

Planning Committee

11th August 2009

MINUTES

Present:

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

Also Present:

M Collins (Vice-Chair of Standards Committee)

Officers:

A Hussain, I Mackay, A Rutt, J Staniland and I Westmore

Committee Services Officer:

J Smyth

44. APOLOGIES

Apologies for absence were received on behalf of Councillors Chalk and Hartnett.

45. DECLARATIONS OF INTEREST

There were no declarations of interest.

46. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined a Planning Application as detailed in the subsequent minute below. An update report, tabled at the meeting, provided additional information relating to a petition that had been received in relation to the Application being considered.

Public speaking was permitted on the Application, in accordance with the Council's agreed procedures.

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Chair

**47. PLANNING APPLICATION 2009/124/FUL- LAND AT 31
WHEATCROFT CLOSE, BROCKHILL**

Erection of 1 no. 3 bedroomed end terraced dwelling
With associated parking
Applicant: Mr A Wilkins

Ms L Povah, objecting on behalf of herself and other local residents and Mr A Wilkins, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the following reasons:

- 1. the proposed development, by reason of its additional ridge height above the existing terrace, its footprint stepping back at the rear and its closer proximity to the bund and Brockhill Drive relative to others in Wheatcroft Close, is considered to be out of keeping with the character and pattern of development in the area and as such is contrary to Policies B(HSG)6 and B(BE)13 of the Borough of Redditch Local Plan No.3;**
- 2. the proposed development, by reason of its siting and the resultant loss of garden area to No.31 would result in an overdevelopment of the site that would be visually intrusive within the streetscene, and thus is contrary to Policy B(BE)13 of the Borough of Redditch Local Plan No.3; and**
- 3. the proposed ingress and egress to parking areas is considered to be inadequate and as such would be likely to result in a danger to highway safety and conflict between vehicle users in the communal parking area to the front of the existing and proposed properties. As such the proposal is considered to be contrary to PPG13 which seeks to ensure safe and adequate manoeuvring spaces for vehicles.**

(This decision was taken contrary to Officer recommendation for the reasons stated above.)

48. INFORMATION REPORT

The Committee received information on statistics relating to enforcement activity in the previous six months.

RESOLVED that

the information report be noted.

The Meeting commenced at 7.00 pm
and closed at 7.55 pm

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CHAIR