

# Planning Committee

10th August 2011

## MINUTES

### Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Andrew Brazier, Brandon Clayton (substituting for Councillor Peter Anderson), Andrew Fry (substituting for Councillor Robin King), Bill Hartnett, Wanda King and Brenda Quinney

### Officers:

S Edden, C Flanagan, A Rutt, S Skinner and J Staniland

### Committee Services Officer:

J Smyth

### 19. APOLOGIES

Apologies for absence were received on behalf of Councillors Peter Anderson, Malcolm Hall and Robin King.

### 20. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 21. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Committee held on 13th July 2011 be confirmed as a correct record and signed by the Chair.**

### 22. PLANNING APPLICATION 2011/087/FUL – LOWANS HILL FARM, BROCKHILL LANE, REDDITCH

Reconstruction of farmhouse building to create two dwellings and conversion of existing barns to create five dwellings, erection of garage buildings and stores

Applicant: Persimmon Homes South Midlands Ltd

The following people addressed the Committee under the Council's Public Speaking rules:

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Chair

- Mr R Lee – Objector representing Brockhill Action Group  
and Batchley Support Group  
Ms V Kendrick – Objector representing CPRE  
Ms H Inston – Agent for the Applicant.

**RESOLVED 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**

- 1) the completion of a Planning Obligation to ensure that Redditch Borough Council is paid appropriate contributions in relation to the development for the provision and maintenance of pitches, play areas and open space provision in the locality;**
- 2) the conditions and informatives as summarised in the main report; and**
- 3) the following additional conditions:**

**“12) No demolition, site clearance or development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of all existing trees and hedgerows on site [and surrounding the site boundaries where tree canopies overhang the site] and details of any trees/hedgerows not to be retained, together with details of any tree surgery works and measures for their protection during the course of development. The tree surgery works and tree/hedgerow protection measures shall be fully implemented prior to occupation.**

**Reason: To safeguard the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3**

- 13) No demolition, site clearance or development shall take place until all trees and hedges to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.**

**Reason:** To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 14) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

**Reason:** To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Statements (PPS.1 and PPS.25).”

(In considering the Planning Application and representations made by public speakers in relation to the protection of historic hedgerows within the Application site and the need for clarity on the means of drainage from the site, the Committee agreed that two additional conditions be attached to the Planning Permission, as detailed in Resolution 3 above.)

**23. PLANNING APPLICATION 2011/152/S73 –  
HOMEBASE LTD, ABBEY RETAIL PARK,  
ALVECHURCH HIGHWAY, REDDITCH**

Application to vary Condition 5 of Planning Permission Reference 2009/082/FUL to allow retailing to the public from the previously approved mezzanine level

Applicant: Essex County Council Pension Fund

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, permission be **GRANTED** to vary Condition 5 of Planning Application 2009/082/FUL, subject to the imposition of the revised condition and summarised informatives, as detailed in the main report.

**24. PLANNING APPLICATION 2011/177/OUT –  
LAND EAST OF BROCKHILL LANE, REDDITCH**

This item had been WITHDRAWN from the Agenda by Officers and was not discussed.

(Officers had considered that, in view of the fact that the public consultation period for the application had not been due to finish until on Monday 8<sup>th</sup> August and the anticipated volume of additional representations that might have been received, it had been agreed that the application be deferred to the next meeting of the Planning Committee scheduled for 7th September 2011 to allow sufficient time for any further representations to be compiled and for Officers to respond to any issues raised that had not already been addressed within the report.)

**25. PLANNING APPLICATION 2011/179/COU –  
UNIT 14 NEW MEADOW ROAD,  
LAKESIDE INDUSTRIAL ESTATE, REDDITCH**

Change of use from B1 (Business Use to A3 (Café Use)

Applicant: Ms A Bennett

Ms A Bennett, the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

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

- “1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.**

**Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. The development hereby approved shall be implemented in accordance with the following plans:**

**Drawing No. 1537.01, date stamped 6th July 2011; and  
Drawing No. 1537.02, date stamped 6th July 2011.**

**Reason:** To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE),13 of the Borough of Redditch Local Plan No.3.

3. The use hereby permitted shall not commence until a scheme for the installation of odour equipment has been submitted to and approved in writing by the Local Planning Authority and the scheme implanted in accordance with the approved details. Such equipment shall be operated and maintained in accordance with the manufacturer's instructions.

**Reason:** In the interests of neighbour's amenity, in the interests of the visual amenity of the street scene and in accordance with Policy E(TCR).12 of the Borough of Redditch Local Plan No.3."

(This decision was taken contrary to Officer recommendation in view of the fact that the Committee considered that, the proposed use would complement and serve other commercial uses on the industrial estate. Members further considered that, whilst acknowledging the value of the units as employment land, the proposed use would, itself, provide opportunities for employment and, therefore, granted permission, subject to relevant conditions as detailed in the Resolution above.)

**26. PLANNING APPLICATION 2011/185/FUL –  
UPPER FLOOR ADJACENT APOLLO CINEMA,  
KINGFISHER SQUARE, REDDITCH**

External extension to upper level of existing  
Kingfisher Shopping Centre to provide 772 sq.m of  
new restaurant / takeaway floorspace  
(Use Class A3-A5)

Applicant: Scottish Widdows PLC and  
Scottish Widdows Unit Fund Ltd

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives as summarised in the main report.**

**27. PLANNING APPLICATION 2011/186/FUL –  
LAND AT WINYATES GREEN ALLOTMENTS,  
FURZE LANE, REDDITCH**

Retrospective Application for the installation of a cabin

Applicant: Mr L Clarke

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

Mr J Gardner – supporter  
Ms C Edwards – supporter  
Mr S Harvey – Supporter  
Cllr Malcolm Hall – Ward Member and advocate for applicants  
Mr L Clarke – the Applicant.

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Retrospective Planning Permission be GRANTED, subject to the following summarised Conditions:**

**“1. The development hereby approved shall be implemented in accordance with the following plans:**

**Drawing No. P2030/49A, date received 12th July 2011;  
and  
Document 'A', date received 12th July 2011.**

**Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.**

**2. Details of a paint finish to be applied to the exterior surface of the cabin building hereby approved to be submitted to and approved in writing by the Local Planning Authority within one month from the date of the granting of the Consent. The paint finish approved shall be applied to the exterior of the building within three months from the date of the granting of this Consent. The building shall continue to be maintained to the satisfaction of the Local Authority in perpetuity.**

**Reason:** To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy N(BE).13 of the Borough of Redditch Local Plan No.3.

3. The cabin hereby permitted shall be used solely for purposes ancillary to the use of the allotments and shall at no time be used for any other purpose, including industrial or for business activities of any description whatsoever.

**Reason:** In the interests of protecting residential amenities having regard to the relationship of the building to nearby properties, in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.”

(This decision was taken contrary to Officer recommendation for the reason that Members considered the structure, and the purposes it was proposed the cabin would be used for, would not harm the visual amenity of the area, particularly given its location within the allotment boundary; the proposals for a suitable paint colour and landscaping plan.)

The Meeting commenced at 7.00 pm  
and closed at 9.06 pm

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CHAIR