

Planning Committee

6 January 2009

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor David Smith (Vice-Chair) and Councillors D Enderby, R J Farooqui, J Field, W Hartnett, N Hicks and D Hunt.

Also Present:

Mr M Collins (Vice-Chair Standards Committee).

Officers:

R Bamford, N Chana, A Hussain, R Kindon and A Rutt.

Committee Services Officer:

J Smyth.

58. APOLOGIES

Apologies for absence were received on behalf of Councillors Boyd-Carpenter and R King.

59. DECLARATIONS OF INTEREST

There were no declarations of interest.

60. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meetings of the Committee held on the 7 October, 4 November and 2 December 2008 be confirmed as correct records and signed by the Chair.

61. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined six 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

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Chair

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 three of the applications being considered.

**62. PLANNING APPLICATION 2008/342 - 5 WILLOW WAY,
BATCHLEY**

Erection of a two storey detached dwelling and garage
Applicant: Abbey and Lyndon

RESOLVED that

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:

- 1) the conditions and informatives as detailed in the report;
and**
- 2) negotiations being pursued to address issues relating to additional signage indicating a one-way road system opposite the application site and, should such negotiations be unsuccessful, the matter be brought back to Committee for further consideration.**

**63. PLANNING APPLICATION 2008/360/OUT - LAND ADJACENT
TO 1 FLADBURY CLOSE, WOODROW SOUTH**

Outline Residential Development
Applicant: Redditch Borough Council

Mr R Kindon, Agent for 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 as detailed in the report.

64. PLANNING APPLICATION 2008/361/OUT - LAND AT LINGEN CLOSE / MORDIFORD CLOSE, WINYATES

Outline Planning Application for residential development
Applicant: Redditch Borough Council

Mr R Kindon, Agent for 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 reason:

“The proposed development would result in a loss of Incidental Open Space in a ward where there is already a recognised deficit of open space per 1000 population, and does not propose adequate mitigation for this loss. The loss of this amenity is considered to be detrimental to the residential amenity of the ward as a whole, and particularly residents in close proximity to the site, and as such is contrary to R2 of the Borough of Redditch Local Plan No. 3.”

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

65. PLANNING APPLICATION 2008/362/FUL - HOMEBASE, ABBEY RETAIL PARK

External alterations to building (currently Homebase),
internal works to create one additional unit
and modifications to car parking layout
Applicant: Essex County Council Pension Fund

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 detailed in the report.

66. PLANNING APPLICATION 2008/365/OUT - LAND BETWEEN SKILTS AVENUE AND LODGE POOL DRIVE, LODGE PARK

Outline Residential Development
Applicant: Redditch Borough Council

Mr Hewlett and Mr Kershaw, Objectors, and Mr R Kindon, Agent for 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 would result in a loss of Primarily Open space in a ward where there is already a recognised deficit of open space per 1000 population, and does not propose adequate mitigation for this loss. The loss of this amenity is considered to be detrimental to the residential amenity of the ward as a whole, and particularly residents in close proximity to the site, and as such is contrary to Policy (1 of the Borough of Redditch Local Plan No.3.**
- 2) **The loss of public amenity space that would result from the proposed development is not considered to outweigh the wider benefits to the Borough and therefore the benefit to the community of the site would be lost without acceptable alternative. As such the proposal does not comply with the criteria of Policy R1 of the Borough of Redditch Local Plan No. 3.**

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

67. PLANNING APPLICATION 2008/370/FUL - 26 CRUMPFIELDS LANE, WEBHEATH

Conversion of flat roof to pitched roof, two storey side extension, sun room at the rear and dormer window to front of property
Applicant: Mr A Warby

RESOLVED that

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

The Meeting commenced at 7.00 pm
and closed at 9.21 pm

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CHAIR