

Planning Committee

5th September 2012

MINUTES

Present:

Councillor Andrew Fry (Chair), and Councillors Michael Chalk, Brandon Clayton, Bill Hartnett, Roger Hill, Wanda King, Brenda Quinney and Yvonne Smith

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

J Smyth

27. APOLOGIES

An apology for absence was received on behalf of Councillor Joe Baker.

28. DECLARATIONS OF INTEREST

Councillor Brandon Clayton declared pre-determination in relation to Planning Application 2012/148/COU (Building F, Astwood Business Park, Astwood Farm, Astwood Bank), as detailed at Minute 30 below.

29. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 15th August 2012 be confirmed as a correct record and signed by the Chair.

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Chair

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

Change of Use from permitted Class B1 or Class B2
Uses to children's Indoor play centre (Class D2)
with associated parking

Applicant: Mr J Ranson

Mr M Jinks, prospective tenant for the Unit, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations:

- 1) authority be delegated to the head of Planning and Regeneration Services to GRANT planning permission, subject to:**
 - a) the completion of a planning obligation to provide an extended bus service to Astwood Farm;**
 - b) the conditions and informatives summarised in the remain report; and**
 - c) the following additional condition and informative:**

Condition

- "6) a bus service to the application site to be provided in accordance with the details as agreed under the planning obligation when completed.**

Reason: In the interests of ensuring that the provision of a bus service to the site can be effectively monitored by Planning Services.

Informative

- 4) A Planning Obligation be attached to this consent".**

- 2) In the event that the Planning Obligation cannot be completed by the 28th September 2012:
- a) authority be delegated to the Head of Planning and Regeneration Services to REFUSE the application on the basis that without the planning obligation, the proposed development would be contrary to sustainability objectives as set out within the National Planning Policy Framework and the Borough of Redditch Local Plan No. 3; and
 - b) in the event of a refusal on the grounds detailed in 2 a) above, and the Applicant resubmitting the same or a very similar planning application with a completed Legal Agreement attached as detailed at 1 a) above, authority be delegated to the Head of Planning and Regeneration Services to GRANT planning permission, subject to the conditions and informatives as detailed in 1 b) and c) above.

(Prior to consideration of this item, Councillor Brandon Clayton declared a pre-determination and withdrew from the meeting for the duration of the Committee's consideration of the matter.)

**31. PLANNING APPLICATION 2012/185/COU –
MAYFIELD STORES, SYCAMORE AVENUE,
MAYFIELDS, REDDITCH**

Conversion and first floor side extension
to create additional 2 bedroom flat

Applicant: Mr M Farooqui

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.

**32. PLANNING APPLICATION 2012/209/FUL –
VICTORIA HOUSE, 10-12 FECKENHAM ROAD,
ASTWOOD BANK**

Conversion and extension of
building to form six flats

Applicant: Charles Martin Homes

RESOLVED that

- 1) **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 Planning Permission, subject to:**
 - a) **the completion of a Planning Obligation to ensure that the County Council is paid appropriate contributions in relation to the development for education provision, and that Redditch Borough Council receives contributions towards the provision and maintenance of playing pitches, play areas and open space provision to be provided in the locality;**
 - b) **the conditions and informatives as summarised in the main report; and**
 - c) **the following additional condition and informative:**

Condition

“9. Prior to the first commencement of development, in consultation with the Highways Authority, a position shall be agreed for the placement of a mirror at the entrance to the development site.

Reason: In the interests of highway safety.

Informative

5. **A Planning Obligation to be attached to the consent”; and**
- 2) **in the event that the Planning Obligation is not completed by the 24th September 2012, that:**
 - a) **authority be delegated to the Head of Planning and Regenerations Services 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

- b) in the event of a refusal on the ground at 2 a) above, and the Applicant resubmitting the same or a very similar Planning Application with a completed legal agreement attached to cover the requirements detailed at 1 a) above, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to the conditions and informatives as detailed in 1 b) and c) above.

(Members considered that a strategically placed mirror at the access point into the development site would improve site lines and safety issues for both pedestrians and drivers. An additional condition was agreed to this effect, subject to advice from the Highways Authority on positioning the mirror, as detailed at 1 c) above.)

33. ENFORCEMENT ACTIVITY - SIX MONTH UPDATE

The Committee received and noted a report which provided statistics showing enforcement activity for the previous six months.

The Meeting commenced at 7.00 pm
and closed at 7.51 pm

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CHAIR