

Planning Committee

Wednesday, 23 May 2018

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Salman Akbar, Joe Baker, Joanne Beecham, Andrew Fry, Bill Hartnett, Gareth Prosser and Jennifer Wheeler

Officers:

Amar Hussain, Helena Plant, Steve Edden, Claire Gilbert and Simon Jones

Democratic Services Officer:

Sarah Sellers

74. APOLOGIES

Apologies for absence were received from Councillor Roger Bennett and Councillor Wanda King. Councillor Beecham attended as substitute for Councillor Bennett, and Councillor Baker attended as substitute for Councillor King.

75. DECLARATIONS OF INTEREST

There were no declarations of interest.

76. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of the Planning Committee on 14th March 2018 be confirmed as a correct record and signed by the Chair.

77. UPDATE REPORTS

The published Update Report for the applications to be considered was noted.

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Chair

**78. APPLICATION 2018/00275/FUL - 18 - 21 PADGETS LANE
SOUTH MOONS MOAT REDDITCH B98 0RB - MR PAUL JONES**

Extensions and alterations to existing units (part retrospective) to include: recladding, insertion of new windows and doors, creation of new entrances to units 18 and 19, demolition of existing mezzanine floors and construction of new mezzanine floors to create new office accommodation.

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 8 to 10 of the main agenda.

**79. APPLICATION 2018/00339/FUL LAND NORTH OF NASH ROAD
OLD FORGE DRIVE GREENLANDS REDDITCH - MR A PLANT**

Erection of 5 buildings for B1/B2/B8 use of up to 30,745sqm including ancillary office space, together with associated parking, service yards, landscaping, foul and storm water drainage, and new site access from Old Forge Drive.

It was noted that the Update Report included an amended version of condition 11 (Drainage Management) which officers were recommending should be included in place of the original wording set out on page 27 of the main agenda.

Members were reminded that planning permission had previously been granted under a hybrid application to allow the construction of 4 units and associated service roads. The current application set out amended plans for the site to be re-configured from 4 units to 5 with an amended internal road lay-out and a new access point off Old Forge Drive.

Officers advised that the site had been cleared and remediated under the supervision of the Environment Agency and Worcestershire Regulatory Services. In light of the history of the site the proposed scheme included the installation of a drainage system specifically designed to deal with the treatment of surface water.

Mr Andy Plant of the Saint Francis Group, the Applicant, addressed the Committee under the Council's public speaking rules.

In the course of the debate officer answered questions from members on a number of issues including:-

- That a plan for external lighting had been submitted and approved by WRS;
- That each unit would have separate identified parking areas;
- That the landscaping scheme would address the loss of trees across the whole site and around the new access point, and require re-planting of trees;
- That construction traffic to the site would be regulated through condition 5 under which access to the site for construction traffic would only be permitted from Nash Lane and Old Forge Drive;
- That a noise assessment had been submitted as part of the application which WRS had considered and found to be satisfactory;
- That although not expressly set out in condition 5, the Construction Management Statement included provision for the operating hours of construction to be limited to 8am to 6pm Monday to Friday and Saturday mornings.

RESOLVED that

having regard to the development plan and to all other material considerations, full planning permission be GRANTED

subject to:

the conditions set out on pages 23 to 29 of the main agenda but with the following amendments:-

- 1. That the condition for drainage management (Condition 11) be amended in accordance with the wording in the Update Report as set out below**

DRAINAGE MANAGEMENT

11. Before any unit is first brought into use, a SuDS management plan which includes details on future management and responsibilities, along with maintenance schedules for all SuDS features and associated drainage systems should be submitted to and approved by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime.

Reason: In order to ensure drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area in accordance with Policy 18 of the Borough of Redditch Local Plan No.4.

- 2. That authority be delegated to officers, following consultation with the Chair of Planning,**

- (i) to amend the final wording of Condition 5 to include reference in the condition to the specific hours of construction of the site; and
- (ii) to verify the external lighting specification is such that light spillage is minimised, mindful of the proximity of the site to residential properties.

80. APPLICATION 2018/00499/FUL BODYCARE UNIT 19 KINGFISHER SHOPPING CENTRE KINGFISHER WALK CENTRAL REDDITCH B97 4EY - SPLENDID HOSPITALITY GROUP/ THE KINGFISHER CENTRE

Change of use from A1 (Retail) to A3 & A5 (Restaurant and takeaway)

Installation of new extract and ventilation systems and condensers

Mr Ken Williams from the Kingfisher Shopping Centre (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 following conditions set out on pages 34 to 35 of the main agenda.

81. APPEAL OUTCOMES

Members of the Committee considered the report on Appeal Outcomes, and it was RESOLVED that the contents of the report be noted.

In closing the meeting the Chair expressed his thanks to Councillor Andy Fry for his hard work during his tenure as Chairman of the Planning Committee.

The Meeting commenced at 7.00 pm
and closed at 8.15 pm