



Planning Committee

10th September 2014

MINUTES

Present:

Councillor Andrew Fry (Chair), and Councillors Joe Baker, Michael Braley, Natalie Brookes (substituting for Councillor Alan Mason), Jane Potter (substituting for Councillor Andrew Brazier) , Yvonne Smith and David Thain

Officers:

Clare Flanagan, Helena Horton and Ailith Rutt

Committee Services Officer:

Jan Smyth

21. APOLOGIES

Apologies for absence were received on behalf of Councillors Roger Bennett, Andrew Brazier and Alan Mason.

22. DECLARATIONS OF INTEREST

No declarations of interest were made.

23. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 6th August 2014 be confirmed as a correct record and signed by the Chair.

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Chair

**24. PLANNING APPLICATION 2014/036/FUL –
B & Q DIY SUPERCENTRE, JINNAH ROAD, SMALLWOOD,
REDDITCH, WORCESTERSHIRE B97 6RG**

Reconfiguration of existing store to create a
Class A1 (bulky goods) unit and a
Class A1 Foodstore, together with associated
external alterations and selected car parking
reconfiguration.

Applicants: B & Q Plc and ASDA Stores Ltd

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

Mr P. Anderson - resident
Mr A. Haughey - objector for Kingfisher Ltd Partnership
Ms R Sidaway, objector for Town Centre Partnership
Ms P Harvey, objector on behalf of Smallwood residents
Mr P Bartram – on behalf of joint Applicant Asda Stores Ltd
Ms J Sell – on behalf of joint Applicant B & Q Plc

RESOLVED that

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

- 1) a planning obligation ensuring:**
 - a) the restriction on the sale of goods to DIY warehouse at the western end of the site;**
 - b) an annual contribution for a ten year period, index linked,**
 - c) towards the subsidy of a bus route that accesses the site;**
 - d) a contribution towards subway enhancements as detailed above;**
 - e) a contribution towards or the provision of a scheme of signage to lead pedestrians from the site to the town centre;**

- f) the retention of the existing parking restrictions that ensure that the car park can be utilised for trips to the town centre (unless included in the conditions);
- g) a contribution towards town centre enhancements;
- 2) a satisfactory alternative proposal to the proposed 24hr opening times being negotiated and agreed with Officers to reduce noise levels and impact on local residents; and
- 3) the conditions and informatives as summarised below:
 - 1) Time limit for commencement of development
 - 2) Details of roof plant to be agreed and implemented
 - 3) Additional travel plan details as requested by highways to be agreed and implemented
 - 4) Provision and retention of cycle parking
 - 5) Condition requested by NWWM
 - 6) Development to occur and be maintained as per the noise and air quality reports
 - 7) Condition requested by STW
 - 8) Additional security and safety information to be provided to the satisfaction of the community safety officer and implemented as agreed
 - 9) Car park management strategy to be agreed and implemented
 - 10) The store shall not open to public trading until the car parking provision has been laid out and marked out and this shall thereafter be maintained
 - 11) Approved plans specified

Informatives

- 1) NB S106 attached
- 2) NB contaminated land comments
- 3) NB PROW comments
- 4) NB positive and proactive working (PPA)
- 5) NB separate advertisement consent will be required for any proposed signage not benefitting from deemed consent

(Officers advised on late additional representations received from the owners of the Kingfisher Shopping Centre, Town Centre Partnership and local residents, received after publication of the Agenda, together with Officers responses, as detailed in Updates 1 and 2 and published on the Council's Website, copies of which

were made available for Committee Members and the public gallery prior to commencement of the meeting.

Having considered all of the information provided and the various representations made through the public speaking process, Members were of the view that the proposed development would be good for the economy of the town with additional jobs and the safeguarding of existing jobs. Members also considered that the development would not have a detrimental impact on the viability of the Town Centre. The Committee did, however, have concerns in regard to the proposed 24 hour opening times which they considered could have an impact on the local residential area. Officers were therefore asked to discuss this issue with the Applicant and negotiate suitable alternative opening times to reduce any such impact.

Subject to a planning obligation being agreed, conditions being imposed that were deemed appropriate, and the satisfactory re-negotiation of the opening hours for the Asda store, the Committee considered the proposal acceptable and delegated authority to grant planning permission to the Head of Planning and Regeneration on their behalf, as detailed in the resolution above.

Officers clarified that, should any of the matters detailed above not be suitably agreed between Officers and the Applicants, a report would be brought back to the Committee.)

Following the conclusion of the above application, the meeting was adjourned at 20.06pm for a brief comfort break. The meeting reconvened at 20.13pm.

**25. PLANNING APPLICATION 2014/096/OUT –
THE JOLLY FARMER PUBLIC HOUSE, WOODROW DRIVE,
WOODROW, REDDITCH, WORCESTERSHIRE B98 7UH**

Outline application with access and layout
for consideration for the demolition of a
Public House and the erection of 14 dwellings.

Applicants: Malvern Estates Plc and
Unique Pub Properties Ltd

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

Mr Victor Daines – local resident
Mr Paul Wakeling – local resident

Mr David Rahal – for Malvern Estates Plc – joint Applicant.

RESOLVED that

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

- 1) the satisfactory completion of a Section 106 Planning Obligation to ensure that :
 - a) contributions are paid to the Borough Council for off-site space, pitches and equipped play area;
 - b) a contribution is paid to the Borough Council for the provision of wheelie bins for the new development; and
 - c) a contribution is paid to the County Council towards County education contribution facilities;and
- 2) the Conditions and Informatives as detailed on pages 38 to 41 of the report.

**26. PLANNING APPLICATION 2014/190/OUT –
25 BROAD GROUND ROAD, LAKESIDE, REDDITCH,
WORCESTERSHIRE**

Proposed rehearsal studio with offices
(Outline Permission with matters of access,
layout and scale for consideration)

Applicant: Mr C Reed

Mr S Vick, 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, Outline Planning Permission be GRANTED, subject to the Conditions and Informative detailed on pages 48 to 50 of the report.

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(The Committee noted a late representation from Worcestershire Regulatory Services (WRS) in relation to noise impact on nearby residential properties, as detailed in the published Update 2 report, copies of which were provided at the meeting for Committee Members and the public gallery).

The Meeting commenced at 7.00 pm
and closed at 8.52 pm

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CHAIR