



Planning Committee

14th October 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Tom Baker-Price (substituting for Councillor Roger Bennett), Wanda King, David Thain, Pat Witherspoon (substituting for Councillor Joe Baker) and Nina Wood-Ford

Officers:

Steve Edden, Amar Hussain and Ailith Rutt

Democratic Services Officer:

Jan Smyth

35. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker, Roger Bennett and Matthew Dormer.

36. DECLARATIONS OF INTEREST

No declarations of interest were made.

37. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 9th September 2015 be confirmed as a correct record and signed by the Chair.

38. UPDATE REPORTS

The Update Report relating to the Planning Application to be considered was noted.

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Chair

**39. APPLICATION 2015/043/FUL –
AREA NIGHT CLUB, CHURCH ROAD, TOWN CENTRE,
REDDITCH, WORCESTERSHIRE B97 4AB**

Demolition of the existing former Nightclub building and the erection of a new four storey building containing 27 no. apartments with associated car parking, bin and bike storage areas.

Applicant: Mr Mark Mifflin

Mr Miles Layland, the Applicant's Agent / Architect, 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 & Regeneration to GRANT planning permission subject to:

1) the satisfactory completion of a Section 106 Planning Obligation ensuring that

“2 no. one bedroom flats are provided as affordable dwellings in perpetuity”; and

2) the following Conditions and Informatives:

Conditions

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3.

- 3) The development hereby approved shall be implemented in accordance with the following plans :

Appropriate references to be added here.

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area, in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3.

- 4) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority, and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

Informatives

- 1) The Local Planning Authority has worked with the Applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application, through pre-application advice and discussion.
- 2) The Applicant is directed to the following document for best practice during demolition and construction:

<http://www.worcsregservices.gov.uk/pdf/WRS%20contractor%20guidance%20July%202011%20V.1.2.pdf>
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway. The Applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 4) This Planning Permission does not authorise the Applicant to carry out works within the publicly

maintained highway since such works can only be carried out by the County Council's Approved Contractor, following the issue of a licence under Section 184 and 278 of the Highway Act 1980.

The Applicant should contact Worcestershire County Council's Highway Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Council's Approved Contractor at the Applicant's expense.

- 5) Whilst the full remit of the Secured by Design Scheme covers more than Land Use, Planning and Development Control, Redditch Borough Council actively encourage developers to take full account of Crime Prevention and Community Safety issues throughout the design and construction of any development as an integral part of achieving good design. Applicants are advised that further details of Secured by Design and relevant construction specifications can be found at www.securedbydesign.com or by contacting the West Mercia Constabulary Crime Risk Manager on 01527 586181.**
- 6) The Applicant is advised that development should not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by Severn Trent Water Ltd.**

(The Committee was advised on a proposed change in the Officer recommendation following an offer by the Applicant to provide the two proposed ground floor (1 bedroom) flats, as affordable dwellings controlled by a Section 106 Agreement, 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.

Having considered the Officer's report and Update and the Applicant's representations, Members were minded to grant Planning Permission as detailed in the Resolution above.)

The Meeting commenced at 7.00 pm
and closed at 7.23 pm

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CHAIR