



Planning Committee

13th July 2016

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Tom Baker-Price, Michael Chalk, Matthew Dormer, Gareth Prosser, Jennifer Wheeler and Nina Wood-Ford

Officers:

Steve Edden, Claire Gilbert, Amar Hussain, Helena Plant and Sharron Williams

Democratic Services Officer:

Jan Smyth

6. APOLOGIES

Apologies for absence were received on behalf of Councillor Roger Bennett and Wanda King. Councillor Tom Baker-Price was confirmed as Councillor Bennett's substitute for the meeting.

7. DECLARATIONS OF INTEREST

There were no declarations of interest.

8. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 8th June 2016 be confirmed as a correct record and signed by the Chair.

9. UPDATE REPORTS

The published Update Reports for the various Planning Applications were noted.

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Chair

10. **APPLICATION 2015/143/FUL –
ASHLEIGH WORKS, 24 BROMSGROVE ROAD, BATCHLEY,
REDDITCH B97 4QY**

Conversion of Ashleigh Works to 10 no. apartments

Applicant: Mrs Vivienne Wilkinson

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to:

- 1) **the completion of a satisfactory Section 106 Planning Obligation ensuring that:**
 - a) **contributions are paid to the County Council in respect to localised improvements to Cycle Route 5;**
 - b) **a financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development;**

and

- 2) **the Conditions and Informatives as set out on pages 8 to 10 of the main agenda report.**

11. **APPLICATION 2015/343/OUT –
CHURCH HILL MEDICAL CENTRE, TANHOUSE LANE,
CHURCH HILL, REDDITCH B98 9AA**

Demolition of former Medical Centre and re-development to accommodate up to 16 residential units.

Applicant: Dr F Ahmad, Dr J Cochrane and Dr J Hakeem

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to:

1. **the satisfactory completion of a Section 106 Planning Obligation to ensure the following provision:**

- a) a financial contribution for the provision of affordable housing in the locality;
- b) a financial contribution for the improvements / signage for the nearby cycle route;
- c) a financial contribution for the provision of enhancements to the Town Centre;
- d) a financial contribution for the provision of waste management;
- e) a financial contribution for open space provision;
- f) a financial contribution for playing pitch provision;
- g) a financial contribution for children's play provision;

and

- 2) the Conditions and Informatives stated on pages 19 to 23 of the main agenda report; with Condition 11 to read as follows:

“11. No development shall take place until full details of an ecological mitigation and enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include measures recommended in the Extended Phase 1 Survey and Ecological Constraints Assessment 1st July 2016, and measures recommended in a bat survey that is required to be carried out at the appropriate time of the year and before the submission of a reserved matters application / detailed application. The approved scheme shall be fully implemented prior to the first occupation of the development.

Reason: In the interests of ecology in the local area and in accordance with Policy B(NE).3 of the Borough of Redditch Local Plan No. 3 and paragraphs 9 and 109 of the National Planning Policy Framework. “

(Officers reported on negotiations that had taken place with the Applicant, subsequent to the publication of the Agenda, in regard to Section 106 matters, specifically relating to proposals for affordable housing provision and the views of the Council's Housing Strategy Officers, and an amendment to Condition 11, 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.)

**12. APPLICATION 2016/090/FUL -
LAND REAR OF CHACELEY COURT, MASON ROAD,
HEADLESS CROSS, REDDITCH**

Demolition of existing garage block and construction of a single storey 3 bedroom dwelling with pitched roof with ancillary parking, plus four extra car parking spaces for the use of the existing flats

Applicant: Ms Maria Pardoe

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 29 to 30 of the main agenda report.

**13. APPLICATION 2016/134/FUL -
12 PARK WALK, KINGFISHER SHOPPING CENTRE,
TOWN CENTRE, REDDITCH B97 4HD**

Change of use from a Class A1 use to a mixed Class A1/A3 use (Coffee Shop) and the installation of a new shop front.

Applicant: Coffee #1 Limited

Mr Ken Williams, on behalf of 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 page 35 of the main agenda report.

14. **APPLICATION 2016/140/FUL –
DAWSON TYRE SERVICES, 4A IMEX SPACES BUSINESS
CENTRE, OXLEASOW ROAD, EAST MOONS MOAT,
REDDITCH, B98 ORE**

Change of Use to a Health and Well-being Training
and Performance Centre (D2 Use)

Applicant: Mr Duncan Davis

Mr Duncan Davis, 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 reasons set out on page 45 of the main agenda report.

(Officers reported a further representation received objecting to the Application, 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.)

15. **APPLICATION 2016/141/COU –
8 - 10 UNICORN HILL, TOWN CENTRE, REDDITCH B97 4QR**

Change of use of the first and second floors from Offices (A2)
to Assembly and Leisure (D2) to facilitate escape games

Applicant: Mr Craig Dixon

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on page 51 of the main agenda report.

(Following the conclusion of the above matter, Councillor Baker-Price withdrew from the meeting and was not present for the remainder of the meeting.)

16. **APPLICATION 2016/145/FUL –
LAND TO THE REAR OF NO. 4 UPPER CROSSGATE ROAD,
PARK FARM NORTH, REDDITCH**

Change of use to A5 (Hot Food Takeaway) and the erection
of a static catering unit with hard standing and security fencing.

Applicant: Mr and Mrs Gary Webster

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 59 to 60 of the main agenda report.

17. **APPLICATION 2016/173/FUL –
LAND OFF DIXON CLOSE, ENFIELD, REDDITCH**

Development of 44 no. dwellings – a mix of 2, 3, 4 bedroom
houses,
2 bedroom apartments and 2 bedroom bungalow.

Applicant: Mr Nick Laight (Central and Country Developments Ltd)

Mr K Barnsley, 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 Services to GRANT Planning Permission, subject to:

- 1) **The satisfactory completion of a Section 106 Planning Obligation to ensure that;**
 - a) **Contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD;**
 - b) **Contributions are paid to the Borough Council towards the provision of wheelie bins for the new development;**

- c) **Contributions are paid to the County Council towards County Education Infrastructure in accordance with the Council's adopted SPD;**
 - d) **13 units on the site are restricted to affordable housing in perpetuity or a commuted sum towards the provision of affordable housing within the Borough of Redditch be paid to the Council;**
- 2) **The Conditions and Informative set out on pages 69 74 of the main agenda report; and**
 - 3) **The following additional informatives:**
 - “7. **The Applicant is advised to consider the provision of appropriate cabling and an outside electrical socket for each property, to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The charging point should be operational prior to first occupation of the development and should comply with BS7671. The socket should comply with BS1363 and must be provided with a locking weatherproof cover if located externally to the building.**
 - 8. **The Applicant is advised to provide secure cycle parking facilities in accordance with Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be incorporated within the development of this site.”**

(Officers reported on a Consultee response received from Worcestershire Regulatory Service's Air Quality Team and a request from them for two additional informatives to be included. Clarification was also provided by Officers in regard to the location of the proposed emergency access point, 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.)

18. **APPLICATION 2016/183/FUL –
VALLEY STADIUM, BROMSGROVE ROAD, BATCHLEY,
REDDITCH B97 4RN**

New Kitchen and Food Kiosk

Applicant: Mr Chris Swan

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, following the expiry of the weekly list on the 18th July 2016, assuming that no additional material considerations had been received, and subject to the Conditions set out on page 79 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.16 pm

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CHAIR