



Planning Committee

Wed 14 Jun
2017
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

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**If you have any queries on this Agenda please contact
Jan 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

Wednesday, 14th June, 2017

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

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

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes - 12th April 2017 (Pages 1 - 4)

4. Update Reports (if any) published and circulated prior to commencement of the meeting

5. Planning Application 2017/00439/FUL - Land Adjoining 20 Old Crest Avenue, Southcrest, Redditch B98 7EG - Mr B Yeng (Pages 5 - 12)

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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 15th 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

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**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

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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.**

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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

**PLANNING
COMMITTEE**14th June 2017

Planning Application 17/00439/FUL**Proposed end terrace dwelling****Land Adjoining 20 Old Crest Avenue, Southcrest, Redditch,
Worcestershire, B98 7EG****Applicant: Mr B Yeng
Ward: Central Ward****(Site Plan attached)**

The author of this report is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located within the residential area of Redditch to the south of the Town Centre. The parcel of land currently forms part of the residential garden of number 20 Old Crest Avenue, which is an end terraced property. The application site is set back from the roadside and is situated at a lower level. Steps provide pedestrian access to the row of terraced properties, however there is no vehicular access. To the south of the application site lies the rear gardens of the properties situated along Parsons Road, and to the east of the site lies a footpath and a heavily wooded area of open space.

Proposal Description

The application seeks full planning permission for the erection of a three bedroom terraced property, which would mirror the appearance of the existing terraced properties forming the row of terraces.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy: 39 Built Environment

Policy: 40 High Quality Design and Safer Communities

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Others

National Planning Policy Framework
National Planning Practice Guidance
SPG Encouraging Good Design

Relevant Planning History

None

Consultations

Severn Trent Water Ltd

No Objection. Would recommend standard drainage condition should permission be granted.

North Worcestershire Water Management

The site is in flood zone 1 (low risk of modelled watercourse and tidal flooding), the site is also at a low risk of modelled surface water flooding according to the Environment Agency's updated map for surface water.

A standard drainage condition should be imposed in the case of planning permission being granted.

Highway Network Control

The existing dwellings along this row/ stretch do not benefit from on-site parking or vehicular access.

It is noted that 1 car parking space has been identified on the application form in the form of a lock up garage away from the property (garages are not counted towards the car parking allocation).

The proposed development is located in a sustainable location near to local amenities and transport links.

No objections are raised subject to the imposition of appropriate highway condition pertaining to cycle parking provision.

Public Consultation Response

Two letters of objection in relation to the application have been received from neighbours raising the following concerns:-

- Hours of construction would impact upon amenities

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- Access to the site whilst the development is under construction is a concern
- Safety of people using public footpath to the rear of the site during construction
- Noise and pollution during construction
- Inadequate parking
- Drainage concerns

Assessment of Proposal

The application site is located within the urban area of Redditch, as defined in Policy 2 of the Borough of Redditch Local Plan no. 4 (BoRLP4), where the principle of new residential development is acceptable. Consideration is therefore given to the presumption in favour of sustainable development as outlined in Policy 1 of BoRLP4 and paragraph 14 of the National Planning policy Framework (NPPF).

Policy 5 of BoRLP4 states that schemes for development of residential gardens will not normally be supported unless they fully integrate into the neighbourhood. In this particular case the proposed development would not conflict with the existing form, layout and density of the area and would therefore sit comfortably within the locality.

The proposed new terrace would closely reflect the scale, design and materials of the other houses within the row of terraces. On this basis the proposed development is considered to make a positive contribution to the street scene that would complement the local surroundings, and would meet the requirements of Policies 39 and 40 of BoRLP4. The development would also meet the guidance contained within Redditch Borough Council's supplementary guidance document "Encouraging Good Design".

The dwelling would have a useable rear garden, with a garden length in excess of 16 metres and an area in excess of 88 square metres, which would exceed the minimum guidance requirements. There would be adequate space to the side of the property to enable rear access and there would be adequate separation distances to the surrounding dwellings. The new flank wall forming the side elevation would achieve a minimum distance of 15 metres from the properties situated to the south of the site on Parsons Road, ensuring that the development would not be overbearing. As there would be no first floor side windows, no issues of overlooking would be introduced.

Policies 19 and 20 of the BoRLP4 both aim for development to be in sustainable locations with good access to local services. There are no suitable parking spaces included as part of the proposal, although a car parking space in the form of a lock up garage has been identified by the applicant; garages are not counted towards parking provision. The scheme would thus fall short of Worcestershire County's Parking standards, which would require two parking spaces for a three bed roomed dwelling. However the Highways Officer has not objected on the basis that the site is in close proximity to Redditch Town centre which has a number of amenities, and there is access to public transport. The Highways Officer has also noted that the other properties within the row of terraces do not currently benefit from parking spaces. Given this and that the proposed development meets the broad aims of Policies 19 and 20, the lack of parking is considered acceptable.

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In accordance with Policy 17 of the BoRLP4 flood risk should be considered as part of the planning process. The development will require the foul sewer to be diverted, however it has been indicated that the applicant has agreement of this from Severn Trent. It has also been stated that the ground is not suitable for the use of soakaways, and therefore surface water would be discharged to the foul sewer. To ensure that a suitable method of drainage is implemented, a condition has been recommended.

In terms of the issues raised through the public consultation relating to the construction process, given the constraints of the site a condition is felt reasonable and necessary to ensure that the amenity of the surrounding neighbours is not harmed. With regards to the matters relating to parking and drainage, these have been addressed within the content of the report.

Conclusion

For the reasons stated above, and in view of the presumption in favour of sustainable development, the proposal is considered to be in accordance with the Development Plan.

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 permitted shall be carried out in accordance with the Approved Plans listed in this notice:

Location Plan, Proposed Floor Plans and Proposed Roof Plan - Drawing no. 1395.4A

Block Plan, Proposed Elevations and Proposed Section - Drawing no. 1395.5A

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

- 3) Prior to the construction of the development, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to

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and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

- 4) Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

- 5) Prior to the first commencement of works on site, a construction management plan including details of access to the site, location of deliveries, and location of the storage of materials shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall then be adhered to for the duration of all construction works at the site

Reason: Due to the constraints of the site and in the interests of protecting neighbouring amenity. This condition is required to prior to any works taking place in order to protect the amenity of neighbours from the repercussions of initial clearing works.

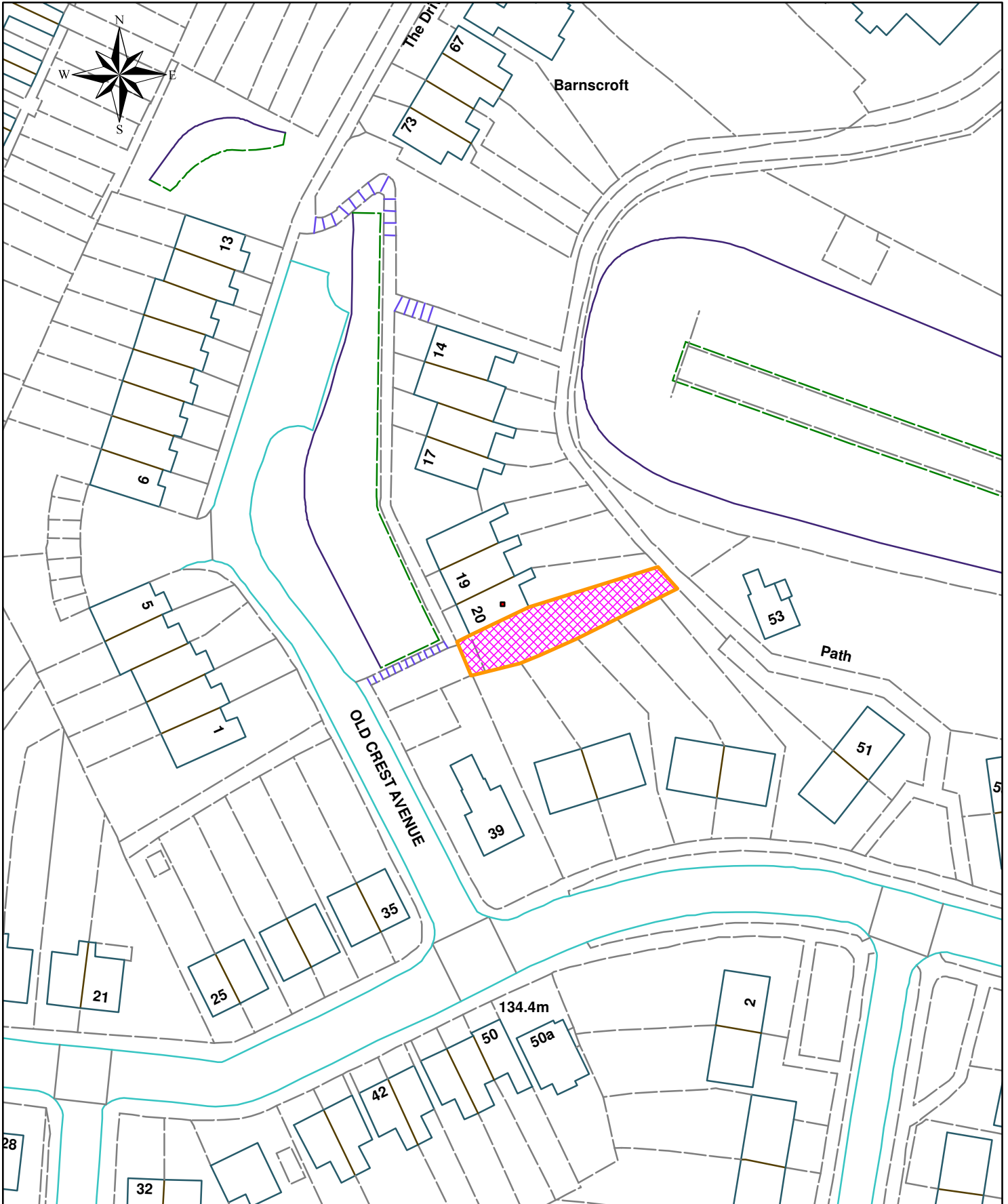
- 6) The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution. This condition is required prior to any works taking places because of the potential impact on flooding issues from the initial stages of development.

Procedural matters

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

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Planning & Regeneration
Town Hall
Walter Stranz Hall Square
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17/00439/FUL

Land Adjoining 20 Old Crest Avenue, Redditch, B98 7EG

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