

Additional Papers 1



Planning Committee

Wed 24 Feb
2021
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

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If you have any queries on this agenda please contact Sarah Sellers
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Planning

COMMITTEE

Wednesday, 24th February,
2021

7.00 pm

Virtual Meeting - Microsoft
Teams

Agenda

Membership:

Cllrs:

Gemma Monaco (Chair)
Salman Akbar (Vice-Chair)
Tom Baker-Price
Roger Bennett
Michael Chalk

Andrew Fry
Julian Grubb
Bill Hartnett
Jennifer Wheeler

4. Confirmation of Minutes of Planning Committee held on 10th February 2021 (Pages 1 - 8)

Minutes attached

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Planning Committee

Wednesday, 10 February 2021

MINUTES

Present:

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

Officers:

Helena Plant, Emily Farmer, Steve Edden, Amar Hussain, Anthony Young and Pauline Ross

Democratic Services Officer:

Sarah Sellers

84. CHAIR'S WELCOME

The Chair welcomed the Committee members, public speakers and officers to the virtual Planning Committee meeting being held via Microsoft Teams. The Chair explained that the meeting was being live streamed on the Council's YouTube channel to enable members of the public to observe the committee.

85. APOLOGIES

There were no apologies for absence.

86. DECLARATIONS OF INTEREST

There were no declarations of interest.

87. CONFIRMATION OF MINUTES OF PLANNING COMMITTEE HELD ON 27TH JANUARY 2021

RESOLVED that

The Minutes of the Planning Committee held on 27th January 2021 be confirmed as a true record and signed by the Chair.

.....
Chair

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88. UPDATE REPORTS

It was noted that one additional papers pack and one update reports had been issued which had been circulated to the Members of the Committee electronically.

89. APPLICATION 20/01215/FUL - COPPICE CHILDCARE THE BUNGALOW CLIFTON CLOSE MATCHBOROUGH REDDITCH B98 0HF- WORCESTERSHIRE COUNTY COUNCIL

Change of use to a Police ABE suite facility

Officers outlined the application which was for a change of use of a single storey building formerly operated as a children's nursery to a police interview facility. The interior of the building would be reconfigured, and the interview suite would be used in relation to vulnerable victims of crime and witnesses, including children to provide a neutral setting for and more homely environment. The site was located in a quiet area and it was not felt that there would be any undue impact on residential amenity.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions and informatives set out on pages 3 to 4 of the agenda.

90. APPLICATION 20/01450/FUL - LAND ADJOINING FORMER AMBULANCE STATION CEDAR VIEW BATCHLEY REDDITCH B97 8HW - MR A MUKHTAR

Redevelopment of the site to provide 9 No. 2 bed apartments

Officers presented the application and took the Members through the plans and photographs in the Site Plans and Presentations Pack.

The positioning of the proposed apartments in relation to the surrounding area and other existing structures was explained. The building would be "L" shaped and provide nine apartments with a parking area providing 18 spaces.

The site would be accessed from Cedar Park Road via the existing vehicular access serving Bulley Court. County Highways had

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assessed the proposal and not raised any objections on highways or safety grounds.

The proposed plans were acceptable as regards the character of the development and its setting in relation to the local area. Officers had also carefully considered the impact on residential amenity with regard to surrounding occupiers and were satisfied with the separation distances achieved as outlined on page 8 of the Committee report.

The application was recommended for approval.

At the invitation of the Chair, Mr Mark Adderley (objector) and Mr Dan Hemming (Agent for the applicant) addressed the Committee under the Council's Public Speaking Rules.

In responding to questions from Members officers confirmed that: -

- Hours of construction would be agreed as part of the Construction Environment Management Plan (Condition 10).
- Some site clearance had taken place prior to the application coming before Committee but this was not unlawful, and it was a matter for a developer if they chose to clear a site before permission was obtained.

In debating the application, whilst acknowledging the concerns of local residents as raised in public speaking, Members commented on the opportunity to re-use the site which had become dilapidated and the fact that 9 dwellings would be provided. There was further discussion regarding hours of construction, with Members indicating a preference that these be stipulated in the conditions.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to:-

- 1. the conditions and informatives set out on pages 11 to 16 of the agenda and**
- 2. to the amendment agreed to Condition 10 defining the hours of operation of construction as set out in the re-worded version below which replaces the original text.**

Condition 10

The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning

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Authority. This shall include but not be limited to the following:

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- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, arrangements for unloading and manoeuvring and for construction work to take place will be;

8am – 5pm Monday – Friday

8am – 12pm Saturday

No working on Sundays or Bank Holidays

- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and impact on residential amenity due to the densely populated residential area.

**91. APPLICATION 20/01498/FUL - FORMER M & S UNIT 11
MILWARD SQUARE KINGFISHER SHOPPING CENTRE
REDDITCH - TOM JOHNSON ON BEHALF OF CAPITAL AND
REGIONAL**

Application to provide A1-A3-A5 (Class E + Sui Generis) comprising retail shop /café restaurant / hot food takeaway use

The application related to Unit 11 at the Kingfisher Shopping Centre which had been vacant since the former occupier M & S closed the store in 2018.

Members were advised that the retailer Next would be moving into the unit in Spring 2021 and would occupy part of the ground floor.

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The remaining ground floor, being the former M & S food hall, was the subject of this application together with part of the first floor. Members were referred to the plans at pages 26 and 27 of the Site Plans and Presentations Pack.

Under the proposals the former food hall area would be operated as a grocery food outlet by the company “Simply Fresh” with the entrance from Millward Square opposite the Range. The outlet would include a café/restaurant open to the public during the centres normal trading hours. The first floor area would be operated as a “dark kitchen” providing catering support during the day time to Simply Fresh and in addition providing a hot food take away service by delivering food to customers via companies such as Deliveroo, Uber eats and Just-eat. Hours of operation would be 7 am to 4 am.

Officers explained that there would be no collection facility for the public and orders could only be placed for home delivery. Access for delivery vehicles would be via the service area located on Silver Street as shown on the plan on page 24.

The application had been carefully assessed as to the potential for noise impact on the occupiers of the nearby flats at Evesham Mews and the residents had been consulted. The noise assessment concluded that there would be no adverse impact on the occupiers of the flats and no objections from those residents had been received.

In responding to questions from Members, officers confirmed that a further planning application would be made to cover the installation of plant for odour extraction and associated issues and that application would also be subject to assessment as to noise impact.

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 page 22 of the agenda.

92. APPLICATION 20/01613/FUL - LAND NORTH OF 12 CRABBS CROSS LANE REDDITCH - MR T BLICK

Erection of 3 two storey dwellings

Officers presented the application and took Members through the slides in the Site Plan and Presentations Pack. The application was for the construction of three new dwellings on what was currently an undeveloped tree covered area of land between Evesham Road and Windmill Drive. Access to the dwellings would be via an

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existing access over the council owned parking area on Evesham Road. Officers confirmed that this was a long existing and legally recognised Right of Way which had been in place since 1985.

Due to a drop in levels of the land, the proposed dwellings had been designed to be part one storey and part two storey, and each property would have a level garden at the rear and 2 parking spaces. Members were referred to the additional slide in the Update Report showing details of bin storage and to the amendment to Condition 2.

There was a presumption in favour of sustainable development and the design which had been adapted to reflect the change in levels was deemed to be appropriate. With regard to residential amenity, separation distances were found to be acceptable and adjoining residents had not raised concerns by reason of overlooking, loss of light or overbearing as a result of the proposed dwellings.

The application was recommended for approval.

The following registered speakers, who were objecting to the application, had asked to participate by way of written comments and their statements were read out to Members:-

- Emma and David Walker
- Jo and Richard Moore

In response to questions from Members officers advised as follows:

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- There was a keep clear sign by the right of way over the car park with yellow hatching marked on the road surface. The access was currently gated and based on the submitted plans this would continue.
- The plans showed that there would be a boundary fence along the northern boundary of the development separating it from the adjoining privately owned amenity land referred to in public speaking.

In debating the application, whilst acknowledging some of the points raised in public speaking, Members expressed support for the application. There was further discussion as to the appropriateness of conditions regarding hours of operation for construction and the boundary treatment on the northern boundary of the site.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to:-

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1. the conditions and informatives set out on pages 28 to 32 of the agenda and including the revised wording of Condition 2 as set out in the Update Report;
2. to the amendment agreed to Condition 11 defining the hours of operation of construction as set out in the re-worded version below which replaces the original text;

Condition 11

The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:

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- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, arrangements for unloading and manoeuvring and for construction work to take place will be;

8am – 5pm Monday – Friday

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- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and impact on residential amenity due to the densely populated residential area.

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3. To the inclusion of an additional condition stating that the northern boundary of the site be enclosed by a two metre high fence.

The Meeting commenced at 7.00 pm
and closed at 8.45 pm