

Planning Committee

MINUTES

Present:

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

Also Present:

Officers:

Amar Hussain and Helena Plant

Democratic Services Officer:

Sarah Sellers

42. APOLOGIES

Apologies for absence were received from Councillor Roger Bennett. Councillor Anthony Lovell attended as substitute for Councillor Bennett.

43. DECLARATIONS OF INTEREST

In relation to application 18/01122/FUL Councillor Andrew Fry declared an Other Disclosable Interest, namely that a relative of his owned one of the properties on Easemore Road affected by the application and stood to benefit from having sold their garden to the developer. Councillor Fry left the room during consideration of this application played no part in the debate or vote.

44. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of the Planning Committee on 10th October 2018 be confirmed as a correct record and signed by the Chairman.

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Chair

45. UPDATE REPORTS

There was no update report.

46. APPLICATION 2018/00169/FUL - LAND ON GREEN LANE WIRE HILL REDDITCH - AMENDMENT OF RESOLUTION RE RECREATIONAL FACILITIES

Officers explained the background to the report and reminded Members that the substantive application under reference 18/00169/FUL had been considered at Planning Committee on 12th September 2018 and granted permission.

Permission had been granted subject to the completion of a suitable legal agreement (section 106 agreement) to secure various contributions from the developer. Under Clause 4 of the agreement the developer had been due to make contributions towards playing pitches, open space in the area and a play area.

Members were being asked to reconsider the requirement for open space provision. The reason for this was that there had been over provision of open space in relation to the first tranche of development of 140 dwellings (under reference 17/00542). When the site was viewed as a whole, including the additional 42 dwellings granted permission under reference 18/00169/FUL, there was still an over provision of open space. On the plans this was largely made up of a band of land on the southern boundary of the entire site that would be provided as dedicated open space land by the developer.

In the view of the officers the area would provide sufficient open space that would be appropriate for the development as a whole and protected for the use of the residents. Accordingly Members were being asked to amend the section 106 agreement to remove the reference to open space provision from clause 4.

RESOLVED that

The resolution of members to grant planning permission made on 12th September 2018 under planning reference 18/00169/FUL be amended to replace clause 4 with the revised wording set out below:-

4. An off-site contribution towards playing pitches in the area due to the increased demand/requirement from future residents in compliance with the SPG. An off-site contribution towards a play area in the area (or the satisfactory provision of such an area within the application site) due to the increased demand/requirement from future residents in compliance with the SPG.

47. APPLICATION 18/01122/FUL - LAND AT THE REAR OF 144-164 EASEMORE ROAD RIVERSIDE REDDITCH - CENTRAL & COUNTRY DEVELOPMENTS LTD

Development of 10 no. two bed bungalows with improvements to access road

Officers outlined the application for the construction of 10 two bed roomed bungalows including details of the widening of the access road to allow two way traffic and improvements to the access from Easemore road as required by the highways authority.

In responding to questions from members officers confirmed that the access road would be constructed to adoptable standards, including provision for street lighting, but would not be adopted and would be maintained as a private road. There would be no provision for social housing as the site consisted of 10 dwellings which was below the threshold for contributions to be triggered which was set at 11 dwellings or more.

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 40 to 43 of the main agenda.

[In relation to this agenda item Councillor Andrew Fry declared an Other Disclosable Interest in that a relative of his owned one of the properties on Easemore Road affected by the application and stood to benefit from having sold their garden to the developer. Councillor Fry left the room during consideration of this application played no part in the debate or vote.]

48. APPEAL OUTCOMES REPORT

Officers referred Members to the details of the two appeal outcomes set out in Appendix 1 on page 45 of the agenda.

RESOLVED that

The information regarding appeal outcomes be noted.