



# Planning Committee

West Ward

30th March 2010

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## INFORMATION ITEM

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(Report of the Acting Head of Planning and Building Control)

### 1. Purpose of Report

To receive an item of information in relation to proposed changes to the planning system that will come into force on 1st October 2009 and 1st April 2010. These changes respond to the economic downturn and are designed to increase ways of encouraging developments that benefit from planning consent to be implemented.

### 2. Recommendation

**The Committee is asked to RESOLVE that**

**the item of information be noted.**

### 3. Financial, Legal, Policy, Risk and Sustainability / Environmental Implications

#### Financial

There are potential implications in that it may result in an increase in applications and only a small increase in fee income.

#### Legal

Officers will need to ensure that they deal with application in line with the new system, which will be set out in secondary legislation.

#### Policy

There are no perceived impacts on Council procedures, other than within the detailed working of the Development Control team.

#### Sustainability/environmental

These are criteria that are dealt with individually for each planning application, and thus require no additional consideration here.

## Report

### 4. Background

In line with previous requests from Members of the Committee, the Information Report can include items of information (if any) on:

- a. reasons for grant of planning permission;
- b. decisions taken under delegated authority;
- c. outcomes of appeals against planning decisions;
- d. outcomes of appeals against enforcement action
- e. notification of appeals received;
- f. notification of prosecutions relating to enforcement of planning regulations.

### 5. Consultation

There has been no consultation other than with relevant Borough Council Officers.

### 6. Other Implications

There are no perceived impacts on Asset Management, Community Safety, Human Resources or Social Exclusion.

### 7. Author of Report

The author of this report is Nina Chana (Planning Assistant), who can be contacted on extension 3207 (e-mail: [nina.chana@redditchbc.gov.uk](mailto:nina.chana@redditchbc.gov.uk)) for more information.

### 8. Appendices

Appendix 1

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**OUTCOME OF AN APPEAL AGAINST A PLANNING REFUSAL NOTICE**

**Reference:**        **2009/021/FUL**

**Details:**         **Detached Dwelling**

**2 Hennals Avenue, Webheath, Redditch**

**(West Ward)**

This appeal resulted from the refusal of a planning application, at the planning committee of 31st March 2009, for the erection of a detached dwelling within part of the garden area of 2 Hennals Avenue, Webheath.

The reason for refusal related to the proposed dwelling resulting in being cramped and contrived and at odds with the character of the area. Also, the design, size and position of the dwelling would be out of keeping with the existing properties.

The inspector noted that there is a mixture of property types within the vicinity of the application site and that such a development would not harm the street scene. She felt that the proposal would not conflict with Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No 3 and the Council's Supplementary Planning Guidance on Encouraging Good Design. Subsequently the Inspector felt that the development would not harm the street scene and ALLOWED the appeal.