Gareth Prosser
Jennifer Wheeler

4. Update Reports (Pages 1 - 2)

Update Report attached.

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**Redditch Borough Council
Planning Committee**

**Committee Updates
4th March 2020**

19/01159/FUL Chapel House Farm, Feckenham Road

One additional representation has been received from the Ward Member Councillor Warhurst raising objection to the proposal. The comments echo those received from the neighbouring properties primarily on the proportionality of the extensions and the impact on the heritage assets and do not raise any additional planning considerations.

19/01263/FUL Marlpit Farmhouse, Marlpit Lane

Further comments from an existing objector

Always thought that Marlpit Lane would be adopted on completion of the development of Belmont Close and maintained by the RDC or its successors but this never happened.

Potential for conflict given length of track, the fact it is also part of the network of paths locally and being brought back into use after four decades to enable additional development. Someone needs to be responsible for maintaining or regulating the access road/pathway.

Further comments from an existing objector

Notes a number of amendments to the scheme and questions whether additional consultation should have been undertaken?

Questions what amendments were made and why officers are now happy with the scheme?

Officer's response

With respect to first set of comments; no further response to make. This matter is addressed on page 25 of the Officers report.

With respect to the second set of comments; The amendments around the 11th Feb clarified the height and form of an internal retaining feature. Amendments were made to cross sectional plans, landscape and layout plans for completeness. This is a minor change, internal to the site which is not of a scale that required a further public consultation exercise.

Although the principle of residential development on this site, which is designated as primarily open space, was considered acceptable Outline application 18/00100/OUT was refused for 2 reasons; The demolition of Marlpit Farmstead would cause substantial harm to a non-designated heritage asset which when weighed against the benefits of the proposal, was not considered to outweigh the substantial harm caused by their loss. Also due to the width of the proposed access, it is also considered that proposal would have a severe impact on highway safety.

In contrast the current application has addressed these matters by proposing a largely renovation and conversion scheme as opposed to a scheme based on the demolition of the Farmstead.

Furthermore amendments to access arrangements have been made which now satisfy the County Council's Highway Engineer.

19/01279/FUL 17 Alcester Street, Redditch

Additional objection

Concern regarding security given Palace Theatre could house a vulnerable audience and close proximity of Town hall, as is a public house, College, Police Station and courts and shops. This is a high security risk area which would be difficult to administer aid to.

No further comment from Officers ; this matter is addressed on page 42 of the published Agenda.

19/01464/FUL 23 Hoopers Lane, Astwood Bank

The re-consultation period regarding the amendment to the plans expired on 27.02.2020. Other than the objection already reported, no further comments have been received.

19/01616/FUL R Z Stores, Costers Lane

Assessment of Proposal

If this application were to be granted permission, hours of operation for the A5 use would not increase / extend beyond the permitted hours of use for the supermarket which are 0630 till 2200 hrs daily with the exception of Sundays and Public Holidays where hours are restricted to 0730 till 2200 hrs.

Notwithstanding the fact that the proposed A5 use would not be open to the public outside the above hours, your officers consider it prudent to impose a further planning condition in the case of planning permission being granted. This is set out as Condition 12 below.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions

Conditions 1 to 11 as stated on pages 63 to 66 of the main agendas papers, with additional condition 12 as stated below:

12) The A5 use hereby permitted shall not be open to the public outside the existing permitted hours of operation which are: Monday to Saturday 0630 till 2200 hrs and 0730 till 2200 hrs on Sundays and Public Holidays

Reason: To define the permission for the avoidance of doubt and in the interests of amenity.