

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Julian Grubb (Vice-Chair) and Councillors Karen Ashley, Tom Baker-Price, Aled Evans, Andrew Fry, Timothy Pearman and Emma Marshall

Officers:

Helena Plant, Amar Hussain and Claire Gilbert

Democratic Services Officer:

Sarah Sellers

55. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco and Councillor Imran Altaf. Councillor Emma Marshall attended as substitute for Councillor Monaco.

56. DECLARATIONS OF INTEREST

Councillor Emma Marshall declared an Other Disclosable Interest in agenda item 8 in that she had previously made public comments regarding the application in her role as one of the ward councillors for Greenlands. Councillor Marshall left the meeting during the consideration of agenda item 8 and played no part in the debate or the vote.

57. CONFIRMATION OF MINUTES OF THE MEETING OF PLANNING COMMITTEE HELD ON 19TH JANUARY 2022

RESOLVED that

The Minutes of the Planning Committee meeting held on 19th January 2022 be approved as a true record and signed by the Chair.

58. UPDATE REPORTS

There was no update report.

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Chair

59. APPLICATION 21/00249/FUL - LAND NORTH OF DROITWICH ROAD DROITWICH ROAD FECKENHAM WORCESTERSHIRE - SARAH WATTS

Change of use from agriculture to a mixed use of agriculture and the keeping of horses, erection of two mobile stables, a mobile hay store and retention of a vehicular access and parking area.

The Chair announced that this item had been withdrawn from the agenda.

60. APPLICATION 22/00003/FUL - UNITS 58 TO 69 AND 82 TO 90, HEMING ROAD, REDDITCH, WORCESTERSHIRE, B98 0EA - THREADNEEDLE PROPERTY UNIT TRUST C/O WORKMAN LLP

Alterations to roof parapets to accommodate the repair / replacement of existing flat roofs

Officers presented the application which related to 4 stand alone buildings located at the Washford Industrial Estate containing a total of 21 industrial units with varying footprints.

The proposal before Members was for alterations to the existing roof parapets to accommodate the repair and replacement of the existing flat roofs.

Officers took Members through the plans and images in the Site Plans and Presentations Pack. It was noted that application was compliant with the relevant policies and given the minimal increase in height proposed the application was not judged to have any negative impact on the character of the area or the existing amenities of nearby occupiers.

Members were advised that the publicity period for the application would not expire until 20th February and as such officers were seeking delegated powers to grant the application following the expiry of the publicity period.

RESOLVED that

Having regard to the development plan and to all other material considerations, Delegated Powers be granted to the Head of Planning, Regeneration and Leisure Services to GRANT planning permission following the expiry of the publicity period and subject to the conditions set out on pages 34 to 35 of the Agenda.

61. APPLICATION 22/00027/FUL - THORLUX LIGHTING, MOONS MOAT NORTH INDUSTRIAL ESTATE, MERSE ROAD, REDDITCH, WORCESTERSHIRE, B98 9HL - MR ADAM PEAT

Installation of solar PV panels on the existing roof

Officers presented the application and in doing so updated Members that County Highways had provided a consultation response that there were no highways implications and as such there were no highways objections.

Members were advised that the proposed works to the site at Thorlux Lighting on North Moons Moat Industrial Estate would consist of the installation of solar panels on the southern part of the existing roof of the building, solar panels having already been installed on the northern part of the roof in 2019.

Officers took Members through the plans and images in the Site Plans and Presentations Pack. It was noted that application was compliant with the relevant policies and would allow the applicant to generate renewable energy and decrease their carbon use, with the solar panels providing 36% of the sites annual electricity demand.

Members were advised that the publicity period for the application would not expire until 20th February and as such officers were seeking delegated powers to grant the application following the expiry of the publicity period.

Councillor Fry asked for it to be noted that the title of the industrial park where the application site was located was "North Moons Moat" Industrial Estate.

RESOLVED that

Having regard to the development plan and to all other material considerations, Delegated Powers be granted to the Head of Planning, Regeneration and Leisure Services to GRANT planning permission following the expiry of the publicity period and subject to the conditions set out on pages 39 to 40 of the Agenda.

62. APPLICATION 21/01810/PRIOR - GREENLANDS BUSINESS CENTRE, STUDLEY ROAD, REDDITCH, WORCESTERSHIRE, B98 7HD - JOHN HOMER ON BEHALF OF REDDITCH BOROUGH COUNCIL

Installation of a Solar Photovoltaic System to existing roof of the existing business centre – 100no Vertex S Monocrystalline Modules

Officers presented the application which related to the installation of solar PV equipment on the roof of the Council owned business centre.

It was explained to Members that this was a “prior notification” application whereby notice of proposed works were given and assessed by the LPA against a specific list of predetermined criteria set out in the General Permitted Development Order (GPDO).

Members were referred to the specific Class J criteria as set out on page 42 of the agenda. Officers had assessed the proposal and found it to be compliant with the relevant criteria including as to height, position and method of fixing, and use of anti-glare coating on the panels. It was not considered that the panels would be highly visible from within the street scene or neighbouring land.

Whilst the matter had been reported to Planning Committee as the applicant was the Council and officers did not have the ability to determine the application under delegated powers, the recommendation was that prior approval would not be required and Members were asked to resolve this and to impose the two standard conditions set out on page 43.

RESOLVED that

Having regard to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and to all other material considerations :-

- 1. that prior approval is not required; and**
- 2. that the development shall be carried out in accordance with the conditions set out on page 43 of the agenda.**

[Councillor Emma Marshall declared an Other Disclosable Interest in relation to this agenda item in that she had previously made public comments regarding the application in her role as one of the ward councillors for Greenlands. Councillor Marshall left the meeting during the consideration of this agenda item and played no part in the debate or the vote.]

The Meeting commenced at 7.00 pm
and closed at 9.19 pm