



# Planning Committee

Wed 11 Jul  
2018  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
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) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)
- 2) 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.
- 3) Members of the public may record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. An area next to the Press table has been set aside for any members of the public who wish to film or record. The Council asks that any recording of the meeting is done from this area to avoid disruption. Recording or filming of meetings is not authorised when the Committee is considering exempt/confidential information. For agenda items that are exempt, the public will be asked to leave the Chamber
- 4) 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.
- 5) 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.
- 6) 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, 11th July, 2018

7.00 pm

Council Chamber Town Hall

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## Agenda

### Membership:

Cllrs:	Michael Chalk (Chair)	Bill Hartnett
	Gemma Monaco (Vice-Chair)	Gareth Prosser
	Salman Akbar	Jennifer Wheeler
	Roger Bennett	Wanda King
	Andrew Fry	

### 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 (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 18/00702/FUL 18 Dovecote Close Brockhill Redditch Worcestershire B97 6HG - Mr Nick Monaco (Pages 5 - 10)

Report and Site Plan attached

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## Planning Committee

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Wednesday, 13 June 2018

### MINUTES

#### Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Salman Akbar, Roger Bennett, Andrew Fry, Bill Hartnett, Gareth Prosser, Wanda King and Pat Witherspoon

#### Officers:

Amar Hussain and Helena Plant

#### Democratic Services Officer:

Sarah Sellers

#### 9. APOLOGIES

Apologies for absence were received from Councillor Jennifer Wheeler. Councillor Pat Witherspoon attended as substitute for Councillor Wheeler.

#### 10. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 11. CONFIRMATION OF MINUTES

The Democratic Services Officer explained that the draft minutes in the agenda pack needed to be slightly amended to commence the numbering from zero to reflect the start of the new municipal year.

Subject to this alteration it was RESOLVED that

The Minutes of the meeting of the Planning Committee on 23<sup>rd</sup> May 2018 be confirmed as a correct record and signed by the Chair.

#### 12. UPDATE REPORTS

The published Update Report for the applications to be considered was noted.

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Chair

# Planning

## Committee

Wednesday, 13 June 2018

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**13. APPLICATION 17/01128/FUL 63 WELL CLOSE CRABBS CROSS REDDITCH B97 5LU - MR AND MRS FERHAT AND BERNICE CETIN**

Construction of single storey extension to side and front and conversion to three apartments

Ms Rosemary Rignall, a local resident, addressed the Committee under the Council's public speaking rules in objection to the application. Mr Gary Phillips the agent for the Applicant addressed the Committee under the Council's public speaking rules in support of the application.

Members received information about parking issues at the site from Ms Rignall and from Mr Phillips. In addition to this officers provided a detailed breakdown of the observations they had made as to the availability of parking spaces in the vicinity of the site. Mr Phillips for the Applicant stated that the property at 63 Well Close benefitted from the legal right to park two vehicles in the parking area at the junction of Well Close and Banners Lane.

In response to Members questions seeking further clarification on this point, officers advised that the legal arrangements regarding parking for 63 Well Close were outside the remit of Planning Committee's decision and that in any event that the area of land in question did not form part of the application site.

In relation to other points raised in public speaking it was confirmed that the boundary hedge would not be disturbed in the course of the proposed works and that no objection had been raised in relation to foul drainage issues by Severn Trent Water.

**RESOLVED THAT**

**having regard to the development plan and to all other material considerations, full planning permission be GRANTED subject to the conditions set out on pages 7 to 8 of the main agenda.**

**14. APPLICATION 18/00586/FUL AND 18/00587/LBC - 4 ALDERS COURT GREEN LANE CALLOW HILL REDDITCH B97 5GY - MR AND MRS HARTLES**

Extension to the south end of the Coach House to provide additional living area, together with adaptation and alteration works internally and repair of the historic fabric

Planning Application 18/00586/FUL



**Planning**

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**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 page 13 of the main agenda.**

Listed Building Consent Application 18/00587/LBC

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, listed building consent be GRANTED subject to the conditions set out on page 14 of the main agenda.**

The Meeting commenced at 7.00 pm  
and closed at 7.42 pm

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## PLANNING COMMITTEE

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Planning Application 18/00702/FUL

Single storey rear extension.

18 Dovecote Close, Brockhill, Redditch, Worcestershire, B97 6HG.

**Applicant:** Mr Nick Monaco  
**Ward:** Batchley And Brockhill Ward

(see additional papers for site plan)

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.farmer@bromsgroveandredditch.gov.uk for more information.

### Site Description

The application site is located within the allocated site for development to meet the Strategic Housing Requirement for the period of 2011-2030 within part of the Brockhill East development. The application dwelling is on Dovecote Close and is a semi-detached property surrounded by a mix of terrace, semi-detached and detached two storey dwellings.

### Proposal Description

The proposal is for a single storey rear extension 3.5 metres in depth and 3.5 metres high with a lean-to roof with an eaves height of 2.5 metres. The extension will be constructed from matching bricks work (walls) with partial glazed metro tile roof and PVCU windows.

The property does benefit from its permitted development rights under Class A of the General Permitted Development Order 2015. The dimensions exceed the permitted development criteria on this dwelling. The applicant does however have the fall-back of a Larger Home Extension provided the Prior Approval procedure is undertaken.

### Relevant Policies:

#### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

#### **Others**

SPG Encouraging Good Design

National Planning Policy Framework

## **PLANNING COMMITTEE**

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### **Relevant Planning History**

No relevant history.

### **Consultations**

No Comments Received To Date

### **Public Consultation Response**

Three letters were sent to the neighbouring dwellings on 8<sup>th</sup> June 2018 and expire on 2<sup>nd</sup> July. No comments have been received following this consultation.

### **Assessment of Proposal**

The application site is situated within the Brockhill East development in a residential area of Redditch where applications of a domestic nature would be considered acceptable providing they respect the character of the area and the development does not impinge on the amenities enjoyed by occupiers and nearby residents.

The proposed extension is single storey in nature and sited to the rear of the dwelling. The proposed extension respects the scale of the dwelling and will be constructed of matching materials. The design therefore complies with Policy 40 of the Redditch Borough Plan No. 4.

The proposed extension is sited on the boundary to the neighbouring dwelling No. 19 Dovecote Close. However, given the proposed height and the use of a lean-to style roof the proposed development is not considered to create a loss of light to this dwelling. Furthermore, no windows are proposed on this north elevation and therefore privacy to this dwelling would not be unduly harmed. Given the scale of the proposal and the siting of all adjacent dwellings, the proposed development would not result in an overbearing, overlooking or loss of light impact on any surrounding dwellings.

The scheme has raised no additional material planning issues and therefore can be recommended for approval.

### **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.

## PLANNING COMMITTEE

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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 approved shall be carried out in accordance with the materials outlined in question 10 of the application form and the following plans and drawings:

Block Plan  
Location Plan  
Existing and Proposed Plans  
Proposed Ground Floor Plan

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

### Informatives

- 1) The local planning authority is aware of the requirement in the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with applicants in a positive and proactive manner, seeking solutions to problems arising from applications.

In this case the applicant:

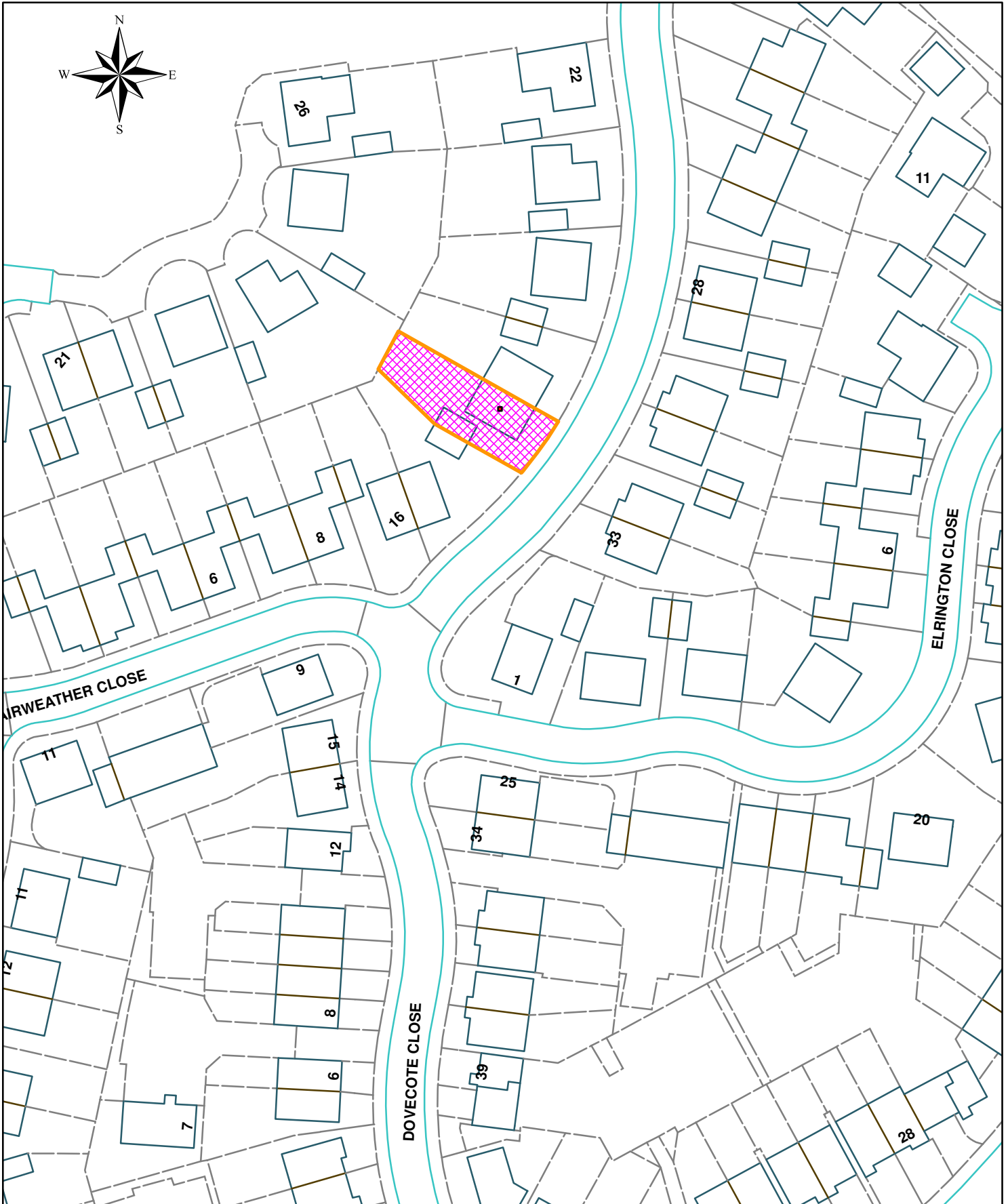
- submitted a scheme that raised no material planning issues and required no further negotiation or amendment

The proposal therefore delivers a policy compliant sustainable form of development.

### **Procedural matters**

This application is being reported to the Planning Committee because the applicant is a member of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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Planning & Regeneration  
Town Hall  
Walter Stranz Hall Square  
Redditch  
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18/00702/FUL

18 Dovecote Close, Redditch, Worcestershire, B97 6HG

Wednesday 11th July

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