

Planning Committee

14th July 2009

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Kath Banks (Vice-Chair) and Councillors D Enderby, J Field, W Hartnett, N Hicks, D Hunt, R King and D Smith

Also Present:

D Andrews (Chair, Standards Committee) and M Collins (Vice-Chair, Standards Committee)

Officers:

R Bamford, S Edden, A Hussain and A Rutt and S Skinner

Committee Services Officer:

I Westmore

30. APOLOGIES

There were no apologies for absence.

31. DECLARATIONS OF INTEREST

There were no declarations of interest.

32. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 16th June 2009 be confirmed as a correct record and signed by the Chair.

33. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined six Planning Applications as detailed in the subsequent minutes, below.

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Chair

Officers tabled an update report detailing any late responses to consultation, changed recommendations, further conditions and any additional Officer comments in relation to each application. This report was further updated orally at the meeting as appropriate to each application.

Public speaking was permitted, in accordance with the Council's agreed procedures, in relation to two of the applications being considered.

34. PLANNING APPLICATION 2009/082/FUL - ABBEY RETAIL PARK, REDDITCH

Installation of 1777m² of floor space at mezzanine level
Homebase Ltd, Abbey Retail Park, Redditch
Applicant: Essex County Council Pension Fund

The following people addressed the Committee under the Council's public speaking rules:

Mr Mace - Objector
Mr J McAllister Jones - Agent for the Applicant.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives summarised in the report and the amendment of Conditions 2-5 as detailed below and the following additional Condition 6:

- “2. Development to be carried out in accordance with drawing no. 4376-29 (proposed site layout plan showing cycle parking)**
- 3. Travel plan to be submitted prior to the commencement of development and agreed and implemented in accordance with included programme**
- 4. Development to be carried out in accordance with plans submitted with application:**

Drawing no: 4376-28 - Site Location Plan

Drawing no: 4376-34 - Existing Plans

Drawing no: 4376-36 - Existing and Proposed Indicative sections

Drawing no: 4376-37 - Proposed Plans

5. The mezzanine area to the 'New Unit' as shown as highlighted in brown on drawing number 4376-37 (proposed first floor plan) shall be used for storage use only and shall not be used for retailing to the general public.
 6. The mezzanine area to the current Homebase store highlighted in a light yellow colour on drawing number 4376-37 (proposed first floor plan) shall be used for storage and display use ancillary to the main retail use of the store, and shall not be used for retailing to the general public."
35. **PLANNING APPLICATION 2009/093/FUL - KIDS COMMUNITY NURSERY, BATCHLEY FIRST SCHOOL, CHERRY TREE WALK, BATCHLEY**

Proposed new powder coated covered steel ramp and canopy to the front of the building incorporating an enclosed buggy store and the erection of an outside canopy with fabric roofing to the rear of the building.

Kids Community Nursery, Batchley First School

Cherry Tree Walk, Batchley

Applicant: Mrs Nicola Whittington

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions summarised in the report.

36. **PLANNING APPLICATION 2009/096/FUL - TOOKEY'S FARM, TOOKEY'S DRIVE, ASTWOOD BANK**

Outdoor manège (horse riding arena) on commercial equine land Tookey's Farm, Tookey's Drive, Astwood Bank

Applicant: Mr I Burford

The following people addressed the Committee under the Council's public speaking rules:

Mrs Hussey - Objector

Ms M Marling - Agent for the Applicant.

RESOLVED that

having regard to the development plan and to all other material considerations, planning permission be GRANTED, subject to the conditions summarised in the report with the deletion of Condition 6 (That the development is not artificially lit).

37. PLANNING APPLICATION 2009/110/FUL - 15 HOLLOWFIELDS CLOSE, SOUTHCREST

Detached double garage
15 Hollowfields Close, Southcrest
Applicant: Mr Darren Houl

(This application, which would normally have been dealt with under Officer Delegated Powers, was exceptionally considered by the Committee in view of the fact that the Applicant was the husband of a member of Council staff.)

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions summarised in the report and the following additional condition:

- “3. The accommodation authorised here shall be used incidentally to the dwelling house currently known as 15 Hollowfields Close only and shall at no time be sold, let or otherwise severed therefrom to form a separate unit of accommodation.**

Reason:- In order to satisfy the need for this type of accommodation and to ensure that the whole building <and outbuilding> remain as one dwelling and in accordance with Policy of the Borough of Redditch Local Plan No.3”

38. PLANNING APPLICATION 2009/119/LBC - FLAT 4, YEW TREES, 1190 EVESHAM ROAD, ASTWOOD BANK

Internal alterations to listed building
Flat 4 – Yew Trees, 1190 Evesham Road, Astwood Bank
Applicant: Miss E Greenfield

(This application, which would normally have been dealt with under Officer Delegated Powers, was exceptionally considered by the Committee in view of the fact that the Applicant was an employee of the Council.)

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions summarised in the report.

39. PLANNING APPLICATION 2009/123/FUL - FORMER CLAYBROOK FIRST SCHOOL, DILWYN CLOSE, MATCHBOROUGH

Construction of 36 Affordable Homes, two, three and four bedrooms, with access of Milhill Road
Former Claybrook First School, Dilwyn Close, Redditch
Applicant: Westbury Partnerships

RESOLVED that

subject to expiry of the consultation period on 17th July 2009 with no new material considerations raised, having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Building Control to GRANT planning permission, subject to

- a) **the agreed planning obligation ensuring that the 36 units are for the provision of affordable housing in perpetuity; for the transfer of the on-site open space to Redditch Borough Council for its retention and payment towards its maintenance; the provision of funds towards an equipped toddler play facility on the site; the provision of funds for the enhancement of the underpass and two bus stops on Milhill Road; the provision of the commuted sum for playing pitch provision in the vicinity of the site; and**
- b) **the conditions and informatives summarised in the report, the amendment of Condition 1 to give 5 years to commence development, deletion of Condition 8 (Permeable surfaces wherever hard) and the following additional informative:**

“9. It is requested that noise disturbance to the surrounding residential properties be kept to a minimum by preventing the queuing of delivery vehicles on the surrounding public highway network prior to the commencement of construction each morning, and similarly at the end of each working day. (NB Condition 8 above regarding hours of work on site)”

40. REDDITCH BUS STATION - TAXI RANK ARRANGEMENTS - VARIATION OF PLANNING OBLIGATION (SECTION 106 AGREEMENT)

The Committee received information relating to a variation to the Section 106 Agreement associated with the taxi rank arrangements

at Redditch Bus Station which was deemed desirable as two areas of the agreed taxi strategy had proved to be unworkable.

It was therefore suggested that they should be waived from the remaining requirements of the taxi strategy.

RESOLVED that

the variation to the Section 106 Agreement, dated 3rd November 2000 and made between 1) Thornfield Properties (Redditch) No.1 Ltd, 2) Bank of Scotland, 3) Mable Commercial Funding Ltd, 4) The Council of the Borough of Redditch and 5) Worcestershire County Council, regarding the taxi strategy obligations therein, be agreed: namely that the requirement for the use of the feeder rank and signage be now waived and deleted from the Section 106 Agreement, as it has in practice proven to be ineffective and unhelpful to taxi customers.

41. INFORMATION REPORTS

Planning Application 2008/265/FUL –
Land at Uphill, Sambourne Lane, Astwood Bank, Redditch
Demolition of existing dwelling and erection of four new dwellings

The Committee received a report relating to the outcome of an appeal against a refusal of full planning permission (under Officer's delegated powers) for the erection of two detached dwellings.

Members noted that the appeal against the Planning Authority's decision to refuse the Application had been DISMISSED by the Planning Inspectorate.

RESOLVED that

the item of information be noted.

42. ENFORCEMENT OF PLANNING CONTROL

The Committee considered a contravention of planning law, as detailed in the subsequent minutes below.

**43. ENFORCEMENT REPORT 2009/134/ENF - BLAKEMERE CLOSE,
WINYATES EAST**

Conversion of a single family dwelling house into
two separate residential units

The Committee considered a report which detailed an enforcement matter relating to the reinstatement of a property into a single family dwelling.

RESOLVED that

in relation to a breach of planning control, namely, without planning permission, the carrying out of a conversion of a dwelling into two separate dwellings, authority be delegated to the Head of Legal, Democratic and Property Services, in consultation with the Acting Head of Planning and Building Control, to take enforcement action by way of:

- a) **the issuing of Planning Contravention Notices to establish ownership of various plots of land, names of interested persons and dates works were carried out;**
- b) **the service of Enforcement Notices alleging material changes of use of that land, if required; and**
- c) **the institution of legal proceedings in the event of non-compliance with such Notices.**

The Meeting commenced at 7.00pm
and closed at 8.33pm

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Chair