

Planning Committee

8th September 2009

MINUTES

Present:

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

Also Present:

M Collins (Vice-Chair of Standards Committee)

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

J Smyth

49. APOLOGIES

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

50. DECLARATIONS OF INTEREST

There were no declarations of interest.

51. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meetings of the Committee held on the 14th July and 11th August 2009 be confirmed as correct records and signed by the Chair.

52. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined two 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 both of the applications being considered.

53. PLANNING APPLICATION 2009/144/FUL - LAND TO THE REAR OF 11-13 NEW ROAD, ASTWOOD BANK

Erection of one dwelling

Applicant: Ms D Trim

Ms D Trim, 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 GRANTED, subject to the conditions and informatives summarised in the report.

54. PLANNING APPLICATION 2009/155/FUL - 1076 EVESHAM ROAD, ASTWOOD BANK

Detached double garage to front of property and conservatory to rear

Applicant: Mr C Buggins

(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.)

The applicant, Mr C Buggins, 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) By reason of siting and size, the proposed double garage would represent an overly prominent structure failing to respect the spacious setting of its**

surroundings, and the established street scene. As such, the proposal would have an unacceptable deleterious impact upon the visual amenities of the areas. In addition, approval of such a proposal would set an undesirable precedent for similar forms of development which would further erode the character and appearance of this part of Evesham Road. The proposal is considered to be contrary to Policy B(BE).13 of the Borough of Redditch Local Plan No. 3 and the Council's adopted Supplementary Planning Guidance on Encouraging Good Design.

- 2) The proposed conservatory, by reason of its size and siting would have an adverse impact upon the residential amenities of current and future occupiers of number 1074 Evesham Road, by virtue of the conservatory's overshadowing, overbearing and visually intimidating nature. The development would therefore be contrary to Policy B(BE).14 of the Borough of Redditch Local Plan No. 3 and the Council's adopted Supplementary Planning Guidance on Encouraging Good Design."

The Meeting commenced at 7.00 pm
and closed at 7.19 pm

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CHAIR