

Planning Committee

Tue 16 Jun
2009
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its, Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:

www.redditchbc.gov.uk

If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

Janice Smyth

**Member and Committee Support Services Assistant
Town Hall, Walter Stranz Square, Redditch, B98 8AH**

Tel: (01527) 64252 Ext. 3266 Fax: (01527) 65216

e.mail: janice.smyth@redditchbc.gov.uk

Minicom: 595528

REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC **SPEAKING**

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as follows:

in accordance with the running order detailed in this agenda (Applications for Planning Permission item) and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Councillors' questions to the Officers - to clarify detail.
- 4) Public Speaking - in the following order:-
 - a) Objectors to speak on the application;
 - b) Supporters to speak on application;
 - c) Applicant to speak on application.

Speakers will be called in the order they have notified their interest in speaking to the Planning Officers (by the 4.00 p.m. deadline on the Friday before the meeting) and invited to the table or lecturn.

- Each individual speaker, or group representative, will have up to a maximum of 3 minutes to speak. (Please press button on "conference unit" to activate microphone.)
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 5) Members' questions to the Officers and formal debate / determination.

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.2, the County Structure Plan (comprising the Development Plan) and other material considerations which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 5.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify Planning Officers by 5.00 p.m. on the Friday before the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Committee Services Officer (indicated at the foot of the inside front cover), Head of Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on the Ringway Car Park.

Declaration of Interests: Guidance for Councillors

DO I HAVE A "PERSONAL INTEREST" ?

- Where the item relates or is likely to affect your **registered interests** (what you have declared on the formal Register of Interests)

OR

- Where a decision in relation to the item might reasonably be regarded as affecting **your own** well-being or financial position, or that of your **family**, or your **close associates** more than most other people affected by the issue,

you have a personal interest.

WHAT MUST I DO? **Declare the existence, and nature, of your interest and stay**

- The declaration must relate to specific business being decided - a general scattergun approach is not needed
- **Exception** - where interest arises only because of your membership of another **public body**, there is no need to declare unless you **speak** on the matter.
- You **can vote** on the matter.

IS IT A "PREJUDICIAL INTEREST" ?

In general only if:-

- It is a personal interest **and**
- The item affects your **financial position** (or conveys other benefits), or the position of your **family, close associates** or bodies through which you have a **registered interest** (or relates to the exercise of **regulatory functions** in relation to these groups)

and

- A member of public, with knowledge of the relevant facts, would reasonably believe the interest was likely to **prejudice** your judgement of the public interest.

WHAT MUST I DO? **Declare and Withdraw**

BUT you may make representations to the meeting before withdrawing, **if** the public have similar rights (such as the right to speak at Planning Committee).



PLANNING COMMITTEE

16 June 2009

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: M Chalk (Chair) N Hicks
 K Banks (Vice- D Hunt
 Chair) R King
 D Enderby D Smith
 J Field
 W Hartnett

<p>1. Apologies</p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p>2. Declarations of Interest</p>	<p>To invite Councillors to declare any interest they may have in the items on the Agenda.</p>
<p>3. Confirmation of Minutes (Pages 1 - 12)</p>	<p>To confirm, as correct records, the minutes of the meetings of the Planning Committee held on the 21 April and 19 May 2009. (Minutes attached)</p>
<p>4. Applications for planning permission (Pages 13 - 14) Acting Head of Planning and Building Control</p>	<p>To consider various applications for planning permission. (Items below refer.) (Covering report attached) (Various Wards)</p>
<p>5. Planning Application 2009/043/FUL - Land between 249 and 253 and to the rear of 253 to 257 Evesham Road (Pages 15 - 20)</p>	<p>To consider a Planning Application for the erection of two detached dwellings with garages. Applicant: Miss J Smith and Mr P Ryan (Report attached) (Headless Cross and Oakenshaw Ward)</p>
<p>6. Planning Application 2009/052/FUL - Former Claybrook First School site, Dilwyn Close, Matchborough (Pages 21 - 32)</p>	<p>To consider a Planning Application for the construction of 36 affordable homes, 2, 3 and 4 bedrooms, with access off Millhill Road. Applicant: Westbury Partnerships (Report attached) (Matchborough Ward)</p>

PLANNING

Committee

Tuesday, 16 June 2009

<p>7. Planning Application 2009/063/OUT - Land adjacent to 17 Chapel Street, Astwood Bank</p> <p>(Pages 33 - 38)</p>	<p>To consider an Outline Planning Application for a detached three bedroomed dwelling with garage.</p> <p>Applicant: Mrs H Palmer</p> <p>(Report attached) (Astwood Bank and Feckenham Ward)</p>
<p>8. Planning Application 2009/071/LBC - Astwood Farm House, Astwood Lane, Astwood Bank</p> <p>(Pages 39 - 42)</p>	<p>To consider a Listed Building Consent for the demolition of an outbuilding and replacement with a double garage.</p> <p>Applicant: Mr J Lavery</p> <p>(Report attached) (Astwood Bank and Feckenham Ward)</p>
<p>9. Planning Application 2009/075/FUL - 1247 Evesham Road, Astwood Bank</p> <p>(Pages 43 - 48)</p>	<p>To consider a Planning Application for the erection of a four bedroom detached dwelling on land adjacent to 1249 Evesham Road.</p> <p>Applicant: Mr T Walton</p> <p>(Report attached) (Astwood Bank and Feckenham Ward)</p>
<p>10. Planning Application 2009/078/COU - 2 Orchard Street, Smallwood</p> <p>(Pages 49 - 54)</p>	<p>To consider a Planning Application for a change of use from single dwelling to hot food takeaway (ground floor) and two bedroomed flat (first floor).</p> <p>Applicant: Mr S M Hussein</p> <p>(Report attached) (Central Ward)</p>
<p>11. Planning Application 2009/079/FUL - Yew Tree House, Weavers Hill, Hunt End</p> <p>(Pages 55 - 60)</p>	<p>To consider a Planning Application for a detached two-storey dwelling following the demolition of existing dwelling and outbuildings.</p> <p>Applicant: Mr D Ellis</p> <p>(Report attached) (Astwood Bank and Feckenham Ward)</p>
<p>12. Planning Application 2009/081/ADV - Town Hall, Walter Stranz Square, Redditch</p> <p>(Pages 61 - 64)</p>	<p>To consider a Planning Application for the display of flags other than permitted National etc. flags.</p> <p>Applicant: Redditch Borough Council</p> <p>(Report attached) (Abbey Ward)</p>

PLANNING

Committee

Tuesday, 16 June 2009

<p>13. Affordable Housing Tenure Clauses - Variation to a Section 106 Agreement - former Megabowl Site</p> <p>(Pages 65 - 70)</p> <p>Acting Head of Planning and Building Control</p>	<p>To consider a variation to a Section 106 Agreement to amend affordable housing tenure clauses in line with current practice for nominating tenants and tenure types in relation to details approved under Planning Application 2005/552/FUL (Erection of 89 residential units with associated parking and amenity space on the former Megabowl site, Greenlands Drive, Greenlands).</p> <p>(Report attached) (Greenlands Ward)</p>
<p>14. Information Reports</p> <p>(Pages 71 - 76)</p> <p>Acting Head of Planning and Building Control</p>	<p>To consider two items of information relating to outcomes of appeals against Planning decisions.</p> <p>(Report attached) (Central Ward)</p>
<p>15. Local Plan No.3 Policies relating to Planning Control decisions - Update</p> <p>(Pages 77 - 88)</p> <p>Acting Head of Planning and Building Control</p>	<p>To note various Borough of Redditch Local Plan No.3 Policies still relevant in relation to Planning Control decisions and those Policies that have become obsolete.</p> <p>(Report attached) (All Wards)</p>
<p>16. Exclusion of the Public</p>	<p>During the course of the meeting it may be necessary, in the opinion of the Acting Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</p>
<p>17. Confidential Matters (if any)</p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>