



Planning Committee

Wed 14 Dec
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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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.



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Committee

Wednesday, 14 December 2016

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

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

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 - 8)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 9 th November 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 2016/222/FUL - Former Holdex Brakes Factory Car Park, Moons Moat Drive, Church Hill, Redditch (Pages 9 - 24) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the erection of 1,943 sq.m. of business units for flexible B1c, B2 and B8 uses, together with 242 sq.m. for use as hot and cold food takeaway outlets (within Classes A1/A5, together with associated access, drainage works and landscaping. Applicant: A & H Construction Plc (Report attached / Site Plan under separate cover) (Church Hill Ward)

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<p>6. Application 2016/238/FUL - Bus Depot, Plymouth Road, Southcrest, Redditch B97 4PA</p> <p>(Pages 25 - 42)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed additional bay to existing workshop, including re-organisation of site, acoustic fence and additional wash facility with cover.</p> <p>Applicant: Mr Simon Dunn</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Central Ward)</p>
<p>7. Application 2016/248/FUL - Land at Enfield Industrial Estate, Hewell Road, Enfield, Redditch</p> <p>(Pages 43 - 52)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed development of twelve business units (Class B1, B2 and B8 uses).</p> <p>Applicant: Mr D Ellis</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>8. Application 2016/275/FUL - Land adjacent to Rookery Cottage, Droitwich Road, Feckenham, Worcestershire</p> <p>(Pages 53 - 60)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a new agricultural vehicular access and track.</p> <p>Applicant: Mr and Mrs Neil Hodgkins</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>
<p>9. Application 2016/282/FUL - Land adjacent to 84 Oakly Road, Southcrest, Redditch B97 4EE</p> <p>(Pages 61 - 66)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the construction of 6 one bedroom apartments.</p> <p>Applicant: Mr Patrick Durkan</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Central Ward)</p>

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<p>10. Application 2016/294/FUL - 1105 Evesham Road, Astwood Bank, Redditch B96 6EB</p> <p>(Pages 67 - 70)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a single storey rear extension, two storey side extension with attached double garage to side and front of property.</p> <p>Applicant: Mr and Mrs Colin Taylor</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>
<p>11. Application 2016/317/FUL - 37 Unicorn Hill, Town Centre, Redditch B97 4QR</p> <p>(Pages 71 - 76)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of the first floor from a taxi office (Sui Generis) to a hot food takeaway (Class A5) and the amalgamation with the ground floor takeaway, installation of extraction / ventilation equipment in association with the takeaway.</p> <p>Applicant: Hotcha Ltd</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>12. Application 2016/320/FUL - Victoria House, 10 - 12 Feckenham Road, Astwood Bank, Redditch B96 6DS</p> <p>(Pages 77 - 82)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a retrospective Planning Application for a change of use from Class A1 (Shops) and Class B1(a) Offices to Class 3 (Dwelling houses) use, including a rear extension and alterations to form 4 no. self-contained flats.</p> <p>Applicant: Mr David Broadbent</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>

13. 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”.

14. Confidential Matters (if any)

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