

Planning Committee

29th April 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Roger Bennett, Bill Hartnett, Wanda King, Yvonne Smith, David Thain and Nina Wood-Ford

Officers:

Steve Edden, Clare Flanagan, Stacey Green, Sarah Hazlewood and Ailith Rutt

Democratic Services Officer:

Jan Smyth

91. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker and Andrew Brazier.

92. DECLARATIONS OF INTEREST

Councillors Bill Hartnett and David Thain declared Interests in Agenda Item 6 (Planning Application 2015/042/FUL – Land off Dixon Close, Enfield, Redditch) as detailed in Minute 96 below.

93. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 8th April 2015 be confirmed as a correct record and signed by the Chair.

94. APPLICATION 2014/157/FUL – LAND OPPOSITE TAN HOUSE FARM, OFF STUDLEY ROAD, PARK FARM, REDDITCH

Erection of 10 residential dwellings consisting of 4 x 2 bedroom, 3 x 3 bedroom and 3 x 4 bedroom units.

Applicant: Mr Carl Lovell

.....
Chair

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 13 to 18 of the main agenda report and the following additional Informative:

“6) The Applicant is requested to note the Consultee comments in relation to the application.”

95. APPLICATION 2014/298/FUL AND LISTED BUILDING CONSENT APPLICATION 2014/299/LBC – 40 CHESTNUT ROAD, ASTWOOD BANK, ~REDDITCH B96 6AE

Conversion of existing dwelling to 2 no. 3 bedroom flats.

Applicant: Mr and Mrs Robert and Gail Head

Mr P Balcome, objector, addressed the Committee under the Council's public speaking rules.

1) PLANNING APPLICATION 2014/298/FUL

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 22 to 23 of the Main Agenda report and the following additional Conditions:

“5) Whilst the site is being prepared, cleared and the development is being carried out it will only be possible to work on the site between 8am and 6pm, Mondays to Fridays and 9am to 12 noon on a Saturday. It will not be possible to work outside of these hours or at any time in the day on a Sunday or Bank or Public Holiday unless previously agreed with the Council. This restriction will apply to all on site workers, contractors and sub contractors. Whilst the site is being prepared, cleared and the development is being carried out it will only be possible to deliver/collect materials, plant, machinery and waste from the site between 7.30am and 6pm, Mondays to Fridays and 8.30am to 12 noon on a Saturday. It will not be possible to deliver or collect outside of these hours or at any time in the day on a Sunday or a Bank or Public Holiday unless previously agreed with the Council.

Reason: To make sure that the living conditions of the residents living near to the site are not harmed as a result of the works in order to comply with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

- 6) **Prior to the commencement of development you shall submit to the council and have approved a plan detailing where on site any materials shall be stored and where site operatives shall park off road during construction. Once these details are agreed you shall comply with them during the lifetime of the construction process.**

Reason: To make sure the living conditions of the residents living near to the site are not harmed as a result of the works in order to comply with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3. The condition is required to be pre commencement as the matter needs to be agreed before any workers are present on site in order to alleviate any on street parking issues.”

- 2) **LISTED BUILDING CONSENT APPLICATION
2014299/LBC**

RESOLVED that

having regard to the Development Plan and to all other material considerations, Listed Building Consent be GRANTED, subject to the Conditions set out on pages 24 and 25 of the main Agenda report.

(Appropriate Condition(s), requiring the Applicant to agree a site operative plan for the construction period prior to commencement of the development, was agreed by the Committee as detailed in Resolution 1 above.)

96. **APPLICATION 2015/042/FUL – LAND OFF DIXON CLOSE, ENFIELD, REDDITCH**

35 no. 2. 3 and 4 bedroom houses, 6 no. 1 bedroom apartments, 2 no. 2 bedroom maisonettes and 1 no. 2 bedroom bungalow (substitution of some house types approved under Planning Permission 2013/289/FUL)

Applicant: Mr Nick Laight

Mr Josh Lorento, objecting and Mr Nick Laight, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

the matter be DEFERRED to the next meeting of the Committee for Officers to have further discussions with the Applicant in respect of the proposed affordable / social housing elements of the proposal.

(The Committee received various updates in relation to: an error in the description of the proposal, now correctly detailed in the description above; two late letters of representation; comments from the Council's Arboricultural Officer; and detailed emergency access plan received from the Applicant, all as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

Further to noting additional information provided by the Applicant during the public speaking process, Members expressed concerns that the Applicant's stated proposals for the development in terms of the affordable/social housing elements of the scheme, did not reflect the information provided in the Officers report in respect of percentages.

On receiving advise from Planning and Legal Officers on the information provided verbally by the Applicant, Members were of the view that the matter should be deferred to allow Officers to have further discussions with the Applicant to clarify the position in regard to their proposals for the affordable / social housing development on the site, and bring it back to the next meeting of the Committee for consideration again.)

(During consideration of this matter, and following the disclosure by the Applicant that Accord Housing was involved in the social housing elements of the scheme, Councillor Bill Hartnett declared an interest in the item in view of his role on the Board of Accord Housing. Councillor Hartnett immediately withdrew from the Meeting and took no further part in any discussions nor voted on the matter.

Councillor David Thain, in view of his role as a Council representative on Redditch Co-operative Homes, a subsidiary Company of Accord Housing, also declared an interest and withdrew from the meeting and took no further part in any discussions nor voted on the matter.)

97. APPLICATION 2015/073/S73 – UNIT 9 MATCHBOROUGH CENTRE, MATCHBOROUGH WAY, MATCHBOROUGH, REDDITCH

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 Mehdi Kalateh

Mr Theo Ellinas, objector, 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 Informative set out on pages 46 to 47 of the main Agenda report.

98. APPLICATION 2015/077/FUL – 43 KENCHESTER CLOSE, MATCHBOROUGH EAST, REDDITCH, B98 0BT

Side garage extension and enlarged front porch.

Applicant: Mrs C Shinnie

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on pages 50 to 51 of the main Agenda report.

99. APPLICATIONS 2015/099/COUPRO AND 2015/100/FUL - THREADNEEDLE HOUSE, ALCESTER STREET, TOWN CENTRE, REDDITCH B98 8AJ

Prior Approval for change of use from offices (Class B1(a) to residential (Class C3) to create 37 dwellings (not including the former Barclays GF or the Post Office elements of the building); and

Full Planning Permission for: the change of use of the former Barclays (Class A2) to residential (Class C3) to create 5 dwellings; infill rooftop development to create 4 residential units; external alterations to the whole building to facilitate residential conversion (not including the Post Office elements of the building.

Applicant: Casper Developments Ltd

Miss Liz Garvey, the Applicant's Agent, addressed the Committee under the Council's public speaking rules.

1) 2015/099/COUPRO

RESOLVED that

Prior Approval of further details is not required, and

2) 2015/100/FUL

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 60 to 62 of the main Agenda Report and the following additional Conditions and Informative:

- 8) **Prior to the commencement of development, drainage plans for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.**

Reason: to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with the NPPF. The drainage matters need to be resolved prior to commencement in order that the works to create the residential units are to a satisfactory standard for the occupation to occur without failure of the drainage system.

- 9) **The Development hereby permitted shall be fitted out such that the noise standards set out in BS 8233 are met internally and externally, including on the balconies, both during the day and at night. Such specification shall be maintained for the lifetime of the development.**

Reason: in the Interests of the residential amenity of the occupiers of the building and in accordance with the NPPF.

- 10) **The development hereby permitted shall be fitted out such that the noise standards set out in BS 4142 are exceeded by 5dB by all plant and machinery located**

within the boundary of the site. Such specification shall be maintained for the lifetime of the development.

Reason: In the interests of the residential amenity of the occupiers of the building and in accordance with the NPPF.

Informative

- 3) Severn Trent Water advises that there is a public sewer located close to the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the Building Control Officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposal located over or within 3 metres of a public sewer. In many cases under the provision of building Regulations 2000 Part H4, Severn Trent can direct the Building Control Officer to refuse building regulations approval. If you require any further information, please contact Rhiannon Thomas on 01902 793883.**

(The Committee noted updates from Severn Trent Water, who had no objections subject to additional conditions and informative, as detailed in the Resolution above, and Worcestershire Regulatory Services (Noise), all detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

The Meeting commenced at 7.00 pm
and closed at 8.02 pm

.....
CHAIR