



# Planning Committee

Wed 14 Feb  
2018  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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

**Sarah Sellers**

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**REDDITCH BOROUGH COUNCIL**  
**PLANNING COMMITTEE**



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## **GUIDANCE ON PUBLIC SPEAKING**

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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.
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## **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. 4 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.2884 or email on: [sarah.sellers@bromsgroveandredditch.gov.uk](mailto:sarah.sellers@bromsgroveandredditch.gov.uk) 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, 14th February,  
2018

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

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

### 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 of the Planning Committee held on 17th January 2018 (Pages 1 - 4)

### 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 2017/00700/OUT - Redditch Gateway Land Adjacent to the A4023 Coventry Highway Redditch (Pages 5 - 8)

Planning Application Consultation Response – Members determined the application for the Redditch Gateway in relation to land in Redditch on 13<sup>th</sup> December 2017. Redditch Borough Council has been invited to comment by Stratford upon Avon District Council in relation to additional information submitted to Stratford upon Avon District Council. The additional information affects that part of the site which lies within Stratford upon Avon District.

**[Note: No public speaking rights as the item is for a consultation response and not the determination of a planning application]**

### 6. Application 17/01255/FUL - Unit 2 Light House Works Feckenham Road Astwood Bank B96 6DS - Mr Shaun Street (Pages 9 - 18)

Report attached – for site plan see Site Plans Agenda

# Planning

Wednesday, 14th February, 2018

## COMMITTEE

- 7.** Application 17/01270/FUL - Whiteoaks Hill Top Redditch B97 5PQ - Mr Jason Gould (Pages 19 - 30)

Report attached – for site plan see Site Plans Agenda

- 8.** Application 17/01361 - The Stables Farm Shop Astwood Lane Astwood Bank Redditch B96 6PS - Mr J Cockburn (Pages 31 - 38)

Report attached – for site plans see Site Plans Agenda

- 9.** Application 17/01460/FUL - 8-10 Unicorn Hill Redditch B97 4QU - Ladbrokes Coral Group plc (Pages 39 - 44)

Report attached – for site plan see Site Plans Agenda

- 10.** Application 18/00015/FUL - Unit 2 149 Ipsley Street Redditch B98 7AA - Mr M S Farooqui (Pages 45 - 48)

Report attached – for site plan see Site Plans Agenda