

**Redditch Borough Council
Planning Committee**

**Committee Updates
12th April 2017**

2017/033/FUL 120 Feckenham Road, Headless Cross

1. With regard to the Tree Officer's concerns regarding the rooting area of the mature Oak tree situated on the rear boundary of the property, he now considers that the proposed development would not impact on this Oak tree.
2. Within the 'Assessment of Proposal' section of the report, it states that the first floor windows to the side bedroom windows of the neighbouring house (no. 118) s are secondary. I confirm that bedroom three, which is situated to the front of the property has only one window. However, I consider that the window is already fettered by the existing house and I am satisfied that the impact is not detrimental.

2017/041/FUL 17 Atcham Close, Redditch

No Updates

2017/074/FUL 163 Hither Green Lane, Redditch

Further neighbour comments have been received:

Planning officer's assessment report noted 'history of the site' comments to be other (non material) matters. Planning application 1985/359/FUL along with 1988/034/RM were constrained by 'adopted local plan 3 open space', the recently completed local plan 4 policy map designates this area of Redditch still to be 'primarily open space (policy 13 primarily open space)'.

In supporting the application the assessment report cites various policy numbers but omits any reference to open space policy 13 & / or 14. I understand that there is a presumption in favour of sustainable development in Redditch, nevertheless I would have thought it reasonable for my planning history / related decision concern raised to have been considered material and therefore requiring appropriate explanation with similar detailed reasoned justification expressed elsewhere in the report.

Substitution of Condition 2:

Substitution of condition 2 to include a revised list of plans (as follows)

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Location and Site Plan - Drawing no. 2017/53/001 - Rev A
West Side Elevation - 2017/53/002/Rev A
North Side Elevation - Drawing no. 2017/53/003 Rev A
East Side Elevation - Drawing no. 2017/53/004 Rev A

South Side Elevation - Drawing no. 2017/53/005 Rev A

First Floor Plans - Drawing no. 2017/53/006

Ground Floor Plans - Drawing no. 2017/53/007

Materials to be in accordance with the details provided in question 10 of the application form

Reason: For the avoidance of doubt and in the interests of proper planning.