

Planning Committee

10th December 2014

MINUTES

Present:

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

Officers:

Amar Hussain, H Plant and Ailith Rutt

Democratic Services Officer:

Jan Smyth

46. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker and Nina Wood-Ford.

47. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

48. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 12th November 2014 be confirmed as a correct record and signed by the Chair.

49. UPDATE REPORTS

The Update Report relating to Application 2014/249/FUL was noted.

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Chair

**50. PLANNING APPLICATION 2014/189/FUL –
LAND AT PROSPECT HILL, ENFIELD, REDDITCH**

Construction of 14 no. 1 bedroom 1 Person supported living flats and a Community Hub, together with associated car parking, external works and landscaping

Applicant: Mrs Tracey Brewer for Bromford Housing Group

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 satisfactory completion of a Section 106 Planning Obligation ensuring that:**
 - a) a contribution be made towards playing pitches and open space in the area, due to increased demand / requirements from future residents, in compliance with the SPD; and**
 - b) a contribution be made to provide refuse and recycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy;**
- 2. the Conditions and Informatives as detailed on pages 15 to 19 of the report; and**
- 3. the following additional Condition:**
 - “12) The main use of the building shall be for the purposes within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended). Any change of use to another Use Class, such as C3 dwelling houses, is not permitted without the express consent of the Borough Council through the approval of a planning application.**

Reason: The parking requirements under Policy CT12 of the Borough of Redditch Local Plan No. 3 and amenity requirements under Policy of the BBE13 Borough of Redditch Local Plan No. 3 associated with an alternative use, may differ from that of the submission.”

(Having considered the Officer's report, Members were of the view that, to ensure the proposed specific use for the development as supported living accommodation only, an additional Condition be imposed to this effect, as detailed at resolution 3 above.)

**51. PLANNING APPLICATION 2014/249/FUL –
WEBHEATH FIRST SCHOOL, DOWNSSELL ROAD,
WEBHEATH, REDDITCH, B97 5RJ**

School extensions and additional car parking

Applicant: Mr Chris Milward

Mr F Tebbs, objecting, on behalf of Webheath Village Hall, and County Councillor Robin Lunn, supporting as local County Councillor and Trustee of Webheath First School, 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 detailed in pages 26 to 27 of the main report;**
- 2) the following additional conditions requested by the Council's Arboricultural Officer:**
 - "8) that tree protection is strictly in accordance with the submitted Arb Method Statement (AMS) and Tree Protection Plan (TPP) submitted on the 5th December 2014.**

Reason: in the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3; and

- 9) that prior to any site works, a full and detailed engineering plan and construction method statement is provided and agreed, giving full details of appropriate foundation design and installation, such as Pile and Beam, and no-dig cellular confinement systems used for any hard surfacing within any RPA's.**

Reason: in the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3; and

3) the following further additional Condition:

10) The proposed parking area shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3.”

(The Committee noted an Update report for this application in regard to additional information received from the Council's Arboricultural Officer who raised no concerns on proposal, subject to the imposition of two additional conditions to provide protection and mitigation. Members agreed the two additional conditions, as detailed in Resolution 2 above.

The proposed new Staff car park was discussed with Members wishing to see the surface being made of permeable material to ensure surface water drainage. A further additional Condition was therefore agreed as detailed in Resolution 3 above.)

**52. PLANNING APPLICATION 2014/292/FUL –
LAND AT AND ADJACENT TO GRAND VIEW,
SAMBOURNE LANE, ASTWOOD BANK, REDDITCH**

Erection of a two bedroom dormer bungalow with private access off Sambourne Lane and a proposed additional private access off Sambourne Lane to serve the property Grant View

Applicant: Mr and Mrs R P Dodd

Mr N Spalding, objecting, and Mr P. Rawle, the 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 Informative as detailed on Pages 33 to 35 of the report.

53. ENFORCEMENT REPORT - CONDITION OF PREMISES AND SURROUNDING LAND - ST GREGORY'S ROMAN CATHOLIC CHURCH, WINYATES WAY, WINYATES, REDDITCH

Enforcement 2013/246/ENF

The Committee considered a report in relation to a breach of planning control in respect of the condition of St. Gregory's Roman Catholic Church building and the overgrown condition of the land surrounding the building, which was adversely affecting the amenity of the area.

Members noted that the site had been the subject of investigations over a period of years and the issuing of a Section 215 Notice that had not been complied with. Officers reported that every attempt had been made to engage with the owners of the site on numerous occasions to resolve the issues without success, and that it was now considered that the only way forward was for the Council to take direct action using its powers under Section 219 of the Town and Country Planning Act 1990 to undertake clean up works and recover the costs from the owners.

The Committee agreed with Officers that the condition and safety of the site had to be addressed and that the owners had been given every opportunity to undertake the works themselves. Members discussed the various options available to address the condition of the site; whether to tidy up the land or demolish the building as required under the Section 215 Notice and / or seek prosecution for non-compliance of the Section 215 Notice. The Committee also considered a suggestion that an option for a Compulsory Purchase Order be investigated. Members further considered that, in order to deter further vandalism and anti-social behaviour once the works had been undertaken, the site needed to be secured.

RESOLVED that

in relation to a breach of Planning Control, namely the overgrown condition of the land surrounding the building and the condition of the building itself, the subject of Enforcement 2013/246/ENF, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration Services, to take the following action:

- a) carry out the works specified in steps 1 to 8 of the Section 215 Notice to tidy the site;
- b) secure the site once the works have been carried out;
- c) take all necessary steps to secure the recovery of all costs incurred by the placing of a charge on the site;
- d) prosecute for the non-compliance of the Section 215 Notice if necessary; and
- e) request relevant Officers to investigate the feasibility of a Compulsory Purchase Order for the site.

The Meeting commenced at 7.00 pm
and closed at 8.25 pm

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CHAIR