

**MINUTES**

**Present:**

Councillor Gemma Monaco (Chair), Councillor Salman Akbar (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, Michael Chalk, Andrew Fry, Julian Grubb, Jennifer Wheeler and Joe Baker

**Also Present:**

Karen Hanchett - County Highways

**Officers:**

Helena Plant, Paul Lester, Steve Edden, Amar Hussain and Sharron Williams

**Democratic Services Officer:**

Sarah Sellers

**1. CHAIRS WELCOME**

The Chair welcomed the Committee members, public speakers and officers to the virtual Planning Committee meeting being held via Skype. The Chair explained that the meeting was being live streamed on the Council's YouTube channel to enable members of the public to observe the committee.

**2. APOLOGIES**

Apologies for absence were received from Councillor Bill Hartnett. Councillor Joe Baker attended the meeting as substitute for Councillor Hartnett.

**3. DECLARATIONS OF INTEREST**

Councillor Baker-Price declared an Other Disclosable Interest in relation to agenda item 8, namely that his residential address was on the same street as the application site, Oakham Close. He explained that he had not had any involvement in the application

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Chair

and was able to approach the debate with an open mind. Councillor Baker-Price remained in the meeting and participated in the debate and vote.

**4. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17TH JUNE 2020**

**RESOLVED that**

**The Minutes of the Planning Committee held on 17<sup>th</sup> June 2020 be confirmed as a correct record and signed by the Chair.**

**5. UPDATE REPORTS**

Members confirmed that they had received the Updates Report.

**6. APPLICATION 19/01575/FUL FORMER PLAY AREA EDGEWORTH CLOSE REDDITCH B98 8QQ - MR MATTHEW BOUGH (ON BEHALF OF REDDITCH BOROUGH COUNCIL)**

Residential development of 19 affordable dwellings with associated parking

Officers outlined the application which was for the construction of 19 affordable rented dwellings on Council owned land, namely the former play area off Edgeworth Close. The application was being made by the Council and the proposed dwellings, 3 two bedroom bungalows, 6 two bedroom dwellings and 10 three bedroom dwellings, would form part of the Council's housing stock.

Officers explained the layout of the site with reference to the plan on page 5 of the Site Plans and Presentations Pack and it was noted that access would be achieved by extending the existing access road at the side of numbers 96 and 104 Edgeworth Close. The plans for the site included enhancements to the wooded area as per the plan at page 20 and this area would be connected to the existing footpath network.

With regard to policy considerations, the loss of open space had to be balanced against the provision of affordable housing and the Members were referred to Policy 13 of the Borough of Redditch Local Plan No. 4 and the assessment of the proposal as set out on pages 12 to 15 of the main agenda. Officers had concluded that the proposed development outweighed the value of the land as open space.

With regard to highways matters, each dwelling would have 2 parking spaces and there had been no objections to the scheme from County Highways.

A number of local residents had objected and the concerns raised were summarised on pages 11 and 12 of the main agenda.

Section 106 contributions would be payable as summarised on page 19 of the main agenda.

It was noted that the Council cannot currently demonstrate a five year supply of housing land. Overall, officers had concluded that the loss of Open Space provision was offset by the enhancement of the wooded area and as such the scheme was considered to be acceptable in accordance with the policies in Local Plan No 4, and was recommended for approval.

The following speakers addressed the Committee under the Council's public speaking rules:-

- Mrs Janis Thompson - Local Resident (comments read by an officer)
- Councillor Michael Rouse - Ward Member
- Councillor Bill Hartnett – Ward Member
- Ms Bonnie Carswell - Agent for the applicant

In discussing the application Members noted some of the points raised by the public speakers including concerns about parking and highways issues and the configuration of the proposed access road close to existing garages and parked vehicles. Officers from County Highways confirmed that they had been made aware of the highways concerns of local residents. The application had been carefully assessed and found to be acceptable in terms of vehicle movements in and out of the site.

Whilst acknowledging the points raised in public speaking, Members commented positively regarding the proposed development and the contribution that would be made to the affordable housing provision in the Borough.

### **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 suitable legal mechanism to ensure that :**

1. Contributions are paid to the Borough Council in respect of off-site open space and equipped play and sport provision in accordance with the Council's adopted SPD.
2. Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.
3. Contributions are paid towards the Town Centre enhancement in accordance with the Town Centre Strategy.
4. 30% Affordable housing to be provided on site as part of the scheme.
5. Contribution to be paid to Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large. Agreement of a final sum to be delegated to the Head of Planning and Regeneration subject to verifying any deductions based on services already provided by the WAHT).
6. Contribution to be paid to County Highways to be used towards improvement to local walking and cycling infrastructure, community transport and footway improvements.
7. The remaining open space area to be enhanced in accordance with the approved plans shall be provided as part of the scheme before the development is first brought into use and maintained as such thereafter.
8. Contribution of a section 106 monitoring fee (as of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met).

And

- b) The conditions and informatives set out on pages 22 to 29 of the main agenda.

7. **APPLICATION 19/01630/FUL - ST BENEDICT'S, CHURCH HALL, ROWAN ROAD BATCHLEY REDDITCH B97 6NB - BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES**

Demolition of social club and erection of 11 dwellings (comprising 9 two bed houses, 1 two bed maisonette, 1 one bed maisonette) and associated development

Officers outlined the application which would involve the demolition of the existing single storey brick building formerly used as a social

club, and its replacement with a residential development of 11 dwellings.

It was noted that the site was located within the urban area of Redditch with no particular policy designation. As such the site appeared as “white land” on the Local Plan Policies map and proposals in this category would be considered on their individual merits.

Officers explained the proposed layout of the site with reference to the relevant plans and it was noted that the proposed dwellings had been designed to be similar to those in the surrounding area. The existing vehicular access adjacent to 16 Rowan Road would be retained.

With regard to the principle of development, it was noted that the social club had been closed since 2018 and as set on page 36 of the main agenda there were a number of physical and financial constraints that would affect its ability to re-open. Given its urban location officers had concluded that the demolition of the existing social club and its replacement by housing was acceptable, and that in the absence of a five year supply of housing land significant weight should be attached to the fact that the scheme would contribute to providing dwellings for the Borough.

Officers were satisfied as to the proposed density of the dwellings and that acceptable separation distances could be achieved resulting in the scheme being acceptable as regards residential amenity.

Three out of the eleven dwellings would be provided as affordable homes in line with the Council’s policy on Affordable Housing.

Members were referred to the revised recommendation set out in the Update Report and the revised wording of Condition 6 which had been updated in light of the submission by the applicant of a Construction Management Plan.

The application was recommended for approval.

The following speakers addressed the Committee under the Council’s public speaking rules, the first two in objection to the application:-

- Mr Joseph Robinson - Local Resident (comments read by an officer )
- Mrs Lisa Hutchings - Local Resident
- Mr Andrew Murphy - Agent for the applicant

In responding to Members questions, officers clarified that the level of affordable housing proposed had been approved by the Councils Housing Strategy Team.

In debating the application Members acknowledged the concerns of the public speakers and the loss of a former community asset. At the same time the financial implications of improving the existing structure were also noted, and on balance, and given the sustainable location, Members were supportive of the proposed scheme.

### **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 suitable legal mechanism to ensure that :**
- **Contributions are paid to the Borough Council in respect of off-site open space, and equipped play, in accordance with the Council's adopted SPD.**
  - **Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development.**
  - **Contributions are paid towards the provision of improvements and environmental enhancements to the Town Centre.**
  - **Contributions are paid to Worcestershire County Council for localised improvements to highway infrastructure.**
  - **Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries.**
  - **Contribution to be paid to the NHS Acute Hospitals (final figure to be agreed).**
  - **A minimum of 3 units of accommodation are restricted to affordable housing in perpetuity.**
  - **Section 106 monitoring fee(s) are paid to the Borough Council.**

**And**

- b) **The conditions and informatives set out on pages 41 to 45 of the main agenda save that Condition 6 in the main agenda be replaced with the revised wording set out below:-**
- 6) **All development works, including demolition works shall be carried out in accordance with the submitted Construction**

**Management Plan P19.101.09 received 10<sup>th</sup> July 2020 which includes details of measures to prevent mud or other detritus being carried onto the highway, details of site operative parking areas, material storage areas and the location of site operatives facilities, adherence to construction working hours of 8am – 6 pm Monday to Friday and 8 am – 1 pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.**

**Reason: to ensure the provision of adequate on-site facilities and in the interests of highway safety and the residential amenities of the area.**

**8. APPLICATION 20/00328/REM - 44 OKAHAM CLOSE  
OAKENSHAW SOUTH REDDITCH B98 7YG - MR T GERAGHTY**

Reserved matters application for the erection of a dwelling

Officers explained that the application was seeking approval of reserved matters relating to the erection of a bungalow in the curtilage of number 44 Oakham Close, including details of access, appearance, landscaping, layout and scale. It was noted that the principle of development had been established under an earlier outline application (ref 18/00455/OUT) which had been allowed on appeal by the Planning Inspectorate. Members were referred to the appeal decision dated 5<sup>th</sup> April 2019 which was attached as an appendix to the report.

Officers outlined the layout of the proposed bungalow and its position in relation to the site and neighbouring properties with reference to the plans and photographs in the Site Plans and Presentations Pack. The proposed dwelling would consist of a three bedroomed detached dormer style bungalow and being of a similar design and scale to the other dwellings on Oakham Close had been deemed by officers to be acceptable.

Five objections from local residents had been received and in light of this officers had carefully considered the issue of impact on residential amenity and privacy. It was noted that the separation distances were policy compliant and that in considering the appeal the Inspector had rejected the previous refusal reason regarding impact on neighbouring amenity for the reasons set out on page 50 of the main agenda.

There were no other objections to the application and officers were recommending approval.

The following speakers addressed the Committee under the Council's public speaking rules, the first three in objection to the application:-

- Mrs Lucy Chin - Local Resident
- Mrs Ellen Cotton - Local Resident
- Mrs Susan Bowen-Peters - Local Resident (comments read by an officer)
  
- Mr Neal Kennedy - Agent for the applicant

In debating the application Members referred to separation distances and to the concerns raised by the public speakers regarding potential overlooking. In response to questions from Members, officers confirmed their assessment that the separation distances were acceptable and that the presence of a dormer window at the rear was not of itself a ground which could support refusal, the fall-back position being that such a dormer window could be added to a differently designed dwelling at a later stage under permitted development rights.

**Having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions set out on pages 51 to 52 of the main agenda.**

[Councillor Baker-Price declared an Other Disclosable Interest in relation to this application, namely that his residential address was on the same street as the application site, Oakham Close. He explained that he had not had any involvement in the application and was able to approach the debate with an open mind. Councillor Baker-Price remained in the meeting and participated in the debate and vote.]

The Meeting commenced at 7.00 pm  
and closed at 9.24 pm