

Planning Committee

Wednesday, 18 September 2019

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Brandon Clayton, Bill Hartnett, Anthony Lovell, Nyear Nazir, Gareth Prosser and Jennifer Wheeler

Also Present:

Officers:

Helena Plant, Amar Hussain and Simon Jones

Democratic Services Officer:

Sarah Sellers

32. DECLARATIONS OF INTEREST

In relation to agenda item 5 Councillors Brandon Clayton, Anthony Lovell, Gemma Monaco, Gareth Prosser and Jennifer Wheeler declared an Other Disclosable Interest in that they were acquainted with the speaker Lee McKenzie in their capacity as Councillors. Councillors Clayton, Lovell, Monaco, Prosser and Wheeler remained and considered and voted on these matters.

In relation to agenda item 5 Councillor Bill Hartnett declared an Other Disclosable Interest in that he was acquainted with the speaker Lee McKenzie in his capacity as a Councillor and that he was a member of the board for Redditch Co-operative Homes (a division of Accord Housing Association). Councillor Hartnett left the room during consideration of this application and took no part in the debate or vote.

In relation to agenda items 6 and 7 Councillor Anthony Lovell declared an Other Disclosable Interest in that he had previously expressed views regarding the scheme and was a member of the Eastern Gateway Steering Group. Councillor Lovell moved to the public gallery and took no part in the debate or vote for agenda items 6 and 7.

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Chair

In relation to agenda items 6 and 7 Councillor Gareth Prosser declared an Other Disclosable Interest in that he had previously expressed views regarding the scheme. Councillor Prosser moved to the public gallery and took no part in the debate or vote for agenda items 6 or 7.

In relation to agenda item 9 Councillor Anthony Lovell declared an Other Disclosable Interest in that he was familiar with the property and had had dealings with the local residents in his capacity as Ward Member for Winyates. Councillors Lovell remained and considered and voted on these matters.

33. APOLOGIES

There were no apologies or substitutes.

34. CONFIRMATION OF MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 14TH AUGUST 2019

RESOLVED that

The Minutes of the meeting of the Planning Committees held on 14th August 2019 be confirmed as a correct record and signed by the Chair.

35. UPDATE REPORTS

There was no Update Report.

36. APPLICATION 19/00835/FUL - LAND AT WEST AVENUE SMALLWOOD REDDITCH B98 7DH - MR D BROADBENT

Proposed development of 6 no. self-contained flats

Officers presented the report and outlined the application. At the request of the Chair Ms Lee McKenzie on behalf of Sandycroft addressed the Committee under the Councils Public Speaking rules.

In considering the application Members referred to a number of issues including the topography of the site, the availability of amenity space, the level of parking spaces provided on site, access issues and potential for impact of the development on other buildings in the vicinity and those that use them.

In responding to these points officers advised that the Committee that there had been no objections to the scheme on highways grounds by County Council Highways, that the site had been allocated for residential use in the Redditch Local Plan No 4 under

Policy 4 and that in 2015 Members had granted planning permission for an identical scheme.

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 11 to 15 of the agenda.

[In relation to this agenda item Councillors Brandon Clayton, Anthony Lovell, Gemma Monaco, Gareth Prosser and Jennifer Wheeler declared an Other Disclosable Interest in that they were acquainted with the speaker Lee McKenzie in their capacity as Councillors. Councillors Clayton, Lovell, Monaco, Prosser and Wheeler remained and considered and voted on these matters.]

[In relation to this agenda item Councillor Bill Hartnett declared an Other Disclosable Interest in that he was acquainted with the speaker Lee McKenzie in his capacity as a Councillor and that he was a member of the board for Redditch Co-operative Homes (a division of Accord Housing Association). Councillor Hartnett left the room during consideration of this application and took no part in the debate or vote.]

37. CONSULTATION ON PLANNING APPLICATION REFERENCE 19/00615/OUT BROMSGROVE DISTRICT COUNCIL AND 19/01545/REM STRATFORD-ON-AVON DISTRICT COUNCIL - REDDITCH GATEWAY, LAND ADJACENT TO THE A4023 COVENTRY HIGHWAY - STOFORD GORCOTT LIMITED

Officers presented the report and explained that the matter had come back to committee following consideration at the Planning Committee meeting in August solely on the issue of appearance. In particular, to allow members to comment as part of the consultation being carried out by Bromsgrove District Council and Stratford-on-Avon District Council on the proposed colour palette for the walls and roof. Officers explained that paler colours had been selected for the main areas with contrasting colours to be used in other areas including the offices and the edge of the roofline.

In making this choice of colours the developer had sought to enable the building to blend into the skyline when viewed from a long distance, to assimilate with the nearby commercial buildings at Ravensbank Business Park and to present a crisp and modern appearance that would be attractive to future investors and occupiers.

Members had the opportunity to view samples of the materials that would be used.

In responding to questions from Members, officers confirmed that the separation distance from the nearest residential properties at Kingahm Close would be circa 255m. The view from this location would be dissected by a number of features including trees and vegetation, and officers supported the use of proposed colour scheme.

RESOLVED that

- 1. Redditch Borough Council raise no objection to the reserved matters applications cited above with respect to appearance; and**
- 2. Members endorse the comments made under the heading "Officer Appraisal" on page 20 of the agenda.**

[In relation to this agenda item Councillor Anthony Lovell declared an Other Disclosable Interest in that he had previously expressed views and was a member of the Eastern Gateway Steering Group. Councillor Lovell moved to the public gallery and took no part in the debate or vote]

[In relation to this agenda item Councillor Gareth Prosser declared an Other Disclosable Interest in that he had previously expressed views regarding the scheme. Councillor Prosser moved to the public gallery and took no part in the debate or vote]

38. CONSULTATION ON PLANNING APPLICATION REFERENCE 19/01005/OUT BROMSGROVE DISTRICT COUNCIL - REDDITCH GATEWAY, LAND ADJACENT TO THE A4023 COVENTRY HIGHWAY - TEMPORARY CONSTRUCTION OF ACCESS ROAD - STOFORD GORCOTT LIMITED

Temporary construction access road between Hedera Road and the Redditch Gateway (north) site

Officers presented the report and explained that the proposal was to create a temporary access for construction traffic to enter the site from Hedera Road. The access would be used during the construction phase and then removed, including the hedgerow being reinstated.

The extant S73 permission made provision for temporary accesses for construction under condition 18 which set out a detailed list of pre-commencement requirements the developer would have to

comply with, the text of which was set out on page 35 of the agenda.

RESOLVED that

1. Redditch Borough Council raise no objection to the application cited above; and
2. Members endorse the comments made under the heading "Officer Appraisal" on pages 35 to 36 of the agenda.

39. EXCLUSION OF THE PUBLIC

RESOLVED that

under S.100 (l) of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter on the grounds that it involves the likely disclosure of exempt information as defined in the following paragraphs of Part 1 of Schedule 12 (A) of the said Act as amended:

Paragraph 1 - Any individuals

Paragraph 2 - Identity of individuals

Paragraph 6 – Giving by the Council of a Notice

40. ENFORCEMENT REPORT - CONDITION OF PROPERTY - RESIDENTIAL PROPERTY IN WINYATES, REDDITCH

Members received a report seeking approval for officers to take enforcement action in relation to a privately owned property in Winyates that was adversely affecting the amenity of the area.

RESOLVED that

In relation to a breach of planning control (this being the overgrown condition of the front and rear of the property) authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration to take the following actions:-

- (a) Carry out the works specified in steps 1 to 4 of the Section 215 Notice to tidy up the land, remove and dispose of resultant waste matter;

- (b) To instruct legal officers to take all the necessary steps to secure the recovery of all costs incurred by the placing of a charge on the property;**
- (c) To consider, and if appropriate, commence a prosecution against the landowner(s) for failure to comply with the requirement contained within section 215 notice.**

[During consideration of this item Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to exclude the press and public during the course of the debate on the grounds that information would be revealed which related to individuals, identity of individuals and the giving by the Council of a notice.]

[In relation to this agenda item Councillor Anthony Lovell declared an Other Disclosable Interest in that he was familiar with the property and had had dealings with the local residents in his capacity as Ward Member for Winyates. Councillors Lovell remained and considered and voted on these matters.]

The Meeting commenced at 7.00 pm
and closed at 8.40 pm