

Planning Committee

10th August 2016

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Nina Wood-Ford (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, David Bush, Brandon Clayton, Yvonne Smith and Pat Witherspoon

Officers:

Ruth Bamford, Sarah Hazlewood, Steve Hawley (Worcestershire Highways Authority), Amar Hussain, Helena Plant and Sarah Willetts

Democratic Services Officer:

Jan Smyth

19. APOLOGIES

Apologies for absence were received on behalf of Councillors Mike Chalk, Matthew Dormer, Gareth Prosser and Jennifer Wheeler. Councillors Brandon Clayton, David Bush, Tom Baker-Price and Pat Witherspoon were confirmed as Councillors' Chalk, Dormer, Prosser and Wheeler's substitutes respectively.

20. DECLARATIONS OF INTEREST

Councillor David Bush declared an Other Disclosable Interest in Agenda Item 6 (Planning Application 2016/131/OUT – Land at Church Road, Webheath, Redditch) as detailed at Minute 24 below.

21. CONFIRMATION OF MINUTES

RESOLVED that

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

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Chair

22. UPDATE REPORTS

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

23. APPLICATION 2015/368/S73 - ASDA STORE, JINNAH ROAD, SMALLWOOD, REDDITCH B98 7ER

Revision of Condition 7 of Planning Permission 2014/036/FUL to allow 0600 – 2200 opening hours Monday to Saturday with Sundays, Bank and Public Holiday hours of opening to remain the same

Applicant: Asda

The following people addressed the Committee under the Council's Public Speaking rules:

Ms Paula Harvey – objector
County Councillor Graham Vickery – objector
Councillor Greg Chance – Ward Member
Mr Philip Bartram – for the Applicant

RESOLVED that

a decision on the matter be deferred to allow for further discussions to take place with the Applicants in regard to issues raised during consideration of the application, including matters relating to signage lighting which Members considered were linked to the proposed revised opening hours.

24. APPLICATION 2016/131/OUT - LAND AT CHURCH ROAD, WEBHEATH, REDDITCH

Outline Planning Application for up to 80 residential units

Applicant: Mr John Williams

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

Mr David Rose – objector
Mr Andrew Warby – objector
County Councillor Graham Vickery – objector
Councillor David Bush – Ward Member
Mr John Williams - Applicant

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 Outline Planning Permission, subject to:

- 1) The satisfactory completion of a Section 106 Planning Obligation ensuring:
 - provision of affordable housing on site
 - a financial contribution for mitigating the impact of the development on the highway network
 - a financial contribution for the provision of enhancements to the Town Centre;
 - a financial contribution for the provision of waste management;
 - a financial contribution for open space provision;
 - a financial contribution for playing pitch provision;
 - a financial contribution for children's play provision;
 - a financial contribution towards education facilities;**
- 2) the receipt of a satisfactory reptile survey confirming the presence / absence of reptiles on the site and to attach recommended conditions relating to protected species throughout the site; and**
- 3) the Conditions and Informatives as detailed on pages 27 to 33 of the main agenda report.**

(In terms of Resolution 2 above, Members noted the latest results to date in relation to the reptile survey being undertaken, 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 item, Councillor David Bush declared an Other Disclosable interest in that he would be withdrawing to the Public Gallery to address the Committee as Ward Member under the Council's public speaking rules, following the conclusion of which, he would be withdrawing from the meeting for the Committee's debate. Councillor Bush was therefore not present nor participated in the Committee's discussion on the matter.)

25. APPLICATION 2016/133/FUL - VAUNS OAKS, 13 ICKNIELD STREET, CHURCH HILL, REDDITCH B98 9AD

Demolition of existing bungalow and the erection of 4 no. dwellings and construction of 2 no. new vehicular accesses to Icknield Street

Applicant: Mr Peter Yates

For the reasons detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting, this item of business had been withdrawn from the Agenda by Officers and was not discussed.

26. CONSULTATION ON A PLANNING APPLICATION 2016/230/CPO (COUNTY MATTER) - LAND OFF COOKRIDGE CLOSE, BROCKHILL, REDDITCH

The Committee considered a consultation report which set out proposals by the County Council for the development of a new 2 form entry First School on land off Cookridge Close, Brockhill, Redditch. The proposed development will replace the former Holyoakes Field First School currently located in Bridge Street. The proposal has been submitted to the County Council's Planning Committee for determination.

The views of the Committee on the proposed development were sought for submission to Worcestershire County Council's Planning Committee for their consideration in the determining of the Planning Application.

Officers highlighted the additional information set out in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting. Further clarification was also provided on various matters, primarily relating to: the school's proposed location; its design and appearance; open space provision; BREEAM standards; drainage matters; and proposals for dropping off / picking up children and staff car parking.

RESOLVED that the following matters be included in the Officer's consultation response report on the proposed development:

"Worcestershire County Council give due regard to the following views of Redditch Borough Council's Planning Committee when considering the application:

- a) the Committee considered the location, design and appearance of the proposed development to be acceptable;
- b) the Committee considered that the proposed development should be capable of expansion to facilitate potential future increases in intake to meet the demand of the area's housing growth; and
- c) the Committee considered that the County Council's proposals should include parent dropping off/picking up facilities to mitigate against likely traffic issues in the surrounding residential areas at peak times.

The Meeting commenced at 7.00 pm
and closed at 9.20 pm

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CHAIR