

Update Report 1



Planning Committee

Wed 15 Jul
2020
7.00 pm

Virtual Meeting



www.redditchbc.gov.uk

If you have any queries on this agenda please contact
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Planning

Wednesday, 15th July, 2020

7.00 pm

Virtual Meeting - Skype - Virtual

Agenda

Membership:

Cllrs:	Gemma Monaco (Chair)	Andrew Fry
	Salman Akbar (Vice-Chair)	Julian Grubb
	Tom Baker-Price	Bill Hartnett
	Roger Bennett	Jennifer Wheeler
	Michael Chalk	

5. Update Reports (Pages 1 - 8)

Update Reports attached, including two additional slides for the presentation for agenda item 6 (Play area at Edgeworth Close).

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**Redditch Borough Council
Planning Committee**

**Committee Updates
15th July 2020**

19/01575/FUL Former Play Area, Edgeworth Close

Members are advised of a minor rewording of part a) of the recommendation as contained on page 21 of the agenda. Recommendation a) currently states that a 'S106 planning obligation' will be completed. So as not to limited the legal process used to secure the listed contributions to just the S106 route and that route only, it is proposed to omit that above wording and substitute it with the words 'suitable legal mechanism'. The full wording is as set out below

Revised RECOMMENDATION:

That 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) The satisfactory completion of a suitable legal mechanism to ensure that:

1. Contributions are paid to the Borough Council in respect to off site open space and equipped play and sport provision in accordance with the Council's adopted SPD.
2. Contributions are paid to Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.
3. Contributions are paid towards Town Centre enhancement in accordance with the Town Centre Strategy.
4. 30% Affordable housing be provided on site as part of the scheme.
5. Contribution to be paid to the Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large. Agreement of a final sum to be Delegated to the Head of Planning and Regeneration Services (subject to verifying any deductions based on services already provided by the WAHT).
6. Contribution to be paid to County Highways to be used towards improvement to local walking and cycling infrastructure, Community transport and footway improvements.
7. The remaining open space area to be enhanced in accordance with the approved plans shall be provided as part of the scheme before the development is first brought into use and maintained as such thereafter.
8. A Section106 monitoring fee (as of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.

And

b) Conditions and informatives as listed within the main agenda.

19/01630/FUL St Benedicts Church Hall, Rowan Road

Assessment of Proposal

A Construction Management Plan has now been submitted and as such, officers are recommending that the wording of the condition 6 as stated on pages 42 and 43 of the agenda be amended. The revised wording would require that all development works, including demolition works, shall be carried out in accordance with the contents of the recently submitted Construction Management Plan. The full wording of the replacement condition is included below.

Members are also advised of a minor rewording of part a) of the recommendation as contained on page 41 of the agenda. Recommendation a) currently states that a 'S106 planning obligation' will be completed. So as not to limited the legal process used to secure the listed contributions to just the S106 route and that route only, it is proposed to omit that above wording and substitute it with the words 'suitable legal mechanism'. The full wording is as set out below.

Revised RECOMMENDATION:

That 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) The satisfactory completion of a suitable legal mechanism to ensure that:

- * Contributions are paid to the Borough Council in respect to off-site open space, and equipped play in accordance with the Councils adopted SPD
- * Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- * Contributions are paid to the Borough Council towards the provision of improvements and environmental enhancements to the Town Centre
- * Contributions are paid to Worcestershire County Council for localised improvements to highway infrastructure
- * Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- * Contributions are paid to the NHS Acute Hospitals Trust (final figure to be agreed)
- * A minimum of 3 units of accommodation are restricted to affordable housing in perpetuity
- * A S106 monitoring fee/s are paid to the Borough Council

And

b) The conditions and informatives as listed within the main agenda:

Conditions and informatives as printed on pages 41 to 45 of the agenda with the exception of the Condition 6 which is substituted as follows:

6) All development works, including demolition works shall be carried out in accordance with the submitted Construction Management Plan P19.101.09 received 10th July 2020 which includes details of measures to prevent mud or other detritus being carried onto the highway, details of site operative parking areas, material storage areas and the location of site operatives facilities, adherence to construction working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

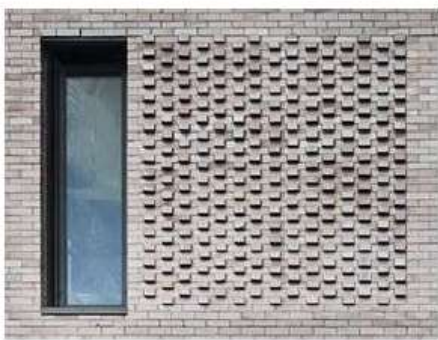
Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and the residential amenities of the area.

20/00328/REM 44 Oakham Close, Redditch

Richard and Christine Lynes who live at 43 Oakham Close are not able to attend this virtual planning committee meeting. Their objection letter dated 9th April 2020 is already lodged with the Council. They strongly urge the planning committee to refuse this planning application.

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Additional slides for Update Report
Ref: 19/01575
Edgeworth Close, Church Hill



Example of brickwork proposed



Example of brickwork proposed

Alternative Public Open Space Areas Cited By The Agent/Applicant



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