



# Planning Committee

Wed 12 Aug  
2015  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://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:**

**Janice Smyth  
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# **REDDITCH BOROUGH COUNCIL** **PLANNING COMMITTEE**



## **GUIDANCE ON PUBLIC SPEAKING**

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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) Ward Councillors
  - d) Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic 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.

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**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) Members of the public are now able to record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. The exception to this involves exempt / confidential information to be considered, when members of the public may be excluded from the meeting, the reason(s) for which will be defined in the Exclusion of the Public item on the Planning Committee Agenda.

An area of the Council Chamber has been set aside next to the Press for any members of the public who wish to do this. The Council asks that any recording of the meeting is done from this area to avoid disrupting the proceedings. Members of the public should now be aware that they may be filmed or recorded during the course of the meeting.

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 Democratic Services Team on 01527 64252 Extn. 3266 before 12 noon on the day of the meeting.

**Further assistance:**

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and 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.

# PLANNING

## Committee

Wednesday, 12 August 2015

7.00 pm

Council Chamber Town Hall

### Agenda

#### Membership:

Cllrs: Andrew Fry (Chair) Matthew Dormer  
Yvonne Smith (Vice- Wanda King  
Chair) David Thain  
Joe Baker Nina Wood-Ford  
Roger Bennett  
Michael Chalk

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	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.
<b>3. Confirmation of Minutes</b> (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 8 <sup>th</sup> July 2015.  (Minutes attached)
<b>4. Update Reports</b>	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
<b>5. Application 2014/321/FUL - Unit 2 Millsborough House, Ipsley Street, Smallwood, Redditch, Worcestershire B98 7AL</b>  (Pages 5 - 14)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the conversion of existing Unit 2 into 14 apartments (first and second floors)  Applicant: Mr David Gough, James Mace Ltd  (Report attached – Site Plan under separate cover)  <b>(Central Ward)</b>

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<p><b>6. Application 2015/042/FUL - Land off Dixon Close, Enfield, Redditch, Worcestershire</b></p> <p>(Pages 15 - 26)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for 35 no. 2, 3 and 4 bedroom houses, 6 no. 1 bedroom apartments, 2 no. 2 bedroom maisonettes and 1 no. 2 bedroom bungalow to be provided as affordable dwellings.</p> <p>Applicant: Central and Country Developments Ltd in association with Accord Group and Redditch Cooperative Homes</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Abbey Ward)</b></p>
<p><b>7. Application 2015/065/FUL - Harris and Associate Surveyors, British Mills, Prospect Hill, Riverside, Redditch, Worcestershire B97 4BY</b></p> <p>(Pages 27 - 32)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of existing Victorian two storey office unit to two bedroom mews house.</p> <p>Applicant: Mr J J Harris</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Abbey Ward)</b></p>
<p><b>8. Application 2015/151/FUL - Ipsley Court, Berrington Close, Ipsley, Redditch, Worcestershire B98 0TJ</b></p> <p>(Pages 33 - 40)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a detached building to contain 5 no. apartments (Plots 41, 42, 43, 44 and 45)</p> <p>Applicant: Mr Barney McElholm</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Matchborough Ward)</b></p>
<p><b>9. Application 2015/176/FUL - 25A Dagtail Lane, Astwood Bank, Redditch, Worcestershire B97 5QT</b></p> <p>(Pages 41 - 44)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed new dwelling.</p> <p>Applicant: Mr Ian Ray</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Astwood Bank &amp; Feckenham Ward)</b></p>

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<p><b>10. Application</b> <b>2015/194/COU - Beech House, 6 Church Green East, Town Centre, Redditch, Worcestershire B98 8BP</b></p> <p>(Pages 45 - 48)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from Office to a Public House (Ground Floor only) (B1 to A4) and installation of a 200 LTR nano brewery to rear of bar area.</p> <p>Applicant: Mr Grant Stain</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Abbey Ward)</b></p>
<p><b>11. Exclusion of the Public</b></p>	<p>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:</p> <p><b>“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.</b></p> <p>These paragraphs are as follows:</p> <p>subject to the “public interest” test, information relating to:</p> <p>Para 1 - <u>any individual;</u> Para 2 - <u>the identity of any individual;</u> Para 3 - <u>financial or business affairs;</u> Para 4 - <u>labour relations matters;</u> Para 5 - <u>legal professional privilege;</u> Para 6 - <u>a notice, order or direction;</u> Para 7 - <u>the prevention, investigation or prosecution of crime;</u></p> <p>may need to be considered as “exempt”.</p>
<p><b>12. Confidential Matters (if any)</b></p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>