

Planning Committee

Wed 18th Dec
2013
7.00 pm

Council Chamber
Town Hall
Redditch



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Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its, Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:

www.redditchbc.gov.uk

If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

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REDDITCH BOROUGH COUNCIL
PLANNING COMMITTEE



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GUIDANCE ON PUBLIC
SPEAKING

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Public Speaking - in the following order:-
 - a) Objectors to speak on the application;
 - b) Supporters to speak on the application;
 - c) Applicant to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Committee Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
 - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Committee Services Team **by 12 noon on the day of the meeting.**

Further assistance:

If you require any further assistance **prior to the meeting**, please contact the Committee Services Officer (indicated at the foot of the inside front cover), Head of Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.



PLANNING

Committee

18th December 2013

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Andrew Fry (Chair) Roger Hill
Alan Mason (Vice-Chair) Wanda King
Joe Baker Brenda Quinney
Roger Bennett Yvonne Smith
Michael Chalk

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Confirmation of Minutes (Pages 1 - 6)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on (Minutes attached)
4. Planning Application 2013/277/FUL - 18-19 Woodfield Close, Abbeydale, Redditch, Worcestershire B98 8JE (Pages 7 - 12) Head of Planning and Regeneration	To consider a Planning Application for a proposed rear single storey extension to existing shops. Applicant: Mr Mandeep Singh (Report and Site Plan attached) (Abbey Ward)

5. Exclusion of the Public

During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:

“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.

These paragraphs are as follows:

subject to the “public interest” test, information relating to:

- Para 1 - any individual;**
- Para 2 - the identity of any individual;**
- Para 3 - financial or business affairs;**
- Para 4 - labour relations matters;**
- Para 5 - legal professional privilege;**
- Para 6 - a notice, order or direction;**
- Para 7 - the prevention, investigation or prosecution of crime;**

may need to be considered as “exempt”.

6. Confidential Matters (if any)

To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)



Planning Committee

20th November 2013

MINUTES

Present:

Councillor Andrew Fry (Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Roger Hill, Wanda King, Brenda Quinney, Yvonne Smith and Pat Witherspoon (substituting for Councillor Alan Mason)

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

D Parker-Jones

57. APOLOGIES

An apology for absence was received on behalf of Councillor Alan Mason.

58. DECLARATIONS OF INTEREST

There were no declarations of interest.

59. CONFIRMATION OF MINUTES**RESOLVED that**

the minutes of the meeting of the Planning Committee held on 23rd October 2013 be confirmed as a correct record and signed by the Chair.

.....
Chair

60. PLANNING APPLICATION 2013/168/COU - 28 CROSSGATE ROAD, REDDITCH, WORCESTERSHIRE, B98 7SN

Change of use to D2 for an indoor skate park.

Applicant: Mr D Wynne

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons and informative summarised in the report.

(The Committee noted an amended Site Plan which had been issued under Additional Papers prior to the meeting.)

61. PLANNING APPLICATION 2013/215/FUL - 137 ENFIELD ROAD, REDDITCH, WORCESTERSHIRE B97 5NF

Removal of existing ground floor structure (conservatory) and replacing with proposed two storey extension.

Applicant: Mr J Millham

Councillor B Clayton, Ward Member speaking against the application on behalf of local residents, 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:

- 1. the conditions summarised in the report; and**
- 2. the following additional informative:**

“that no building work commence until details of any drainage issues have been clarified with the relevant authority.”

(During consideration of this matter, and in light of evidence noted in the report of past local surface water flooding and drainage issues, Members considered it prudent to add an informative that no building work should commence until details of any drainage issues have been clarified with the relevant authority, as detailed in the resolution above. It was noted from both the report and Officer advice given at the meeting that separate Building Regulations,

which did not fall within the Council's remit, required that adequate provision should be made for rainwater to be carried from the roof of the building. It was therefore inappropriate for a drainage condition to be attached to the application as Building Control Officers would not permit the proposed development to proceed if there were found to be any relevant drainage issues.)

62. PLANNING APPLICATION 2013/223/FUL - HALDEX BRAKES LTD, MOONS MOAT DRIVE, REDDITCH, WORCESTERSHIRE B98 9HA

Construction of Cold Storage Depot with associated offices, plant room and site security office.

Applicant: Mr A Howard

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:

- 1. the conditions and informatives summarised in the report but with condition 3 amended to read as follows**

“The development hereby approved shall be implemented in accordance with the following plans:

Site location plan received 14 Sept 2013

Block plan Dwg. No. P10 received 14 Sept 2013

Site survey details received 14 Sept 2013

Proposed site layout Dwg. No. P02 Rev. E received 8 Nov 2013

Floor plans and sections Dwg. No. P01 Rev. C received 14 Sept 2013

Plant room Dwg. P05 Rev. C received 14 Sept 2013

Site security office Dwg. No. P06 received 14 Sept 2013

Elevations North & South Dwg. No. P04 Rev. A received 14 Sept 2013

Elevations East & West Dwg. No. P03 Rev. A received 14 Sept 2013

Schematic outline of existing and proposed elevations Dwg. No. P07 received 14 Sept 2013

Site security fencing Dwg. No. P09 Rev. A received 8 Nov 2013

Streetscenes Dwg. No. P08 received 14 Sept 2013

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.”; and

2. the following additional condition 10:

“Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.”

(The Committee noted an Update Report which detailed various additional Consultee responses received subsequent to the agenda being published, together with additional case Officer comments which included an amendment to the recommendation in the main agenda papers in relation to condition 3 and an additional condition 10, as detailed in the resolution above.)

63. PLANNING APPLICATION 2013/233/EXT - 25 MILTON CLOSE, REDDITCH, WORCESTERSHIRE B97 5BQ

Extension of time application – Proposed single and two storey extensions and alterations approved under Application No. 2010/132/FUL.

Applicant: Mr N Khan

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 report.

(The Committee noted an Update Report which detailed additional text that had been omitted from the main agenda report in error. The additional text set out a conclusion to the report which should

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20th November 2013

have appeared at the end of the assessment section of the report, immediately prior to the recommendation.)

64. PLANNING APPLICATION 2013/261/FUL - OCEAN HOUSE, 9B OXLEASOW ROAD, REDDITCH, WORCESTERSHIRE B98 ORE

Extensions to existing sea food production facility, together with associated car parking and service areas.

Applicant: Blue Earth Foods Limited

Mr J Meredith, Applicant's Agent, 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.

The Meeting commenced at 7.00 pm
and closed at 8.15 pm

.....
Chair

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**18th December 2013

Planning Application 2013/277/FUL**Proposed rear single storey extension to existing shops.****18 - 19 Woodfield Close, Redditch, Worcestershire, B98 8JE**

District:	Abbeydale
Applicant:	Mr Mandeep Singh
Expiry Date:	14th November 2013
Ward:	ABBEY

(see additional papers for Site Plan)

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a commercial premises on the ground floor with residential accommodation to the first floor, which is situated at Woodfield Close. It consists of brick and double-glazing materials. The surrounding area is predominantly residential

The application is for a single story rear extension to be used as part of the retail shop area, extra storage and a staff toilet would also be created. The retail shop would be open plan and incorporate the floor space of No 18 and 19, to provide more room to be able to offer more variety to customers.

The proposal would have a flat roof, two rear access doors to provide rear access to the store room and retail area and a window to the rear elevation. The proposal would measure 15.5m (L), 4m (W) and 3.1m (H), the materials would consist of asphalt flat roof, UPVC double-glazed windows and brick to match existing.

Relevant Policies:**Borough of Redditch Local Plan No.3:**

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework

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18th December 2013

Relevant Planning History

2008/368/FUL	Proposed single storey rear extension incorporating double garage at the rear	Approved	06.03.2009
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Consultations

North Worcestershire Water Management

No Objection subject to condition regarding drainage

Property Services Manager

No Comments Received To Date

Public Consultation Response

None Received

Assessment of Proposal

The proposal has been assessed against Policies BBE13 and BBE14, although the proposed extension is for a commercial property, these are the most relevant.

The proposal would not have an adverse effect on the neighbour's amenities in term of loss of privacy, outlook or light as the proposal would have a flat roof at the rear elevation and has no adjoining occupiers.

The proposal is acceptable in terms of appearance and design as the proposed flat roof would not have a detrimental impact on the neighbouring amenities in terms of out look or light and is appropriate to the surrounding character of the development as there is already a flat roof element to the rear of the property. There would be a satisfactory relationship between old and new as matching materials would be used.

Approval is recommended as the proposal is acceptable in terms of appearance and design and complies with the policies of the local plan and the Supplementary Planning Guidance.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

REDDITCH BOROUGH COUNCIL

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18th December 2013

Conditions

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

- 2) The materials you use on the roof and walls of your development should match those of the existing building. If matching materials cannot be found then you must give details of, or send a sample of the type, colour and finish of the materials that you are going to use to the Council. The Council will agree these details with you in writing and you must use these materials when you build the development.

Reason: To make sure that the development relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

- 3) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Location plan received 19/09/13

Proposed ground floor plan J/431P/03 received 19/09/13

Proposed first floor plan J/431P/04 received 19/09/13

Proposed Elevations and sections J/431P/06 received 19/09/13

Site plan J/431P/07 received 19/09/13

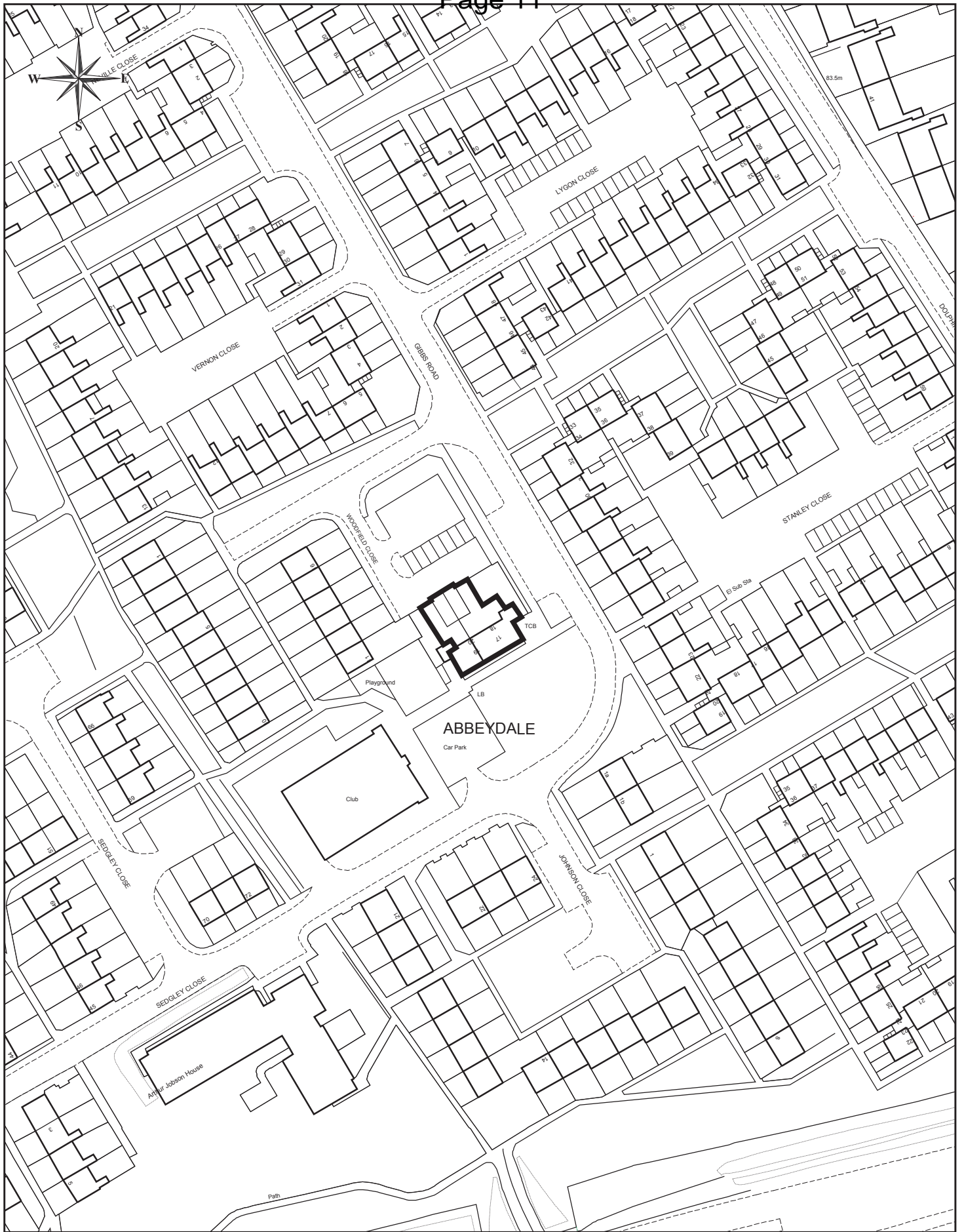
Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

- 4) No building work shall commence until written proof of permission to connect has been provided by Severn Trent Water Ltd. for the proposed methods of foul and surface water disposal. I would also like to see that the applicant has considered the recommendation I have made regarding the method of surface water discharge.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

Procedural matters

This application is being reported to the Planning Committee because the application is on Redditch Borough Council owned land. As such the application falls outside the scheme of delegation to Officers.



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Planning & Regeneration
 Town Hall
 Walter Stranz Square
 Redditch
 Worcs B98 8AH

Project: **2013/277**

Drawn: EG

Drawing: **Units 18-19
 Woodfield Close**

Scale: 1/1250

Drawing No: **P2118/174**

Date: DEC 2013

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