

Planning Committee

30th March 2010

MINUTES

Present:

Councillor Michael Chalk (Chair), and Councillors P Anderson (substituting for Councillor Smith), K Banks, M Braley, D Enderby, W Hartnett, N Hicks, D Hunt and R King

Also Present:

M Collins (Vice-Chair – Standards Committee)

Officers:

R Bamford, C Flanagan, A Rutt, S Skinner and S Williams

Committee Services Officer:

J Smyth

109. APOLOGIES / WELCOME

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

The Chair welcomed Councillor Braley as a newly appointed member of the Committee.

110. DECLARATIONS OF INTEREST

There were no declarations of interest declared.

111. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 2nd March 2010 be confirmed as a correct record and signed by the Chair,

subject to it being noted that:

- a) **Councillor Anderson had been present at the meeting as a substitute for Councillor Smith and the record being so amended, and**

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Chair

- b) in respect of Minute 104 (Planning Application 2009/271/FUL), and further to Councillors Banks' and Hartnett's declared interests as Board Members of Redditch Co-operative Homes, they had been unaware, as they had already withdrawn from the meeting when the matter arose, that the applicant details had been amended to 'Accord Housing'; and they therefore made retrospective declarations of personal and prejudicial interest in respect of that body to.

112. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined five 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 four of the applications being considered.

113. PLANNING APPLICATION 2010/008/FUL – LAND AT HEWELL ROAD, BROCKHILL

14 dwellings, access road and public open space provision
Applicant: Persimmon Homes

Mr J Murphy, Agent for the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

- 1) having regard to the Development Plan and to all other material considerations, authority be delegated to the Acting Head of Planning and Building Control to GRANT planning permission; subject to:
 - a) a Planning Obligation to ensure that Redditch Borough Council is paid appropriate contributions in relation to the development for pitches and play areas and that the on site open space provision be transferred to the Council with a maintenance contribution; and

- b) the conditions and informatives summarised below:
- “1) Time limit for commencement of development
 - 2) Limited hours of work during construction
 - 3) Contaminated land – what to do if discovered
 - 4) Bin storage details to be submitted, agreed and provided before occupation
 - 5) Hard surfaces to be permeable
 - 6) Remove PDRs for rear garden structures
 - 7) Approved plans specified
 - 8) Landscape scheme to be implemented prior to occupation
 - 9) Boundary treatment to be implemented prior to occupation
 - 10) Provide parking prior to occupation
 - 11) Compost bins / water butts to be provided prior to occupation
 - 12) Highways details as requested

Informatives

- 1) Secured by design accreditation should be sought by applicant
 - 2) Affordable housing quota likely to be carried forward into later phases of development
 - 3) NB S106 planning obligation associated with this consent
 - 4) Any highway informatives requested.”
- 2) in the event that the Planning Obligation cannot be completed by 21st April 2010:

- a) authority be delegated to the Acting Head of Planning and Building Control to REFUSE the application on the basis that without the Planning Obligation, the proposed development would be contrary to Policy and therefore unacceptable owing to the resultant detrimental impacts it could cause on community infrastructure by a lack of provision for their improvements, and that none of the dwellings could be restricted to use for affordable housing in line with current policy requirements; and
- b) in the event of a refusal on this ground and the applicant resubmitting the same or a very similar Planning Application with a completed legal agreement attached, authority be delegated to the Acting Head of Planning and Building Control to GRANT Planning Permission, subject to the conditions and informatives summarised at 1b) above.

**114. PLANNING APPLICATION 2010/013/FUL –
'CAMARAT', DARK LANE, ASTWOOD BANK**

Single-storey side and rear extensions,
replacement pitched roof over kitchen,
conversion of garage into living area,
rebuild of porch and new single storey garage
Applicant: Mr A Murphy

Mr P Simpson, an Objector, addressed the Committee under the Council's public speaking rules.

RESOLVED that

consideration of this Planning Application be DEFERRED to allow for a Member Site Visit to take place.

**115. PLANNING APPLICATION 2010/026/FUL –
THE STABLES FARM SHOP, ASTWOOD LANE,
ASTWOOD BANK**

Retrospective erection and installation of freezer, store, two timber sheds, WC's, porch, conservatory, canopy, patio and change of use of agricultural land for extension to existing car park
Applicant: Mr J Cockburn

Mr C Bates, an Objector, 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 reasons stated in the report.

**116. PLANNING APPLICATION 2010/040/COU –
OSPREY HOUSE, ALBERT STREET, REDDITCH**

Change of use from Clas B1 to D1
to enable education and training to
take place on the first and second floors
Applicant: NEW College

Councillor C MacMillan, supporter, 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 summarised in the main report.

**117. PLANNING APPLICATION 2010/041/RM –
LAND ADJACENT TO 17 CHAPEL STREET,
ASTWOOD BANK**

Reserved Matters application for a detached dwelling with garage
Applicant: Mr R Parr

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 main report.

118. PLANNING CODE OF GOOD PRACTICE - REVISIONS

With the agreement of the Chair, this matter was DEFERRED to the next meeting of the Committee for consideration.

119. INFORMATION REPORTS

The Committee received information relating to the outcome an appeal against a Planning decision.

The appeal, which had been ALLOWED, was in respect of a proposal to erect a detached dwelling within part of the garden area of 2 Hennals Avenue, Webheath.

RESOLVED that

the information item be noted.

The Meeting commenced at 7.00 pm
and closed at 8.46 pm

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CHAIR