

Planning Committee

Wednesday, 14 February 2018

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Michael Chalk, Matthew Dormer, Wanda King, Nina Wood-Ford and Natalie Brookes

Officers:

Amar Hussain, Helena Plant and Simon Jones

Democratic Services Officer:

Sarah Sellers

58. APOLOGIES

Apologies for absence were received from Councillor Gareth Prosser and Councillor Jennifer Wheeler. Councillor Natalie Brookes attended as substitute for Councillor Jennifer Wheeler.

59. DECLARATIONS OF INTEREST

There were no declarations of interest.

60. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE HELD ON 17TH JANUARY 2018

RESOLVED that

The minutes of the meeting of the Planning Committee on 17th January 2018 be confirmed as a correct record and signed by the Chair.

61. UPDATE REPORTS

The published Update Reports for the various Applications to be considered were noted.

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Chair

62. APPLICATION 2017/00700/OUT - REDDITCH GATEWAY LAND ADJACENT TO THE A4023 COVENTRY HIGHWAY REDDITCH

Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023.

Officers reminded Members that at the meeting of Planning Committee on 13th December 2017, permission had been granted for the part of the planning application relating to the Eastern Gateway project that falls within the Redditch Borough Council boundary (Ref 2017/00700/OUT). Bromsgrove District Council had also granted permission for the part of the application falling within their boundary at their Planning Committee meeting in December 2017. However, when Stratford-on-Avon Planning Committee met on 6th December 2017 the application relating to the part of the site within the Stratford-on-Avon District Council boundary was deferred for further information to be obtained. That information had been submitted to Stratford-on-Avon District Council and as a result Redditch Borough Council had been asked to comment on it as a consultee. For this reason the report before members was to seek their views as consultees, and not for any new decision to be made.

It was noted that application ref 2017/00700/OUT had been a hybrid application covering the granting of outline permission and the construction of essential infrastructure for the site.

It was further noted that Stratford-on-Avon Planning Committee had since requesting the further information in December determined the application on 31st January 2018. Members were referred to the summary of the decision set out at pages 1 and 2 of the Update Report which had been granted subject to amendments to conditions 19 and 20 regarding HGV routing and HGV annual surveys.

In summary, and regardless of the decision on 31st January, the consultation would need to be responded to and Members of the Committee were requested to endorse the officer response which covered the following matters:-

1. Proposed changes to the building zone within the Southern parcel of land that falls within Stratford-on-Avon District Council part of the site. This would result in the western edge of the

proposed development zone being moved back further away from the boundary with existing buildings in Redditch. In addition the height of buildings in this zone of the site would be reduced from 21 metres to 15 metres. Officers reported that these changes (as represented by Parameters Plan 5372-205L) would represent a betterment on the previous position.

2. Highways Briefing Note 180110 which had been produced by the Applicant to address concerns raised by Stratford-on-Avon Planning Committee regarding HGV management including lorry routing and the proposed bond of £200k. Officers advised that this note made provision for future reviews of the lorry routing to be undertaken and further provision for this would be covered by revised conditions 19 and 20.

Members discussed the proposed consultation response as set out on Page 8 of the main agenda, and in doing so it was noted that:-

- The changes referred to in the Parameters Plan do not directly affect the Redditch part of the site;
- That traffic routing had already been determined as part of application ref 2017/00700/OUT;
- That contributions to improve highway infrastructure would be made to the relevant County highways authorities; and
- That a Steering Group would be set up by Stratford-on-Avon District Council to oversee pre-application engagement with local stakeholders and consultees as referred to at para 7 on page 2 of the Update Report.

RESOLVED that

- (i) **No objection be raised to the amendments proposed in respect of that part of the application which falls into Stratford-on-Avon District;**
- (ii) **Members endorse the comments under the heading "Officer Appraisal" set out at page 8 of the main agenda.**

63. APPLICATION 17/01255/FUL - UNIT 2 LIGHT HOUSE WORKS FECKENHAM ROAD ASTWOOD BANK B96 6DS - MR SHAUN STREET

Change of use of part of building from an Industrial use to a Shop (Class A1) and Cafe/ Restaurant (Class A3) (Part Retrospective) and the installation of a ventilation flue in roof.

Mr Shaun Street, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

Having regard to the development plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 16 to 17 of the main agenda report.

**64. APPLICATION 17/01270/FUL - WHITEOAKS HILL TOP
WEBHEATH REDDITCH B97 5PQ - MR JASON GOULD**

Demolition of existing garage and erection of a detached house and creation of a new access and driveway for Whiteoaks.

Mr Jason Gould, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 26 to 30 of the main agenda report.

**65. APPLICATION 17/01361 - THE STABLES FARM SHOP
ASTWOOD LANE ASTWOOD BANK REDDITCH B96 6PS - MR J
COCKBURN**

Re - development of The Stables for the erection of 1 new dwelling and associated works including demolition.

It was noted that the Update Report included an amendment to Condition 7 set out on page 35 of the main agenda, and Officers explained that this related to the removal of permitted development rights.

RESOLVED that

having regard to the Development Plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 34 to 36 of the main agenda report but with Condition 7 substituted as detailed below:

Substitute Condition 7

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Class A and Schedule 2, Part 2, Classes A and B shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the openness of the Green Belt.

66. APPLICATION 17/01460/FUL - 8-10 UNICORN HILL TOWN CENTRE REDDITCH B97 4QU - LADBROKES CORAL GROUP PLC

Change of use from betting office (sui generis) to adult gaming centre (sui generis).

It was noted that the Police Crime Risk Manager had made no adverse comment on the application as set out at page 3 of the Update Report.

Mr Haris Kasuji, representative for the Applicant addressed the Committee under the Council's public speaking rules.

It was noted that the application before Committee related to planning issues only, and matters regarding gambling activities at the site would fall to be determined under the separate regulatory regime for licensing.

RESOLVED THAT

having regard to the Development Plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on page 43 of the main agenda.

67. APPLICATION 18/00015/FUL - UNIT 2 149 IPSLEY STREET SMALLWOOD REDDITCH B98 7AA - MR M S FAROOQUI

Change of use of ground floor shop to Class A5 Hot Food Takeaway use

RESOLVED that

having regard to the Development Plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 47 and 48 of the main agenda

Planning

Committee

Wednesday, 14 February 2018

The Meeting commenced at 7.00 pm
and closed at 8.49 pm