



# Planning Committee

Wed 8 Jun  
2016  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
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:**

**Janice Smyth  
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Town Hall, Walter Stranz Square, Redditch, B98 8AH  
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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, 8 June 2016

7.00 pm

Council Chamber Town Hall

### Agenda

#### Membership:

Cllrs: Andrew Fry (Chair) Wanda King  
Yvonne Smith (Vice-Chair) Gareth Prosser  
Roger Bennett Jennifer Wheeler  
Michael Chalk Nina Wood-Ford  
Matthew Dormer

<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 - 6)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 13 <sup>th</sup> April 2016  (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 2016/127/FUL - Unit 3, South East Quadrant, 60 Grove Street, Redditch B98 8DL</b>  (Pages 7 - 14)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the installation of an internal mezzanine floor and external alterations, including installation of rooflights and fire escape doors and relocation of roller shutter.  Applicant: Dunelm Soft Furnishings Ltd  (Report and Site Plan attached)  <b>(Abbey Ward)</b>

## 6. 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”.

## 7. 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

13<sup>th</sup> April 2016

## MINUTES

### Present:

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

### Officers:

Steve Edden, Amar Hussain, Simon Jones and Helena Plant

### Democratic Services Officer:

Jan Smyth

### 69. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King.

### 70. DECLARATIONS OF INTEREST

Councillor Andrew Fry declared an Other Disclosable Interest in Agenda Item 6 (Planning Application 2016/070/FUL – Land rear of 144 to 164 Easemore Road, Riverside, Redditch) as detailed in Minute 74 below.

### 71. CONFIRMATION OF MINUTES

**RESOLVED** that, the minutes of the meeting of the Committee held on 13<sup>th</sup> April 2016 be confirmed as a correct record and signed by the Chair.

### 72. UPDATE REPORTS

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

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Chair

# Planning Committee

13<sup>th</sup> April 2016

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73. **APPLICATION 2016/037/FUL –  
VALLEY STADIUM, BROMSGROVE ROAD, BATCHLEY,  
REDDITCH, WORCESTERSHIRE B97 4RN**

Addition of single storey Entrance Lobby

Applicant: Mr Chris Swan

**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 4 and 5 of the main agenda report.

74. **APPLICATION 2016/070 –  
LAND REAR OF 144-164 EASEMORE ROAD, RIVERSIDE,  
REDDITCH, WORCESTERSHIRE**

Erection of 4 new dwellings and associated parking

Applicant: Central and Country Developments Ltd

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be **GRANTED**, subject to Conditions 1 to 8 and Informative 1 as set out on pages 14 to 16 of the main agenda report and the following additional Conditions and Informatives:

**Conditions**

- “9) **Prior to commencement of the development hereby approved, a scheme for the provision of bat roost and bird nesting opportunities within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.**

**Reason: In the interests of biodiversity and in accordance with the provisions of the National Planning Policy Framework.**



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- 10) Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and there shall be no other external illumination of the development.

Reason: In the interests of biodiversity and to safeguard local amenities, in accordance with the provisions of the National Planning Policy Framework.

- 11) The proposed private pathways and parking areas shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3.

- 12) Prior to first occupation of any dwelling hereby approved, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework.

- 13) The Development hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework. “

**Informatives**

- “2) This permission does not grant consent to divert, extinguish or obstruct Public Bridleway No. RD-518. The applicant is advised to contact Richard Jones, Countryside Access Team Leader (Mapping and Enforcement), The Countryside Centre, Worcester Woods Country Park, Wildwood Drive, Worcester WR5 2LG: 01905 843441: [rjones@worcestershire.gov.uk](mailto:rjones@worcestershire.gov.uk) for further advice before commencing any works.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway. The Applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 4) This permission does not authorise the Applicant to carry out works within the publicly maintained highway.

**Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved Contractor. The Applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 761160 or email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk).”**

(Officers reported on Consultation responses received from Highways Network Control and the Council’s Ecology Officer and two late public letters of objection, received after publication of the Agenda, together with Officer comments, including the need to impose further planning conditions and informatives, in light of the Consultation comments received, 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.)

(Prior to consideration of this matter, Councillor Andrew Fry (Chair of the Planning Committee) had declared an Other Disclosable Interest in that his place of employment was in proximity to the Application site and also that a family member lived in close proximity to the site. Councillor Fry withdrew from the meeting for the duration of the Committee’s consideration of the matter and voting thereon..)

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Councillor Yvonne Smith, the Committee's Vice-Chair, was in the Chair for this matter.)

**75. APPLICATION 2016/041/FUL –  
18 THROCKMORTON ROAD, GREENLANDS, REDDITCH**

Two storey side extension

Applicant: Fairbourne Consultants Ltd

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative as set out on pages 3 and 4 of the published Additional Papers Agenda.**

This item of Urgent Business had been accepted by the Chair in view of the fact that a Committee decision was required due to objections being received after publication of the Agenda and that as the Committee was not due to meet again until the new Municipal Year it was considered unreasonable to ask the Applicant to wait.

**76. APPEALS OUTCOMES - INFORMATION REPORT**

The Committee received information in relation to the outcomes of recent planning appeal decisions and were pleased to note that eight of the ten appeals had been dismissed. The Chair expressed particular disappointment at the Inspectorate's decision to allow an appeal against the Committee's refusal of Planning Application 2014/192/FUL – Land at Wirehill Drive.

**RESOLVED that**

**the items of information be NOTED.**

The Meeting commenced at 7.00 pm  
and closed at 7.38 pm

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CHAIR



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**Planning Application 2016/127/FUL****Installation of an internal mezzanine floor and external alterations including installation of rooflights and fire escape doors and relocation of roller shutter.****Unit 3, South East Quadrant, 60 Grove Street, Redditch, B98 8DL****Applicant: Dunelm Soft Furnishings Ltd  
Expiry Date: 5th August 2016  
Ward: ABBEY****(see additional papers for Site Plan)**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site, known as the South East Quadrant on Grove Street comprises one of two adjoining large retail units (the other being Lidl) with associated car parking to the front (south west) and servicing to the rear (north east).

The unit subject to this application was previously occupied by Staples until they vacated on 16<sup>th</sup> January 2016. It has a gross floor area of 1872 sqm at ground floor level and a small mezzanine level of 45 sqm giving a total gross floor space of 1917 sqm.

The current car park is accessed via Grove Street and provides 147 parking spaces for customers visiting the application unit and the adjoining Lidl store. The car park is managed to limit parking to a duration of 90 minutes.

The site lies within the Peripheral Zone as designated in the Borough of Redditch Local Plan No.3. The site is within the Town Centre as designated in the emerging Local Plan No.4.

**Proposal Description**

Planning permission is sought to erect a mezzanine floor to provide an additional 1454 sqm of Class A1 retail floorspace. In addition, minor external alterations including the installation of rooflights, fire escape doors and the relocation of a roller shutter is proposed. Access to the mezzanine floor would be gained via an internal staircase and lift.

Dunelm are a comparison goods retailer who sell a range of items including home furnishings, furniture, homewares and household goods. If permission were to be granted

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for the proposed mezzanine floor, this; together with the existing gross retail floorspace, would allow the store to employ 40 staff.

No changes to existing servicing arrangements (via Other Road) are proposed. Similarly, the staff / visitor car parking area would continue to be served via the existing access from Grove Street.

A trolley bay is proposed to be installed adjacent to the store entrance where 6 disabled bays would be retained. 8 cycle spaces would be provided in a covered enclosure.

The external alterations would be limited to rooflights which would be installed within the existing roof of the unit, the relocation of roller shutter doors to the service yard and the installation of two new fire escape doors within the front elevation. New signage would be displayed although this would be subject to a later and separate application for advertisement consent.

Proposed hours of operation would be between 08:00 and 20:00 hrs Monday to Saturday and between 10:00 and 18:00 hrs on Sundays.

The application has been supported by a Transport Statement, Travel Plan, Planning and Retail Statement

### Relevant Policies :

#### **Borough of Redditch Local Plan No.3:**

CS07 The Sustainable Location of Development  
ETCR03 Peripheral Zone  
ETCR04 Need and the Sequential Approach  
CT12 Parking Standards

#### **Emerging Borough of Redditch Local Plan No. 4**

Policy 30: Town Centre and Retail Hierarchy  
Policy 31: Regeneration for Town Centre

#### **Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance  
Town Centre Strategy (TCS)

### Relevant Planning History

None

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**Consultations****Highway Network Control**

No objection

**Town Centre Co-ordinator**

No objection

**Public Consultation Response**

None received

**Assessment of Proposal**

The site lies within the Peripheral Zone as identified on the current LP Proposals Map, where development proposals are required to complement the role and function of the Town Centre. Peripheral Zone uses are expected to comprise one or a mix of residential, retail, commercial, light industrial, warehousing, social, community, education, leisure or entertainment uses.

The site lies within the Town Centre boundary as defined within the emerging Local Plan 4 Policies Map. Within both the Town Centre and Peripheral Zones, an intensification of existing or new retail uses are encouraged in principle. The site is in a highly sustainable location and your officers are satisfied that in principle, the application would comply with Policies E(TCR).3 of LP3 and Policy 30 of LP4 since the expansion of a retail use would complement and add to the vitality and viability of the Town Centre.

The external alterations proposed as set out in the proposal description above are minor in nature and would reflect and respect the character of this existing commercial building. External advertisements would be subject to control via a future application for advertisement consent, should planning permission be granted.

In terms of highway issues, no changes to existing servicing arrangements (via Other Road) are proposed. Similarly, the staff / visitor car park would continue to be served via the existing access from Grove Street. The car park is accessed via Grove Street and provides 147 parking spaces. County highways officers have viewed the submitted Transport Statement and Travel Plan which accompanies the application and consider that the existing car park, which is managed to limit visitor parking to a maximum of 90 minutes can accommodate the additional demand which may result from the increase in 1454 sqm of additional Class A1 retail floorspace without compromising highway safety.

In conclusion, it is considered that the proposal should be supported since it would add to the vitality and viability of the Town Centre in a highly sustainable location. The application would comply with the provisions of the planning policy framework and would not give rise to highway safety or amenity concerns.

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**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:

Drawing 003 Proposed Elevations  
Drawing 003 Proposed Mezzanine Plan  
Drawing 003 Proposed Roof Plan  
Drawing 1613-0010 Site Plan  
Drawing 1613-0015\_6 Elevations  
Dunelm Redditch Travel Plan  
Dunelm Redditch Transport Statement  
Dunelm Redditch Planning and Retail Statement  
Site Location Plan

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) The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter shall be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason: To reduce vehicle movements and promote sustainable access in accordance with the provisions of the National Planning Policy Framework.



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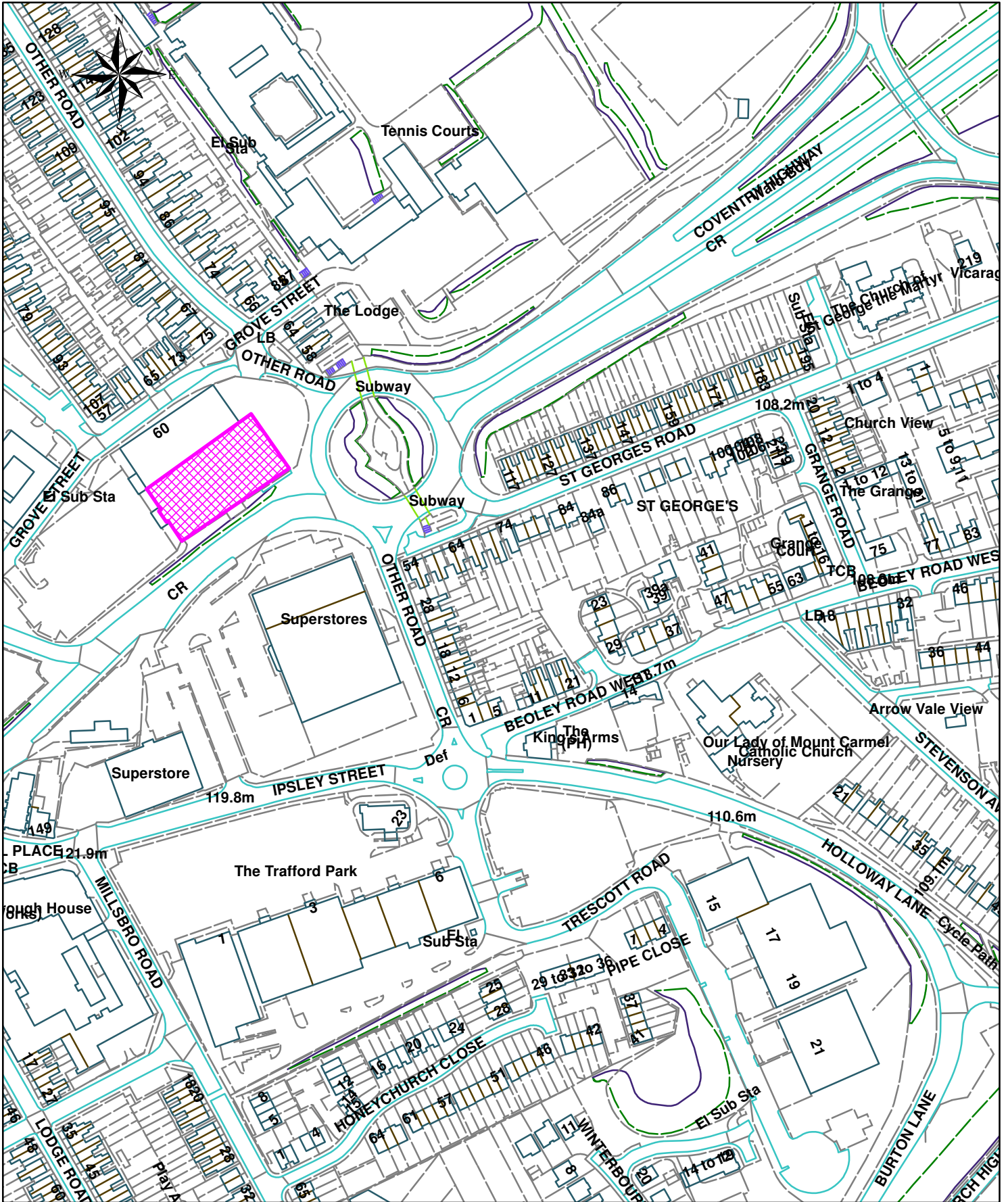
**Informatives**

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) A separate application for Advertisement Consent may be required under the Control of Advertisements Regulations 2007 for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial floorspace), and as such the application falls outside the scheme of delegation to Officers





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Planning & Regeneration  
 Town Hall  
 Walter Stranz Hall Squarue  
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2016/127/FUL

60 Grove Street (Former Staples)

8 June 2016

