

# Planning Committee

5<sup>th</sup> June 2013

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Roger Bennett, Bill Hartnett (substituting for Councillor Joe Baker), Roger Hill, Brenda Quinney and Yvonne Smith.

### Officers:

J Bayley, S Edden, Claire Gilbert, A Hussain and A Rutt

### Committee Services Officer:

J Smyth

### 5. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker and Wanda King.

### 6. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 7. PLANNING APPLICATION 2012/210/FUL – 21 VICARAGE VIEW, BATCHLEY

Side Extension of ground, first and attic floors

Applicant: Mr M Aslam

Mr Macfarlane and Mr Walton, local residents objecting to the application, 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 REFUSED for the following reasons:

.....  
Chair

- 1) The proposed extension would breach the 60 degree rule by 1.2 metres and as such would have a detrimental impact on the residential amenity of the neighbouring property in terms of loss of light contrary to the Borough of Redditch Local Plan No. 3 Policies B(BE).13 (iii) and B(BE).14 (iv) and Supplementary Planning Guidance: Encouraging Good Design.
- 2) The proposed extension by virtue of its scale would not meet the required parking standards and therefore be likely to result in the displacement of parking onto the already over used street. As such the development would be contrary to Policy C(T).12 Appendix H of the Borough of Redditch Local Plan No. 3.
- 3) The proposed extension by virtue of its design, appearance, mass and scale would be out of character in the street scene. As such the development would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3, the advice set out in the Council's adopted Supplementary Planning Guidance on Encouraging Good Design and the provisions contained within the National Planning Policy Framework (NPPF).

(Having noted and considered the speaker representations, Officers report and Update, which had provided details on two late consultee responses, the Committee raised concerns about the breaches of the 60 degree code and parking requirements. They also considered that the size and design of the proposed extension would be out of keeping with the streetscene of Vicarage View.

In view of these issues, the Committee refused the Application for the reasons stated in the resolution above.)

**8. PLANNING APPLICATION 2013/066/RM –  
FORMER DINGLESIDE MIDDLE SCHOOL, WOODROW NORTH.**

Reserve Matters Application, including access, layout, scale, appearance and landscaping, following Outline Planning Approval Reference 2010/210/OUT Residential Development comprising of 160 dwellings

Applicant: Taylor Wimpey Midlands

Mr M Williams, Agent for 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, permission be **GRANTED**, subject to the conditions and informatives summarised in the report.

**9. PLANNING APPLICATION 2013/076/FUL –  
1378 AND LAND TO THE REAR OF 1380 EVESHAM ROAD,  
REDDITCH**

Erection of nine detached dwellings

Applicant: Kendrick Homes Ltd

Mr R Clarke and Mr P Joel, objecting, addressed the Committee under the Council's public speaking rules.

**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:

- a) **The satisfactory completion of a Section 105 Planning Obligations to ensure that:**
  - i) **Contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD.**
  - ii) **A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development;**
  - iii) **A financial contribution is paid to the County Council in respect of education provision; and**
- b) **The Conditions and Informatives summarised in the report.**

**10. PLANNING APPLICATION 2013/085/COU –  
58 PADGETS LANE, REDDITCH**

Change of Use from Class B8 to Class B2

Applicant: Mr P Gaines

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regenerations Services to GRANT Planning Permission, following the expiry of the public consultation period (14<sup>th</sup> June 2013) and subject to the Conditions and Informatives summarised in the report.

**11. PLANNING APPLICATION 201/088/COU –  
140 EVESHAM STREET, REDDITCH**

Change of Use from a Tattooist (Sui Generis) to  
Hot Food Takeaway (Class A5)

Applicant: Heritage Enterprises

**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.

**12. PLANNING APPLICATION 2013/093/EXT –  
LAND AT WINYATES WAY AND MOONS MOAT DRIVE,  
REDDITCH**

Extension of Time Application for  
Planning Permission 2010/044/FUL  
Erection of three general industrial units (B2)  
with associated offices, Car parking and  
service yard.

Applicant: Mr David Nash

**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.

**13. CHANGES TO NATIONAL PLANNING LEGISLATION RELATING  
TO PERMITTED DEVELOPMENT RIGHTS - INFORMATION  
REPORT**

The Committee considered an Information Report in relation to amendments to Permitted Development Rights regulations, which came into force from 30<sup>th</sup> May 2013 on a temporary basis until 2016

for most categories. It was reported that the changes in the regulations had also been discussed at a recent Planning Advisory Panel meeting.

Members were informed on the changes to various types of permitted development categories. Clarification and Officers views were sought on a number of matters, in particular in regard to residential dwellings, agricultural buildings, change of use from offices to dwellings, new flexible uses, industrial/warehouse development and Broadband in Conservation Areas.

Members were also informed on changes in the prior approval process and what could and could not be taken into account when considering the principles of proposed developments. Rights of refusal and/or appeal were also explained. Officers also clarified that, prior approval processes would have to be undertaken under delegated powers, in view of imposed tight deadlines.

**RESOLVED that**

**the information be noted.**

The Meeting commenced at 7.00 pm  
and closed at 8.23 pm

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CHAIR