

Planning Committee

14th December 2016

MINUTES

Present:

Councillor Andrew Fry (Chair), and Councillors Tom Baker-Price, Roger Bennett, Michael Chalk, Wanda King, Gareth Prosser, Mark Shurmer, Yvonne Smith and Jennifer Wheeler

Officers:

Steve Edden, Amar Hussain, Helena Plant and Charlotte Wood

Democratic Services Officer:

Jan Smyth

46. APOLOGIES

Apologies were received on behalf of Councillors Matthew Dormer and Nina Wood-Ford. Councillor Tom Baker-Price and Councillor Mark Shurmer were confirmed as Councillor Dormer and Councillor Wood-Ford's substitutes respectively for the meeting.

47. DECLARATIONS OF INTEREST

Councillor Mark Shurmer declared an Other Disclosable Interest in Agenda Item 6 (Application 2016/238/FUL – Bus Depot, Plymouth Road, Southcrest, Redditch B97 4PA as detailed in Minute 51 below.

48. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 9th November 2016 be confirmed as a correct record and signed by the Chair.

49. UPDATE REPORTS

The published update reports for the various Planning Applications were noted.

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Chair

**50. APPLICATION 2016/222/FUL –
FORMER HOLDEX BRAKES FACTORY CAR PARK,
MOONS MOAT DRIVE, CHURCH HILL, REDDITCH**

Erection of 1,943 sq. m. business units for flexible B1c, B2 and B8 uses, together with 242 sq. m. for use as hot and cold food takeaway outlets (within Classes A1/A5), together with associated access, drainage works and landscaping

Applicant: A & H Construction Plc

Miss Maria Sheriden, Agent 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, authority be delegated to the Head of Planning and Regenerations Services to GRANT Planning Permission, subject to:

- 1) the satisfactory completion of a Planning Obligation (unilateral Undertaking) to provide a financial contribution to Worcestershire County Council for localised improvements to the cycle and walking network;**
- 2) the Conditions and Informatives set out on pages 20 to 24 of the main agenda report; and**
- 3) the following additional informative**
 - “3) The Applicant is encouraged to minimise littering through the submission of a comprehensive litter management plan involving collaborative working between the occupiers of Units K and L in the interests of the environment and the visual amenities of the area.”**

(In considering the proposals Members requested an additional Informative to ensure that occupiers had arrangements in place for potential litter.)

**51. 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, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 27 to 30 of the main agenda report but with Condition 9 amended to read as follows:

- 9) **The Bus Wash shall not be operational between the hours of 23.00 hrs and 07.00 hrs on any given day without the prior written consent of the Local Planning Authority.**

Reason: To ensure to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3.

(Officers reported on further representations received from Regulatory Services, a nearby neighbour and the Applicant's Agent, together with Officer responses and a proposed amendment to Condition 9 in relation to the bus wash operational hours, 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 Mark Shurmer had declared an Other Disclosable Interest in that his Partner's residence backed onto the proposed development. Councillor Shurmer withdrew from the meeting during consideration of the item and took no part in the discussion nor voting on the matter.)

**52. APPLICATION 2016/248/FUL –
LAND AT ENFIELD INDUSTRIAL ESTATE,
HEWELL ROAD, ENFIELD, REDDITCH**

Proposed development of twelve business units (Class Uses B1, B2 and B8)

Applicant: Mr D Ellis

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 46 to 51 of

the main agenda report, but with Condition 7 being amended to read as follows:

- 7) Prior to the commencement of development, full details shall be submitted to and be approved in writing by the Local Planning Authority of a design that utilises the 'Redditch' cast iron columns that originated from the site to be used for signage / lamppost / public art purposes. The approved details shall be implemented on site before the development is first brought into use, or a date to be agreed between the Applicant and Local Planning Authority. The resultant feature / features shall be retained on site in perpetuity.

Reason: In the interests of the visual amenity of the area and in accordance with Policy B(BE).20 of the Borough of Redditch Local Plan No. 3

(In considering the Application, the Committee welcomed the Applicant's proposals to maintain the historic link with the Enfield Manufacturing Company through retention and re-use of a number of features on the site. In order to ensure that these features of historic interest were retained in perpetuity, Members agreed that Condition 7 be amended to reflect this.)

**53. APPLICATION 2016/275/FUL –
LAND ADJACENT TO ROOKERY COTTAGE, DROITWICH
ROAD, FECKENHAM, WORCESTERSHIRE**

New agricultural vehicular access and track

Applicant: Mr and Mrs Neil Hodgkins

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 57 to 59 of the main agenda report.

**54. APPLICATION 2016/282/FUL –
LAND ADJACENT TO 84 OAKLY ROAD,
SOUTHCREST, REDDITCH B97 4EE**

Construction of 6 one bedroom apartments

Applicant: Mr Patrick Durkan

Mr Asim Nazir, objector, and Mr Gary Phillips, 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:

- 1) the satisfactory completion of a Section 106 Planning Obligation ensuring that:
 - a. contributions are paid to the Borough Council in respect to off-site open space, and playing pitches 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; and****
- 2) the Conditions and Informatives as set out on pages 63 to 65 of the main agenda report.**

**55. APPLICATION 2016/294/FUL –
1105 EVESHAM ROAD, ASTWOOD BANK,
REDDITCH B96 6EB**

Single storey rear extension, two storey side extension with attached double garage to side and front of property

Applicant: Mr and Mrs Colin Taylor

Mrs Sandra Taylor, 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 and informatives set out on page 69 of the main agenda report.

**56. APPLICATION 2016/317/FUL –
37 UNICORN HILL, TOWN CENTRE, REDDITCH B97 4QR**

Change of use of the first floor from a Taxi Office (Sui Generis) to a use ancillary to the ground floor hot food takeaway (Class A5, installation of extraction/ventilation equipment in association with the takeaway

Applicant: Hotcha Ltd

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 74 to 75 of the main agenda report.

**57. APPLICATION 2016/320/FUL –
VICTORIA HOUSE, 10 - 12 FECKENHAM ROAD,
ASTWOOD BANK, REDDITCH B96 6DS**

Retrospective change of use from Class A1 (Shops) and Class B1(a) Offices to Class C3 (Dwelling houses) use including a rear extension and alterations to form 4 no. self-contained flats. Minor elevational changes to approved Planning Application 2015/261/FUL.

Applicant: Mr David Broadbent

Mr Mohammed Farooqui, 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, Planning Permission be GRANTED, subject to the Conditions set out on page 81 of the main agenda report but with Condition 2 amended to read as follows:

- 2) the car park layout shall be marked out in accordance with drawing no. 1363.1D by the 10th February 2017 and thereafter maintained as such.**

Reason: in the interests of highway safety and to ensure efficient parking in accordance with the National Planning Policy Framework.

(Officers provided an update in relation to a proposed amendment to Condition 2, as detailed in the published Update report, copies of

which were provided to Members and the public gallery prior to commencement of the meeting. Members also noted an oral update on a further representation that had been received in relation to a boundary issue that Officers advised was not a planning matter.)

The Meeting commenced at 7.00 pm
and closed at 9.03 pm

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CHAIR