

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Matthew Dormer, Wanda King, David Thain and Nina Wood-Ford

Officers:

Steve Edden, Sarah Hazlewood, Amar Hussain and Ailith Rutt

Democratic Services Officer:

Jan Smyth

1. APOLOGIES

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Councillor David Thain declared an interest in Agenda Item 56 (Planning Application 2015/042/FUL – Land off Dixon Close, Enfield, Redditch) as detailed in Minute 5 below.

3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 29th April 2015 be confirmed as a correct record and signed by the Chair.

4. UPDATE REPORTS

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

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Chair

**5. APPLICATION 2015/042/FUL –
LAND OFF DIXON CLOSE, ENFIELD,
REDDITCH, WORCESTERSHIRE**

35 no. 2, 3 and 4 bedroom houses, 6 no. 1 bedroom apartments
and 1 no. 2 bedroom bungalow (substitution of some house types
approved under Permission 2013/289/FUL)

Applicant: Mr Nick Laight

Mrs L Saunders, an objector, addressed the Committee under the Council's public speaking rules.

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:**
 - a) a contribution towards play areas at Forge Mill and sports provision at Abbey Stadium, due to increased demand/requirements from future residents, in compliance with the SPD;**
 - b) a contribution to refuse and re-cycling bins for the new development, in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy;**
 - c) a contribution towards County education facilities, the County Council Education Authority having confirmed that there is a need in this area to take contributions towards Holyoakes Field First School; and**
 - d) the provision of 13 units on the site to be restricted to affordable housing in perpetuity, and**
- 2) the Conditions and Informatives set out on pages 18 to 23 of the main Agenda report.**

(The Committee noted an error in the description of the proposal, as detailed in the published Update report, copies of which were provided for Members and the public gallery prior to commencement of the meeting.)

(Prior to consideration of this Application, Councillor David Thain, declared an interest and withdrew from the meeting and took no

part in any discussions nor voted on the matter in view of his role as a Council representative on Redditch Co-operative Homes, who is known to have an interest in the affordable housing element of the Application.)

**6. APPLICATION 2015/071/S73 –
12 THE SQUARE, FECKENHAM, REDDITCH,
WORCESTERSHIRE B96 6HR**

Variation of Condition 4 of Application Reference 2008/184/FUL:
Drawing Number 1428/100A, and removal of Condition 6 of
Planning Reference 2008/184/FUL to allow insertion of windows
to rear elevation of property.

Applicant: Ms Pauline Luget-Owen

Mr Jamie Neale, objector and Ms Pauline Luget Owen, 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 REFUSED for the following reason:

“The proposed development would result in detriment to and loss of residential amenity to the occupier of No.14 The Square Feckenham by reason of overlooking and a resultant loss of privacy. The proposals would therefore be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.”

(Officers reported on an additional letter of objection received and a correction of the site identification plan accompanying the Officer's report, as detailed in the published Update report and accompanying replacement Site Plan, copies of which were provided to Committee Members and the public gallery prior to consideration of the Application.

Having considered all of the information provided by Officers and the public speakers, Members were of the view that the proposed windows would be detrimental to the privacy of the occupiers of 14 The Square, and refused the Application for the reason stated above.)

**7. APPLICATION 2015/085/FUL –
17 HOWARD ROAD, PARK FARM, REDDITCH,
WORCESTERSHIRE B98 7SE**

Erection of 1 no. Builder's Merchants for display, sale, storage of building, timber and plumbing supplies; plant and tool hire, including outside display and storage; and access and associated works.

Applicant: Travis Perkins (Properties) 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 set out on pages 32 to 33 of the main Agenda report.

**8. APPLICATION 2015/093/COU –
73 FECKENHAM ROAD, ASTWOOD BANK,
REDDITCH, WORCESTERSHIRE B96 6DE**

Change of use of garage to dog grooming salon.

Applicant: Mrs Karagh Crane

Mr Mark Duncombe, objector, and Mrs Karagh Crane, 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 set out on pages 37 and 38 of the main Agenda report but with Condition 4 being amended to read as follows:

- “4) A maximum number of three clients shall be able to visit the site in any one day. The operator of the dog grooming salon shall maintain an up to date register of clients visiting the site and shall be made available within one calendar month of a written request of the Local Planning Authority.”**

(Members noted Officers request for Condition 4 to be amended, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

**9. APPLICATION 2015/123/FUL –
10 MARKET PLACE, TOWN CENTRE,
REDDITCH, WORCESTERSHIRE B98 8AD**

Change of Use of basement, ground floor and first floor
to A3 (Restaurant) with A5 provision, and conversion of
second and third floors to residential accommodation.

Applicant: Mrs Sian Bowen

Mr K Williams, General Manager representing Kingfisher Shopping Centre, in support of the Application, 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 set out on pages 41 and 42 of the main Agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.28 pm

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CHAIR