

Planning Committee

Wednesday, 4 March 2020

MINUTES

Present:

Councillor Salman Akbar (Chair), and Councillors Brandon Clayton, Andrew Fry, Bill Hartnett, Anthony Lovell, Nyear Nazir, Gareth Prosser, Jennifer Wheeler and Michael Chalk

Officers:

Helena Plant, Emily Farmer, Steve Edden and Amar Hussain

Democratic Services Officer:

Sarah Sellers

79. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco. Councillor Mike Chalk attended as substitute for Councillor Monaco.

80. DECLARATIONS OF INTEREST

There were no declarations of interest.

81. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the Planning Committee held on 19th February 2020 be confirmed as a correct record and signed by the Chair.

82. UPDATE REPORTS

The Update Report was noted.

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Chair

**83. APPLICATION 19/01159/FUL - CHAPEL HOUSE FARM
FECKENHAM ROAD HUNT END REDDITCH B97 5QG - MR S
JONES**

Single storey side extension, demolition of the existing modern conservatory and a single storey rear extension

Officers outlined the application for the addition of a new side extension and the replacement of the existing modern extension at the rear. Members were advised that although the side extension was shown on the plans, it did not require planning permission as it could be built under permitted development rights. Members were therefore primarily considering the rear extension that would replace the existing modern conservatory.

The Conservation Officer had been consulted due to the building being a non-designated heritage asset and because it was located in close proximity to an Ancient Scheduled Monument, namely the medieval moated site of Hunt End consisting of earthworks (former moat structure) and the remains of a Jacobean House and a Grade II Listed Building and Moat House. The property was also located close to historic stable buildings classified as non-designated heritage assets. The Conservation Officer had expressed views regarding the side extension but in the report these had had to be balanced by the fact that the extension was permissible under permitted development.

Officers had also assessed the application in relation to the relevant Green Belt policies and the proposal was compliant.

At the request of the Chair the following speakers addressed the Committee under the Council's Public Speaking Rules:-

- Councillor Craig Warhurst - Ward Member for Astwood Bank and Feckenham
- Mr Stephen Protherough (Planning Agent) and Mr Simon Jones (Applicant)

In response to questions from Members officers clarified the difference between Designated Heritage Assets listed by Historic England and assets on the local list which are known as "Non Designated Heritage Assets". The application site fell into the second category and the owners were entitled to seek planning permission to extend.

In debating the application a range of views were expressed with some Members questioning the appropriateness of the extension given the historic nature of the building, its location in the Green Belt and its proximity to other historic buildings. Views in support of

the application were also expressed referring to the advantages of replacing the existing conservatory with a better designed structure that would blend in. Members noted that the rear extension was located largely out of sight behind the main dwelling, and as such it was felt that any impact on the historic setting and the Green Belt would be negligible.

A motion for refusal was moved and there was further discussion as to the proposed refusal reasons suggested with officers advising as to why in their professional opinion such reasons would not represent sufficient grounds for a decision to refuse the application.

Following further debate, the recommendation to approve as set out on page 16 of the agenda was put to the vote.

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 16 to 18 of the agenda.

84. APPLICATION 19/01263/FUL MARLPIT FARMHOUSE MARLPIT LANE REDDITCH B97 5AW - MR BRIAN HANDS

Demolition of Dutch Barn, alterations and extensions to existing farmhouse, conversion of two barns to dwellings to include extensions and alterations, erection of two new detached dwellings and erection of garages and associated works

Officers outlined the application for the unoccupied farmhouse and associated farm buildings at Marlpit Farm to be re-developed to provide 5 dwellings. Members were reminded that there had been a previous refusal of planning permission for a residential scheme at the site which had involved the demolition of all the existing structures. Under the current application the farmhouse and two existing barns would be retained and refurbished and extended. The Dutch barn would be demolished and replaced with 2 new dwellings.

Access to the site would be via the existing private lane. This would be widened to 4.1 metres. The existing visibility splays were considered to be sufficient and barriers would be installed at the intersection between the existing footpath and the lane. As such County Highways had no objections to the application. Overall the scheme would preserve the farmhouse which was a non designated heritage asset and bring the site back into use and the application was supported by the Council's Conservation Officer.

At the invitation of the Chair Mr Andy Bywater local resident, and Mr Alan Smith, Planning Agent, addressed the Committee under the Council's Public Speaking Rules.

In responding to questions from Members, officers clarified that:-

- The widening the access road to 4.1 metres would be in line with the County Highways Design Guide and would allow 2 cars to pass each other.
- There were conditions in place to cover any contamination issues and wildlife.
- Responsibility for maintenance of the access road would be a private matter and there were no proposals for the road to be adopted.

Whilst acknowledging comments made in public speaking regarding highways issues, in debating the application Members welcomed the changes to the previous proposals and the opportunity this presented to retain the historic structures under a residential use.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be granted subject to:-

- (1) The conditions and informatives set out on pages 29 to 36 of the agenda, and**
- (2) The addition of an extra condition to ensure that standard construction working hours are imposed at the site in the interests of the amenity of neighbours.**

85. APPLICATION 19/01279/FUL - 17 ALCESTER STREET REDDITCH - MR RICHARD LANYON

Proposed change of use to include: at ground floor – separation and modification of part of existing A1 (retail) use, change of use of part of existing A1 use to A3 (restaurant), B1 (offices) and B8 (self-storage) uses; and at first floor: change of use from D2 (bingo) to B8 (self-storage) and installation of mezzanine floor

Officers presented the report and outlined the proposed changes of use to the different areas of the building by reference to the relevant plans. It was noted that the changes included the extension of the existing restaurant at ground floor level, the sub-division of the large unoccupied retail unit into several smaller units and the creation of a new shared office space. It was proposed that the former bingo

hall be divided into two levels by the addition of a mezzanine floor, and that the original level, the mezzanine and a part of the ground floor be used for a self-storage facility.

At the invitation of the Chair the Applicant Mr Richard Lanyon addressed the Committee under the Council's public speaking rules.

In debating the application member's welcomed the sub-division of the building and the opportunities this would provide for local businesses and noted that this could improve footfall on Alcester Street. Some reservations were expressed by members regarding the change to B8 use and whether this could lead to other less appropriate types of storage in the future. Officers advised that this was the appropriate use class for the self-storage facility and the location provided constraints to future changes given its position in the town centre.

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 43 to 45 of the agenda.

86. APPLICATION 19/01464/FUL 23 HOOPERS LANE ASTWOOD BANK REDDITCH B96 6AP - MRS CLARE WHALLEY

Proposed new 3 bedroom detached dwelling with associated parking and landscaping

Officers presented the report and outlined the proposal to demolish the attached garage at 23 Hoopers Lane and construct a three bedroom dwelling in the curtilage. The application had been assessed to be compliant with the relevant policies as to the principle of development, scale and design and amenity. Whilst noting that there had been objections from residents of neighbouring properties, officers were satisfied that the garden of the proposed dwelling would meet the required standard for area and that separation distances complied with the relevant policy requirements.

At the invitation of the Chair Mr and Mrs Nigel and Sally Hawes addressed the Committee under the Council's public speaking rules.

In response to Members questions officers clarified that the use of obscure glazed windows would be imposed through conditions 4 and 5 and that there were no issues arising from the separation

distance between the existing dwelling and the new one proposed. With regard to over shadowing to number 29 Hoopers Lane, officers had concluded that there would not be a material loss of light that would be detrimental to amenity.

Members requested that an additional condition be added to the permission to impose standard construction working hours.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be granted subject to:-

(1) The conditions and informatives set out on pages 53 to 56 of the agenda, and

(2) The addition of an extra condition to ensure that standard construction working hours are imposed at the site in the interests of the amenity of neighbours.

87. APPLICATION 19/0616/FUL - R Z STORES COSTERS LANE WINYATES EAST REDDITCH B96 6AP - MR SARWAR

Creation of 4 apartments above existing stores; new A5 unit together with associated internal works

Officers outlined the application for construction of two storeys above the existing shop to provide 4 two bedroomed flats together with a small single storey extension to the shop. It was proposed that the internal lay out at ground floor level be reconfigured to slightly reduce the size of the shop and create a new A5 hot food takeaway unit of 35m². The proposal also included the provision of a walled amenity area at the rear and an extended car parking area with 12 new parking spaces to be used by the residents of the flats and shoppers.

In assessing the proposal officers had noted that the creation of the extra storeys would increase passive surveillance of the area at the rear of the shop and it was hoped that this would deter any anti-social behaviour issues.

Members were referred to the additional condition with regard to hours of operation of the A5 unit as set out on page 2 of the Update Report.

At the invitation of the Chair Mr John Leonard local resident and Mr Henry Morris, architect on behalf of the applicant, addressed the Committee.

In debating the application members referred to issues of litter, land ownership with regard to the new parking area, the potential benefits of the scheme as a whole and the public amenity area specifically in improving the area and whether the car park should be marked to provide for specific parking spaces for the owners of the flats.

In this regard an amendment was carried that the recommendation be altered to add an extra condition that the applicant submit a management plan for the use of car park, such plan to include details of the marking out of car parking spaces for the use of the occupants of the flats.

RESOLVED that

Having regard to the development plan and to all other material consideration's, planning permission be granted subject to:-

- (1) The Conditions and informatives set out on pages 63 to 66 of the agenda; and
- (2) Condition 12 set out on page 2 of the Update Report: and
- (3) The addition of an extra condition to require the applicant to submit a management plan for the use of car park, such plan to include details of the marking out of car parking spaces for the use of the occupants of the flats.

**88. CONSULTATION ON A PLANNING APPLICATION -
19/01356/FUL - BARN HOUSE FARM FOXLYDIATE LANE
REDDITCH B97 5PB (BROMSGROVE DISTRICT COUNCIL
MATTER)**

Bromsgrove Planning Application No 19/01356/FUL

Full planning application for the demolition of existing buildings and the development of 63 dwellings with associated public open space and infrastructure

Members were reminded that the Planning Committee had previously considered this Bromsgrove planning application in December 2018 when it was an outline application and had made representations to Bromsgrove District Council.

Whilst the outline application had not yet been determined, the applicant had now submitted a full application and Redditch Borough Council had been invited by Bromsgrove District Council to comment on the full application.

The site formed part of the larger Foxlydiate site but was self-contained with a single access point for vehicles onto Foxlydiate Lane. Officers described the layout of the site by reference to the relevant plans, and invited Members to endorse the officer comments set out in Appendix 1 to the agenda at pages 71 to 75.

Officers responded to questions from Members and clarified that whilst there would be walking and cycling connectivity from this site to the wider Foxlydiate site, there would be no vehicular connectivity. It was emphasised that the recommendation required appropriate transport mitigation at construction stage and thereafter, in relation to the wider Foxlydiate site and other developments in the vicinity.

RESOLVED that

- (1) The principle of housing on the site be supported as long as all appropriate transport mitigation measures have been fully outlined and accounted for. The impact of the site must be considered cumulatively alongside the wider Foxlydiate site, at both the construction stage and thereafter, and also with regard to other development sites in the vicinity.**
- (2) Members endorse the comments under the heading Officer appraisal (attached at Appendix 1).**

The Meeting commenced at 7.00 pm
and closed at 10.45 pm