

Planning Committee

17th June 2008

Minutes

Present:

Councillor M Chalk (Chair) and Councillors Boyd-Carpenter, Braley (substituting for Councillor Farooqui), B Clayton (substituting for Councillor Smith), Field, Hartnett and Hunt.

Officers:

L Hadley, A Hussain and A Rutt.

Committee Services Officer:

J Smyth.

5. APOLOGIES

Apologies for absence were received on behalf of Councillors Enderby, Farooqui, Hicks and Smith.

6. DECLARATIONS OF INTEREST

There were no declarations of interest at this point in the meeting.

(See also Minute 8 / Application 2008/132 below for a declaration by a non-member of the Committee.)

7. MINUTES

RESOLVED that

subject to Members noting an amendment to the 22nd April minutes to correct the spelling of an objector's name in relation to Planning Application 2008/051 ("Blaydon" should have been recorded as "Bladon"), the minutes of the meetings of the Committee held on the 22nd of April and 20th of May 2008 be confirmed as a correct record and signed by the Chair.

8. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered a number of applications for planning permission.

Officers tabled an update report detailing any late responses to consultation, changed recommendations, further conditions, any

additional Officer comment and one Urgent Business addition to the agenda (as detailed below). This report was further updated orally at the meeting as appropriate to each application.

Public speaking was permitted, in accordance with the Council's agreed procedures, in relation to four of the applications being considered, as detailed below.

RESOLVED that

the following applications for planning consent be determined as detailed below:-

08/143 Change of use of a steel portal framed building to a meat processing plant to service local needs Windy Bank, Astwood Lane, Astwood Bank Mr Terry Simpson

(Mrs A Pulsford, objector, addressed the Committee under the Council's public speaking rules.)

Having regard to the Development Plan and to other material considerations, Planning Permission be REFUSED for the reason stated in the report and the following additional reason:

"2. The proposed vehicle access serving the site is considered inadequate and likely to result in conflict between goods vehicles accessing the site from Astwood Lane and those using the Astwood Farm Site. The road network surrounding the site is not suitable for any additional increase in goods vehicle traffic and as such the proposal is considered contrary to Policy C(T).1 of the Borough of Redditch Local Plan No.3."

08/073 Development of five dwellings with associated access drives and amenity space Land adjacent to Saltways Cheshire Home Church Road, Webheath Bradley Design Homes

(The following people addressed the Committee under the Council's public speaking rules:

Mr P Hill – objector
Ms J Anderson – objector

Mr A Smith – Agent for the Applicant
Mr C Cheetham – on behalf of the Applicant.)

Having regard to the Development Plan and to other material considerations, Planning Permission be REFUSED, for the following reason:

“The proposed bungalow, by reason of its size, bulk and position, would result in an overbearing impact on the residents of Shirehampton Close, contrary to Policies B(HSG).6 and B(BE).13 of the Borough of Redditch Local Plan No.3 and the SPG Encouraging Good Design”.

(This decision was taken contrary to Officer recommendation for the reason stated above.)

08/107 Warehouse extension with associated service yard and landscaping
29-31 Hemming Road, Washford
Avon Freight Group

Having regard to the Development Plan and to other material considerations, Planning Permission be GRANTED, subject to the conditions stated in the report.

08/121 Change of use of part of farm shop to tea room and extension to link existing shop premises to form food preparation area
The Stables Farm Shop, Astwood Lane,
Astwood Bank
Mr J Cockburn

(The following people addressed the Committee under the Council’s public speaking rules:

Mr C Bates, Objector
Mr A Mayell – the Applicant’s Agent
Mr French – the Applicant’s Shop Manager.)

Consideration of this item be DEFERRED to allow for a Members’ Site Visit to take place.

08/132 Replacement of a bungalow with a two storey 5 bedroom house

56 Hither Green Lane, Abbey Park
Mr N Jinks

(The following people addressed the Committee under the Council's public speaking rules:

Mr Thornton – Objector
Mr G Smith – Objector
Cllr C MacMillan – Objector
Mr N Smith – the Applicant.

Prior to commencement of his public speaking session, Councillor MacMillan, speaking in a personal capacity as an objector to the application, declared his personal and prejudicial interest in view of the fact that he lived in close proximity to the application site and, in accordance with regulations governing Members' interests - Section 81 of the Local Government Act 2000 - at the conclusion of public speaking, he withdrew from the meeting for the duration of the Committee's consideration of the application.)

Consideration of this item be DEFERRED to allow for a Members' Site Visit to take place.

08/140 Change of use from retail to a
fast food takeaway
Unit 5 Woodrow Centre, Woodrow
Mr J Iqbal

Having regard to the Development Plan and to other material considerations, Planning Permission be GRANTED, subject to the conditions stated in the report and the following additional condition:

“3) - Fume extraction details to be submitted and agreed”.

9. INFORMATION ITEMS

The Committee received an item of information in relation to an outcome of an appeal against a planning decision, namely:

Planning Reference 2007/338/OUT

New medical centre and car park, with demolition of existing car park, together with retail pharmacy and café
Car Park 7, Church Road and Adelaide Street, Town Centre

The Committee noted that this appeal against the Committee's decision to refuse planning permission for the proposed extension had been DISMISSED.

10. ENFORCEMENT OF PLANNING CONTROL

The Committee considered two contraventions of planning law, namely:

- 1) Enforcement Report - 1 - 2008/097/ENF
Unauthorised works to a Grade II Listed Building, namely the removal of a lantern and weather vane from the roof and insertion of roof lights
Prospect Hill, Town Centre

RESOLVED that

authority be delegated to the Head of Legal, Democratic and Property Services, in consultation with the Head of Planning and Building Control, to take Enforcement action by way of the serving of a Listed Building Enforcement Notice and / or the instigation of prosecution proceedings, if required, in relation to a breach of Planning Control, namely the carrying out of works to a Listed Building without consent.

- 2) Enforcement Report - 2 - 2007/229/ENF
Non-compliance with a condition requiring the provision of a car transporter bay
Washford Drive, Washford

RESOLVED that

authority be delegated to the Head of Legal, Democratic and Property Services, in consultation with the Head of Planning and Building Control, to take Enforcement action in relation to a breach of Planning Control, namely, failure to comply with the requirements of a Breach of Condition Notice, and to authorise the institution of legal proceedings by way of prosecution, if required, for the reasons stated in the report.

The meeting commenced at 7.00 p.m.
and closed at 9.22 p.m.

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CHAIR