

# Planning Committee

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11<sup>th</sup> June 2014

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Braley, Andrew Brazier, Wanda King, Yvonne Smith and David Thain

### Officers:

Amar Hussain, Claire Gilbert, David Kelly and Ailith Rutt

### Committee Services Officer:

Jan Smyth

#### 1. APOLOGIES

There were no apologies for absence.

#### 2. DECLARATIONS OF INTEREST

No declarations of interest were made.

#### 3. CONFIRMATION OF MINUTES

**RESOLVED** that

**the minutes of the meeting of the Planning Committee held on 14<sup>th</sup> May 2014 be confirmed as a correct record and signed by the Chair.**

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Chair

4. **PLANNING APPLICATION 2014/078/FUL –  
FORMER ANSELL GLOVE CO. LTD,  
25 BROAD GROUND ROAD, LAKESIDE,  
REDDITCH, WORCESTERSHIRE B98 8YP**

Erection of security lighting

Fly By Nite Conferences Ltd

**RESOLVED that**

**Having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions detailed on Page 7 of the report**

(The Committee noted an oral update in relation to late comments received from the Council's Community Safety Officer who had advised that he was comfortable that the proposed lighting scheme was adequate for security on site and would not result in over-illumination off-site.)

5. **PLANNING APPLICATION 2014/088/FUL –  
9 CHESTNUT ROAD, ASTWOOD BANK,  
REDDITCH, WORCESTERSHIRE B96 6AF**

Single-storey rear extension and side extension,  
porch and loft conversion with gable end and  
rear flat roofed dormer.

Applicant: Mr Mitchell Ferris

Mrs N Kift, 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 following reason:**

**“By virtue of the design, the proposed extensions would have a detrimental visual impact on the street scene. As such the development would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3, the advice set out in the Council's adopted Supplementary Planning Guidance on Encouraging Good Design and the provisions contained within the National Planning Policy Framework (NPPF).”**

(In considering the application and information provided by Officers relating to permitted development rights and the public speakers objections, Members considered that the proposed design would be over-large and bulky and would have a cumulative and visual impact on the streetscene. The Committee therefore refused the application for the reason stated in the resolution above.)

**6. PLANNING APPLICATION 2014/103/COU –  
16 UNICORN HILL, TOWN CENTRE,  
REDDITCH, WORCESTERSHIRE B97 4QU**

Change of Use from Hair Salon (A1)  
to Fast Food Takeaway (A5)

Applicant: Mr Cumali Gultekin

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on pages 15 and 16 of the report, but with Condition 3 being amended to read as follows:**

**“3) The use hereby approved shall only open to the public between the hours of:**

**11am to 11pm - Monday to Wednesday**

**11am to 1am - Thursday to Saturday**

**11am to 6pm - Sunday.”**

(Whilst having no objections to the change of use, Members considered that the proposed opening time to 3am Thursday to Saturday would impact on residents residing in the building, the subject of the application, and that an earlier closing time of 1am would be more appropriate.)

The Meeting commenced at 7.00 pm  
and closed at 7.43 pm

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CHAIR