

Planning Committee

23rd October 2013

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Roger Hill, Brenda Quinney, 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

49. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King.

50. DECLARATIONS OF INTEREST

Councillor Alan Mason declared an Other Disclosable Interest in Item 4 - Planning Application 2013/143/COU (272 Evesham Road, Headless Cross), as detailed in Minute 52 below.

Mr Amar Hussain (Legal Services advisor to the Committee) reported on a matter relating to Item 7 (Planning Application 2013/195/FUL – 34 Hither Green Lane, Redditch), as detailed in Minute 55 below.

51. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 25th September 2013 be confirmed as a correct record and signed by the Chair.

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Chair

52. PLANNING APPLICATION 2013/143/COU - 272 EVESHAM ROAD, REDDITCH

Change of use to provide additional surgery space at first floor and ancillary office / storage space.

Applicant: Kingfisher Dental Practice

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

Mr S. Vick – objector

Mr B Gandy – objector

Mrs E Mitchell – Applicant's Agent.

RESOLVED that

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

“The proposed increase in the number of surgeries/treatment rooms from 3 to 5 would result in a consequential requirement for additional car parking to be provided at the site. The failure to achieve an adequate level and standard of car parking to serve the proposed development would result in the displacement of vehicle parking within the adjoining public highway which would be detrimental to highway safety and nearby residential amenities being contrary to Policies B(BE).13 and C(T).12 of the adopted Borough of Redditch Local Plan No. 3 and the provisions of the National Planning Policy Framework (NPPF) “

(Having considered the report, speaker representations and Update report relating to further public representations received and a proposed additional condition, provided for Members and the public gallery prior to the meeting commencing, Members expressed concerns in regard to the proposal not meeting the Council's required parking standards and further considered that the increase would be detrimental to the amenity of local residents and traffic flows along a very busy road.

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

(Prior to consideration of this Item, Councillor Alan Mason declared an other disclosable interest in view of the fact that he was a registered patient of the Kingfisher Dental Practice, the Applicant. Councillor Mason withdrew from the meeting and took no part in its consideration or voting thereon.)

**53. PLANNING APPLICATION 2013/170/FUL –
6 MOUNT PLEASANT, REDDITCH,
WORCESTERSHIRE B97 4JB**

Change of Use of ground floor from
Class A1 Retail to A5 Hot Food Takeaway

Applicant: Mr S Khan

Ms H Gibbs, objector and Mr Farooqui, on behalf of 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, Planning Permission be GRANTED, subject to the conditions and Informatives summarised in the report.

**54. PLANNING APPLICATION 2013/173/FUL –
UNIT 12 WINYATES SHOPPING CENTRE,
REDDITCH, WORCESTERSHIRE B98 ONR**

Change of use from shop unit (A1) to a community facility
to provide training / workshops with ancillary office.

Applicant: Ms Liz Williams

RESOLVED that

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

(The Committee noted an Update Report which detailed various additional Consultee responses received subsequent to the agenda being published.)

(During the course of the discussion, the Committee was informed that the unit appeared to have been fitted out and was already being used for the proposed purpose without the benefit of planning permission. Officers were requested to liaise with other relevant services of the Council and advise them of the procedures for Planning Applications.)

**55. PLANNING APPLICATION 2013/195/FUL –
34 HITHER GREEN LANE, REDDITCH,
WORCESTERSHIRE B98 9BW**

Proposed balcony, proposed conversion of garage into
bedroom and amendment to Planning Permission 2010/121

Applicant: Dr Ananthram

RESOLVED that

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

(Prior to consideration of this matter, and for the purpose of clarity only, Mr Amar Hussain (Legal Services advisor to the Committee), notified Members that he was a patient of Dr Ananthram, the Applicant.)

**56. PLANNING APPLICATION 2013/242/S73 –
UNIT 9 MATCHBOROUGH CENTRE,
MATCHBOROUGH WAY, REDDITCH**

Section 73 Application: removal of Condition 2 of
Planning Approval 2010/244/COU to allow
wholly A5 (hot food takeaway) consent and to allow
all types of hot food to be sold on the site for
consumption off the premises

Applicant: Mr F Dadash

Mr T Ellinas, objector and Mr W Vincent, 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, authority be delegated to the Head of Planning and Regeneration Services to REFUSE Planning Permission, following the expiry of the consultation period on 31st October 2013 for the reason stated in the main report.

(The Committee noted an Update on the matter, provided for Members and the public gallery prior to the meeting, in regard to

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further additional public representations received and Officer responses.)

The Meeting commenced at 7.00 pm
and closed at 8.27 pm

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CHAIR