

Planning Committee

18th January 2017

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Nina Wood-Ford (Vice-Chair) and Councillors Tom Baker-Price, Michael Chalk, Matthew Dormer, Gareth Prosser, Yvonne Smith, Jennifer Wheeler and Pat Witherspoon

Officers:

Amar Hussain, Helena Plant and Laura Russ

Democratic Services Officer:

Jan Smyth

58. APOLOGIES

Apologies for absence were received on behalf of Councillors Roger Bennett and Wanda King. Councillors Tom Baker-Price and Pat Witherspoon were confirmed as substitutes for Councillor Bennett and Councillor King respectively.

59. DECLARATIONS OF INTEREST

No declarations of interest were made.

60. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 14th December 2016 be confirmed as a correct record and signed by the Chair, subject to the following amendment:

Minute 50 – Planning Application 2016/222/FUL – the address for the Application Site be amended to read Former Holdex Factory Car Park, Moons Moat Drive, Moons Moat North, Redditch.

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Chair

61. UPDATE REPORTS

The published update reports for the Planning Applications were noted.

**62. APPLICATION 2016/290/FUL –
LAND AT FAR MOOR LANE, WINYATES GREEN,
WINYATES, REDDITCH**

Erection of nine dwellings, associated access and landscaping.

Applicant: Mr Shaun Hussey

This matter was WITHDRAWN from the Agenda by Officers to enable the Applicant to address a number of issues raised by Worcestershire County Council Highways Department, and was not discussed.

**63. APPLICATION 2016/332/RM –
THE JOLLY FARMER, WOODROW SOUTH. WOODROW,
REDDITCH B98 7UH**

Reserved Matters application seeking consent for scale, appearance and landscaping, following Outline Planning Approval Reference 2014/096/OUT for the erection of 14 dwellings and formation of access road.

Applicant: Seven Capital (Woodrow) Ltd

Reverend Mike Spencer 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 set out on pages 24 to 27 of the main agenda report but with Conditions 2, 3, 4 and 6 being amended to read as detailed below:

Conditions

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

- **Site Location Plan drawing no. 16-132-PL05A;**

- Planning Layout drawing no. 16-132-PL-01 Rev C;
- Type A 4 Bed Detached House Type Plans and Elevations, drawing no. 16-132-PL-03 Rev A;
- Type B 3 Bed Semi-terraced House Type Plans and Elevations, drawing no. 16-132-PL-02 Rev B;
- Type Ad 4 Bed Detached House Type Plans and Elevations, drawing no. 16-132-PL-04 Rev A;
- Arboricultural Method Statement dated January 2017, Ref 9376_AMS.001 Rev A and Tree Protection Plan drawing no. 9376 TPP 01 Rev B;
- Planting Plan drawing no. 6054/ASP 1 Rev D;
- Updated Ecological Appraisal and Bat Survey Report dated 11th April 2014 and 13th October 2016;
- Locations of bird and bat boxes document and drawing received 10th January 2017.

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 dwellings and hard surfacing to the driveways shall be constructed in the following materials:

Facing Brick - Forterra Clumber Red Mixture
Main Roof/Garage Tile - Forticrete Gemini Mixed
Russett
Vertical Hanging Tile - Marley Eternit Plain Tile :
Smooth Grey
Concrete Block Paving - Smooth Grey

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

4) **The Condition wording**

‘ in accordance with the methods detailed in the Arboricultural Method Statement dated November 2016 and the Tree Protection Plan drawing 9376 ‘

be amended to read as follows:

‘ the Arboricultural Method Statement dated January 2017, ref 9376_AMS.001 Rev A and the Tree Protection Plan drawing no. 9376 TPP 01 Rev B.

6) **Prior to first occupation of the dwellings, 8 Schwegler bat and bird boxes shall be erected in accordance with the details and positions outlined in the Locations of bird and bat boxes document and drawing received 10th January 2017, at a height of 4 metres, and shall remain for the lifetime of the development.**

Reason: To enhance the habitat of bats and birds which are protected species under the Wildlife and Countryside Act 1981, and in accordance with Paragraph 118 of the National Planning Policy Framework (NPPF).

(Officers reported on additional information received from the Applicants in relation to amended plans, proposed external materials, landscaping and ecology matters that necessitated amendments to a number of the Conditions recommended in the main agenda report, 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.)

The Meeting commenced at 7.00 pm
and closed at 7.18 pm

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CHAIR