

# Planning Committee

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## MINUTES

### Present:

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

### Also Present:

Sukvinder Agimal (County Highways)

### Officers:

Helena Plant, Steve Edden, Amar Hussain and Pauline Ross

### Democratic Services Officer:

Sarah Sellers

#### 43. 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.

The Chair apologised for the later than usual start time which had been due to technical issues.

#### 44. APOLOGIES

There were no apologies for absence.

#### 45. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 46. CONFIRMATION OF MINUTES OF THE MEETING OF PLANNING COMMITTEE HELD ON 14TH OCTOBER 2020

**RESOLVED that**

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Chair

**The Minutes of the Planning Committee held on 14<sup>th</sup> October 2020 be confirmed as a true record and signed by the Chair.**

**47. UPDATE REPORTS**

There was no update report.

**48. APPLICATION 17/01357/FUL - LAND AT THE REAR OF VICTORIA HOUSE FECKENHAM ROAD ASTWOOD BANK REDDITCH B96 6DS - MR D BROADBENT**

Proposed three two-bedroom flats

Officers outlined the application which was for the construction of three two-bedroom flats, with under cover parking, associated amenity space and formalisation of the external parking area. It was noted that the formalised parking would serve the future occupants of the proposed flats and be shared by residents of the flats at Victoria House.

Officers explained the orientation and proposed layout of the site by reference to the plans and photographs in the presentation pack. It was noted that exit and egress would be via the existing access road linking the parking area to Feckenham Road.

The principle of development would be compliant with Policy 2 of the Borough of Redditch Local Plan and given the existing mixed pattern of development in the area the proposal had been assessed as acceptable with regard to design, density and appearance.

It was noted that objections had been received from residents living in Beverley Close whose back gardens abutted the northern boundary of the site. Issues raised included loss of privacy, loss of light and over development.

Officers had carefully assessed the application and found it to be compliant in terms of separation distances and the proposed arrangement was not considered to be overbearing or have an unacceptable impact on residential amenity.

With regard to highway issues, the initial objection lodged by County Highways had been withdrawn in light of changes made to the scheme by the applicant. These changes included increasing the amount of parking, widening the access road by moving a boundary wall and removing a small section of wall at the junction of the access road and Feckenham Road to improve visibility.

Officers had concluded that there were no adverse impacts of granting planning permission that would outweigh the benefits and the application was recommended for approval.

At the invitation of the Chair the following public speakers addressed the Committee under the Council's Public Speaking Rules in objection to the application: -

- Mr Darren Thompson - local resident
- Mr David Good year - local resident
- Ms Tessa Hawes - local resident

In responding to questions from Members, officers clarified a number of points including: -

- That no objection to the scheme had been raised by the fire authority.
- That the plan provided of the car park area was to scale and under the conditions the applicant would be required to build out the development in accordance with the plans.
- That the proposed works to create a passing space on the access road and remove the wall at the junction with Feckenham Road were within the control of the applicant who was the land owner.
- That a bin storage area was included in the plans with pedestrian access.

In debating the application Members commented on the highways issues raised in public speaking, access to the site, parking and the location of bin storage. It was noted that the application complied with the relevant policies and that the development could improve the appearance of the area. The recommendation was proposed and seconded.

Following further discussion regarding boundary treatment, it was agreed that the recommendation should be amended to add an additional condition requiring the developer to submit a scheme to the Local Planning Authority for approval as to the details of what boundary treatment would be used and provision of appropriate bin storage. Members requested that in drafting the final wording officers should stipulate that the boundary treatment for the rear gardens of the houses on Beverley Close be completed upon commencement of the development.

### **RESOLVED that**

**Having regard to the development plan and to all other material considerations, planning permission be granted subject to: -**

(1) the conditions and informatives set out on pages 14 to 18 of the agenda;

and

(2) the addition of the following extra condition regarding boundary treatment and bin storage: -

**Prior to development commencing, a scheme shall be submitted to and approved in writing by the local planning authority detailing the boundary treatments to the site along with the provision of a suitable bin storage area. Those boundary treatments which abut numbers 8, 7 and 6 Beverley Close shall be installed before the construction of the building starts. The remaining boundary treatments shall be installed prior to the first occupation of the building, as will the bin storage area. The boundary treatments and bin storage areas will be retained for the life of the development hereby approved.**

**Reason: To provide suitable boundary treatments, in order to protect the residential amenity of existing neighbours and future occupiers of the development; and in the interests of providing adequate refuse storage capacity in a visually acceptable manner. The condition is required to be pre-commencement as it is necessary to protect the residential amenity of the neighbours along Beverley Close throughout the early stages of development.**

**49. APPLICATION 20/00795/FUL - 101 SALFORD CLOSE  
WOODROW REDDITCH B98 7UL - MR JOHN BENNETT**

First floor side extension

Officers presented the application which would involve the removal of the existing first floor “box” dormer window to the side of the property and its replacement with a first floor side extension with a pitched roof and two windows, one at the front and one at the rear.

Objections had been received from the two adjoining properties on either side of the application site on the grounds of harm to the character of the area, overlooking and loss of light.

In assessing the scheme officers had found the application to be acceptable as regards design and were recommending approval. In forming this view officers had noted the existing separation

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distance between the application site and number 99 Salford Close and that under the new arrangement there would be no window to the side of host property at first floor level.

The recommendation was proposed and seconded and during the Skype meeting the vote was taken and Members voted in favour of granting planning permission.

**[NOTE: In the final stages of the vote on this item being taken there were technical difficulties with the live stream of the meeting on the Council's YouTube channel, and the broadcast ended prior to the vote being completed. In light of the requirements as to remote meetings set out in the relevant regulations and to ensure transparency for members of the public, the Council's Monitoring Officer has decided that this application will be included on the next agenda of the Planning Committee (11<sup>th</sup> November 2020) to allow the vote to be re-taken and broadcast via the live stream.]**

The Meeting commenced at 7.22 pm  
and closed at 8.45 pm