

Planning Committee

Wednesday, 12 November
2014

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Andrew Brazier, Yvonne Smith, David Thain, Nina Wood-Ford and John Witherspoon

Also Present:

Councillor Mark Shurmer

Officers:

Amar Hussain, Ailith Rutt and Steve Edden

Democratic Services Officer:

Amanda Scarce

35. APOLOGIES

An apology for absence was received from Councillor Wanda King with Councillor John Witherspoon present as substitute.

36. DECLARATIONS OF INTEREST

There were no declarations of interest .

37. CONFIRMATION OF MINUTES

RESOLVED that

The minutes of the meeting of the Planning Committee held on 8th October 2014 be confirmed as a correct record and signed by the Chair.

38. UPDATE REPORTS

The Update Reports relating to the Applications to be considered were noted.

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Chair

39. PLANNING APPLICATION 2014/192/FUL - LAND AT WIREHILL DRIVE, LODGE PARK, REDDITCH, WORCESTERSHIRE

Erection of 12 No. 3 bedroomed detached dwellings with garages

Applicant: Mr David Baker

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

Mr P Bird – Resident (objecting)

Mr Blewitt – Resident (objecting)

Councillor Andrew Fry (Ward Councillor and Objector)

Councillor Mark Shurmer (Ward Councillor and Objector)

RESOVLED that

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

“The site is designated as an area of Primarily Open Space in the Borough of Redditch Local Plan No 3. 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.”

(Having noted and considered the speaker representations, Officers report and Update, Members raised concerns about highway safety issues in relation to Wire Hill Drive and the loss of open space to the local community. The Committee refused the Application for the reason stated in the resolution.)

(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.

Councillor Mark Shurmer, in attendance in the public gallery and also registered to speak on the item as a Ward Councillor, also withdrew from the meeting following the Officers presentation and conclusion of public speaking in accordance with the Council's public speaking rules.)

40. PLANNING APPLICATION 2014/226/FUL - COVERED MARKET AREA, MARKET PLACE, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B98 8AA

Change of use of vacant Market Area to a play area for children and ancillary adult exercise area

Applicant: Redditch Town Centre Partnership

RESOLVED that

Having regard to the development plan and to all together material considerations, planning permission be GRANTED subject to the following condition:

- 1. The development to which the permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.**

(Councillor Alan Mason sat in seating provided for the public for this item and did not participate in the debate.)

(The Committee raised concerns in respect of security of the area outside of normal working hours and were reassured to be informed that the area would be secured and covered by CCTV. Members were in agreement that it was an excellent use of the area and be of benefit to the health and wellbeing of families.)

41. PLANNING APPLICATION 2014/283/RM - FORMER ANSELL GLOVE CO. LTD, 25 BROAD GROUND ROAD, LAKESIDE, REDDITCH, WORCESTERSHIRE

Appearance and landscaping reserved matters relating to the rehearsal studio with offices granted permission under 2014/190/OUT

Applicant: Mr C Reed

RESOLVED that

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

1. The development to which this permission relates must be begun not later than 10th September 2017 (that being three years from the date of the grant of outline planning consent).
2. The development hereby approved be implemented in accordance with the following plans; 2422/LP, 2422/03 and 2422/04.
3. All hard and soft landscaping works be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

(The Committee agreed that this was a prestigious project which could only be of benefit to the Borough.)

42. TREE PRESERVATION ORDER NO. 148 (2014) - TREES ON LAND AT PROSPECT HILL CAR PARK, REDDITCH, WORCESTERSHIRE - CONFIRMATION

The Committee considered a report which proposed the long term protection of a number of significant trees which were considered to be of positive benefit to public amenity and worthy of retention in the long term.

RESOLVED that

Tree Preservation Order No. 148 (2014), trees on land at Prospect Hill Car Park, Redditch be confirmed without modification.

43. APPEAL OUTCOMES - INFORMATION REPORT

RESOLVED that

The various Appeal outcomes listed in the Appendix attached to the report be noted.

Planning Committee

Wednesday, 12 November 2014

The Meeting commenced at 7.00 pm
and closed at 7.58 pm