



Planning Committee

Wednesday, 13 February 2019

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

Also Present:

Officers:

Amar Hussain, Helena Plant and Steve Edden and David Edmonds

Democratic Services Officer:

Sarah Sellers

64. APOLOGIES

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

65. DECLARATIONS OF INTEREST

In relation to application 18/1283/FUL (The Queens Head), Councillor Mike Chalk declared an other disclosable interest in that his home is located in very close proximity to the site. Councillor Chalk left the room during the consideration of this item and took no part in the deliberations.

In relation to application 18/1283/FUL (The Queens Head), Councillor Pat Witherspoon declared an other disclosable interest in that she lives on Bromsgrove Road a short distance away from the application site. Councillor Witherspoon stated that she had no prior knowledge of the application. Councillor Witherspoon remained and considered and voted on the matter.

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Chair

66. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE HELD ON 9TH JANUARY 2019

RESOLVED that

The Minutes of the meeting of the Planning Committee on 9th January 2019 be confirmed as a correct record and signed by the Chair.

67. UPDATE REPORTS

The published Update Reports for the applications were noted.

68. APPLICATION 18/00662/FUL - KENMAR PUMPHOUSE LANE WEBHEATH REDDITCH B97 5PP - MR A BRITTAN

Demolition of existing dwelling and erection of five, two storey detached dwellings with ancillary garages and parking

Mr James Davis, a local resident, and Mr Alan Smith, the agent of the applicant addressed the Committee under the Council's public speaking rules.

It was noted that the Update Report included an amendment to Condition 2 set out on page 19 of the main agenda which reflected the re-numbering of the plans for house types and elevations to match the plot numbers referred to on the site layout plan.

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 19 to 25 of the main agenda but with Condition 2 substituted as detailed below:

Substitute Condition 2

2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

- Location Plan, Drawing no. 1839.01.A
- Proposed Site Plan, Drawing no. 1839.02H
- House type plans and elevations for plots 1 and 5 as per drawing 1839/E
- House type plans and elevations for plots 2, 3 and 4 as per drawing 1839/04B

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

69. APPLICATION 18/1283/FUL THE QUEENS HEAD 125 BROMSGROVE ROAD BATCHLEY REDDITCH B97 4RL - MR RAVINDER SINGH

Refurbishment of existing single storey extension including new windows to front elevation; new basement; new single storey extensions to rear of public house

Councillor Gemma Monaco (Vice Chair) acted as the Chair for this item, in place of Councillor Mike Chalk who did not participate and left the room (as outlined below).

Mr Ravinder Singh (applicant) and Mr Michael Bharya (agent) addressed the Committee under the Council's 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 31 to 32 of the main agenda.

[In relation to this item Councillor Mike Chalk declared an Other Disclosable Interest in that home is located in very close proximity to the site. Councillor Chalk left the room during the consideration of this item and took no part in the deliberations.]

[In relation to this item Councillor Pat Witherspoon declared an Other Disclosable Interest in that she lives on Bromsgrove Road a short distance away from the application site. Councillor Witherspoon stated that she had no prior knowledge of the application. Councillor Witherspoon remained and considered and voted on the matter.]

70. APPLICATION 18/01491/OUT - LAND FRONTING 10 TO 15 CLIFTON CLOSE AND REAR OF 32 TO 36 BRINKLOW CLOSE MATCHBOROUGH WEST REDDITCH B98 0HE - REDDITCH BOROUGH COUNCIL

Outline application for the erection of 5 No. 2-bed dormer bungalows with associated infrastructure (affordable housing)

The application was for outline planning permission for the construction of 5 two bedroomed dormer bungalows on Council owned land. It was noted that all matters were reserved for future

consideration, namely access, layout, scale appearance and landscaping.

Whilst the detail would be subject to a further application, Officers were able to provide an indicative plan showing one potential configuration of the proposed dwellings. Although not for decision at this stage, the plan showed the proposed access route from Drayton Close.

Members were referred to the criteria for assessing applications for development on Incidental open space land under Policy 14 of the Borough of Redditch Local Plan No. 4.

It was noted that the Council cannot currently demonstrate a 5 year supply of housing land and that for this application the presumption in favour of sustainable development would apply unless any adverse impacts would outweigh the benefits. Officers had concluded that any adverse impacts arising from granting permission for the residential development of the site would not significantly and demonstrably outweigh the benefits of the scheme as a whole which would provide affordable housing to meet the Council's identified housing needs. Accordingly, the scheme was recommended for approval.

In response to questions from Members officers confirmed that the existing footpath that crossed the northern section of the site was under the control of Worcestershire County Council, and that prior to works commencing an application would have to be made for it to be stopped up. Based on the indicative plan, a new path had been included which would be positioned adjacent to the northern boundary of the proposed dwellings.

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 40 of the main agenda.

The Meeting commenced at 7.03 pm
and closed at 8.05 pm