

Planning Committee

15th January 2014

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 and A Rutt

Committee Services Officer:

J Smyth

69. APOLOGIES

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

70. DECLARATIONS OF INTEREST

Councillor Roger Bennett declared an other disclosable interest in Agenda Item 8 (Enforcement Report – Condition of Residential Property in Headless Cross) in that he had assisted local residents in moving the matter forward for resolution.

71. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 18th December 2013 be confirmed as a correct record and signed by the Chair.

72. UPDATE REPORTS

Officers explained that this agenda item was to enable formal receipt of Update reports (if any) provided for Committee Members and the public gallery.

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Chair

The Update reports for the two Planning Applications to be considered by the Committee were received and noted.

73. PLANNING APPLICATION 2013/228/OUT - THE PADDOCKS, ASTWOOD LANE, FECKENHAM, REDDITCH, WORCESTERSHIRE B96 6HG

Outline Application with some matters reserved for 8 no. dwellings providing mix of 4 x 2 bed, 2 x 3 bed and 2 x 4 bed, one of which to be a replacement dwelling.

Applicant: Mrs Pat Dormer

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

Parish Councillor R Williams (for Feckenham Parish Council) - supporter

Mr R Eost – (local resident) – supporter

Mr J Russell (local resident) - supporter

Mrs T Russell (local resident) - supporter

Mrs E Mitchell – Agent for the Applicant.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons detailed in the main report and the following additional reason:

- “3. The close proximity and relationship of any such development to the line of the existing evergreen hedge forming the southern boundary to the site is unacceptable given that future occupiers of these properties would receive insufficient levels of natural sunlight for much of the day, significantly and detrimentally impacting upon residential amenity. The proposals are therefore contrary to Policy B(BE).13 of the Borough of Redditch Local Plan No. 3 and the Council’s adopted Supplementary Planning Guidance (SPG) on ‘Encourag1ing Good Design’. In addition, the development would not accord with one of the core planning principles of the National Planning Policy Framework, which seeks high quality design and good standards of amenity for all existing and future occupants of land and buildings.”**

(The Committee noted an Update Report provided for Members and the public gallery prior to the commencement of the meeting, which

detailed additional consultation responses received in support of the application. Additional Officer comments were also noted in regard to various matters, including concerns in relation to the height of a boundary evergreen hedge that Officers considered would be detrimental to the residential amenity of future occupiers, and on which matter they considered it reasonable to recommend a third reason for refusal and as detailed in the resolution above.)

74. PLANNING APPLICATION 2013/297/FUL - 25 BROAD GROUND ROAD, LAKESIDE, REDDITCH, WORCESTERSHIRE B98 8YP

Change of Use to Haulage Depot
and Storage and erection of fencing

Applicant: Fly By Nite Conferences Ltd

RESOLVED that

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

(The Committee noted an Update Report, which provided details on a typographical error in regard to the address of the Application Site, which had been discovered subsequent to the Agenda being printed and published.)

75. ENFORCEMENT ACTIVITY - 12 MONTH UPDATE

The Committee received an information report relating to enforcement activity from 1st January 2013 to 31st December 2013.

Officers provided an oral update in regard to a specific current enforcement matter, namely Pikes Field, The Saltway, Astwood Bank, as detailed on page 22 of the report. Members were informed that, further to the appellant withdrawing their appeal against the Council's refusal of a Planning Application submitted to change the use of the land in question, Officers had recommenced Enforcement action that had been held in abeyance pending the outcome of the appeal.

RESOLVED that

the report be noted.

**76. ENFORCEMENT REPORT - CONDITION OF PROPERTY -
RESIDENTIAL PROPERTY IN HEADLESS CROSS, REDDITCH**

The Committee considered a report relating to the condition of a private residential property in Headless Cross that is adversely affecting the amenity of the area. Officers provided clarification on timescales for progressing the matter.

RESOLVED that

in relation to a breach of Planning Control, namely the overgrown condition of the front and rear of the property, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration Services, to take the following action:

- a) **appoint Contractors to carry out the works specified in the Section 215 Notice to clear the site; and**
- b) **Instruct Legal Officers to take all necessary steps to secure the recovery of all costs incurred, by the placing of a charge on the property.**

The Meeting commenced at 7.00 pm
and closed at 8.03 pm

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CHAIR