

# Planning Committee

12<sup>th</sup> August 2015

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Natalie Brookes (substituting for Councillor Joe Baker), Michael Chalk, Matthew Dormer, Wanda King, David Thain and Nina Wood-Ford

### Officers:

Steve Edden, Clare Flanagan, Emma Newfield and Ailith Rutt

### Democratic Services Officer:

Jan Smyth

### 17. APOLOGIES

An apology for absence was received on behalf of Councillor Joe Baker.

### 18. DECLARATIONS OF INTEREST

Councillor David Thain declared an interest in Agenda Item 6 ((Planning Application 2015/042/FUL – Land off Dixon Close) as detailed in Minute 22 below.

### 19. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 8<sup>th</sup> July 2015 be confirmed as a correct record and signed by the Chair.**

### 20. UPDATE REPORTS

The published Update reports relating to the various Planning Applications were noted.

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Chair

**21. APPLICATION 2014/321/FUL – UNIT 2 MILLSBOROUGH HOUSE, IPSLEY STREET, SMALLWOOD, REDDITCH, WORCESTERSHIRE B98 7AL**

Conversion of existing Unit 2 into 14 apartments (first and second floors)

Applicant: Mr D Gough for James Mace Ltd

Mr Gough, 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, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to**

- 1) The satisfactory completion of a Section 106 Obligations to ensure that:
  - a) Contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted Supplementary Planning Document; and**
  - b) a financial contribution is paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and****
- 2) the Conditions and Informatives set out on pages 11 to 13 of the main agenda report.**

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

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.

Applicant: Central and Country Developments Ltd in association with Accord Group and Redditch Cooperative Homes

**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 Planning Permission, subject to:

- 1) the satisfactory completion of a Section 106 Planning Obligation to ensure that:
  - a) contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted Supplementary Planning Document;
  - b) contributions are paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and
  - c) all 44 units on the site are restricted to affordable housing in perpetuity; and
- 2) the Conditions and Informatives as set out on pages 21 to 26 of the main report.

(Prior to consideration of this Application, Councillor David Thain declared an interest in this matter in view of the fact that he was a member of the Accord Homes Board. Councillor Thain withdrew from the meeting and took no part in any discussions nor voted on the matter.)

**23. APPLICATION 2015/065/FUL – HARRIS AND ASSOCIATE SURVEYORS, BRITISH MILLS, PROSPECT HILL, ENFIELD, REDDITCH, WORCESTERSHIRE B97 4BY**

Change of use of existing Victorian two storey office unit to a 2 bedroom mews house

Applicant: Mr J Harris

**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 page 31 of the main agenda report.**

(The Committee noted an Update Report on this matter, relating to the marketing history of the site, published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

Officers also reported on an error in the address of the site, which should have read, Prospect Hill, Enfield, and not Prospect Hill, Riverside as detailed in the report and the Agenda item description.)

**24. APPLICATION 2015/151/FUL – IPSLEY COURT, BERRINGTON CLOSE, IPSLEY, REDDITCH, WORCESTERSHIRE B98 0TJ**

Proposed detached building to contain 5 no. apartments (Plots 41, 42, 43, 44 and 45)

Applicant: Mr Barney McElholm

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

Mr Paul Stenhouse – objector on behalf of residents in Ipsley Manor  
Councillor Juliet Brunner – Ward Councillor  
Mr Barney McElholm – Applicant

**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 38 to 40 of the main Agenda report.**

(The Committee received additional information in respect of representations relating to the impact upon the character and appearance of the area and amended plans received relating to the removal of the render elements of the proposed finish, as detailed in the Update report published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

**25. APPLICATION 2015/176/FUL – 25A DAGTAIL LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE B97 5QT**

Proposed new dwelling

Applicant: Mr Ian Ray

Mr Ian Ray, 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 REFUSED, for the following reason:**

- 1) The site is identified within the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal does not meet any of the Policy criteria in Paragraph 89 of the National Planning Policy Framework and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt. The development would reduce the openness of the Green Belt and no very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such, the proposal is considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No. 3 and the provisions of the National Planning Policy Framework.**

**26. APPLICATION 2015/194/COU – BEECH HOUSE, 6 CHURCH GREEN EAST, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B98 8BP**

Change of use from office to a public house (ground floor only) (B1-A4) and installation of a 200 ltr nano brewery to rear of bar area

Applicant: Mr Grant Stain

**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 47 to 48 of the main agenda report.**

The Meeting commenced at 7.00 pm  
and closed at 8.15 pm

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CHAIR