

Planning Committee

20th July 2010

MINUTES

Present:

Councillor Michael Chalk (Chair) and Councillor Nigel Hicks (Vice-Chair), and Councillors B Clayton, A Griffin (substituting for Councillor Banks), W Hartnett and R King

Also Present:

M Collins (Vice-Chair – Standards Committee)

Officers:

A Hussain, A Rutt and S Skinner

Committee Services Officer:

A C Stephens

18. APOLOGIES

Apologies for absence were received on behalf of Councillors Banks, Hill and W King.

19. DECLARATIONS OF INTEREST

No declarations of interest were received.

20. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 22nd June 2010 be confirmed as a correct record and signed by the Chair.

.....
Chair

**21. PLANNING APPLICATION 2010/103/COU –
REAR OF 23 TO 28 ETTINGLEY CLOSE AND 1, 2, 11 AND
12 FERNWOOD CLOSE, WIREHILL**

Change of Use of vacant land to
residential gardens (part retrospective)
Applicant: Mrs J Randall

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

- Mrs V Kendrick - Objector, representing the Campaign to Protect Rural England
Mrs G Rowe - Objector, representing the Warwickshire Wildlife Trust
Mr J A Irving - Objector, representing Natural England
Mr S Vick - Applicant's Agent

RESOLVED that

- 1) **having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the following reasons:**
 - a. **the encroachment of the residential use and the enclosure of the land proposed would be contrary to the criteria set out in Policy R1 of the Borough of Redditch Local Plan No. 3 in that it would detract from the visual openness of the designated Primarily Open Space and as such would be harmful to the visual amenities of the area.**
 - b. **the change of use of the land proposed would be likely to have a negative impact on the nearby Site of Special Scientific Interest (SSSI) and the woodland edge habitat and as such would be likely to be harmful to the biodiversity of the site and its surroundings, contrary to PPS9 and Policies CS2, R1 and B(NE)10a of the Borough of Redditch Local Plan No.3; and**
- 2) **in respect of the retrospective nature of the application, legal proceedings be commenced in the Magistrates' Court in the event of any failure to comply with any Notice served and expired without compliance.**

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

**22. PLANNING APPLICATION 2010/135/COU –
1207 EVESHAM ROAD, ASTWOOD BANK**

Retrospective application to Change the Use of
the front section of the bungalow from residential
to incorporate bar and reception area
Applicant: Mr A Miah

The applicant, Mr A Miah, 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, Planning Permission be REFUSED for the following reasons:**
 - a) **the loss of the residential unit to the front of the building would have a harmful effect on the character and appearance of the street-scene in this residential location by creating a non-residential use and appearance, and as such, would be contrary to Policy B(BE)13 of the Borough of Redditch Local Plan No. 3;**
 - b) **the use of the whole building for Class A3 purposes would be likely to result in additional harmful impacts such as noise and disturbance on the adjacent residential properties which would be unacceptable and therefore the proposal is considered to be contrary to PPS24 and Policy B(BE)13 of the Borough of Redditch Local Plan No.3; and**
- 2) **in respect of the retrospective nature of the application, legal proceedings be commenced in the Magistrates' Court in the event of any failure to comply with any Notice served and expired without compliance.**

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

The Meeting commenced at 7.00 pm
and closed at 8.26 pm

.....
CHAIR