

Planning Committee

27th April 2010

MINUTES

Present:

Councillor Michael Chalk (Chair) and Councillors K Banks, P Anderson (substituting for Councillor Smith), M Braley, D Enderby, W Hartnett, N Hicks and D Hunt

Also Present:

M Collins (Vice-Chair – Standards Committee)

Officers:

R Bamford, C Flanagan, A Rutt and S Skinner

Committee Services Officer:

A C Stephens

120. APOLOGIES

Apologies for absence were received on behalf of Councillors R King and Smith.

121. CHAIR'S ANNOUNCEMENTS

- a) The Chair referred to Mrs Bamford's recent appointment to the post of Head of Planning and Regeneration for Redditch Borough and Bromsgrove District Councils. The Committee congratulated her on her promotion.
- b) The Chair stated that there would be an amended procedure for the consideration of the applications for planning permission at the meeting; specifically, the Officer's presentation would be followed by the public speakers, questions to public speakers, questions to the Officers, consideration of / debate on the application, proposition and then voting.

122. DECLARATIONS OF INTEREST

There were no declarations of interest.

.....
Chair

123. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 30th March 2010 be confirmed as a correct record and signed by the Chair.

124. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined three Planning Applications as detailed in the subsequent minutes below.

Officers tabled an update report detailing any late responses to consultation, changed recommendations, further conditions and any additional Officer comments in relation to each application. 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 the first application being considered.

125. PLANNING APPLICATION 2010/013/FUL – 'CAMARAT', DARK LANE, ASTWOOD BANK

Single-storey side and rear extensions,
replacement pitched roof over kitchen,
conversion of garage into living area,
rebuild of porch and new single storey garage
Applicant: Mr A Murphy

Mr P Simpson, an Objector, and Mr A Murphy, the applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED subject to:-

- 1) **the conditions summarised in the main report; and**
- 2) **the submission of satisfactory amended plans, approved in writing by the Local Planning Authority, in respect of lowering the floor of the proposed garage.**

**126. LISTED BUILDING CONSENT APPLICATION 2010/019/LBC
AND PLANNING APPLICATION 2010/020/FUL –
14A HIGH STREET, POOL BARN, FECKENHAM**

Single-storey extension to provide hallway and store room
Applicant: Mr P Tricklebank

RESOLVED that

having regard to the Development Plan and to all other material considerations Listed Building Consent and Planning Permission be GRANTED, subject to the conditions summarised in the main report.

**127. PLANNING APPLICATION 2010/044/FUL –
LAND AT WINYATES WAY AND MOONS MOAT DRIVE,
REDDITCH**

Erection of three general industrial units (B2) with associated offices, car parking and service yard
Applicant: Mr D Nash

RESOLVED that

having regard to the Development Plan and to all other material considerations Listed Building Consent and Planning Permission be GRANTED, subject to the conditions summarised in the main report.

**128. MEMBERS' PLANNING CODE OF GOOD PRACTICE -
REVISIONS**

Further to the Committee's previous detailed consideration of a draft proposed Members' Planning Code of Good Practice, Officers provided a number of clarifications on a range of matters, only one of which led to any material change to the proposed document.

That was, in connection with 'Lobbying of Councillors' (on page 35 of the report) that lobbying correspondence should be passed to Development Control Officers, for them to note and acknowledge (and that the subsequent 'Do advise the sender' paragraph be deleted accordingly.

A few minor textual corrections were also noted and agreed.

Members thanked Officers for their full and very accurate translation of their required amendments to the original draft document.

RESOLVED that

subject to the minor textual adjustment recorded in the preamble above,

- 1) the Code of Conduct for Members in respect of Planning Matters, as set out in Appendix 1 to the main report, be approved; and**
- 2) the Code be referred back to the Standards Committee for its further consideration, prior to recommendation on to Council.**

129. INFORMATION REPORT

The Committee received information relating to the outcome of an appeal against a Planning decision. The appeal, which had been dismissed, was in respect of the retrospective application for an open sided car port. The Committee was informed that the structure had already been removed and that no enforcement action would be necessary.

RESOLVED that

the item of information be noted.

130. REVIEW OF OPERATION OF THE PLANNING COMMITTEE - MUNICIPAL YEAR 2009/10

The Committee gave consideration to the operation of, and procedures undertaken, during its meetings held during the 2009/10 municipal year and raised the following matters:

- a) Revised Committee Procedure for Applications

Members agreed to continue with the slightly revised running order for consideration of applications, as trialled at the present meeting.

- b) Photographs

Members asked Officers to provide more photographs of application sites where, in Officers' judgement, it would prove helpful to the Committee's understanding of specific sites and applications and not prejudice fair consideration of applications.

The potential use of 'Google Earth' and similar computer solutions was also mentioned.

c) Training for Planning Members

Members sought a review of the nature and frequency of mandatory training required before they could consider Planning applications. Once Member urged that Councillors consider attending Planning Summer School periodically.

d) Statutory Fees – Retrospective Applications

It was suggested that Officers make representations about current levels of statutory fees in relation to retrospective planning applications. Members felt that there was justification for a higher 'penalty' fee in such instances.

RESOLVED that

the comments and issues raised by Members, and detailed in the preamble above, be noted and adopted by the Committee for its practical operation and procedures during the forthcoming municipal year 2010/11.

The Meeting commenced at 7.00 pm
and closed at 8.26 pm

.....
CHAIR