

Planning Committee

7th September 2011

MINUTES

Present:

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

Also Present:

M Collins (observer for Standards Committee) and Mr B Sharp (Worcestershire County Council Highways Engineer)

Officers:

R Bamford, A Hussain, I Mackay, A Rutt and S Skinner

Committee Services Officer:

J Smyth

28. APOLOGIES

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

29. DECLARATIONS OF INTEREST

No declarations of interest were made.

30. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the committee held on 10th August 2011 be confirmed as a correct record and signed by the Chair.

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Chair

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

Mixed use development of 171 dwellings,
public open space and
outline application for 4,738 square metres
of Class B1 (Business) floorspace and access

Applicant: Persimmon Homes Ltd

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

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|-----------------|---|---|
| Mr R Lee | - | Objector representing Brockhill Action Group |
| Mrs M Muckle | - | Objector representing Batchley Support Group |
| Miss V Kendrick | - | Objector representing CPRE – Redditch |
| Mrs King | - | Objector representing CPRE – Bromsgrove and Wyre Forest |
| Mrs D Snaddon | - | Objector representing Rowney Green Association |
| Mr A MacPherson | - | Objector representing Mettis Aerospace |
| Cllr L Stephens | - | Ward Councillor and objector representing local residents |
| Mr M Sackett | - | Applicant's Agent |

In addition to the named registered speakers above, the Chair exceptionally allowed objectors, Dr P Merricks and Mr N Ahmed, local residents registered to speak who had withdrawn to allow Mr Lee to speak on their behalf, an opportunity to make brief representations to the Committee on points they considered had not yet been made by other speakers. In view of the number of objectors permitted to speak, the applicant's agent was allowed a commensurate length of time to express support for the application.

During the debate, the Chair also exceptionally allowed Mr B Sharp (a Worcestershire County Council Highway Engineer present at the meeting), to briefly respond to a number of Members' questions in relation to highways matters.

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 Section 106 Planning Obligation to ensure**

- a) on-site open space is provided and maintained in perpetuity;
 - b) arrangements are put in place for a potential future contribution towards equipped play facilities to be paid to the Borough Council;
 - c) 74 residential units are provided for the provision of affordable housing in perpetuity;
 - d) a financial contribution is paid to Worcestershire County Council towards the future provision of a school in the vicinity of the site;
 - e) provision of land for a community Orchard;
- 2) the conditions and informatives as summarised in the man report; and
 - 3) the following additional conditions and informative:

Conditions

“20. Protection of Hedgerows

21. Removal of Permitted Development rights relating to impervious hard standings.”

Informative

7. Request for earliest adoption of highways. “

Or:

- 4) In the event that the Planning Obligation cannot be completed by 30th September 2011, authority be delegated to the Head of Planning and Regeneration to REFUSE the Application on the basis that, without the Planning Obligation, the proposed Development would be contrary to Policy and therefore unacceptable, due to the resultant detrimental impacts it could cause to community infrastructure by a lack of provision for their improvements, and that none of the dwellings could be restricted to use for affordable housing in line with current Policy requirements.

(In considering the Planning Application and representations made by public speakers, the Committee acknowledged the importance of

protecting historic hedgerows within the Application site and the need to secure permanent permeable hard standings on residential properties and agreed that two additional conditions be attached to the Planning Permission, as detailed in Resolution 3 above. An additional informative relating to progressing formal highway adoptions as speedily as possible was also agreed.

Officers clarified that matters Members had raised relating to protection of the primary open space, root protection of protected trees, watercourse details and the potential for a Community orchard, would be dealt with either under the standard conditions already specified or within the Planning Obligation.)

32. PLANNING ENFORCEMENT ACTIVITY - SIX MONTH UPDATE

Members received a report which detailed statistics in relation to general enforcement activity, delegated authorisations and notable results for the period January to June 2011.

RESOLVED that

the information in the Appendices to the report be noted.

The Meeting commenced at 7.00 pm
and closed at 9.21 pm

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CHAIR