

# Planning Committee

18th July 2012

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Joe Baker (Vice-Chair) and Councillors David Bush (substituting for Councillor Brandon Clayton), Michael Chalk, Bill Hartnett, Wanda King, Brenda Quinney and Yvonne Smith

### Also Present:

Mr D Pilcher (Highways Officer for Worcestershire County Council)

### Officers:

R Bamford, A Hussain, A Rutt and S Williams

### Committee Services Officer:

J Smyth

## 10. APOLOGIES

Apologies for absence were received on behalf of Councillors Brandon Clayton and Roger Hill.

## 11. DECLARATIONS OF INTEREST

There were no declarations of interest made.

## 12. CONFIRMATION OF MINUTES

### RESOLVED that

the minutes of the meeting of the Planning Committee held on 20th June 2012 be confirmed as a correct record and signed by the Chair.

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Chair

**13. PLANNING APPLICATION 2012/099/FUL - 205 EVESHAM ROAD, HEADLESS CROSS**

Erection of a pair of semi-detached dwellings

Applicant: Mr John Howl

**RESOLVED that**

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

(Owing to her late arrival subsequent to the start of the meeting and in view of the fact that the Officers report on this matter had already commenced, in accordance with the Committee's procedural rules, Councillor Yvonne Smith took no part in nor voted on this particular item.)

**14. PLANNING APPLICATION 2012/117/FUL - UNIT 45 HEMING ROAD, WASHFORD, REDDITCH**

Proposed 1095 sq.m freezer extension, including the construction of a 30 sq. m link corridor to an existing coldstore facility and various site works

Applicant: Mrs Owrid

**RESOLVED that**

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

- “11. the parking of refrigerated lorries overnight shall take place only in the service yard area of Unit 45 Heming Road, as shown on the proposed Site Plan.**
- 12. the vehicular access off Matchborough Way hereby approved shall only be used between the hours of 07.00 to 19.00. The vehicular access off Heming Road shall be used outside of these hours.”**

(Having considered all of the information provided, Members were in agreement that the imposition of the two additional conditions, as detailed at 11 and 12 above, would assist in mitigating any potential noise issues from the new access road off Matchborough Way for nearby residential areas.)

**15. PLANNING APPLICATION 2012/120/OUT - LAND AT WEIGHTS LANE, REDDITCH**

Outline Application for a mixed use development of up to 200 dwellings, 5000m<sup>2</sup> of B1 Office floorspace with associated open space and access arrangements

Applicant: Gallagher Estates Ltd

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Outline Planning Permission subject to:**

- 1) Planning Permission for the associated open space on land to the north of Weights Lane being granted by Bromsgrove District Council;**
- 2) a satisfactory Planning Obligation ensuring**
  - 1) on site open space and play equipment is provided and maintained in perpetuity;**
  - 2) off-site playing pitch contributions;**
  - 3) 40% residential units are for the provision of social housing in perpetuity;**
  - 4) a financial contribution is paid to the County Council towards primary education provision;**
  - 5) sustainable drainage solutions are implemented and transferred with an ongoing maintenance contribution;**
  - 6) contributions towards Sustainable Schemes relating to footpaths, cycle routes and the B1 development; and**
  - 7) contributions towards enhancements of the subway and links to it;**

- 3) the Conditions and informatives as summarised in the main report but with Conditions 17 and 18 being amended to include the following:
- “17. details / provision of dropped kerb provision in residential areas;
  - 18. wording to include provision of communal/visitor car parking”;
- 4) the following additional Condition and Informatives:
- Condition**
- “20. Prior to the submission of reserved matters application, roundabout design to be agreed and then implemented as per the agreed design”;
- Informatives**
- “8) Satisfactory outcome for a safe crossing across Birmingham Road to be secured;
  - 9) Section 106 to secure control of highway adoption / education / time clauses and related matters where possible;
  - 10) include gateway design feature in relevant reserved matters Application”;
- 5) any minor amendments as necessary in response to Bromsgrove District Council’s decision, such as further additional or amended conditions.

(During consideration of this item a number of concerns were highlighted in relation to Section 106 matters, highway safety and parking issues and proposals for a “gateway” landmark. In view of the concerns expressed and the Committee’s wish to ensure the best possible outcomes for the Borough at Reserved Matters stage, a number of amendments to conditions and additional informatives were agreed, as detailed above.)

**16. PLANNING APPLICATION 2012/132/S73 - TEARDROP SITE,  
BORDESLEY LANE, REDDITCH**

Removal of conditions 19 to 24 of Planning Permission  
2011/258/FUL  
and replacement with two conditions specifying works to Riverside  
roundabout

Applicant: Sainsbury's Supermarkets Ltd

Miss A Arnall, the Applicant's Agent, 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 conditions and informatives as stated below:**

- 1) **Conditions 1 to 18 (inclusive) attached to Planning Permission 2011/258/FUL; and**
- 2) **additional Condition 19**

**"Off-site highways works to be done to the satisfaction of the Highways Authority prior to commence of trade to the public from the site."**

**Informatives**

- 1) **Reason for approval**
- 2) **As attached to Planning Permission 2011/258/FUL.**

**17. PLANNING APPLICATION 2012/145/EXT - ASTWOOD FARM  
HOUSE, ASTWOOD LANE, ASTWOOD BANK**

Extension of Time Application for  
2009/105/FUL and 2009/071/LBC  
Proposed demolition of derelict outbuilding  
adjacent to Listed Building and replace  
with double garage

Applicant: Mr J Lavery

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission to allow an extension of**

time for a further three years to implement the consents granted under 2009/105/FUL and 2009/071/LBC, be GRANTED, subject to the conditions and informatives summarised in the report.

**18. PLANNING APPLICATION 2012/148/COU - BUILDING F, ASTWOOD BUSINESS PARK, ASTWOOD FARM, ASTWOOD LANE, ASTWOOD BANK**

This item was DEFERRED from the Agenda by Officers and was not discussed.

**19. APPEAL OUTCOME - 3 OUTWOOD CLOSE, OAKENSHAW, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of consent relating to work on a protected tree, made by Officers under delegated powers, namely:

Application TPO/2011/055  
Request to fell a protected Oak Tree in front garden

Members noted that the appeal against the Council's decision to refuse consent to fell the protected tree had been considered and dismissed by the Inspector on the grounds that, as the Oak tree was healthy and in good condition and provided landscape value to the residential area, the issues raised were insufficient to justify its removal.

**RESOLVED that**

**the item of information be noted.**

**20. APPEAL OUTCOME - MASON HOUSE, 96 EVESHAM ROAD, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of planning permission for a change of use, made by Officers under delegated powers, namely:

Application 2011/333/COU  
Change of use of ground floor from A1 (Shops)  
to A2 (Financial and Professional Services)

Members noted that the appeal against the Council's decision to refuse Planning Permission had been allowed by the Inspector on the grounds that, as the premises had previously been used for an A2 use for a significant period of time prior to the current A1 use, he

considered that reverting to an A2 use again would not be detrimental to the district centre and its ability to provide for basic daily needs.

**RESOLVED that**

**the item of information be noted.**

The Meeting commenced at 7.00 pm  
and closed at 9.20 pm

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CHAIR