

Planning Committee

14th January 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Andrew Brazier, Yvonne Smith, David Thain and Nina Wood-Ford

Officers:

Ruth Bamford, Amar Hussain and Ailith Rutt

Democratic Services Officer:

Jan Smyth

54. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King.

55. DECLARATIONS OF INTEREST

Councillor Alan Mason declared an other disclosable interest in Agent Item 5 (Planning Application 2014/036/FUL – B & Q DIY Supercentre) as detailed at Minute 58 below.

Councillors Andrew Brazier and David Thain declared other discloseable interests in Agenda Item 10 (Planning Application 2014/323/FUL – Former Hewell Road Swimming Poole Site) as detailed in Minute 63 below.

In regard to Agenda Item 5 (Planning Application 2014/036/FUL – B & Q DIY Supercentre) and Agenda Item 8 (Planning Application 2014/284/FUL – Units 16, 17 and 18 Kingfisher Shopping Centre), Councillor Brazier highlighted his membership of the Town Centre Partnership as a representative of the borough Council but declared no specific interests as his role did not include membership of the Partnership Board, the Partnership's decision making body.

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Chair

56. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 10th December 2014

57. UPDATE REPORTS

The Update reports relating to Applications 2014/036/FUL and 2014/311/FUL were noted.

58. APPLICATION 2014/036/FUL - B & Q DIY SUPERCENTRE, JINNAH ROAD, SMALLWOOD, REDDITCH, WORCESTERSHIRE B97 6RG

Reconfiguration of the existing store to create a Class A1 (Bulky Goods) Unit and a Class A1 Foodstore, together with associated external alterations and selected car park reconfiguration

Applicants: B & Q Plc and ASDA Stores Ltd

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

Ms P Harvey, objector on behalf of Smallwood residents
Councillor G Chance – Ward Councillor
Ms L Scott - on behalf of joint Applicant Asda Stores 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 completion of a Planning Obligation to ensure:**
 - 1) the restriction on the sale of goods to DIY warehouse at the western end of the site,**
 - 2) a contribution to cover a 10 year period, index linked, towards the subsidy of a bus route that accesses the site;**

- 3) a contribution towards subway enhancements as detailed in the main report;
 - 4) a contribution towards the provision of a scheme of signage to lead pedestrians from the site to the Town Centre;
 - 5) the retention of the existing parking restrictions that ensures that the car park can be utilised for trips to the town centre;
 - 6) a contribution towards Town Centre enhancements;
and
- 2) the Conditions and Informatives as detailed on pages 9 to 13 of the Agenda report.

(The Committee was reminded that, subject to the completion of a Section 106 agreement and re-negotiations with the Applicants on satisfactory alternative opening hours for the food store, this Application had been granted Planning Permission on the 10th September 2014. Officers reported that the outstanding matter of the opening hours had been brought back to Committee for Members to review and make a decision on as Officers had not been able to reach a satisfactory agreement with the Applicants.

Having considered the Officers report, representations made by the Speakers and the information provided in the Update Report for this application in relation to the Applicant's request to revise their proposed hours of operation to remove references to 24/7 opening, Members were of the view that the opening hours proposed by Officers as detailed in Condition 7 on page 10 of the agenda report, would minimise noise and disturbance impact on local residents in the surrounding area)

(Prior to consideration of this matter, and having previously declared an other disclosable interest at the start of the meeting in that he was a Council representative on the Town Centre Partnership Board, who had made representations objecting to the proposed development, Councillor Alan Mason withdrew from the meeting and did not take part in discussions or vote thereon.)

59. APPLICATION 2014/272/FUL - FORMER AMBULANCE STATION, CEDAR PARK ROAD, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 6HP

Proposed erection of 14 no. flats comprising 10 x 2 bedroom flats and 4 x 1 bedroom flats

Applicant: Cedar Real Estate Developments 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 S106 planning obligation ensuring that:
 - a) Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD;**
 - b) A financial contribution is paid to the County Council in respect to education provision;**
 - c) A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development: and****
- 2) the Conditions and informatives as detailed on pages 20 to 25 of the Agenda report.**

60. APPLICATION 2014/275/FUL - METTIS SPORTS AND SOCIAL CLUB, CHERRY TREE WALK, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 6PB

Construction of 2 additional tennis courts, associated floodlighting and a 2.7m surrounding fence.

Applicant: Mr Darren Cutler for Mettis Sports and Social Club

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 30 of the Agenda report.

(The type of lighting to be utilised for the floodlights was raised. Officers advised that, whilst it was not possible to condition the type of lighting to be used for the floodlights, there would be various options open to the Applicant to minimise any amenity impact.)

**61. APPLICATION 2014/284/FUL - UNITS 16, 17 AND 18
KINGFISHER WALK, KINGFISHER SHOPPING CENTRE, TOWN
CENTRE, REDDITCH, WORCESTERSHIRE B97 4EY**

Amalgamation of three small adjacent (A1) retail units
to a single (A3/A5) fast food eat-in and takeaway food unit.

Applicant: Kingfisher Shopping Centre

Mr K Williams, on behalf of the Applicants, 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 detailed on page 34 of the Agenda report.

**62. APPLICATION 2014/311/FUL - HEADLESS CROSS METHODIST
CHURCH, EVESHAM ROAD, HEADLESS CROSS, REDDITCH,
WORCESTERSHIRE B97 5ER**

Proposed 9 no. terraced dwellings on the site of the
former Methodist Church, with existing Church Tower
and Spire to be retained.

Applicant: Mr P Thomas

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

Mr R Andrews – objector – on behalf of himself and other local residents

Councillor C Gandy – Local Ward Councillor

Mr P. Thomas, the 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 Planning Permission, subject to:

- 1) **the satisfactory completion of a Section 106 Planning Obligations to ensure that:**
 - a) **contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD; and**
 - b) **a financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development; and**
- 2) **the Conditions and Informatives as detailed on pages 7 to 11 of the Agenda report.**

(The Committee noted an Update report for this application in regard to four additional late representations received objecting to the development together with Officer responses.)

63. APPLICATION 2014/323/FUL - FORMER HEWELL ROAD SWIMMING POOL SITE, HEWELL ROAD, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 6BA

30 no. residential units, including 6 no. dwellings and 24. No. one bedroom flats.

Applicant: Mr G Stoyan for the Accord 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 Services to GRANT 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 open space, pitches and equipped play;**
 - b) **a contribution is paid to the Borough Council for the provision of wheelie bins for the new development; and**
 - c) **the affordable housing is retained as such in perpetuity;**

2. the Conditions and Informatives as detailed on pages 49 to 50 of the Agenda report; and
3. the following additional Drainage Condition:
 - “8) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by Rodgers Leask Consulting Civil & Structural Consultants Ltd, dated November 2014, reference P13-408, Rev:1

Reason: To ensure the development is not at risk from flooding and to ensure flood risk is not increased elsewhere in accordance with the NPPF.”

(Members noted and agreed to the inclusion of an additional drainage Condition required that had not been listed in the agenda report.

Officers also reported that an additional element to the Section 106 Agreement, in relation to affordable housing, which had been detailed in the Officer report but had been omitted from the recommendation in error, would be included in the Resolution / Decision Notice.)

(Prior to consideration of this matter, Councillors Andrew Brazier and David Thain declared other disclosable interests in that they were both Council appointed representatives on the Board of Redditch Co-operative Homes (part of the Accord Group). Councillors Brazier and Thain withdrew from the meeting and took no part in discussions or voting thereon.)

The Meeting commenced at 7.00 pm
and closed at 8.29 pm

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CHAIR