

Planning Committee

1st December 2009

MINUTES

Present:

Councillor Michael Chalk (Chair), 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, Standards Committee)

Officers:

S Edden, C Flanagan, A Rutt and I Westmore

Committee Services Officer:

J Smyth

78. APOLOGIES

An apology for absence was received on behalf of Councillor Hartnett.

79. DECLARATIONS OF INTEREST

There were no declarations of interest declared.

(Councillor King had indicated that he was acquainted personally with Mr Rooke, a public speaker for Application 2009/219/RC3 (Proposed new floodlit BMX Track and associated works, land at Arrow Valley Park, Icknield Street Drive), but not sufficiently to warrant a declaration of interest.

Councillors Chalk and Hunt indicated that they were acquainted personally with Mr Marshall, also a public speaker for Application 2009/219/RC3 (proposed new floodlit BMX Track and associated works, land at Arrow Valley Park, Icknield Street Drive), but again not sufficiently to warrant a declaration of interest.)

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Chair

80. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on the 3rd November 2009 be confirmed as a correct record and signed by the Chair.

81. APPLICATIONS FOR PLANNING PERMISSION

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

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 one of the applications being considered.

**82. PLANNING APPLICATION 2009/219/RC3 –
LAND AT ARROW VALLEY PARK,
ICKNIELD STREET DRIVE, MATCHBOROUGH**

Proposed new floodlit BMX track, perimeter fencing to track and clubhouse facility; alterations to existing changing rooms, storage facilities, social activity / club space and minor office accommodation; and diversion of footpath 619 around BMX track enclosure

Applicant: Redditch Borough Council

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

Ms H Wood – Objector
Mr R Mitchell – Objector
Mr S Rooke – Supporter
Mr S Beaumont - Supporter
Mr D Littke – Supporter
Mr S Marshall - Supporter
Mr K Cook - on behalf of the Applicant
Mr N Mason – 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 Informative summarised in the main report with the exception of Condition 2, which was amended to read as detailed below and the addition of two further Conditions also as summarised below:

- “2. a safe pedestrian footpath to be maintained at all times during the construction period.
- 8. hours of construction limit.
- 9. tannoy system operation limits.”

**83. PLANNING APPLICATION 2009/220/FUL –
LAND AT 360 EVESHAM ROAD, CRABBS CROSS**

Partial demolition of existing retail and storage buildings
and erection of three dormer bungalows
Applicant: Mr A Bray

RESOLVED that

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

**84. PLANNING APPLICATION 2009/223/ADV –
LAND AT ARROW VALLEY PARK,
ICKNIELD STREET DRIVE, MATCHBOROUGH**

New signage to identify the new floodlight
BMX track facility position, name and funders
Applicant: Redditch Borough 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 main report.

**85. PLANNING APPLICATION 2009/226/COU –
UNITS 5A4 AND 5A5, MILLSBOROUGH HOUSE,
IPSLEY STREET, SMALLWOOD**

Change of use to hot food take-away (A5 Use)
and new entrance to Ipsley Street and Lodge Road
Applicant: Mr D Gough

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 means of extraction, ventilation and control of odour to serve the proposed hot food take-away use would represent an incongruous feature in the street scene by virtue of its design, height and siting, harming the character and appearance of Millsborough House and the visual amenities of the area. As such, the proposal would be contrary to Policies B(BE).11 and B(BE).13 of the Borough of Redditch Local Plan No.3; and**
- 2) the proposed ramped wheelchair access, new door to Lodge Road and removal of fence and wall section to Ipsley Street to allow access to the wheelchair ramp would represent external alterations to the building that would harm the character and appearance of Millsborough House and the visual amenities of the area. As such, the proposal would be contrary to Policies B(BE).11 and B(BE).13 of the Borough of Redditch Local Plan No.3.**

The Meeting commenced at 7.00 pm
and closed at 8.24 pm

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CHAIR