

# Planning Committee

8<sup>th</sup> April 2015

## MINUTES

### Present:

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

### Officers:

Amar Hussain, Ailith Rutt and Sharron Williams

### Democratic Services Officer:

Jan Smyth

### 82. APOLOGIES

An apology for absence was received on behalf of Councillor David Thain.

### 83. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 84. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> March 2015 be confirmed as a correct record and signed by the Chair.**

### 85. UPDATE REPORTS

The printed Update Reports relating to the various Planning Applications were noted. Members also noted that the site plan provided in their Plan Pack in relation to Planning Application 2015/035/RM – land opposite The Foxlydiate, Birchfield Road, Redditch was slightly incorrect. A copy of the correct Plan, as submitted by the Applicant and as referenced during the Officer's presentation, was tabled at the meeting for clarification.

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Chair

**86. PLANNING APPLICATION 2014/349/FUL –  
FEVER, 12 MARKET PLACE, TOWN CENTRE,  
REDDITCH, B98 8AA**

Change of Use of part of first floor offices into  
late night bar, to be incorporated into existing bar

Applicant: Mr Nigel Blair

Mr Nigel Blair, 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, Planning Permission be GRANTED, subject to the Conditions and Informative as detailed on page 10 of the Main report.**

(The Committee was informed of a late response from the Highways Authority that they had no objections to the proposal, as detailed in the published Update Report, copies of which were made available to Members and the public gallery prior to commencement of the meeting.)

**87. PLANNING APPLICATION 2014/367/FUL –  
LAND ADJACENT 55 WEATHEROAK CLOSE,  
WEBHEATH, REDDITCH B97 5TF**

New one and a half storey dwelling

Applicant: Mr and Mrs R Lewis

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

Mrs Gill Kloetzli – objector

Mr Brian Davy – Objector

Councillor David Bush – Ward Councillor

Mr Gary Philips of Highbury Design – Applicant's Agent

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives as set out on pages 15 to 17 of the main agenda report and the following additional Condition:**

- 9) **No development shall be carried out until a construction management plan has been submitted and approved by the local authority. Development to proceed in accordance with the agreed plan.**

**Reason: To minimise the impact of the development construction on existing occupiers of the building in order to safeguard their residential amenity and safety.**

(The Committee noted a late Consultee response received from Severn Trent Water, who had no objection to the proposal subject to conditions. Members also noted three additional objections that had been received and Officer responses, all as detailed in the published Update Report, copies of which were circulated to Committee Members and the public gallery prior to commencement of the meeting.

Members considered and agreed the imposition of an additional Condition, relating to the submission of a Construction Management Plan for approval, which had been suggested by the Applicant's Agent during their address to the Committee under the Council's public speaking rules, as detailed in the resolution above.)

**88. PLANNING APPLICATION 2014/369/FUL –  
IPSLEY COURT, BERRINGTON CLOSE,  
IPSLEY, REDDITCH, B98 OTJ**

Proposed two-storey building to contain  
four no. apartments (Plots 41, 42, 43 and 44).

Applicant: Mr Barney McElholm

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

Mr Stephen Williams – objector  
Mrs Sue Nicholls – objector  
Mrs Evelyn Coke – objector  
Councillor Juliet Brunner – Ward Member  
Mr Barney McElholm – Applicant

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED, for the following reasons:**

- 1) **The design and visual impact of the proposed building that would result from its size and location would appear incongruous and out of character in the streetscene. The lack of private amenity space to serve the proposed residents would result in an unacceptable lack of residential facilities which would compromise their residential amenity. As such the proposal is considered to be contrary to Policies CS2 and B(BE)13 of the Borough of Redditch Local Plan No.3 and Policies 5, 39 and 40 of the emerging Borough of Redditch Local Plan No.4 and SPG Encouraging Good Design.**
  
- 2) **The impact of additional parking requirements and the loss of existing parking provision resulting from the proposal raises concerns about the displacement of parking in the area on to the highway, contrary to the objectives of Policies CT12 of the Borough of Redditch Local Plan No.3 and Policy 20 of the emerging Borough of Redditch Local Plan No.4.**

(The Committee noted a further representation of objection as detailed in the published Update Report, copies of which were provided to Members and the public gallery prior to commencement of the meeting.

Members expressed concerns that the proposed design and siting of the development would be out of character for the area and would have a visual impact on the street scene and wider area. Concerns were also expressed that the proposed development provided insufficient parking. Officers clarified that, in terms of the cumulative parking requirements for the wider site, sufficient parking would be provided for the existing development and the proposed new development in line with parking standards requirements.

Having considered all of the information provided, members were still of the view that the design of the proposed development was out of character and would have a visual impact on the street scene. Members also considered that the additional parking required for the development would have a cumulative impact on parking provision in the wider area with the potential for the displacement of vehicles onto the highway. Members were therefore minded to refuse the Application for the reasons stated in the resolution above.)

**89. PLANNING APPLICATION 2015/035/RM –  
LAND OPPOSITE THE FOXLYDIATE,  
BIRCHFIELD ROAD, WEBHEATH, REDDITCH**

Approval of Reserved Matters for the construction  
of twenty nine no. dwellings pursuant to Condition 1  
of Planning Permission 2013/179/OUT

Applicant: Mr David Baker

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Reserved Matters Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 30 to 31 of the main agenda report.**

(Members noted various amendments that had been received from the Applicant following further discussions with Officers, all as detailed in the published Update Report, copies of which had been provided to Committee Members and the public gallery prior to commencement of the meeting. Members attention was also drawn to the corrected site plan that had been tabled at the meeting.

In light of receipt of acceptable amendments to the Layout Plan, the Committee was asked to note Officer's amended Recommendation to grant Planning Permission, as detailed in the Resolution above.)

**90. PLANNING APPLICATION 2015/044/FUL AND LISTED  
BUILDING CONSENT APPLICATION 2015/045/LBC –  
THE WHITE LION, 1202 EVESHAM ROAD,  
ASTWOOD BANK, REDDITCH B96 6AA**

Conversion of Listed Public House into 4 separate dwellings  
with associated works, car parking and rear driveway, together  
with two new semi-detached 2 bedroom houses and one detached  
three bedroom house within the grounds

Applicant: Vicarage Farm Estates Ltd

**1) PLANNING APPLICATION 2015/044/FUL**

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to**

the Conditions and Informatives set out on pages 40 to 44 of the main agenda report; and

2) **LISTED BUILDING CONSENT APPLICATION  
2015/045/LBC**

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Listed Building Consent be GRANTED, subject to the Conditions and Informative as set out on pages 45 to 46 of the main Agenda report.**

(Members received and noted an oral update from Officers in relation to receipt of five additional late representations of objection on similar grounds to those covered in the main agenda report, and a Consultee response from Natural England, who had no objections to the proposal.)

The Meeting commenced at 7.00 pm  
and closed at 8.31 pm

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CHAIR