

Planning Committee

12th October 2010

MINUTES

Present:

Councillor Michael Chalk (Chair), and Councillors Peter Anderson, Brandon Clayton, Adam Griffin, Malcolm Hall, Bill Hartnett, Roger Hill, Robin King and Wanda King

Also Present:

M Collins (Standards Committee Observer)

Officers:

R Bamford, S Edden, C Felton, C Flanagan, A Rutt and S Skinner

Committee Services Officer:

J Smyth

38. APOLOGIES

Apologies for absence were received on behalf of Councillors K Banks and N Hicks.

39. DECLARATIONS OF INTEREST

Councillor Chalk declared personal but not prejudicial interests in relation to Planning Applications 2010/166/FUL (Land at former Mayfields Works, The Mayfields) and 2010/194/OUT (Upper Norgrove House, Church Road, Webheath), as detailed separately at Minutes 41 and 42 respectively, below.

Councillor Hall declared a personal but not prejudicial interest in relation to Planning Application 2010/166/FUL (Land at former Mayfields Works, The Mayfields) as detailed separately at Minute 41 below.

Councillor B Clayton declared a personal but not prejudicial interest in relation to Planning Application 2010/213/FUL and Listed Building Consent Application 2010/214/LBC (The Cedars Nursing Home, Cedar Park Road, Batchley) as detailed separately at Minute 44 below.

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Chair

40. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 14th September 2010 be confirmed as a correct record and signed by the Chair.

**41. PLANNING APPLICATION 2010/166/FUL –
LAND AT FORMER MAYFIELDS WORKS, THE MAYFIELDS**

Residential development of 23 apartments
and associated landscaping
Applicant: Mr A Coupe

Mr J Stanley, objector and Mr R Ranford, the Applicant's Agent, 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 REFUSED for the following reasons:

- 1) the shortfall in parking provision relative to the maximum standard is considered to be so significant that it would be likely to result in the displacement of parking onto surrounding highways where this is an existing on-street parking problem. Therefore, it would be likely to result in a danger to highway safety by exacerbating the existing problem, and would be contrary to Policy CT12 of the Borough of Redditch Local Plan No.3 and PPG13; and**
- 2) the lack of provision of affordable housing proposed, despite the supporting information regarding viability, is not considered to be acceptable in this case and would be likely to cause a detrimental impact on the supply of housing of this type in the future, contrary to Policies CS6, CS5 and B(HSG)5 of the Borough of Redditch Local Plan No.3 and to the adopted SPG document Affordable housing Provision.**

(This decision was taken contrary to Officers' recommendation for the reasons stated above.)

(Prior to consideration of this item, and in accordance with the requirements of Section 81 of the Local Government Act 2000, Councillor Chalk declared a personal but not prejudicial interest as he was acquainted with one of the public speakers, namely, Mr J Stanley.

During consideration of this item, Councillor Hall declared a personal but not prejudicial interest as he also was personally acquainted with Mr J Stanley.)

**42. PLANNING APPLICATION 2010/194/OUT –
UPPER NORGROVE HOUSE, CHURCH ROAD, WEBHEATH**

Outline Planning Application for residential development

Applicant: Redditch Borough Council

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

Mr D Rose – Objector
Mr M Philpotts – Objector
Mr A Wharby – Objector
Mrs Clulow – Objector
Ms V Kendrick – on behalf of CPRE
Mr B Sinclair – Objector
Mr A Bedford-Smith – Objector
County Councillor D Thain - Objector
Mr McQuaid – Objector
Mr M Williams – Agent for the Applicant

RESOLVED that

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

“The application site forms part of a larger area of land reserved for future development beyond 2011, where decisions on its development before then must have regard for the countryside policies. It is therefore considered that it would be contrary to Policies B(RA)3 and B(RA)2 to allow this development on this site at this time.”

(This decision was taken contrary to Officers' recommendation for the reason provided above.)

(During consideration of this item, and in accordance with the requirements of Section 81 of the Local Government Act 2000,

Councillor Chalk declared a personal but not prejudicial interest as he was acquainted with one of the public speakers, namely, Mr A Bedford-Smith.)

**43. PLANNING APPLICATION 2010/207/FUL –
FORMER METAL PRESSINGS, STUDLEY ROAD, LODGE PARK**

Retention of existing office block,
demolition of existing low level warehousing and
construction of new warehouse with
associated HGV parking area
Applicant: Langdon Industries Ltd

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives summarised in the main report but subject to Condition 3 being amended to read:

“3. Landscaping to be enhanced within the boundary of the site.”

**44. PLANNING APPLICATION 2010/213/FUL AND
LISTED BUILDING CONSENT APPLICATION 2010/214/LBC -
THE CEDARS NURSING HOME, CEDAR PARK ROAD,
BATCHLEY**

Planning Application and Listed Building Consent
for a two-Storey extension to rear of existing
building to provide nine single rooms and
associated facilities and new visitors car park
Applicant: Mr Robert Delaney

RESOLVED that

having regard to the Development Plan and to all other material considerations,

1) Planning Permission be GRANTED, subject to the conditions and informatives summarised in the main report and the following additional conditions:

“5. Tree protection details to be agreed prior to implementation of car parking to front garden area; and

6. Limit hours of construction”; and

- 2) **Listed Building Consent be GRANTED, subject to the conditions and informatives summarised in the main report.**

(During consideration of this item, and in accordance with the requirements of Section 81 of the Local Government Act 2000, Councillor B Clayton declared a personal but not prejudicial interest in view of the fact that he was acquainted with the applicant.)

45. ENFORCEMENT REPORT 2009/047/ENF AND 2010/070/ENF - GRANGE WORKS, GRANGE ROAD, ST GEORGES

Insertion of UPVC windows into a Listed Building

RESOLVED that

in relation to a breach of Planning Control, namely the insertion of UPVC windows to a Listed Building, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration, to take the following actions:

- 1) **a Listed Building Enforcement Notice, alleging the unauthorised insertion of UPVC windows, be issued; and**
- 2) **legal proceedings be instigated in the Magistrates Court in the event of any failure to comply with the Notice.**

46. ENFORCEMENT REPORT 2007/097/ENF – 63 FELTON CLOSE, MATCHBOROUGH

Condition of property

RESOLVED that

in relation to a breach of Planning Control in respect of the overgrown condition of the front and rear of the property, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration, to take the following actions:

- 1) **the appointment of Contractors to carry out the works specified in the served Section 215 Notice, namely the clearing of all overgrown vegetation from the front and rear gardens, including any growing on the wall of the property; and**

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- 2) **Legal Services Officers be instructed to take all necessary steps to secure the recovery of all costs incurred by the placing of a charge on the property.**

The Meeting commenced at 7.00 pm
and closed at 9.00 pm

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CHAIR