

# Planning Committee

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Wednesday, 10 October 2018

## MINUTES

### Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Salman Akbar, Andrew Fry, Bill Hartnett, Gareth Prosser, Wanda King, Joe Baker and Anthony Lovell

### Also Present:

### Officers:

Amar Hussain, Helena Plant and Steve Edden

### Democratic Services Officer:

Sarah Sellers

### 35. APOLOGIES

Apologies for absence were received from Councillors Jennifer Wheeler and Roger Bennett. Councillor Joe Baker attended as substitute for Councillor Wheeler, and Councillor Anthony Lovell attended as substitute for Councillor Bennett.

### 36. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 37. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of the Planning Committee on 12<sup>th</sup> September 2018 be confirmed as a correct record and signed by the Chair.

### 38. UPDATE REPORTS

There was no update report.

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Chair

The Chair checked that all Members had had sight of the photographs relating to agenda item 5 which officers had circulated by email, and paused the meeting briefly to allow members who had not seen the photographs to view hard copies.

**39. APPLICATION 2018/00689/FUL - 150 EVESHAM STREET  
SOUTH CREST REDDITCH B97 4HP - MR J JENNER**

Construction of 16 no. 1 Bedroom, 1 Person Assisted Living  
apartments

Officers outlined the application for an apartment block consisting of 16 one bedroom assisted/ supported flats for individuals with mental health needs. It was noted that planning permission had been granted in 2013 (under reference 2012/307/FUL) for a mixed residential and commercial block containing 14 apartments and 3 retail units on the ground floor, with undecroft parking. Although not constructed, this permission remained “live” as the pre-conditions had been complied with including the creation of footings, digging of foundations and payment of section 106 monies.

The current scheme would occupy the same footprint as the previous scheme, but would be lower in level at two storeys instead of three.

With regard to the collection of section 106 monies, officers clarified that as an open space contribution had been collected under the previous scheme, contributions would be sought for this scheme to cover town centre enhancement and waste.

In response to questions from members officers confirmed that :-

- The one storey elements of the building would have flat rooves.
- The site is just within the boundary for the Town Centre under the Local Plan; in any event polices in the Local Plan require developers to contribute section 106 monies towards town centre enhancement for any “ major developments” in the Borough which are defined as those creating 11 or more residential units.
- The section 106 contribution towards town centre enhancement would be in the region of £8000 and to be spent on hard surfacing and footpath improvements around St Stephens Church.
- Officers had considered the issue of ensuring that the development remained in use for its intended purpose of supported flats, and had consulted with colleagues from the legal department as to how this could be achieved. Legal advice had been given that appropriate wording be included

in the planning obligation agreement to cover this as set out at page 14 of the agenda. Specifically, the legal agreement would include a restriction to prevent the building from being sold for open market housing in the future without the prior permission of the Council. Additionally, the agreement would provide for the Council to be consulted regarding new tenants to ensure that all tenants complied with the criteria for occupation.

**RESOLVED that**

**Having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:**

- a) The satisfactory completion of a S106 planning obligation ensuring that:**
  - (i) Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development; and**
  - (ii) Contributions are paid to the Borough Council towards securing improvements and environmental enhancements to the Town Centre**

**and**

- b) The conditions and informatives set out on pages 15 to 17 of the main agenda.**

**40. APPLICATION 2018/00719/FUL - 28 CAMPDEN CLOSE  
CRABBS CROSS REDDITCH B97 5NJ - MR MIKE PAGE**

Two storey rear extension with part single storey including internal alternations

Members were reminded that the application had been adjourned at the last meeting for a site visit and this had taken place on 2<sup>nd</sup> October. In addition since the last meeting the applicant had provided a cross section drawing showing the levels of the site and this drawing was included in the officer presentation. As regards Members previous request that officers contact the Applicant to explore the options for screening, it was confirmed by officers that the Applicant was not intending to replace the tree screen that had been cut down. The Applicant had stated that fencing would be erected along the boundary at the end of the rear garden of the application site.

Officers outlined the proposal for a rear extension to number 28 Campden Close consisting of part two storey and part one storey. Members were advised of the geography of the site and the sloping nature of the land whereby number 28 Campden Close was positioned at a higher level in relation to the properties situated behind it. Officers confirmed that they had considered the impact on outlook, light and privacy, and regarded the proposed scheme as acceptable, and therefore the application was recommended for approval.

Ms Gaye Williams (on behalf of Mrs Joanne Langfield of 39 Campden Close) addressed the Committee under the Council's public speaking rules.

In response to questions from members officers confirmed that the fence to be erected at the rear of the garden was expected to be a standard six foot panel fence.

During the course of the debate members expressed concerns regarding the difference in height levels at the site, the overbearing nature of the proposed extension, the lack of screening to properties at the rear and impact on privacy as regards number 39 Campden Close.

An alternative recommendation was moved and seconded that Planning permission be refused.

### **RESOLVED that**

**Having regard to the development plan and all other material considerations, planning permission be REFUSED for the following reason:-**

- 1. The proposal by virtue of its scale and siting results in an over bearing impact and erodes the privacy of the occupants to the south of the site, in particular 38 and 39 Campden Close. This fact is exacerbated by the topography of the site and is not mitigated for as part of the scheme. The development therefore fails to comply with Policy 1, 39 and 40 of the Borough of Redditch Local Plan No.4, the Good Design SPG and the objectives of the NPPF**

(Prior to the commencement of this agenda item Councillor Andrew Fry brought to the attention of the Chair that before the start of the meeting he had seen Councillor Salman Akbar conferring with other members of the Committee regarding the photographs that had been circulated for this item. Councillor Akbar responded that he remained completely open minded regarding the application and was not pre-determined. However, in the interests of openness and

transparency, and to counter any possible appearance of pre-determination the Chair invited Councillor Akbar to leave the Chamber for this agenda item. Accordingly, Councillor Akbar withdrew from the meeting and played no part in the debate or vote).

**41. APPLICATION 2018/00823/FUL - 52 ROCKFORD CLOSE  
OAKENSHAW SOUTH REDDITCH B98 7SZ - MR BOB  
BRADBURY**

Raise garage roof to provide new first floor studio / workshop with  
2no Velux roof lights to the front elevation

Members were reminded that the application had been adjourned at the last meeting on the Planning Committee for a site visit, and this had taken place on 2<sup>nd</sup> October.

Officers outlined the application for a second storey to be added to the detached garage by raising the roof height and adding velux windows to create a workshop. In light of the sloping nature of the site, the workshop area would be accessed from the garden via a path leading to a door at the upper level. To construct the path would require the level of a small section of the garden to be raised and to prevent overlooking there would be a privacy screen adjacent to the new door.

Mr Paul Evans of 50 Rockford Close and the applicant Mr Bob Bradbury of 52 Rockford Close addressed the Committee under the 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 27 to 28 of the main agenda.**

The Meeting commenced at 7.00 pm  
and closed at 8.18 pm