

Planning Committee

20th November 2013

MINUTES

Present:

Councillor Andrew Fry (Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Roger Hill, Wanda King, Brenda Quinney, Yvonne Smith and Pat Witherspoon (substituting for Councillor Alan Mason)

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

D Parker-Jones

57. APOLOGIES

An apology for absence was received on behalf of Councillor Alan Mason.

58. DECLARATIONS OF INTEREST

There were no declarations of interest.

59. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 23rd October 2013 be confirmed as a correct record and signed by the Chair.

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Chair

60. PLANNING APPLICATION 2013/168/COU - 28 CROSSGATE ROAD, REDDITCH, WORCESTERSHIRE, B98 7SN

Change of use to D2 for an indoor skate park.

Applicant: Mr D Wynne

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons and informative summarised in the report.

(The Committee noted an amended Site Plan which had been issued under Additional Papers prior to the meeting.)

61. PLANNING APPLICATION 2013/215/FUL - 137 ENFIELD ROAD, REDDITCH, WORCESTERSHIRE B97 5NF

Removal of existing ground floor structure (conservatory) and replacing with proposed two storey extension.

Applicant: Mr J Millham

Councillor B Clayton, Ward Member speaking against the application on behalf of local residents, 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:

- 1. the conditions summarised in the report; and**
- 2. the following additional informative:**

“that no building work commence until details of any drainage issues have been clarified with the relevant authority.”

(During consideration of this matter, and in light of evidence noted in the report of past local surface water flooding and drainage issues, Members considered it prudent to add an informative that no building work should commence until details of any drainage issues have been clarified with the relevant authority, as detailed in the resolution above. It was noted from both the report and Officer advice given at the meeting that separate Building Regulations,

which did not fall within the Council's remit, required that adequate provision should be made for rainwater to be carried from the roof of the building. It was therefore inappropriate for a drainage condition to be attached to the application as Building Control Officers would not permit the proposed development to proceed if there were found to be any relevant drainage issues.)

62. PLANNING APPLICATION 2013/223/FUL - HALDEX BRAKES LTD, MOONS MOAT DRIVE, REDDITCH, WORCESTERSHIRE B98 9HA

Construction of Cold Storage Depot with associated offices, plant room and site security office.

Applicant: Mr A Howard

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT Planning Permission subject to:

1. **the conditions and informatives summarised in the report but with condition 3 amended to read as follows**

“The development hereby approved shall be implemented in accordance with the following plans:

Site location plan received 14 Sept 2013

Block plan Dwg. No. P10 received 14 Sept 2013

Site survey details received 14 Sept 2013

Proposed site layout Dwg. No. P02 Rev. E received 8 Nov 2013

Floor plans and sections Dwg. No. P01 Rev. C received 14 Sept 2013

Plant room Dwg. P05 Rev. C received 14 Sept 2013

Site security office Dwg. No. P06 received 14 Sept 2013

Elevations North & South Dwg. No. P04 Rev. A received 14 Sept 2013

Elevations East & West Dwg. No. P03 Rev. A received 14 Sept 2013

Schematic outline of existing and proposed elevations Dwg. No. P07 received 14 Sept 2013

Site security fencing Dwg. No. P09 Rev. A received 8 Nov 2013

Streetscenes Dwg. No. P08 received 14 Sept 2013

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.”; and

2. the following additional condition 10:

“Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.”

(The Committee noted an Update Report which detailed various additional Consultee responses received subsequent to the agenda being published, together with additional case Officer comments which included an amendment to the recommendation in the main agenda papers in relation to condition 3 and an additional condition 10, as detailed in the resolution above.)

63. PLANNING APPLICATION 2013/233/EXT - 25 MILTON CLOSE, REDDITCH, WORCESTERSHIRE B97 5BQ

Extension of time application – Proposed single and two storey extensions and alterations approved under Application No. 2010/132/FUL.

Applicant: Mr N Khan

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 report.

(The Committee noted an Update Report which detailed additional text that had been omitted from the main agenda report in error. The additional text set out a conclusion to the report which should

have appeared at the end of the assessment section of the report, immediately prior to the recommendation.)

64. PLANNING APPLICATION 2013/261/FUL - OCEAN HOUSE, 9B OXLEASOW ROAD, REDDITCH, WORCESTERSHIRE B98 ORE

Extensions to existing sea food production facility, together with associated car parking and service areas.

Applicant: Blue Earth Foods Limited

Mr J Meredith, Applicant's Agent, 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.

The Meeting commenced at 7.00 pm
and closed at 8.15 pm

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Chair