



Planning Committee

Wed 10 Feb
2016
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
difference*

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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:

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Democratic Services Officer
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REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC SPEAKING

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.

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, 10 February 2016

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

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

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	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.
3. Confirmation of Minutes (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 13 th January 2016. (Minutes attached)
4. Update Reports	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
5. Application 2015/350/FUL - 19 Partridge Lane, Callow Hill, Redditch, Worcestershire, B97 5YP (Pages 5 - 10) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning application for extensions to both sides of a bungalow. Applicant: Mr Malcolm Swords (Report and Site Plan attached) (Crabbs Cross Ward)
6. Application 2016/018/FUL - 49 Forge Mill Road, Riverside, Redditch, Worcestershire (Pages 11 - 16) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning application for a proposed garden lodge. Applicant: Mrs Jennifer Spike (Report and Site Plan attached) (Abbey Ward)

7. Exclusion of the Public

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:

“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.

These paragraphs are as follows:

subject to the “public interest” test, information relating to:

- Para 1 - any individual;
- Para 2 - the identity of any individual;
- Para 3 - financial or business affairs;
- Para 4 - labour relations matters;
- Para 5 - legal professional privilege;
- Para 6 - a notice, order or direction;
- Para 7 - the prevention, investigation or prosecution of crime;

may need to be considered as “exempt”.

8. Confidential Matters (if any)

To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)



Planning Committee

13th January 2016

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Matthew Dormer, Wanda King and Nina Wood-Ford

Officers:

Nina Chana, Amar Hussain, David Kelly and Helena Plant

Democratic Services Officer:

Jan Smyth

56. APOLOGIES

No apologies for absence were received.

57. DECLARATIONS OF INTEREST

No declarations of interest were made.

58. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting of the Committee held on 9th December be confirmed as a correct record and signed by the Chair.

59. UPDATE REPORTS

An update Report relating to Agenda Item 6 (Application 2015/331/FUL – Land at Winyates Way, Redditch) was noted.

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Chair

Planning Committee

13th January 2016

60. **APPLICATION 2015/167/FUL –
27 CRANHAM CLOSE, HEADLESS CROSS,
REDDITCH, WORCESTERSHIRE B97 5AY**

Demolition of existing bungalow and garage
and the erection of two dwellings

Applicant: Mr Thomas Treadwell Hands

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 12 to 14 of the main agenda report.

61. **APPLICATION 2015/331/FUL –
LAND AT WINYATES WAY, REDDITCH,
WORCESTERSHIRE**

Erection of Industrial Unit (B8) with associated offices, car parking and service yard, with new access off Winyates Way.

Applicant: Ms Laura Evans

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 17 to 19 of the main agenda report.

(Members noted a late consultee response from Severn Trent Water and additional Officer information relating to employee numbers, car parking and proposed use of the building, 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.)

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13th January 2016

62. **APPLICATION 2015/324/FUL –
DOEBANK HOUSE, AVENUE ROAD, ASTWOOD BANK,
REDDITCH, WORCESTERSHIRE B96 6AT**

New dwelling and re-instatement of driveway.

Applicant: Mr Steve Bolton

Mrs Elizabeth Mitchell, the Applicant's Agent, 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 Informatives detailed on pages 23 to 24 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 7.20 pm

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CHAIR

**PLANNING
COMMITTEE**10th February 2016

Planning Application 2015/350/FUL**Extensions to bungalow to both sides of building.****19 Partridge Lane, Callow Hill, Redditch, Worcestershire, B97 5YP****Applicant: Mr Malcolm Swords****Expiry Date: 5th February 2016 (Extension of time agreed to 11th February 2016)****Ward: CRABBS CROSS****(see additional papers for Site Plan)**

The author of this report is Mr Paul Murphy, Planning Officer (DM), who can be contacted on Tel: 01527 881201 Email: p.murphy@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached bungalow occupying a corner position between the main highway of Partridge Lane and a side road (also classified as Partridge Lane). The orientation of the dwelling results in the east elevation facing the main highway and the west elevation facing an access from the highway to a detached garage serving an adjacent property. The immediate area is characterised by similar bungalow development.

Proposal Description

The application is for single storey side extensions to the east and west elevations of the property. The width of the proposed extensions is 3 meters to the east elevation and 6 metres of the west elevation.

Relevant Policies :**Borough of Redditch Local Plan No.3:**

BBE13 Qualities of Good Design
B0BE14 Alterations and Extensions

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPG Encouraging Good Design

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Relevant Planning History

2015/350/FUL Extensions to bungalow to both sides of building.

Consultations

No consultation carried out

Public Consultation Response

Three objections have been received in relation to this application:

The adjoining occupier at number 17 Partridge Lane raises objections on grounds of light implications, over intensive development and privacy.

Further objections have been received from the occupiers of number 14 Partridge Lane which raise the issues of light implications on behalf of the occupiers of number 17 but raises no objection to the extension at the north elevation.

The final objection is from a resident of Foxholes Lane which relates to over-development and noise but also non planning issues of covenants.

Assessment of Proposal

The application site is within a residential area as defined by the Borough of Redditch Local Plan No.3, accordingly the relevant policies for consideration are B(BE).13 Qualities of Good Design and B(BE).14 Alterations and Extensions.

The key policy considerations are whether the scale, layout and density of the development respects the street scene, the impact on the amenity of adjoining occupiers and the development providing a satisfactory relationship between the existing dwelling and the proposed extensions.

The application form indicates materials will match those of the original dwelling and although the extensions are not 'set down' they are obscured from the street scene, to the west elevation, by the presence of an existing double garage. The extension to the opposite east elevation is of limited scale and the impact on the street scene does not cause harm to the immediate area.

Objections have been received from adjoining occupiers which may be summarised as loss of light, over intensive development, privacy and noise. The only property that physically adjoins the application site is number 17 Partridge Lane which is also a single storey dwelling set down from the application site by approximately 1 metre. The two properties are separated by a fence of approximately 1.8 metres and the rear of the

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adjacent dwelling faces south westerly. Therefore it is considered that the development would not result in a loss of light due to the orientation of the properties. Whilst the proposed side extensions do not accord with Class A permitted development rights for limited householder development, it is noted that the applicant could erect an outbuilding to a height of 4 metres under Class E permitted development which would result in a similar impact.

The Borough Council's spacing standards require a usable rear garden of 11 metres in length or an area of 70 square metres. The extensions would reduce the rear garden from 168 square metres to 125 square metres and therefore comply with the spacing standards for the scale of development.

The proposed extensions include no windows, to the southern elevation, which overlooks the adjacent property and therefore introduces no reduction in privacy for the occupiers of number 17 Partridge Lane.

Apart from the noise associated with the undertaking of the development proposed there would be no reason to conclude that these extensions would result in an increase in noise above that associated with the current dwelling.

Other objections raised relate to covenants which are not controlled by planning legislation and therefore not addressed in this report.

Having considered the above I conclude that there are no material planning considerations which would justify refusal of the application and recommend approval subject to conditions

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be implemented in accordance with the following plans:

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Elevational plans and floor plans at a scale of 1:100

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Informatives

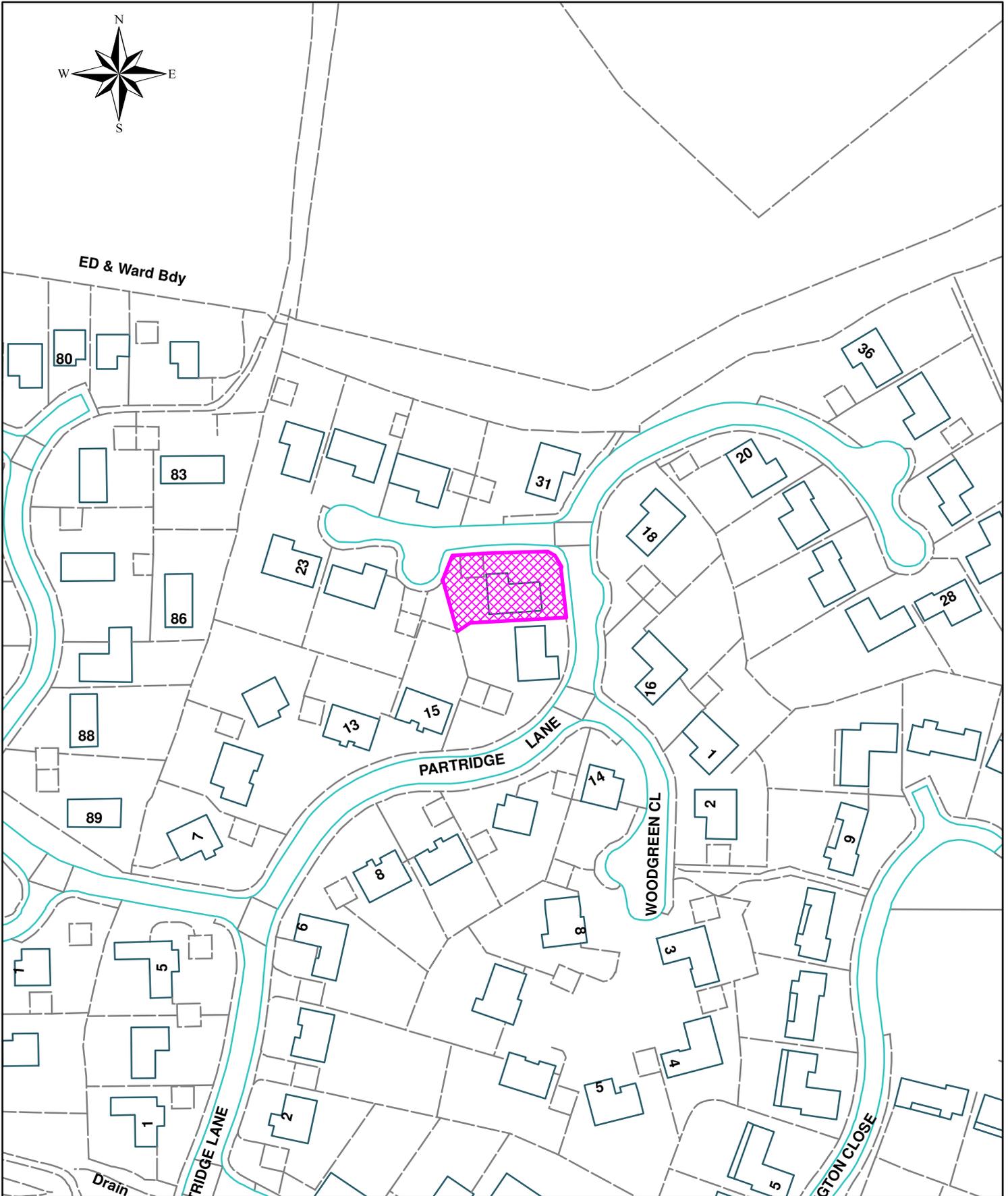
- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through pre-application advice and discussion.
- 2) The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extensions, so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extensions.

REASON

To ensure that the risks to buildings and their occupants from landfill sites are adequately addressed.

Procedural matters

This application is being reported to the Planning Committee because three objections have been received.



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Planning & Regeneration
Town Hall
Walter Stranz Hall Squarue
Redditch
B98 8AH

2015/350/FUL

19 Partridge Lane

10th February 2016

**PLANNING
COMMITTEE**10th February 2016

Planning Application 2016/018/FUL**Proposed garden lodge****49 Forge Mill Road, Riverside, Redditch****Applicant: Mrs Jennifer Spike**
Expiry Date: 17th March 2016
Ward: ABBEY**(see additional papers for Site Plan)**

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site comprises a semi-detached property to the northern side of Forge Mill Road. The dwelling is of brick and tile construction and dates from the inter-war period. The property has a rear garden extending to 30 metres in the direction of Batchley Brook and Forge Mill Museum to the north.

Proposal Description

The proposal is for a detached garden lodge / summerhouse type building to be situated 11 metres to the north of the existing dwellings rear wall. The lodge would measure 3.7 metres long and 3.2 metres in width with an octagonal shaped floor plan. The structure would have a pitched roof with a maximum height of 3.34 metres. The garden lodge would be constructed from timber (walls) under a green felted roof.

Relevant Policies :**Borough of Redditch Local Plan No.3:**

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Emerging Borough of Redditch Local Plan No.4

Policy 39 Built Environment
Policy 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

None

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10th February 2016

Consultations

No Consultations Needed

Public Consultation Responses

None received. The public consultation period expires on 12th February 2016

Assessment of Proposal

The application site is situated within a residential area of Redditch where such development is considered appropriate in principle.

Domestic structures such as the one proposed under this application often benefit from permitted development rights afforded to householders under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Due to the structures location close to the eastern boundary to the garden, for the development to benefit from such rights, its height would need to be no greater than 2.5 metres. In this case, the 3.34 metre height proposed exceeds the allowance.

Such applications are assessed against Policies BBE13 and BBE14 of the Local Plan. In this case, the proposed development would not cause any detrimental harm to neighbouring occupants. The size of the lodge, together with the materials to be used in its construction is considered to be appropriate and as such, the visual amenities of the area would not be harmed.

The proposal is therefore considered to be in compliance with policy and a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be DELEGATED to the Head of Planning and Regeneration to GRANT planning permission following the expiry of the public consultation period (12th February 2016) and subject to the subject to conditions and informatives as set out below:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2) The development hereby approved shall be implemented in accordance with the following plans:

Site location plan, scale 1:1250

Block plan, scale 1:500

Authentic Arctic Structures brochure pages 1, 2 and 3 (Medium Garden Lodge)

Plan A: Floorplans and elevations, scale 1:30

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) Materials to be used in the development hereby approved shall be as per Question 10 on the planning application form:

45mm half round Scandinavian redwood log (walls)

Redwood Industrial green felt (roof)

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the applicant is employed by Redditch Borough Council. As such, the application falls outside the scheme of delegation to Officers.

