

Planning Committee

9th December 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Tom Baker-Price (substituting for Councillor David Thain), Roger Bennett, Michael Chalk, Matthew Dormer, Jennifer Wheeler (substituting for Councillor Wanda King), Pat Witherspoon (substituting for Councillor Joe Baker) and Nina Wood-Ford

Officers:

Ruth Bamford, Steve Edden, Ailith Rutt and Clare Flanagan

Democratic Services Officer:

Jan Smyth

46. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker, Wanda King and David Thain.

47. DECLARATIONS OF INTEREST

No declarations of interest were made.

48. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 11th November 2015 be confirmed as a correct record and signed by the Chair.

49. UPDATE REPORTS

The Update Reports for the various Planning Applications were noted.

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Chair

**50. APPLICATION 2014/009/FUL –
LAND AT MOONS MOAT DRIVE, CHURCH HILL,
REDDITCH, WORCESTERSHIRE**

14 No. 3 bedroomed detached dwellings

Applicant: Mr David Baker

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 ensuring that:
 - a) Contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD;
 - b) A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development; and
- 2) the Conditions and Informatives as detailed on pages 6 to 11 of the main agenda report.

**51. APPLICATION 2014/256/OUT –
PHASE II BROCKHILL EAST, HEWELL ROAD,
BROCKHILL, REDDITCH, WORCESTERSHIRE**

Mixed use development of 296 dwellings, play area,
Community House and public open space, and
Outline Application for up to 3,100 square metres
of Class B1 (Business) floorspace and access

Applicants: Persimmon Homes South Midlands

Ms Kate Tait, for 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 Planning Obligation ensuring:**
 - a) a contribution is provided towards education provision including both financial and land assets relating to the provision of a new school;**
 - b) arrangements are put in place for the provision and maintenance of the on-site open space, maintenance of the play equipment and contributions or other mechanisms towards off-site playing pitch provision;**
 - c) 89 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits);**
 - d) a contribution is provided towards the provision of wheelie bins for each dwelling on the development; and**
 - e) Highways matters as agreed with the County Highways Authority;**
 - f) Town Centre strategy contributions;**
- 2) The Conditions and Informatives detailed on pages 37 to 44 of the main agenda report, subject to:**
 - a) the following Conditions being deleted:**
 - Condition 10**
 - Condition 11**
 - Condition 21**
 - Condition 22**
 - b) the following amended Conditions:**
- 4. Prior to the commencement of each phase of development (residential, or that covered by reserved matters), details of measures to enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Where reserved matters are required, these details should be included within any landscaping**

reserved matters application. Details of the location and specification of the proposed bat and bird boxes shall be included within each submission of information. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainability and biodiversity and in accordance with Policies CS2, B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No. 3;

- 15) No part of the development hereby approved shall be occupied or brought into use until full details of a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens) and Nature Conservation proposals, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall cover a period of at least ten years from the commencement of occupation of the development and the approved plan shall be fully implemented and all landscaping to which the plan relates shall continue to be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No. 3;

- 16) Prior to the commencement of development, details of the play equipment, surfacing and means of enclosure of the play area shall be submitted to and approved in writing by the local planning authority. The equipment and associated works shall be implemented in accordance with the approved details prior to the occupation of the residential development.

Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area; and

3) The satisfactory conclusion of the link road matter via either 1) or 2) of the options above.

(Officers reported on the need to make various amendments and deletions relating to the Section 106 Agreement and the Conditions set on in the main agenda, 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.

Members also noted an oral update on the need to include a further resolution (Resolution 3 above) in relation to the proposed link road to the boundary of the site to ensure that the proposed development would not prejudice future phases.)

**52. APPLICATION 2015/265/RM –
LAND AT WEIGHTS LANE, BORDESLEY,
REDDITCH, WORCESTERSHIRE**

Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping, and the discharge of Conditions 5, 9, 15 and 16 of the Outline Application Reference 012/120/OUT.

Applicants: Bovis Homes Northern Region

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives detailed on pages 50 to 52 of the main agenda report.

(Officers reported on acceptable amended plans that had been received from the Applicant in relation to proposals that on two of the proposed plots the house types be swapped, 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.

Members noted that the amended plan would be reflected in the list of Plans to be implemented as referenced at Condition 2 in the main agenda.)

**53. APPLICATION 2015/297/FUL –
33 BROTHERTON AVENUE, WEBHEATH,
REDDITCH, WORCESTERSHIRE B97 5SA**

Change of use from an out-building to a
Cattery (up to 10 cats)

Applicant: Mrs Joanne Beecham

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

Mr Peter Hill, objector
Mrs Joanne Beecham, the Applicant.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives detailed on pages 55 and 56 of the main agenda report.

(In relation to the Applicant's proposals for storage and removal of animal waste from the business, Officers advised that this matter sat within the remit of Worcestershire Regulatory Services and was not appropriate to Condition.)

**54. APPLICATION 2015/298/RM –
LAND AT PUMPHOUSE LANE, WEBHEATH,
REDDITCH, WORCESTERSHIRE**

Reserved Matters approval of appearance, landscaping, layout and scale of residential development of the erection of 200 houses, garaging and associated parking, access roads and landscaping, and associated drainage and highway works (pursuant to Appeal Reference APP/Q1825/A/13/2205688 following Application Reference 2012/207/OUT.

Applicants: Barrett West Midlands

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

Mr Ian McQuaid – objector
Ms Jayne Smith – for Taylor Wimpey

Members noted a further registered speaker had withdrawn his wish to speak to the Committee as amended plans had addressed his concerns.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to:

- 1. the Conditions and Informatives detailed on pages 63 to 65 of the main agenda report ; and**
- 2. the following additional Condition:**
 - “6) The development shall proceed using materials that are as close as possible to the colour, texture and finish of those shown on the approved materials schedule, unless otherwise agreed in writing with the Local Planning Authority prior to their use on site.**

Reason: In the interests of the visual amenity of the site and its surroundings.”

(Officers drew Members attention to the published Update Report for this item, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

The Committee was advised on a request from the Council’s Tree Officer relating to the long term protection of the trees on site. Members received an oral update that the information requested by the Tree Officer had been provided and that the proposed extra condition highlighted in the Update Report in respect of this matter was no longer required.

Also reported was a request from the Applicant for flexibility in regard to the materials of the external surfaces. Members noted that Officers were agreeable subject to the additional condition also set out in the Update Report and agreed at Resolution 2 above.)

**55. APPLICATION 2015/326/FUL –
VALLEY STADIUM, BROMSGROVE ROAD, BATCHLEY,
REDDITCH, WORCESTERSHIRE B97 4RN**

Creation of a new external 3G Artificial Grass Pitch;
perimeter ball-stop fencing; installation of hard standing
areas around the artificial grass pitch for pedestrians,
maintenance and emergency access; provision of

outdoor storage for maintenance equipment; refurbishment of existing floodlights.

Applicant: Mr Chris Swan

Mr Tom Betts, the Applicant's Agent, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Site and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative detailed on pages 71 to 72 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.30 pm

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CHAIR