

Planning Committee

13th February 2013

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Joe Baker (Vice-Chair) and Councillors Michael Chalk, Bill Hartnett, Roger Hill, Yvonne Smith and Pat Witherspoon (substituting for Councillor Wanda King)

Officers:

S Edden, A Hussain, D Parker-Jones and A Rutt

Committee Services Officer:

J Smyth

57. APOLOGIES

Apologies for absence were received on behalf of Councillors Brandon Clayton and Wanda King.

58. DECLARATIONS OF INTEREST

There were no declaration of interests.

59. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of 16th January 2013 were confirmed as a correct record and signed by the Chair.

60. PLANNING APPLICATION 2012/297/FUL - 475 EVESHAM ROAD, CRABBS CROSS, REDDITCH

Conversion of existing building to 6. no. flats

Applicant: Mr N Tatlow

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning

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Chair

and Regeneration Services to GRANT Planning Permission,
subject to:

- 1) the satisfactory completion of the Planning Objection;
and
- 2) the Conditions and Informatives, as summarised below:
 - 1) Development to commence within 3 years;
 - 2) Plans approved specified;
 - 3) Landscaping to be submitted and approved;
 - 4) Landscaping to be carried out in accordance with details approved;
 - 5) Hours of work during construction period to be limited.

Informatives

1. Reason for approval;
2. Drainage;
3. LPA acted in a positive and proactive manner;
4. Secured by Design;
5. S106 agreement is attached to this consent.

61. PLANNING APPLICATION 2012/307/FUL - 150 EVESHAM STREET, REDDITCH

Erection of 14 no. apartments and
3 no. retail units

Applicant: Mr G Waring

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 Planning Permission, subject to:

- 1) the satisfactory completion of the Planning Obligation.
- 2) the following Conditions and Informatives:
 1. Development to commence within 3 years;
 2. Plans approved specified;
 3. Landscaping to be submitted and approved;
 4. Landscaping to be carried out in accordance with details approved;
 5. Hours of work during construction to be limited;

6. Access turning and parking provision;
7. Cycle storage provision details;
8. Permeable hardsurfacing to be used;
9. Sustainability statement. Further details to be submitted.

Informatives

1. Reason for approval
2. Drainage
3. LPA acted in a positive and proactive manner
4. S106 agreement is attached to this consent; and

3) The following additional Condition:

- “10. Parking for residents to be secured by appropriate means”

(During consideration of this matter, and in light of existing on-street parking arrangements in the vicinity of the proposed development, Members considered it prudent to condition that a barrier type security system be implemented to protect residents parking on the site, as detailed at additional Condition 10 above.)

62. **APPEAL OUTCOME - BARNES AT BRICKHOUSE FARM, BROOKHOUSE LANE, HAM GREEN, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of Planning Permission and Listed Building Consent, made by Officers under delegated powers, namely:

Planning Application 2011/183/FUL
Listed Building Consent Application 2011/184/LBC

Development of single dwelling
with ancillary accommodation
within reconstructed Listed barns

Members noted that the appeal against the Council's decision to refuse both Planning and Listed Building Consent permissions, had been dismissed by the Inspector, who had considered that the rebuilding works would amount to inappropriate development which would be harmful to the Green Belt, and that no very special circumstances had been put forward to overcome such harm to the Green Belt.

RESOLVED that

the item of information be noted.

63. APPEAL OUTCOME - FORMER ASTWOOD BANK POST OFFICE, 1248 EVESHAM ROAD, ASTWOOD BANK, 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, namely:

Planning Application 2012/107/COU

Change of use from Post Office (A1 Use) to
Restaurant / Café / Hot Food Takeaway (A3/A5 Use)

Members noted that, the appeal against the Council's decision to refuse planning permission had been dismissed by the Inspector, who had considered that the proposed use, together with other non-retail outlets already situated within and outside the District Centre, would cumulatively lessen interest and variety within the Centre and in turn affect its viability and vitality.

Members further noted an error in the report on this matter, which had incorrectly stated that the decision to refuse the application had been made by Officers under delegated powers when, in fact, the Committee had determined and refused planning permission as recommended by Officers.

RESOLVED that

the item of information be noted.

The meeting commenced at 7.00 pm
and closed at 7.30 pm

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CHAIR