

Planning Committee

25th September 2013

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Roger Bennett, Michael Chalk, Roger Hill, Wanda King, Brenda Quinney and Yvonne Smith

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

J Smyth

34. APOLOGIES

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

35. DECLARATIONS OF INTEREST

Councillor Alan Mason declared an Other Disclosable Interest in Item 9 (Planning Application 2013/205/COU – Unit 1A Millsborough House, Millsborough Road) as detailed at Minute 42 below.

36. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 28th August 2013 be confirmed as a correct record and signed by the Chair.

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Chair

**37. PLANNING APPLICATION 2013/130/RC3 –
GRASSED AREA NEXT TO REDDITCH TOWN HALL,
WALTER STRANZ SQUARE, REDDITCH**

Public art piece to celebrate the
Redditch Springs and Wireform industry.

Applicant: Redditch Borough Council

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

Mr M Hall – Arts Council (supporting)
Mr M Davies – Davies Springs (supporting)
Mr H Nuttall – Wild Springs (supporting)
Mr J Cochrane – on behalf of the Applicant
Mr T Tolkien – on behalf of the Applicant

RESOLVED that

having regard to the Development and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives set out or referred to in the main report.

**38. PLANNING APPLICATION 2013/145/FUL –
LAND AT WIRE HILL DRIVE, LODGE PARK, REDDITCH**

Erection of 12 new detached dwellings with garages.

Applicant: JMH 10 Ltd

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

Mr J Crow – local resident and objector
Mr P Bird – local resident and objector
Councillor Andrew Fry – Ward Councillor

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the following reasons:

- 1. The site is designated as an area of Primarily Open Space in the Borough of Redditch Local Plan. The Council considers that the need for this development**

does not outweigh the current value of the land as an open area. The proposal would therefore be contrary to Policy R.1 of the Borough of Redditch Local Plan No. 3 which states that proposals which would lead to the total or partial loss of a Primarily Open Space will not normally be granted planning permission unless it can be demonstrated that the need for the development outweighs the value of the land as an open area.

- 2. The proposed development would lead to the creation of two accesses on a stretch of classified highway (a district distributor) which carries significant traffic movements. Vehicular movements associated with the use of the proposed accesses would lead to traffic conflict and detriment to highway safety, contrary to the provisions of the National Planning Policy Framework.**

(Having noted and considered the speaker representations, Officers report and Update, which had provided details in respect of an amendment to the site layout plan, Members raised concerns about highway safety issues in relation to Wire Hill Drive and the loss of open space to the local community.

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

Further to having advised at the start of the meeting of his intentions to withdraw from the Committee to the public gallery for this item in order to speak to the Application in his capacity as a local Ward Member, the Chair, Councillor Andrew Fry, withdrew from the meeting following the Officer's presentation and conclusion of public speaking on the item in accordance with the Council's public speaking rules, and was not present for the Committee's debate and decision on the matter,

The Committee's Vice-Chair, Councillor Alan Mason was in the Chair for this matter.)

**39. PLANNING APPLICATION 2013/157/FUL –
FIELDHOUSE, FECKENHAM ROAD,
HUNT END, REDDITCH B97 5QP**

New dwelling and garage in the garden

Applicant: Mr and Mrs R Pearse

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

Mrs S Oddy – local resident and objector
Councillor B Clayton – Ward Councillor
Mr R Pearse - Applicant

RESOLVED that

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

(The Committee received an Update on the item in relation to the submission of an amended Location Plan and Site Plan and an amendment to the Design and Access Statement.)

**40. PLANNING APPLICATION 2013/167/FUL –
WINSLOW CLOSE, WINYATES EAST,
REDDITCH B98 0NQ**

Installation of refuse and recycling bin storage

Applicant: Redditch Borough Council

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: the expiry of the consultation period on 27th September 2013 and there being no new material considerations raised, and the Conditions and Informatives summarised in the main report.

(The Committee noted an Update on the application in regard to presentations received from the Highways Authority and the correction of an error in the report in relation to Ward information.)

**41. PLANNING APPLICATION 2013/193/ADV –
NEW PETROL FILLING STATION,
LAND AT TEARDROP SITE, BORDESLEY LANE,
REDDITCH B97 6RR**

Three internally illuminated fascia signs,
one internally illuminated totem sign,
four non-illuminated 'Fill Up Either Side' signs,
eight non-illuminated pump flag signs and
one non-illuminated brand wall sign

Applicant: Sainsbury's Supermarkets Ltd

RESOLVED that

having regard to the Development Plan and to all other material considerations, Advertisement Consent be GRANTED, subject to the Conditions and Informatives summarised in the main report.

**42. PLANNING APPLICATION 2013/205/COU –
UNIT 1A, MILLSBOROUGH HOUSE,
MILLSBOROUGH ROAD, REDDITCH**

Change of use from Class A1 (Retail) to Class D2 (Assembly and Leisure)

Applicant: Mr Russell Vincent

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: the expiry of the consultation period on 1st October 2013 and there being no new material considerations having been raised; and the conditions and informatives summarised in the main report.

(Prior to consideration of this item, Councillor Alan Mason declared an other disclosable interest in view of the fact that he had previously worked for and was personally acquainted with, the Applicant. Councillor Mason withdrew from the meeting and took no part in its consideration or voting thereon.)

**43. PLANNING APPLICATION 2013/206/ADV –
TRAFFIC ISLAND A4023, ALDERS DRIVE, REDDITCH**

Four Advertisement sign panels

Applicant: Redditch Borough Council

RESOLVED that

having regard to the Development Plan and to all other material considerations, Advertisement Consent be GRANTED, subject to the Conditions and Informatives summarised in the main report.

**44. PLANNING APPLICATION 2013/207/ADV –
WOODROW DRIVE AND ROUGH HILL DRIVE
ROUNDBOUT**

Four Advertisement sign panels

Applicant: Redditch Borough Council

RESOLVED that

having regard to the Development Plan and to all other material considerations, Advertisement Consent be GRANTED, subject to the Conditions and Informatives summarised in the main report.

**45. PLANNING APPLICATION 2013/208/ADV –
BUTLERS HILL LANE AND BROCKHILL DRIVE
ROUNDBOUT**

Four Advertisement sign panels

Applicant: Redditch Borough Council

RESOLVED that

having regard to the Development Plan and to all other material considerations, Advertisement Consent be GRANTED, subject to the Conditions and Informatives summarised in the main report.

**46. PLANNING APPLICATION 2013/209/ADV –
HEWELL LANE, BROCKHILL DRIVE AND
BIRCHFIELD ROAD ROUNDBOUT**

Three Advertisement sign panels

Applicant: Redditch Borough Council

RESOLVED that

having regard to the Development Plan and to all other material considerations, Advertisement Consent be GRANTED, subject to the Conditions and Informatives summarised in the main report.

47. **PLANNING APPLICATION 2013/210/ADV –
WARWICK HIGHWAY AND ALDERS DRIVE
ROUNDAABOUT**

Four Advertisement sign panels

Applicant: Redditch Borough Council

RESOLVED that

having regard to the Development Plan and to all other material considerations, Advertisement Consent be GRANTED, subject to the Conditions and Informatives summarised in the main report.

(The Committee noted two corrections detailed in the Update to the report relating to Ward information and the location address for the application.)

The Meeting commenced at 7.00 pm
and closed at 9.05 pm

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CHAIR