



Planning Committee

8th October 2014

MINUTES

Present:

Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Andrew Brazier, Yvonne Smith, Pat Witherspoon (substituting for Councillor Andy Fry) and Nina Wood-Ford

Officers:

Amar Hussain, David Kelly and Ailith Rutt

Committee Services Officer:

Jan Smyth

27. APOLOGIES

Apologies for absence were received on behalf of Councillors Andy Fry, Wanda King and David Thain.

28. DECLARATIONS OF INTEREST

No declarations of interest were made.

29. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 10th September 2014 be confirmed as a correct record and signed by the Chair.

30. UPDATE REPORTS

The Update Reports relating to the Applications to be considered were noted.

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Chair

**31. 2014/009/FUL - LAND AT MOONS MOAT DRIVE,
CHURCH HILL, REDDITCH, WORCESTERSHIRE**

Erection of 14 detached three bedroomed houses

Applicant: Mr David Baker

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 Planning Permission, subject to:

- 1) the satisfactory completion of a Section 106 Obligation to ensure that:
 - a) contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD;**
 - b) a financial contribution is paid to Worcestershire County Council in respect of education provision;**
 - c) a financial contribution is paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and****
- 2) the Conditions and Informatives detailed on pages 14 to 19 of the Agenda.**

(In regard to the proposed contribution to Worcestershire County Council in respect of education provision (1.b)), it was highlighted that the reference in the report to Arrow Vale High School was incorrect and should state RSA Academy Arrow Vale.

Officers were also requested to ensure the school's official title be corrected in the Section 106 Agreement.)

**32. 2014/169/FUL - LAND REAR OF SUNTRAP,
EDGIOAKE LANE, ASTWOOD BANK, REDDITCH,
WORCESTERSHIRE**

Erection of 7 detached dwellings and garages

Applicant: Kendrick Homes Ltd

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 Planning Permission, subject to:

- 1) the satisfactory completion of a Section 106 Obligation to ensure that:
 - a) contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD;**
 - b) a financial contribution is paid to Worcestershire County Council in respect of education provision;**
 - c) a financial contribution is paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and****
- 2) the Conditions and Informatives detailed on pages 28 to 31 of the Agenda.**

(The Committee noted late representations from Worcestershire Wildlife Trust and Officer responses. The outcome of an identical Planning Application submitted to Wychavon District Council in relation to the proposed vehicular access onto the application site, which falls within their jurisdiction, was also reported, all as detailed in the Update Report published to the Council's Website with copies made available to Committee Members and the public gallery prior to commencement of the meeting. Members noted that Wychavon District Council had approved the access proposals subject to conditions.)

33. **2014/210/FUL - LOWANS HILL FARM,
BROCKHILL LANE, BROCKHILL, REDDITCH,
WORCESTERSHIRE B97 6QX**

Reconstruction of farmhouse building to create two dwellings,
conversion of existing barns to create five dwellings and
erection of garage buildings and stores

Applicant: Mr Kier Price for Persimmon Homes

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 Planning Permission, subject to:

- 1) **the satisfactory completion of a Section 106 Planning Obligation to ensure that:**
 - a) **appropriate contributions are paid to Redditch Borough Council in respect of the development for pitches, play areas and open space provision in the locality to be provided and maintained;**
 - b) **a financial contribution is paid to Worcestershire County Council in respect of the enhancement of local education provision;**
 - c) **a financial contribution is paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and**
- 2) **the Conditions and Informatives summarised on pages 39 to 41 of the report and the following additional Informative:**
 - “3. **The decision is supplemented by a recommendation by Planning Committee Members that the Applicant implement the proposal, as approved, as soon as possible to prevent any further deterioration of the buildings.”**

(The Committee noted an Update report on this item, which had been published on the Council's Website with copies made available to Committee Members and the public gallery prior to commencement of the meeting. The update reported on two late

representations received from residents and an additional contribution requirement in the Section 106 obligation in respect of the provision of wheelie bins for the new dwellings. For clarity, Officers also advised that Mr Kier Price, the registered Applicant and contact for the application, was an employee of Persimmon Homes South Midlands.

In supporting the proposed development, Members expressed some concerns as to their current and ongoing state of deterioration. Officers were therefore asked to include an additional informative in regard to the Committee's concerns and its wish to see the re-development and re-use of these historic buildings commence as soon as possible to limit any further deterioration, as detailed in additional Informative 3 above.)

**34. 2014/213/COU - UNIT 5A1 MILLSBOROUGH HOUSE,
IPSLEY STREET, SMALLWOOD, REDDITCH,
WORCESTERSHIRE B98 7AL**

Change of use from second-hand furniture store to hot food takeaway (A1 to A5) to accommodate extension of existing business currently occupying Unit 5 Basement 3/4.

Applicant: Mr David Gough

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 Planning Permission, subject to:

- 1) the investigation of the possibility of relocating the external ducting to an internal exterior wall and any appropriate additional / amended conditions being attached as necessary to the permission prior to issue; and**
- 2) the Conditions and Informatives as summarised on pages 45 to 46 of the report.**

(The Committee noted late responses from the Highways Authority who had raised no objection to the application. Officers also reported an error in the last procedural paragraph of the report which had advised that the Applicant was Redditch Borough

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Council which was incorrect, all as detailed in the published Update Report and provided to Committee Members and the public gallery prior to commencement of the meeting.)

The Meeting commenced at 7.00 pm
and closed at 7.40 pm

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CHAIR