

# Planning Committee

Wednesday, 12 April 2017

## MINUTES

### Present:

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

### Officers:

Gavin Boyes, Amar Hussain, Charlotte Wood and Helena Plant

### Democratic Services Officer:

Jan Smyth

### 79. APOLOGIES

Apologies for absence were received on behalf of Councillors Gareth Prosser and Jenny Wheeler. Councillor Joe Baker was confirmed as Councillor Wheeler's substitute for the meeting.

### 80. DECLARATIONS OF INTEREST

Councillor Yvonne Smith declared an Other Disclosable Interest in Agenda Item 6 (Planning Application 2017/041/FUL – 17 Atcham Close, Winyates East, Redditch B98 ONY) as detailed at minute 84 below.

### 81. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 15<sup>th</sup> March 2017 be confirmed as a correct record and signed by the Chair.**

### 82. UPDATE REPORTS

The published Update Reports for the various Applications were noted.

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Chair

**83. APPLICATION 2017/033/FUL - 120 FECKENHAM ROAD, HEADLESS CROSS, REDDITCH, REDDITCH B97 5AG**

Side and rear two-storey extensions.

Applicant: Mr Mohinder Lalli

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 17 to 18 of the main agenda report.**

(Officers reported on a consultation response received from the Council's Tree Officer and additional clarification in respect of the relationship of the neighbouring property's first floor windows to the proposed development, 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.)

**84. APPLICATION 2017/041/FUL - 17 ATCHAM CLOSE, WINYATES EAST, REDDITCH, B98 ONY**

First floor side extension over existing garage / store and rear single-storey extension

Applicant: Mrs Michelle Compton-Wiley

Councillor Yvonne Smith, in her capacity as Ward Councillor, and Mrs Michelle Compton-Wiley, the Applicant, 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 following summarised Conditions:**

- 1) Time limit.**
- 2) Implemented in accordance with the submitted plans and details of materials to be submitted and approved.**

(Having considered the Officers presentation and information provided by the Public Speakers, Members took a different view to Officers in relation to the distinctive styles in the Close, considering that, as a number of dwellings within the Close, including dwellings in proximity to the application site, had already been developed in some way, including the infilling of the space above the garages

referred to in the reason for refusal, the common design features referred to were not supported.

Members felt that the proposal would not appear at odds with the character of dwellings in Atcham Close and would not have a detrimental effect on the character of the area. Members further considered that the application was not contrary to Policies 39 and 40 of the Borough of Redditch Local Plan No. 4 in that the development would compliment the local area and contribute to the surroundings.)

(Prior to consideration of this matter, Councillor Yvonne Smith declared an Other Disclosable Interest in that she had provided support to the Applicant and would be withdrawing to the public gallery to address the Committee in her Ward Councillor capacity. Following the conclusion of public speaking on the item, Councillor Smith withdrew from the meeting and took no part in the Committee's consideration or voting on the matter.)

**85. APPLICATION 2017/074/FUL - 163 HITHER GREEN LANE, BORDESLEY, REDDITCH**

Single-storey extension, front porch, detached garage and widening of driveway, alterations to the fenestrations

Applicant: Mr Nittin Sodha

**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 27 and 28 of the main agenda report but with Condition 2 being substituted by the following:**

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/Drawings listed in this notice:**
  - **Location and Site Plan – Drawing no. 2017/53/001 – Rev A**
  - **West Side Elevation – 2017/53/002/Rev A**
  - **North Side Elevation – Drawing no. 2017/53/003/Rev A**
  - **East Side Elevation – Drawing no. 2017/53/004/Rev A**
  - **South Side Elevation – Drawing no. 2017/53/005/Rev A**
  - **First Floor Plans – Drawing no. 2017/53/007**
  - **Materials to be in accordance with the details provided in question 10 of the application form.**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

(Officers reported on further neighbour comments that had been received and the need to substitute Condition 2, 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.)

**86. BOROUGH OF REDDITCH TREE PRESERVATION ORDER NO. 164 - HEWELL ROAD, BATCHLEY, REDDITCH**

The Committee considered a report which detailed proposals for the protection of a number of semi mature and mature trees which were considered to be of positive benefit to the public amenity, their value therefore making them worthy of retention in the longer term.

Further to comments made in relation to the uneven condition of the public footpath alongside the line of trees as a result of root growth, Officers clarified that maintenance of the footpath was the responsibility of the County Council.

**RESOLVED that**

**Tree Preservation Order (No. 164) 2016, as detailed in the Schedule attached at Appendix 1 and the Plan attached at Appendix 2 to the main agenda report, be confirmed without modification.**

**87. PLANNING APPEAL OUTCOMES -INFORMATION REPORT**

The Committee received, for information purposes, a report which detailed the outcomes of recent Planning Appeal decisions.

**RESOLVED that**

**the items of information be noted.**

The Meeting commenced at 7.00 pm  
and closed at 7.56 pm

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CHAIR