

Planning Committee

Wednesday, 10 April 2019

MINUTES

Present:

Councillor Michael Chalk (Chair), and Councillors Roger Bennett, Andrew Fry, Jennifer Wheeler, Wanda King, Yvonne Smith, Julian Grubb, Anthony Lovell and Craig Warhurst

Officers:

Steve Edden, Emily Farmer, Amar Hussain, Helena Plant and Emily Farmer

Democratic Services Officer:

Farzana Mughal

82. APOLOGIES

Apologies for absence were received on behalf of Councillors Salman Akbar, Gemma Monaco, Bill Hartnett and Gareth Prosser. It was confirmed that Councillors Julian Grubb, Anthony Lovell, Yvonne Smith and Craig Warhurst were attending as their respective substitutes.

83. DECLARATIONS OF INTEREST

In respect of application 19/00130/FUL, Councillors Mike Chalk, Roger Bennett, Julian Grubb, Wanda King, Anthony Lovell, Andrew Fry, Yvonne Smith, Craig Warhurst and Jennifer Wheeler declared a collective Other Disclosable Interest in that they are acquainted with the co-applicant Mr Salman Akbar as a fellow Councillor. All Members remained in the room and took part in the discussions and voted on this matter.

In respect of application 19/00318/FUL, Councillors Mike Chalk, Roger Bennett, Julian Grubb, Wanda King, Anthony Lovell, Andrew Fry, Yvonne Smith, Craig Warhurst and Jennifer Wheeler declared a collective Other Disclosable Interest in that they are acquainted with the applicant Mr Matthew Dormer as a fellow Councillor. All Members remained in the room and took part in the discussions and voted on this matter.

In respect of application 18/01515/OUT Councillor Craig Warhurst disclosed an Other Disclosable interest in that he was a board

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Chair

member of Redditch Co-operative Homes (a division of Accord Housing Association). Councillor Warhurst left the room during consideration of this application and took no part in the debate or vote.

84. CONFIRMATION OF MINUTES

RESOLVED that

the Minutes of the meeting of the Planning Committee held on 18th March, 2019 be confirmed as a correct record and signed by the Chair.

85. UPDATE REPORTS

The Committee received update information which had been tabled at the meeting following the publication of the agenda, in respect of the planning applications to be determined. The Committee noted the updated information.

86. APPLICATION 19/00130/FUL - 2 BROCKHILL LANE BROCKHILL REDDITCH B97 6QX - MR AND MRS AKBAR

Conversion and extension of existing double garage to form living accommodation and creation of a new room over

In accordance with Minute No. 81 (18th March, 2019), the Committee had visited the site on 29th March, 2019. Those Members present indicated they had visited the site.

Further to the objections received at the last meeting, the Planning Officer informed the Committee that an amended plan had been received. The plan indicated that the rear dormer window was being replaced with two roof lights. In addition the height of the extension above the garage had been reduced.

Ms Muckle (objector) addressed the Committee under the Council's public speaking rules.

Mr Berry (agent) addressed the Committee under the Council's public speaking rules, and in doing so, stated that in relation to the objectors concerns that these issues had been addressed accordingly.

Having visited the site and considered all of the information before them, Members were minded to approve the application subject to the conditions set out in the report, with a revision to the drawing number in condition 3 to reflect the amended plan.

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 15 and 16 of the main agenda.

[In relation to this agenda item Councillors Mike Chalk, Roger Bennett, Julian Grubb, Wanda King, Anthony Lovell, Andrew Fry, Yvonne Smith, Craig Warhurst and Jennifer Wheeler declared a collective Other Disclosable Interest in that they are acquainted with the co-applicant Mr Salman Akbar as a fellow Councillor. All Members remained in the room and took part in the discussions and voted on this matter.]

87. APPLICATION 18/01515/OUT - VICTORIA WORKS, EDWARD STREET, REDDITCH B97 6HA - MR I WHITE

Outline application for the demolition of redundant factory and erection of up to 75 residential units (matter of scale to be considered under application) Victoria Works, Edward Street, Enfield, Redditch, B97 6HA

It was noted that the update report included an additional representation raising comments in relation to the industrial use of the site and stated this should not be lost to a residential use and by splitting the existing premises into much smaller units could potentially make the site more commercially viable.

Mr Hancock (agent) and Mr Mann (architect) addressed the Committee under the Council's public speaking rules. In doing so it was explained that the applicant was working with Accord Housing with a view to them taking on the site.

A Member expressed that some of the s106 funding should be allocated to support the Local Transport Services.

Having considered all of the information before them, the Committee was minded to approve the application, subject to conditions set out in the report.

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 outline planning permission subject to:-

- a) The satisfactory completion of a S106 planning obligation ensuring that:

- Contributions are paid to the Borough Council in respect of off-site open space, and equipped play in accordance with the Councils adopted SPD;
- Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development;
- Contributions are paid to Worcestershire County Council towards County education infrastructure in accordance with the Councils adopted SPD;
- Contributions are paid to Worcestershire County Council for localised improvements to the cycle network and for personal travel planning.

and

- b) The conditions and informatives set out on pages 32 to 36 of the main agenda.

[In respect of application 18/01515/OUT Councillor Craig Warhurst disclosed an Other Disclosable interest in that he was a board member of Redditch Co-operative Homes (a division of Accord Housing). Councillor Warhurst left the room during consideration of this application and took no part in the debate or vote.]

88. APPLICATION 19/00137/CUPRIO - WALNUT TREE FARM DARK LANE ASTWOOD BANK REDDITCH B96 6AS - MR ADRIAN NICHOLLS

Conversion of existing agricultural barn to create one dwelling

It was noted that the update report included an additional condition that the proposed works were carried out in accordance with the method statement as outlined within the submitted ecology appraisal, to ensure that no animals were killed or injured during the works and that there was no breach of current wildlife legislation.

Having considered all of the information before it, the Committee was minded to approve the application, subject to conditions set out in the report.

RESOLVED THAT

Having regard to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and to all other material considerations, Prior Approval is GRANTED subject to the conditions and informatives set out on pages 44 to 48 of the main agenda.

89. APPLICATION 19/00318/FUL - UNITS 1 & 2 ENFIELD INDUSTRIAL ESTATE HEWELL ROAD REDDITCH B97 6BG - MR M DORMER

Change of Use of the existing property known as Premier House currently B1 / B2 Use Class to that of Sui-Generis Use Class, specifically Plant Hire maintenance and sales, ancillary parking and fenced storage yard, along with a further vehicular access to Hewell Road and external storage yard units 1&2, Enfield Industrial Estate, Hewell Road, Enfield, Redditch, B97 6BG

The Planning Officer confirmed that there had been no objections received in relation to this application.

Having considered all of the information before them, the Committee was minded to approve the application, subject to conditions set out in the report.

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 53 to 55 of the main agenda.

[In relation to this agenda item Councillors Mike Chalk, Roger Bennett, Julian Grubb, Wanda King, Anthony Lovell, Andrew Fry, Yvonne Smith, Craig Warhurst and Jennifer Wheeler declared a collective Other Disclosable Interest in that they are acquainted with the applicant Mr Matthew Dormer as a fellow Councillor. All Members remained in the room and took part in the discussions and voted on this matter.]

The Meeting commenced at 7.00 pm
and closed at 8.36 pm