



Planning Committee

Wed 15 Feb
2017
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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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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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, 15 February 2017

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 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 18 th January 2017. (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 2016/355/FUL - 44 Southcrest Road, Lodge Park, Redditch, B98 7JJ (Pages 5 - 10) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for a side and rear two storey extension to a residential dwelling. Applicant: Mr Talib Naveed (Report and Site Plan attached) (Lodge Park Ward)

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.)



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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

Planning Committee

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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;

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- 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

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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

**PLANNING
COMMITTEE**15th February 2017

Planning Application 2016/355/FUL**Side and rear two storey extensions****44 Southcrest Road, Lodge Park, Redditch, Worcestershire, B98 7JJ.****Applicant: Mr Talib Naveed****Ward: LODGE PARK****(Site Plan attached)**

The author of this report is Tara Ussher, Planning Officer (DM), who can be contacted on Tel: 01527 548425 Email: tara.usscher@bromsgroveandredditch.gov.uk for more information.

Site Description

The application relates to a semi-detached dwelling, and is situated within a residential area of Redditch.

Proposal Description

Planning permission is sought for a side and rear two storey extension to provide a larger kitchen and dining room on the ground floor and an additional bedroom with ensuite on the first floor.

Relevant Policies :**Borough of Redditch Local Plan No. 4**

Policy: 39 Built Environment

Policy: 40 High Quality Design and Safer Communities

Others:

SPG Encouraging Good Design

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Public Consultation Response

Two representations have been received raising concerns which are summarised as follows:

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- As no. 44 Southcrest Road is an elevated property the second storey bedroom window overlooks the garden and across into the bedroom window, concerned with privacy issues.
- The height of the roof on the single storey rear extension (as extended) to no.46, and the protrusion of the second storey would be overshadowing, cut light from the conservatory, patio and garden. The height of the roof will also mean the view from the side of the conservatory will be a brick wall.

Assessment of Proposal

The application site is situated within a residential area of Redditch where all development proposals should seek to contribute positively to the local character of the area and respond to and integrate with the distinctive features of the environment.

The extensions would comply with the guidance given in the Supplementary Design Guide (Approved 13 March 2001) of successful extensions.

The set down, set back and use of a pitched roof on the bedroom extension contributes to the harmony of the building and avoids the long term maintenance problems associated with flat roofs, and the use of matching materials to those on the roof and walls of the existing building will not detract from its appearance.

The proposed extension will not unacceptably harm the adjoining neighbour's amenity through overshadowing or having an overbearing effect due to the design of the roofscape, the design of the roof follows the line of the existing roof down to the single storey eaves level.

There will be no significant change, in terms of overlooking from the current situation, where a bedroom window in the existing rear elevation directly faces the neighbouring property. It is considered that the proposal would not adversely impact on the amenities of the neighbours; the design guidance recommendation of spacing distance of 22m between rear facing windows is complied with.

By virtue of its scale and siting, it is considered that the proposal would not adversely impact on the amenities of neighbouring occupiers nor would it create an issue of overlooking.

This scheme has raised no additional material planning issues. The proposal therefore is considered to be in compliance with policy 39 and 40 of the Borough of Redditch Local Plan No. 4 and the advice of SPG – Encouraging Good Design.

RECOMMENDATION:

That having regard to the development plan and to all other material

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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) All new external walls and roof shall be finished in materials to match in type, colour and texture to those on the existing building.

Materials stated in Question 10 of the application form.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

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

Drawing no. 01 16/73 – Existing floor plans and elevations

Drawing no. 02 16/73 Rev A – Proposed plans and elevations

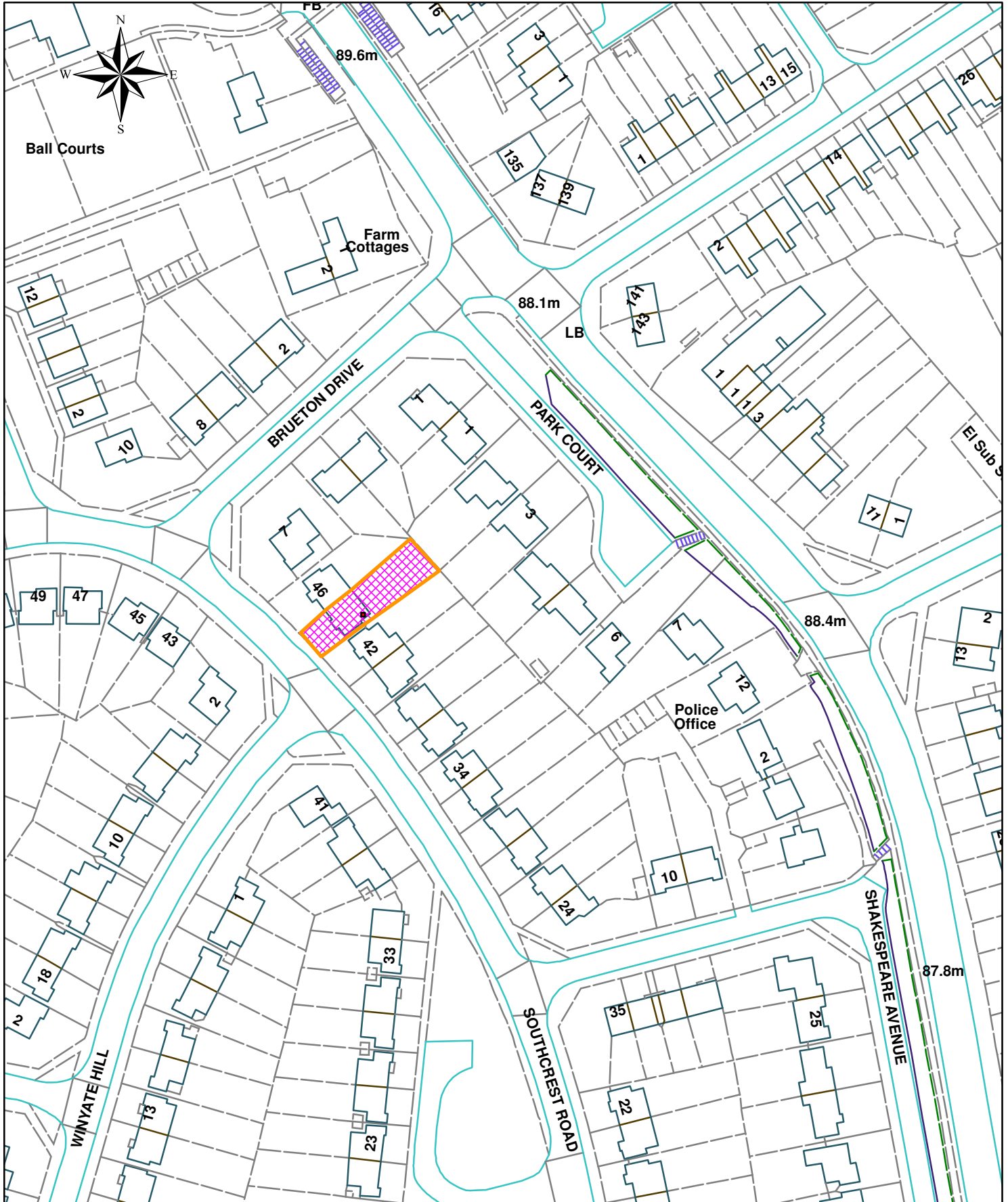
Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

Informatives

- 1) 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 negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.



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

2016/335/FUL
 44 Southcrest Road
 15 February 2017

