

Planning Committee

8th July 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Wanda King and Jennifer Wheeler (substituting for Councillor Nina Wood-Ford)

Officers:

Steve Edden, Clare Flanagan, Sarah Hazlewood and Ailith Rutt

Democratic Services Officer:

Jan Smyth

10. APOLOGIES

Apologies were received on behalf of Councillors Matthew Dormer, David Thain and Nina Wood-Ford.

11. DECLARATIONS OF INTEREST

No declarations of interest were made.

12. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 10th June 2015 be confirmed as a correct record and signed by the Chair.

13. UPDATE REPORTS

The published Update reports relating to the various Planning Applications were noted.

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Chair

**14. APPLICATION 2015/086/FUL –
CARANTEC, THE MAYFIELDS, SOUTHCREST,
REDDITCH, B98 7DU**

Erection of new dwelling, new access and landscaping

Applicant: Mrs M Daramiah

Mr Brian Walford, 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 detailed on pages 10 to 12 of the main Agenda report.

**15. APPLICATION 2015/130/FUL –
324 EVESHAM ROAD, CRABBS CROSS,
REDDITCH B97 5JB**

Change of use to provide B1(a) Office accommodation

Applicant: Mr Malcolm Dyson

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

Mr Steve Higgitt – objector
Mr Carl Portman-Dunkley – objector
Mr Ken Andrews – objector
Mr Stewart Vick – on behalf of the Applicant

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to Head of Planning and Regeneration Services to GRANT Planning Permission following the expiration of the neighbour notification period and subject to no new material planning considerations being raised, subject to:

- 1) Conditions 1 and 3 and Informative as detailed on pages 16 and 17 of the Agenda report;**
- 2) Condition 2 in the main report being amended to read as follows:**

“2) the proposal shall be carried out as shown on the plans, schedules and other documents listed below:

**1730.01
1730.03C**

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3”; and

3) Condition 4 as detailed in the main Agenda report being deleted and replaced with the following new Condition 4:

“4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no changes of use away from the permitted B1(a) use shall take place without the submission and subsequent approval of a separate application for Planning Permission.

Reason: Other uses within that Use Class may not be acceptable to the Local Planning Authority in this location having regard to the character and amenities of the area and sustainability objectives, and would require further consideration by way of a Planning Application.

(The Committee noted an Update report on this item, in regard to an amended plan received removing the A1 use of the proposal which had necessitated a change in the proposal description and an amendment to Condition 2, together with the deletion of Condition 4. An additional Officer recommendation to remove permitted development rights that would be afforded to the B1 use to allow the site to be changed to A1 (shop), A2 (finance and professional services) or A3 (Café and restaurant) for a period of two years without recourse to the Local Planning Authority was also noted, all as detailed on the published Update 2 report, copies of which were provided to Committee Members and the public gallery prior to the commencement of the meeting.

Having considered all of the information provided by Officers and the public speakers, concerns were expressed that the proposed B1 use would also benefit from permitted development rights to

change the use to B8. Officers clarified that this was the case but that such permitted development rights could also be removed by Condition if Members were minded to approve the application.)

**16. APPLICATION 2015/145/S73 –
LAND AT TEARDROP SITE, BORDESLEY LANE,
RIVERSIDE, REDDITCH B97 6RR**

Variation of Condition 2 of Application Reference Number
2011/296/FUL

to substitute drawings in order to re-site the compound and air
conditioning units relating to the Hotel (deleting reference to
drawings R76:11:P50 revJ and P10 revk and inserting drawings
55:14:P10 and 55:14.P11)

Applicant: Premier Inn Hotels Ltd

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 detailed on pages 21 to 23
of the Agenda report.**

(The Committee noted a late representation received from the
Community Safety Officer who had no objections to the proposal,
as detailed in Update 2.)

The Meeting commenced at 7.00 pm
and closed at 7.50 pm

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CHAIR