

Planning Committee

Wednesday, 23 September 2020

MINUTES

Present:

Councillor Salman Akbar (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, Michael Chalk, Andrew Fry, Julian Grubb, Bill Hartnett, Jennifer Wheeler and Anthony Lovell

Officers:

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

Democratic Services Officer:

Sarah Sellers

26. CHAIRS WELCOME

The Chair welcomed the Committee members 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.

It was noted that agenda item 7, Application 20/00850/PIP Land adjacent to Feckenham Gardens, had been withdrawn by the applicant and would not be discussed.

27. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco. Councillor Anthony Lovell attended as substitute for Councillor Monaco.

28. DECLARATIONS OF INTEREST

There were no declarations of interest.

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Chair

29. CONFIRMATION OF MINUTES OF PLANNING COMMITTEE HELD ON 9TH SEPTEMBER 2020

RESOLVED that

The Minutes of the Planning Committee held on 9th September 2020 be confirmed as a true record and signed by the Chair.

30. UPDATE REPORTS

It was noted that there was no update report.

31. APPLICATION 20/00269/OUT - LAND ADJACENT TO 29 BERKELEY CLOSE WINYATES GREEN REDDITCH B98 0QB - REDDITCH BOROUGH COUNCIL

Outline application (all matters reserved for subsequent consideration) for the erection of 2 no. three bedroomed dwellings

Officers presented the application which was for outline permission for the construction of two detached dwellings on council owned open space land at Berkeley Close.

At this stage all matters were reserved apart from the principle of development. Members were referred to the indicative layout plan on page 10 of the Site Plans and Presentations Pack which showed how two dwellings could be accommodated on the site.

It was noted that the application site was designated as “incidental open space” in accordance with the Borough of Redditch Local Plan No. 4 Policy, and currently consisted of an area of semi-mature trees. In considering the application, the test to be applied was whether the need for development outweighed the need for the area to be maintained as incidental open space.

Officers had carefully assessed the application and were recommending that outline planning permission be granted.

In debating the application Members noted the current condition of the land as low grade woodland, and indicated that on balance the re-use of the land for two dwellings would be acceptable.

RESOLVED that

having regard to the development plan and all other material considerations, outline planning permission be granted subject to the conditions and informative set out on pages 6 to 8 of the agenda.

32. APPLICATION 20/00850/PIP - LAND ADJACENT TO FECKENHAM GARDENS ASTWOOD LANE FECKENHAM WORCESTERSHIRE B96 6JQ - MRS P DORMER

This application was withdrawn by the applicant in advance of the meeting.

33. APPLICATION 20/00892/LBC -THE OLD COURT HOUSE THE SQUARE FECKENHAM WORCESTERSHIRE B96 6HR - MR & MRS JAMIE AND KATHERINE NEALE

Minor external landscaping works (Hard and Soft) both at the front and at the rear of the property and minor repairs to the retaining wall (Retrospective)

Officers outlined the application which was for retrospective consent to regularise works previously carried out to a Grade II Listed Building in the Feckenham Conservation Area.

Members were referred to the plans and photographs in the Site Plans and Presentations Pack which showed the works. An objection had been received from the adjoining dwelling that the hazel screen in the front garden of the application site would lead to a loss of light. Officers had assessed this carefully but taking into account the height of the screen and the south facing aspect of the window, it was not considered that there was a demonstrable impact on the level of light to the detriment of the amenity of the occupiers.

It was noted that the Conservation Officer had not raised any objections.

RESOLVED that

having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions on page 20 of the agenda.

34. APPLICATION 20/00915/ADV - STARBUCKS MORRISONS CAR PARK CLEARWELL ROAD WINYATES WEST REDDITCH BN98 0SW - THE MAGIC BEAN CO LTD

Illuminated and non-illuminated signage (Starbucks)

Officers updated Members that since the agenda had been published one further letter of objection had been received bringing the total to three, although no additional issues to those already set out on page 22 of the agenda had been raised.

Members were referred to the photographs and drawings in the Site Plans and Presentations Pack as to the proposed appearance of the various signs. The signs would primarily be attached to the newly constructed unit, with a small number to be free standing including the totem pole sign (page 47) and the monument sign (page 52).

The freestanding signs would not exceed the height of the existing freestanding Morrisons petrol filling station sign, and following consultation with County Highways, a condition had been included (Condition 7) to limit the brightness of the illuminated elements of the signs.

The location of the properties of those who had objected had been considered and it was noted that there was some distance between the houses and the site and that there was significant screening provided by trees. For these reasons officers were satisfied that the application was acceptable as to any impact on residential amenity.

In debating the application members commented on the level of screening provided by the trees, the control over the illumination levels of the signs which would be achieved through condition 7 and the difference in levels between Clearwell Road and the residential streets to the South of the site off Ickniel Street.

RESOLVED that

having regard to the development plan and to all other material considerations, advertisement consent be granted subject to the conditions and informatives set out on pages 24 to 25 of the agenda.

The Meeting commenced at 7.05 pm
and closed at 7.57 pm