



Planning Committee

12th October 2016

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Nina Wood-Ford (Vice-Chair) and Councillors Roger Bennett, Michael Chalk, Matthew Dormer, Gareth Prosser, Yvonne Smith, Jennifer Wheeler and Pat Witherspoon

Officers:

Amar Hussain, Helena Plant, Steve Edden, Emily Farmer and Sarah Willetts and Steve Hawley (Worcestershire Highways Authority)

Democratic Services Officer:

Amanda Scarce

27. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King, with Councillor Pat Witherspoon confirmed as substituting on her behalf.

28. DECLARATIONS OF INTEREST

There were no declarations of interest made.

29. CONFIRMATION OF MINUTES

RESOLVED that

The minutes of the meeting of the Committee held on 10th August 2016 be confirmed as a correct record and signed by the Chair.

30. UPDATE REPORTS

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

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Chair

**31. APPLICATION 2016/118/OUT –
LAND ON GREEN LANE, GREEN LANE,
STUDLEY, REDDITCH**

Hybrid application – Outline planning for employment (5000m2 of B1) with access details provided and all other matters reserved and detailed application for the erection of 131 new homes with associated access and associated works.

Applicant: Mr Andrew D'Auncey

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

Mr Anthony Blythe – Objector
Mr Robert Price – Objector
Mr Andy Beardshaw – Objector
Ms Julie Parry – Objector
Ms Sian Griffiths – for the 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 to GRANT planning permission subject to:

- a) the satisfactory completion of a S106 planning obligation as detailed on page 24 of the main agenda report; and**
- b) the conditions and informatives as summarised on pages 24 to 32 of the main agenda report, subject to the following amendments:**

Condition 4 (as amended)

Measures to enhance biodiversity across the site shall be carried out in accordance with the Biodiversity Outline Plan and or amendments shall be altered without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of sustainability and biodiversity and in accordance with Policies CS2, B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No. 3

Condition 6 (as amended)

The development hereby approved shall be carried out in accordance with the details of the Landscape Management

Plan (this includes the long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens) and Nature Conservation proposals) and shall not be altered / amended without the written approval of the Local Planning Authority.

Reason: To ensure and secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No. 3

Condition 10

Deleted as no longer required as a Condition – to be inserted as additional Informative 5 instead as detailed below)

Conditions 15 and 16

Deleted as matters already covered in Conditions 11 and 14)

Condition 19 (as amended)

Prior to the commencement of the development of the site, details of the footpath link running between plots 50 and 51 (to the school) shown on the site layout plan, shall be provided in writing for approval by the Local Planning Authority. This link shall be implemented in accordance with the details provided, and retained as such in perpetuity.

Reason: To secure a sustainable pedestrian connection from the site and to improve permeability. In accordance with saved Policy B(BE)13 of the Borough of Redditch Local Plan No. 3.

Condition 23 (Additional)

Approved Plans (insert Plan numbers etc.)

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance and 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.

Informative (Previously Condition 10)

- 5. Marketing – the marketing strategy for the B1 development land shall be implemented in accordance with the details as provided in the Harris Lamb Report dated July 2015, with appropriate marketing evidence provided to support future results.**

(Officers presented the report, highlighting the salient points within it and also drew Members attention to the Published Update Report (including proposed/amended conditions as set out in the Resolution above for clarification) copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting and responded to questions from Members in respect of the following:

- Hybrid application in respect of the outline planning for employment, and the marketing strategy which was in place.
- The proposed site plan and dwellings design.
- Highways response to the concerns which had been raised and the strategic modelling exercise which had taken place, and specific concerns with regard to the accuracy of the accident data which the modelling is based on, together with the wider impact and actions which would be taken in respect of the proposed Highways Improvement Scheme.
- Ecological impact on the wildlife habitat (it was confirmed that the slow worm translocation had now been completed).

Having considered all of the information provided, Members were minded to grant Planning Permission subject to the appropriate conditions and informatives.)

At the conclusion of this matter, the Chair adjourned the meeting for people to leave the public gallery and allow for a 5 minute comfort break.

- 32. APPLICATION 2016/133/FUL –
VAUNS OAKS, 13 ICKNIELD STREET, CHURCH HILL,
REDDITCH**

Demolition of Existing Bungalow and the erection of 4no. Dwellings and Construction of 2no. New Vehicular Accesses to Icknield Street

Applicant: Mr Peter Yates

RESOLVED that

Having regard to the Development Plan and to all other material considerations, Planning permission be GRANTED,

subject to the conditions and informatives dated on pages 40 to 44 of the agenda pack.

**33. APPLICATION 2016/225/FUL –
ASTWOOD BUSINESS PARK, ASTWOOD LANE,
ASTWOOD BANK, REDDITCH B96 6HH**

Construction of two new buildings: Build G to be used as children's play in association with Building F (Class D2) and Building H to have a flexible use for employment purposes in classes B1, B2 and B8. Retrospective application for the removal of earth bunding, the formation of a hardstanding area for parking and the formation of a new surface water attenuation pond.

Applicant: Mr J. G. Ranson

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

Mr Kevin Grubb – Supporter
Mr Matt Jinks – Supporter
Councillor Jane Potter – Ward Member
Mr Keith Williams – for the applicant

RESOLVED that

a decision on the matter be DEFERRED to the next scheduled meeting of the Planning Committee in order for Officers to organise a Site Visit for Committee Members.

**34. APPLICATION 2016/253/FUL –
52 CHESWICK CLOSE, WINYATES GREEN,
REDDITCH B98 0QQ**

Erection of detached dwelling (with demolition of existing garage adjacent to 52 Cheswick Close, Winyates Green

Applicant: Mr Matthew Kelly

RESOLVED that

having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions as detailed on pages 66 and 67 of the agenda pack but with the following amendments:

Condition 2 (as amended)

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

Drawing Number 3048_001 B

Materials to match those of Number 52 Chadwick Close.
Boundary fencing to be of timber and in accordance with the approved plan.

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 N(BE).13 of the Borough of Redditch Local Plan No. 3.

Condition 3

Deleted as the matters raised are now included in amended Condition 2.

Conditions 4 and 5

Be renumbered as Conditions 3 and 4.

(Having considered all of the information provided, including that contained within the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting, Members were mindful to grant permission with the Condition amendments as detailed in the resolution above.).

The Meeting commenced at 7.00 pm
and closed at 9.25 pm

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CHAIR