

Planning Committee

13th April 2016

MINUTES

Present:

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

Officers:

Steve Edden, Amar Hussain, Simon Jones and Helena Plant

Democratic Services Officer:

Jan Smyth

69. APOLOGIES

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

70. DECLARATIONS OF INTEREST

Councillor Andrew Fry declared an Other Disclosable Interest in Agenda Item 6 (Planning Application 2016/070/FUL – Land rear of 144 to 164 Easemore Road, Riverside, Redditch) as detailed in Minute 74 below.

71. CONFIRMATION OF MINUTES

RESOLVED that, the minutes of the meeting of the Committee held on 13th April 2016 be confirmed as a correct record and signed by the Chair.

72. UPDATE REPORTS

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

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Chair

73. **APPLICATION 2016/037/FUL –
VALLEY STADIUM, BROMSGROVE ROAD, BATCHLEY,
REDDITCH, WORCESTERSHIRE B97 4RN**

Addition of single storey Entrance Lobby

Applicant: Mr Chris Swan

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 4 and 5 of the main agenda report.

74. **APPLICATION 2016/070 –
LAND REAR OF 144-164 EASEMORE ROAD, RIVERSIDE,
REDDITCH, WORCESTERSHIRE**

Erection of 4 new dwellings and associated parking

Applicant: Central and Country Developments Ltd

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be **GRANTED**, subject to Conditions 1 to 8 and Informative 1 as set out on pages 14 to 16 of the main agenda report and the following additional Conditions and Informatives:

Conditions

- “9) **Prior to commencement of the development hereby approved, a scheme for the provision of bat roost and bird nesting opportunities within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.**

Reason: In the interests of biodiversity and in accordance with the provisions of the National Planning Policy Framework.

- 10) **Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and there shall be no other external illumination of the development.**

Reason: In the interests of biodiversity and to safeguard local amenities, in accordance with the provisions of the National Planning Policy Framework.

- 11) **The proposed private pathways and parking areas shall be finished in a permeable surface and retained as such thereafter.**

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3.

- 12) **Prior to first occupation of any dwelling hereby approved, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.**

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework.

- 13) **The Development hereby permitted shall not be occupied 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

- “2) This permission does not grant consent to divert, extinguish or obstruct Public Bridleway No. RD-518. The applicant is advised to contact Richard Jones, Countryside Access Team Leader (Mapping and Enforcement), The Countryside Centre, Worcester Woods Country Park, Wildwood Drive, Worcester WR5 2LG: 01905 843441: rjones@worcestershire.gov.uk for further advice before commencing any works.**
- 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 permission does not authorise the Applicant to carry out works within the publicly maintained highway.**

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved Contractor. The Applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 761160 or email worcestershirevehicle.crossing@ringway.co.uk.”

(Officers reported on Consultation responses received from Highways Network Control and the Council’s Ecology Officer and two late public letters of objection, received after publication of the Agenda, together with Officer comments, including the need to impose further planning conditions and informatives, in light of the Consultation comments received, all 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.)

(Prior to consideration of this matter, Councillor Andrew Fry (Chair of the Planning Committee) had declared an Other Disclosable Interest in that his place of employment was in proximity to the Application site and also that a family member lived in close proximity to the site. Councillor Fry withdrew from the meeting for the duration of the Committee’s consideration of the matter and voting thereon..)

Councillor Yvonne Smith, the Committee's Vice-Chair, was in the Chair for this matter.)

**75. APPLICATION 2016/041/FUL –
18 THROCKMORTON ROAD, GREENLANDS, REDDITCH**

Two storey side extension

Applicant: Fairbourne Consultants Ltd

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 3 and 4 of the published Additional Papers Agenda.

This item of Urgent Business had been accepted by the Chair in view of the fact that a Committee decision was required due to objections being received after publication of the Agenda and that as the Committee was not due to meet again until the new Municipal Year it was considered unreasonable to ask the Applicant to wait.

76. APPEALS OUTCOMES - INFORMATION REPORT

The Committee received information in relation to the outcomes of recent planning appeal decisions and were pleased to note that eight of the ten appeals had been dismissed. The Chair expressed particular disappointment at the Inspectorate's decision to allow an appeal against the Committee's refusal of Planning Application 2014/192/FUL – Land at Wirehill Drive.

RESOLVED that

the items of information be NOTED.

The Meeting commenced at 7.00 pm
and closed at 7.38 pm

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CHAIR

