



Planning Committee

Wed 12 Dec
2018
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
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If you have any queries on this Agenda please contact

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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.
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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
- 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 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, 12th December,
2018

7.00 pm

Council Chamber - Town Hall
Redditch

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 2018/01160/FUL - 302A Evesham Road Crabbs Cross Redditch B97 5HJ - Mr Matthew Kelly (Pages 5 - 12)

Report attached – for site plan see Site Plans Agenda

6. Application 2018/01216/FUL - Morrisons Superstore Clearwell Road Winyates West Redditch B98 0SW - W M Morrison Supermarkets PLC (Pages 13 - 18)

Report attached – for site plan see Site Plans Agenda

7. Application 2018/01336/FUL - Astwood Bank Service Station Evesham Road Astwood Bank Redditch B96 6EA - MPK Garages Limited (Pages 19 - 24)

Report attached – for site plan see Site Plans Agenda

COMMITTEE

8. Consultation on a Planning Application - 16/0263 (Bromsgrove District Council matter) Land to the west of Foxlydiate Lane and Pumphouse Lane - Bilfinger GVA (Pages 25 - 34)

The Committee's views are sought for submission to Bromsgrove District Council in relation to a Planning Application 16/0263 due to be considered by the Bromsgrove Planning Committee.

The application is a hybrid application which covers:-

1. Outline application for demolition of existing buildings and erection of up to 2560 dwellings, local centre with retail floor space of up to 900 sq metres, health and community facilities up to 900 sq metres and a three from entry first school (up to 2.8 Ha site area) including associated playing area and parking and all associated enabling and ancillary works.
2. Detailed application for the creation of a means of access off Birchfield Road, Cur Lane and Foxlydiate Lane, and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures.

Consultation report attached - for site plan see Site Plans agenda

9. Consultation on a Planning Application 17/00469/OUT (Bromsgrove District Council matter) - Land at Barn House Farm - Foxlydiate Ltd (Pages 35 - 42)

The Committee's views are sought for submission to Bromsgrove District Council in relation to Planning Application 17/00469/OUT due to be considered by the Bromsgrove Planning Committee.

The applicant seeks outline permission to construct up to 68 dwellings to include car parking, open space and associated infrastructure and access to the site from Foxlydiate Lane, with all other matters reserved.

Consultation report attached - for site plan see Site Plans agenda