

Planning Committee

12th February 2014

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Bill Hartnett (substituting for Councillor Wanda King), Roger Hill and Yvonne Smith

Officers:

N Chana, A Hussain and A Rutt

Committee Services Officer:

J Smyth

77. APOLOGIES

Apologies were received on behalf of Councillors Wanda King and Brenda Quinney.

78. DECLARATIONS OF INTEREST

No declarations of interest were made.

79. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 15th January 2014 be confirmed as a correct record and signed by the Chair.

80. CHANGE OF MEETING DATE

The Committee formally noted that the Planning Committee meeting originally scheduled for the 7th May 2014 had been re-scheduled to take place on Wednesday 14th May 2014.

81. UPDATE REPORTS

The Update Reports relating to the Application to be considered were received and noted.

.....
Chair

**82. PLANNING APPLICATION 2013/291/COU - UNIT 27
KINGFISHER WALK, TOWN CENTRE, REDDITCH,
WORCESTERSHIRE B97 4EY**

Change of Use of ground, basement and
sub-basement to Class 3A (Café / Restaurant)
and A5 (hot Food Take-away) use.

Applicant: Mr Matthew Rhodes

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out in the report.

**83. PLANNING APPLICATION 2013/316/COU - TOOKEYS FARM
HOUSE, TOOKEYS DRIVE, ASTWOOD BANK, REDDITCH,
WORCESTERSHIRE B96 6BB**

Change of Use to private recreational use,
including golf practice facility comprising
construction of one golf green, two golf tees,
water pump housing (retrospective) and
tractor shed

Applicant: Mr Mark Rolph

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

Mrs B Morris – objector

Mr J Walker – objector

Mr S Vick – Applicant's Agent

RESOLVED that

Having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out in the main report, subject to:

1) Condition 2 being amended to read as follows:

“2. The use of the private golf practice facility hereby permitted shall be limited to occupiers and guests thereof of Tookeys Farm House, and the occupiers shall always be in residence when the facility is in

use. The facility shall not be used by more than 6 adults and 4 children under 16 at any time and shall not be used for any commercial purposes or financial gain at any time.

Reason: In the interests of surrounding residential amenity and to prevent the over-intensification of the use of the site, in accordance with Policies B(RA)1 and B(BE)13 of the Borough of Redditch Local Plan No.3. “; and

2) The following additional informatives:

“2) In considering this application, members of the Planning Committee were keen to stress that **ONLY** private use and **NOT** commercial use of the recreational facility would be acceptable on this site as commercial uses would bring more considerations into play that was not covered in the application submission.

3) In considering this application, members of the Planning Committee were keen to point out that the Council planning Enforcement Officers would work with the applicant to ensure that the conditions set out above are adhered to.

(Officers reported on data the Applicant had received from the County Biological Records Data Centre that had confirmed there were no records of significant species or habitats on or in close proximity to the application site. The Committee was advised that, further to this data being provided, the Wildlife Trust had confirmed that they had no objections to the proposal. Comments from the County Archaeologist, were also reported. A number of additional points raised by objectors were also noted. Members also noted and agreed an amendment proposed to Condition 2 in the report in regard to restricting the use of the site to prevent any commercial use, as detailed in Resolution 1 above. The Committee further considered a Member’s request for additional informatives to be included in relation to specified use and enforcement of Conditions, as detailed in Resolution 2 above.

The two Update reports relating to this applicant were provided for Committee Members and the public gallery prior to commencement of the meeting.

Officers clarified that the proposed development accorded with relevant Policies and that all relevant Consultees had been consulted in relation to the application.)

84. PLANNING APPLICATION 2013/327/FUL - OAK HOUSE, HERBERT STREET, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B98 8BL

Conversion of office building to 9 no. apartments.

Applicants: Mr Paul Mason and Mr Martyn Harfield

The Applicant, Mr Martyn Harfield, addressed the Committee under the Council's public speaking rules.

RESOLVE 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 satisfactory completion of a Section 106 Planning Obligation to ensure that:**
 - a) **Contributions be paid to the Borough Council in respect of off-site open space and playing pitches in accordance with the Council's adopted SPD;**
 - b) **A financial contribution be paid to the Borough Council towards the provision of wheelie bins for the new development; and**
- 2) **the Conditions set out in the main report.**

85. PLANNING APPLICATION 2014/006/COU - REDUNDANT TOILET BLOCK ADJACENT TO UNIT 1 MATCHBOROUGH CENTRE, MATCHBOROUGH WAY, MATCHBOROUGH, REDDITCH, WORCESTERSHIRE B98 0EP

Change of use of redundant former toilet block to form extension to Units 1 and 2 for use as a reception area and community hub to existing boxing club

Applicant: Ms Sarah Lee, Redditch Community Amateur Boxing Club

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out in the report.

86. ENFORCEMENT REPORT - NON-COMPLIANCE WITH AN ENFORCEMENT NOTICE - LAND AT THE SALTWAY, FECKENHAM

The Committee considered a report relating to non-compliance of an Enforcement Notice in regard to an unauthorised use of land in Feckenham.

RESOLVED that

in relation to a breach of Planning Control, namely the failure to comply with the requirements of an Enforcement Notice, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration Services, to instigate legal proceedings in the Magistrates Courts, if necessary.

The Meeting commenced at 7.00 pm
and closed at 8.17 pm

.....
CHAIR