

# Planning Committee

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Wednesday, 17 June 2020

## MINUTES

### Present:

Councillor Salman Akbar (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Brandon Clayton, Andrew Fry, Anthony Lovell, Nyear Nazir, Gareth Prosser, Jennifer Wheeler and Yvonne Smith

### Also Present:

Karen Hanchett and Sukhvinder Agimal - County Highways

### Officers:

Helena Plant, Steve Edden, Amar Hussain, Anthony Young, Clare Flanagan, Pauline Ross and Jo Gresham

### Democratic Services Officer:

Sarah Sellers

## 94. CHAIRS INTRODUCTION

The Chair welcomed the Committee members, public speakers and officers to the virtual Planning Committee meeting being held via Skype. The Chair explained that the meeting was being live streamed on the Council's YouTube channel to enable members of the public to observe the committee.

## 95. APOLOGIES

Apologies for absence were received from Councillor Bill Hartnett. Councillor Yvonne Smith attended the meeting as substitute for Councillor Hartnett.

## 96. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 97. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27TH MAY 2020

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Chair

### RESOLVED that

**The Minutes of the Planning Committee held on 27<sup>th</sup> May 2020 be confirmed as a correct record and signed by the Chair.**

#### 98. UPDATE REPORTS

Members confirmed that they had received the Updates Report.

#### 99. APPLICATION 19/01312/HYB - LAND NORTH OF GREENLANDS BUSINESS CENTRE, STUDLEY ROAD, REDDITCH - MR S SPENCE

Hybrid planning application for mixed use development, consisting of (1) full planning permission for 2 commercial units (B1 and B8 uses) and (2) outline planning permission (all matters reserved except access) for the erection of up to 8 residential units and associated infrastructure

Officers outlined the application and described the access arrangements and proposed layout of the site to the Members with reference to the images included in the presentation. It was noted that the full planning permission was being sought in relation to the eastern side of the site, being an application for two commercial units of B1 and B8 use with associated parking. For the western side of the site which fronted on to Studley Road, the application was for outline permission only for up to 8 residential units. As such the plans for that portion of the site were illustrative only with all matters to be determined at a future date save for access.

It was noted that an earlier application made in 2019 (ref 19/00899/FUL) for a scheme consisting entirely of employment use had been refused on the grounds of unacceptable impact on the neighbouring residential occupiers and the appearance of the streetscene. The current scheme differed considerably from the previous application in that proposed employment units fronting on to Studley Road had been removed, and this area of the site would now consist of residential units.

With regard to section 106 contributions, Members were referred to the Update Report and the clarification that contributions sought from the developer were linked to the employment use and not to the residential units. Members were also referred to the amendment to the recommendation detailed on page 1 of the Update Report.

Mr Gary Moss, agent for the applicant, addressed the Committee under the Council's Public speaking rules.

In debating the application Members referred to a number of matters including the condition to control lighting (Condition 17), access, future configuration of the 8 residential units and the proposed roof height of Unit 1.

Officers from County Highways confirmed that the access to the site had been fully assessed and found to be suitable for HGV movements and refuse vehicles. There were no issues arising from the fact that access would be shared by residential users and employment users. The configuration of the 8 residential units might change at reserved matters stage, but the number of units could not increase above 8.

### **RESOLVED that**

**Having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to grant Full Planning Permission (commercial) and Outline Permission (residential) subject to:**

**(a) The satisfactory completion of a S106 planning obligation ensuring that:**

- **Contributions arising from the employment element of the proposed development are paid to Worcestershire County Council to support Active Travel Infrastructure and to improve the existing bus stops closest to the applications site, and**
- **S106 monitoring fees are paid to the Borough Council.**

**And**

**(b) The conditions and informative listed on pages 13 to 26 of the Agenda.**

**100. APPLICATION 19/01600/REM - VICTORIA WORKS, EDWARD STREET, REDDITCH, B97 6HA - MR GEORGE STOYAN ACCORD HOUSING GROUP**

Reserved Matters Application seeking consent for access, appearance, landscaping and layout, following outline planning application approval ref 18/01515/OUT: Outline approval for the demolition of redundant factory and erection of up to 75 residential units (matter of scale approved)

Officers outlined the application which was for 75 units of affordable rented accommodation to consist of 19 one bedroom apartments, 30 two bedroom apartments, 20 two bedroom terraced houses and 6 three bedroom terraced houses. The apartments would be in a block and the terraced houses in two parallel rows of 13.

On site parking would consist of two spaces for each of the terraced houses, one space for each of the two bedroom apartments and the remaining 19 one bedroom apartments would have no parking.

The scheme was acceptable as to layout and appearance and Members were referred to the highly sustainable town centre location and the close proximity of the site to public transport links (bus and rail). The applicant had submitted evidence through a parking survey that there were 50 on street parking spaces in the vicinity available after 7 pm. County Highways had assessed the scheme and not raised any objections. There had been no objections to the scheme from the other statutory consultees or from the public.

At the request of the Chair Mr George Stoyan, the Applicant, addressed the Committee under the Council's Public Speaking Rules.

In debating the application, Members welcomed the scheme and commented in support of the sympathetic re-use of the town centre location and the provision of affordable residential units. With regard to parking provision, officers confirmed that residents of the one bedroom apartments would be aware in advance that their properties did not have parking, and all residents would be provided with a welcome pack promoting sustainable forms of access (Condition 11).

Members debated this issue further, and in particular the concern that demand for parking spaces might lead to overspill with those residents who did have allocated parking finding that other vehicles were using their spaces. In order to address this, an amendment was proposed and agreed to add some extra wording to Condition 8 to require the parking spaces to be marked out for each particular unit.

### **RESOLVED that**

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

- (a) the Conditions and informatives listed on pages 36 to 38 of the agenda;**

and

**(b) The re-wording of Condition 8 as set out below:-**

**The Development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed, including an indication of allocation of space for each unit, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.**

**Reason: in the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.**

**101. APPLICATION 19/01622/FUL - CAR PARK LAND ADJACENT CLIVE WORKS, EDWARD STREET, REDDITCH - MR GEORGE STOYAN ACCORD HOUSING GROUP**

Erection of two three storey buildings to provide 19 one bed apartments for affordable rent and 90 sq. m. of office space for use by Accord Group

It was noted that this site was located off Edward Street and opposite the former Victoria Works site which had been considered under agenda item 7 (Planning Application 19/01600/REM).

Officers outlined the application for 19 one bedroom apartments set out in two blocks to include 90 sq. m. of office space to be used by the applicant, the Accord Group. Block 1 would consist of office space at ground floor with 3 one bedroom flats on the first floor and three one bedroom flats on the second floor. Block 2 would consist of 12 one bedroom apartments in total over three storeys, 4 apartments per floor.

Parking provision would consist of 19 spaces for use by the apartments and 5 spaces for users of the office. Section 106 contributions would be payable for this scheme and Members were referred to the proposed contributions set out in the report.

The location had been assessed as suitable and there were no objections from statutory consultees or the public. Members were referred to the sustainable location and the proximity to town centre transport links.

At the invitation of the Chair Mr Carl Taylor from Co-operative Homes addressed the Committee under the Council's Public Speaking Rules in support of the application.

As with the previous agenda item, Members welcomed the scheme and commented in support of the sympathetic re-use of the town centre location and the provision of affordable residential units.

### **RESOLVED that**

**Having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to grant Planning Permission subject to:**

**(a) The satisfactory completion of a S106 planning obligation ensuring that:**

- **Contributions are paid to the Borough Council in respect to off-site open space, and equipped play in accordance with the Councils adopted SPD**
- **Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development**
- **Contributions are paid to the Borough Council towards the provision of improvements and environmental enhancements to the Town Centre**
- **Contributions are paid to Worcestershire County Council for localised improvements to local walking and cycling infrastructure, a bus shelter on Bromsgrove Road, lining and signing for cycle routes.**
- **Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries**
- **Contributions are paid to the NHS Acute Hospitals Trust (final figure to be agreed)**
- **A minimum of 5 units of accommodation are restricted to affordable housing in perpetuity**
- **A S106 monitoring fee/s are paid to the Borough Council**

**(b) The conditions and informative listed on pages 51 to 55 of the agenda.**