

Planning Committee

11th February 2015

MINUTES

Present:

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

Officers:

Helena Horton, Amar Hussain and Ailith Rutt

Democratic Services Officer:

Jan Smyth

64. APOLOGIES

Apologies for absence were received on behalf of Councillors Andrew Brazier and Wanda King.

65. DECLARATIONS OF INTEREST

No declarations of interest were made.

66. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 14th January 2015 be confirmed as a correct record and signed by the Chair.

67. UPDATE REPORTS

The printed Update reports relating to Planning Applications 2014/160/OUT and 2015/009/S73 were noted.

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Chair

68. PLANNING APPLICATION 2014/160/OUT - LAND REAR OF 112 FECKENHAM ROAD, HEADLESS CROSS, REDDITCH, WORCESTERSHIRE

Demolition of existing garage, proposed dwelling with garage and access drive, plus new double garage for No. 112 Feckenham Road.

Applicant: Mrs E Hine

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

Mr R Willshaw – local resident and objector
Mrs D Sandercock – local resident and objector
Mr A Smith – the Applicant's Agent.

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 Outline Planning Permission, subject to the Conditions and Informatives detailed on pages 16 to 19 of the Agenda report, and subject to any additional Conditions and/or Informatives that may be required by Worcestershire Wildlife Trust in relation to bat roosting opportunities within the site.

(The Committee noted that an additional letter of objection had been received as detailed in the published Update report, copies of which were made available to Members and the public gallery prior to commencement of the meeting.

The Committee was also orally advised that a late response had been received from Worcestershire Wildlife Trust who had advised that, whilst they had no objection to the proposal in principle, they sought clarification of the trees and their suitability for roosting, otherwise would suggest that the recommendations in the bat report be required through the imposition of a condition. Officers reported that clarification would be sought on this matter and if necessary additional conditions be imposed on top of the one currently recommended and asked the Committee to agree to authority being delegated to the Head of Planning and Regeneration Services to grant Outline Permission, subject to the Conditions and Informatives set out in the main report, and impose any additional Conditions and / or Informatives considered to be necessary following further discussions.)

69. **PLANNING APPLICATION 2014/337/FUL - PARKLANDS CARE HOME, CALLOW HILL LANE, CALLOW HILL, REDDITCH, WORCESTERSHIRE B97 5PU**

Proposed Second Floor extension

Applicant: Parklands Care Home

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons stated on pages 22 and 23 of the agenda report.

70. **PLANNING APPLICATION 2014/341/FUL - UNIT 28 KINGFISHER WALK, KINGFISHER SHOPPING CENTRE, REDDITCH, WORCESTERSHIRE**

Change of Use from A1 (Shops) to A3 (Restaurant and Cafes)

Applicant: Kingfisher Shopping Centre

Mr K Williams, General Manager representing Kingfisher Shopping Centre, 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 detailed on page 27 of the Agenda report.

71. **PLANNING APPLICATION 2015/009/S73 - THREADNEEDLE HOUSE, ALCESTER STREET, REDDITCH, WORCESTERSHIRE B98 8JA**

Removal of Conditions to remove restrictions on uses in Threadneedle House only:
Condition 3 of Planning Permission 79/588 and
Conditions 2 and 4 of Planning Permission 80/272

Applicant: Mrs Amanda de Warr for Redditch Borough Council

Mr Paul McLoughlin, 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.

(The Committee noted late representations received from the County Council's Highways Officer and the Town Centre Co-ordinator as detailed in the published Update report, copies of which were made available to Members and the public gallery prior to commencement of the meeting.)

72. IMPACT OF CHANGES TO NATIONAL PLANNING GUIDANCE ON PLANNING COMMITTEE CONSIDERATIONS

The Committee received an information report in relation to national changes to the planning system that had been brought in to force with immediate effect on the 28th November 2014, when the Section of the National Planning Policy Guidance (NPPG) relating to Planning Obligations had been amended.

Members were informed that Redditch's previous threshold for seeking Section 106 contributions, had been 5 new dwelling units. The new threshold for seeking contributions was now 11 dwelling units or residential developments proposing over 1000sqm of building floorspace (including garages). It was noted that Applications that required Section 106 Agreements would continue to be brought to Committee for determination as usual.

In response to a query on Government consultation on the amended thresholds, Officers clarified that, unusually, Local Planning Authorities had not been consulted on the new thresholds.

RESOLVED that

the revised thresholds and considerations in relation to Planning Obligations be noted.

The Meeting commenced at 7.00 pm
and closed at 7.59 pm

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CHAIR