

Planning Committee

6th October 2009

MINUTES

Present:

Councillor Michael Chalk (Chair), and Councillors D Enderby, J Field, W Hartnett, N Hicks, D Hunt, R King and D Smith

Officers:

R Bamford, A Hussain, A Rutt and S Skinner

Committee Services Officer:

J Smyth

55. APOLOGIES

An apology for absence was received on behalf of Coouncillor Banks.

56. DECLARATIONS OF INTEREST

Councillors Enderby and Hunt declared personal but not prejudicial interests in Planning Application 2009/160/FUL (application for the demolition of existing retail and storage buildings, construction of new retail unit and associated parking area at The Corn Stores, 360 Evesham Road, Crabbs Cross) as detailed separately in Minute 61 below.

57. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on the 8th September 2009 be confirmed as a correct record and signed by the Chair.

58. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined three Planning Applications as detailed in the subsequent minutes below.

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Chair

Officers tabled an update report detailing any late responses to consultation, changed recommendations, further conditions and any additional Officer comments in relation to each application. This report was further updated orally at the meeting as appropriate to each application.

Public speaking was permitted in accordance with the Council's agreed procedures, in relation to two of the applications being considered.

**59. PLANNING APPLICATION 2009/148/FUL –
THE HILLS, TANHOUSE LANE, CHURCH HILL NORTH**

Erection of fourteen dwellings.

Applicant: Mr J Varney

Mr Jowitt, the Applicant's Agent, addressed the Committee under the Council's public speaking rules.

RESOLVED that

- 1. having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Building Control to GRANT planning permission subject to:**
 - a) a planning obligation ensuring that the County Council is paid appropriate contributions in relation to the development for education provision, and that Redditch Borough Council receives contributions towards pitches, play areas and open space provision in the locality to be provided and maintained; and**
 - b) the conditions and informatives as summarised below and the following additional Condition (14):**
 - "1. Time limit for commencement of development – three years**
 - 2. Parking spaces to be provided prior to occupation**
 - 3. Parking during construction to be agreed (highway safety and tree protection)**
 - 4. Roads to be constructed to acceptable standard**
 - 5. Contaminated land – What to do if found**

6. Hours of construction limit
7. Tree protection during construction
8. Boundary treatment details to be agreed
9. Drainage to be to Severn Trent Water Company requirements
10. Archaeological condition
11. Access details to be agreed (archaeological and highway safety)
12. Travel plan
13. State plan numbers of approved plans
- “14. Development to be in accordance with bus and cycle plan.”

Informatives

1. Lighting
 2. Separate legislation requirements – Rights of Way.
2. In the event that the Planning Obligation cannot be completed by the 26th October 2009:
- a) authority be delegated to the Head of Planning and Building Control to REFUSE the Application on the basis that, without the Planning Obligation, the proposed development would be contrary to policy and therefore unacceptable, due to the resultant detrimental impacts it could cause to community infrastructure by a lack of provision for their improvements; and
 - b) in the event of a refusal on the ground at 2a) above, and the Applicant resubmitting the same or a very similar Planning Application with a completed legal agreement attached to cover the points noted, authority be delegated to the Head of Planning and Building Control to GRANT planning permission subject to the conditions and informatives stated in resolution 1b) above.

**60. PLANNING APPLICATION 2009/157/FUL –
56 HITHER GREEN LANE, BORDESLEY**

Erection of Front Porch

Applicant: Mr N Jinks

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informative summarised in the report.

**61. PLANNING APPLICATION 2009/160/FUL –
THE CORN STORES, 360 EVESHAM ROAD, CRABBS CROSS**

Demolition of existing retail and storage buildings,
construction of new retain unit and associated
parking

Applicant: Mr M Siviter

Mr Siviter, 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 summarised in the report but with condition 8 amended, an additional Condition 9 and an additional informative 4, all as detailed below:

- “8. Use approved to be limited to sale of pet, animal and bird feeds, garden and fishing tackle supplies only.**
- 9. Details of Bat roost opportunities / Bat boxes to be submitted for the prior written approval of the Local Planning Authority. Works to be carried out in accordance with approved details.**

Informative

- 4. The Applicant should be aware that Planning Permission, if granted, does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of Circular 06/2005 (Biodiversity and Geological Conservation).”**

(Prior to consideration of this item, and in accordance with the requirements of Section 81 of the Local Government Act 2000, Councillors Enderby and Hunt declared minor personal but not prejudicial interests in view of the fact that they had been regular customers at the Store.)

62. INFORMATION REPORT

The Committee received an item of information in relation to the outcome of an appeal against a Planning decision in respect of a variation to Condition 2 of Planning Permission 2006/537 (71 to 75 Bridley Moor Road). Members noted that the appeal had been ALLOWED.

RESOLVED that

the item of information be noted.

The Meeting commenced at 7.00 pm
and closed at 7.44 pm

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CHAIR