

Planning Committee

9th November 2016

MINUTES

Present:

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

Officers:

Steve Edden, Amar Hussain, Helena Plant and Sarah Willetts

Democratic Services Officer:

Jan Smyth

35. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King. Councillor Pattie Hill was confirmed as Councillor King's substitute for the meeting.

36. DECLARATIONS OF INTEREST

Councillor Andy Fry (Chairman) declared an other disclosable interest in Agenda Item 8 (Planning Application 2016/238/FUL – Bus Depot, Plymouth Road, Southcrest, Redditch), in that he had known one of the registered speakers on the matter for some years but did not consider it would affect his ability to consider the Application.

For clarify, further to Councillor Fry's declaration, the speaker to whom Councillor Fry declared he was acquainted with, did not arrive to address the Committee.

37. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 12th October 2016 be confirmed as a correct record and signed by the Chair.

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Chair

38. UPDATE REPORTS

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

**39. APPLICATION 2016/109/FUL –
JOHNSONS CARS LTD, CLIVE ROAD,
ENFIELD, REDDITCH B97 4BT**

Proposed demolition of existing buildings and development of 45 Retirement Living apartments, including communal facilities, landscaping and car parking.

Applicant: McCarthy and Stone Retirement Lifestyle Ltd

Mr Alex Mitchell and Miss Lisa Matthewson, Agents for 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:

1) Planning Permission be REFUSED for the following reason:

The Local Planning Authority considers that the proposed development fails to provide the required level of affordable housing, either on-site or as an off-site financial contribution, in accordance with adopted planning policy. Further, without a Planning Obligation addressing all of the financial contributions required, the proposed development would be unacceptable due to the resultant detrimental impacts it would cause to community infrastructure by a lack of provision for their improvements. As such, the proposal is contrary to Policies E(TCR).2 and B(HSG).5 of the adopted Borough of Redditch Local Plan No. 3 and provisions contained within the Council's Supplementary Planning Document on Affordable Housing Provision; the Council's Supplementary Planning Document on Open Space Provision; the Worcestershire County Council Waste Core Strategy (WWCS); the Worcestershire County Council adopted Local Transport Plan 3 Development Control (Transport) Policy and guidance contained within the National Planning Policy Framework; and .

- 2) **in the event that the Applicant resubmits the same or a very similar Planning Application, with a completed Legal Agreement addressing all of the Council's financial concerns, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to appropriate Conditions without further reference to the Redditch Borough Council Planning Committee.**

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

Construction of two new buildings, Building 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 and B2. 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:

Mrs Lorraine Waring – objector
Mr Kevin Grubb – Supporter
Mr Matt Jinks – Supporter
Councillor Jane Potter – Ward Councillor
Ms Liz Nicholson – on behalf of the Applicant.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons set out on pages 3 to 4 of the published Update Report, as detailed below:

1. **The site is identified in the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposals do not meet any of the policy criteria in Paragraph 89 of the National Planning Policy Framework and as such the proposals would amount to inappropriate development, which by**

definition, is harmful to the Green Belt. The development would result in significant adverse visual harm to, and would reduce the openness of the Green Belt and would fail to comply with two of the 5 key purposes of the Green Belt, as set out under Paragraph 80 of the NPPF, which are to assist in safeguarding the countryside from encroachment and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. No very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such the proposal is considered to be contrary to Policy B(RA)1 of the adopted Borough of Redditch Local Plan No.3 and the provisions of the National Planning Policy Framework;

2. The proposed development, located in the green belt, partly situated on a green field site, and shown as a landscaped area on previously approved plans, would be visually conspicuous and prominent when viewed from public vantage points thus constituting visual harm to the green belt and harm to the landscape character of the area, contrary to Policy CS.8 of the adopted Borough of Redditch Local Plan No.3. and the provisions of the National Planning Policy Framework;
3. Paragraph 24 of the National Planning Policy Framework requires that a sequential test be applied to planning applications for main town centre uses that are not in an existing centre. The Council considers that the Applicant's sequential test has failed to identify that there are sequentially preferable site/s to the application site. The creation of a D2 use in a location outside the town centre in an area poorly served by public transport would be likely to generate a significant quantity of unsustainable trips in private vehicles contrary to Policy CS7 of the adopted Borough of Redditch Local Plan No.3 and the provisions of the NPPF.
4. The proposed erection of Buildings G and H represents an unacceptable intensification of commercial uses and vehicle movements in an unsustainable rural location, where such uses would be more appropriately located in the Redditch Urban Area. The application would be contrary to sustainability principles and objectives contained within Policy CS.7 of the adopted Borough of Redditch Local Plan No.3. and the National Planning Policy Framework.

(Officers provided updates in regard to additional representations that had been received, including the views of the Town Centre Co-ordinator and a request from the Applicant to amend the description of the Development to remove the reference to B8 (Storage and Distribution uses), together with Officer responses, which included the need to amend Condition 3 to reflect the fact that the Applicant had had a sequential test carried out, all as detailed in the published Update Report, copies of which were provided to Members and the Public Gallery prior to the meeting commencing.)

**41. APPLICATION 2016/237/FUL –
BUS DEPOT, PLYMOUTH ROAD, SOUTHCREST,
REDDITCH B97 4PA**

Demolition of existing single-storey offices and
erection of two-storey resited offices.

Applicant: Mr Simon Dunn

Mr Ian Ray, the Applicant's Agent, 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 and Informatives as detailed on pages 38 to 42 of the main agenda report.

**42. APPLICATION 2016/238/FUL –
BUS DEPOT, PLYMOUTH ROAD, SOUTHCREST,
REDDITCH B97 4PA**

Proposed additional bay to existing workshop.

Applicant: Mr Simon Dunn

Mr Ian Ray, the Applicant's Agent, 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 receipt of a satisfactory noise survey and the

Conditions and Informatives set out on pages 49 to 53 of the main agenda report.

(Officers advised on further neighbour representations and comments from Regulatory Services in regard to the proposed relocation of the fuel tank and additional car wash, as reported in the published Update Report, copies of which were provided to Members and the public gallery prior to the meeting commencing. Members noted Officers proposed amended recommendation for delegated powers to Officers in light of Regulatory Services request for a Noise assessment to be carried out.)

**43. APPLICATION 2016/283/FUL –
UNIT 41A EVESHAM WALK, KINGFISHER SHOPPING CENTRE,
TOWN CENTRE, REDDITCH B97 4ET**

Change of use to D2 (Assembly and Leisure) to the ground floor entrance pod, first floor and alterations to the rear first floor elevation overlooking Silver Street.

Applicant: Ms Sian Bowen

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 detailed on pages 59 to 60 of the main agenda report.

**44. APPLICATION 2016/285/FUL –
LODGE STORES, 17 FLYFORD CLOSE, LODGE PARK,
REDDITCH B98 7LU**

Partial change of use from A1 (Shop) to A5 use (Hot Food Takeaway),
ground floor extension and shopfront alterations

Applicant: Mr D Sooch

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to

the Conditions and Informative detailed on pages 65 to 66 of the main agenda report.

45. APPEAL OUTCOMES - INFORMATION ITEM

The Committee received a report which details the outcomes of recent Planning Appeal Decisions..

RESOLVED that

the outcomes of the various appeal decisions be noted.

The Meeting commenced at 7.00 pm
and closed at 9.08 pm

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CHAIR