

Planning Committee

Wednesday, 21 June 2023

MINUTES

Present:

Councillor Peter Fleming (Chair), Councillor Imran Altaf (Vice-Chair) (in attendance for Minute Numbers 16 and 17) and Councillors Juma Begum, Bill Hartnett, Chris Holz, Sid Khan, Anthony Lovell, Timothy Pearman and Sharon Harvey

In attendance

Councillor Kerrie Miles

Officers:

Helena Plant, Amar Hussain (on Microsoft Teams), David Kelly and Ryan Keyte

Democratic Services Officer:

Gavin Day

11. APOLOGIES

Apologies for absence were received from Councillor Andy Fry with Councillor Sharon Harvey in attendance as substitute.

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

13. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the Planning Committee held on 24th May 2023 were a true and accurate record and signed by the Chair.

14. UPDATE REPORTS

There were no update reports.

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Chair

15. 22/01563/FUL - OLD YARR, BLAZE LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6QA

The Chair announced that the agenda item was tabled in error and had been heard at a prior Planning Committee meeting on 24th May 2023, therefore, the item had been withdrawn from the agenda.

16. 23/00464/FUL - FECKENHAM FOOTBALL CLUB, MILL LANE, FECKENHAM, REDDITCH, WORCESTERSHIRE, B96 6HY

This application was being reported to the Planning Committee because the site included land owned by Redditch Borough Council. As such the application fell outside the Scheme of Delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 11 to 17 of the Site Plans and Presentations Pack.

The application was for The Feckenham Football Club, Mill Lane, Feckenham, B96 6HY and sought planning permission for the erection of a storage shed.

Officers detailed that the site fell under four separate designations that restricted development, these were detailed on page 14 of the Site Plans and Presentations pack.

Officers further clarified the areas of designation for the site and the responses to consultations given during the course of the application.

- Designated Conservation Area – As the application was simple in construction, it was decided that it would preserve the significance of the conservation area and no objection was raised by the Conservation Officer.
- Greenbelt – The development was deemed an appropriate form of development in the greenbelt due to the surrounding land use.
- Primarily Open Space – the proposal supported the existing use of the wider site and did not result in any loss of the playing pitch and was therefore deemed appropriate.
- Scheduled Monuments – The application site was located within the Feckenham Manorial Moated site. The storage shed was in an area previously occupied by decking and situated on concrete slabs, therefore, no groundworks were necessary for the landscaping or foundations. As there would be limited physical impact on the site, no objection had been raised.

Members confirmed from Officers that there would be no increase in the hard standing on the site. Members commented that they considered the application to be very straight forward and on being put to a vote, it was.

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the Conditions outlined on page 30 of the Public Reports pack.

17. 22/01562/FUL - OLD YARR, BLAZE LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6QA

The application was reported to Planning Committee for determination because an objection had been received from Feckenham Parish Council and the recommendation was for approval. As such the application fell outside the Scheme of Delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 15 to 20 of the Supplementary Agenda pack.

The application was for the Old Yarr, Blaze Lane, Redditch, B96 6QA and sought retrospective planning permission for a tractor store and manure clamps.

Officers detailed to Members the location of the site on page 17 of the Supplementary Agenda pack, and further detailed the floor plan of the tractor store and manure clamps.

The structure was deemed an appropriate facility in the green belt and it was considered that a permitted development fallback existed in relation to the construction of the manure clamps.

Officers drew Members attention to comments made by North Worcestershire Water Management (NWWM) as detailed on pages 9 and 10 of the Supplementary Agenda Pack. Officers detailed that there were concerns raised over surface water runoff as the site fell within flood zones 2 & 3, therefore, to address the concerns raised by NWWM, conditions had been attached to the recommendation to mitigate the risks.

At the invitation of the Chair Mr Greg Collings, the applicant's Planning Agent addressed the committee in support of the application.

Officers clarified the following points after questions from Members.

- That there were a number of retrospective applications connected to the Old Yarr, all of which were considered separately on their own merits.
- Officers had not been aware of any pre-application advice being sought by the applicant from the Council.
- Due to the retrospective nature of the application, there could not be any pre-commencement Conditions attached to the recommendation. Therefore, the applicant would have 3 months to implement the Conditions.
- It was considered that a permitted development fallback existed in relation to the construction of the manure clamps. Therefore, it would not be possible to control nitrate run off through planning conditions.

Members then debated the application.

Members enquired whether any investigations were ongoing as they were aware of a number of rejected retrospective applications in relation to this site, Officers replied that the site remained under investigation.

Members expressed their concern regarding the applicant meeting the imposed Conditions, Officers reassured Members that they would maintain contact with the applicant, Should the conditions imposed not be complied with, the Council would consider an appropriate course of action.

Members expressed their displeasure regarding the retrospective nature of the application.

On being put to a vote it was

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the Conditions outlined on pages 12 and 13 of the Supplementary Agenda pack.

The Meeting commenced at 7.00 pm
and closed at 7.27 pm