



Planning Committee

Thursday, 29th May, 2025

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Brandon Clayton, Claire Davies, Bill Hartnett and David Munro

Officers:

Helena Plant, Steve Edden and Stuart Evans (Of Anthony Collins Solicitors)

Democratic Services Officers:

Gavin Day

1. APOLOGIES

Apologies for absence were received from Councillors Juma Begum and Matthew Dormer.

2. DECLARATIONS OF INTEREST

The Chair declared that the applicant for agenda item 5 (Minute No5), Mr Taylor, was known to Members due to his years of work with the Redditch Co-Operative group, however, there was no conflict of interest.

Councillor Bill Hartnett declared in regard to agenda item 5 (Minute No5), that he was previously the Chair of the Redditch Co-Operative board, however he has since come off the board and there was no conflict of interest.

Councillor William Boyd declared in regard to agenda item 5 (Minute No5), in that he lives in close proximity to the site location, however he would remain impartial and there was no conflict.

Chair

3. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meetings held on 17th April 2025 were presented to Members.

RESOLVED that

the minutes of the Planning Committee meeting held on 17th April 2025 were approved as a true and accurate record and were signed by the Chair.

4. UPDATE REPORTS

There was no update report, however, the Case Officer detailed to Members that the Council's Housing Strategy team had formally commented that they had no objection to the application.

5. 24/00844/FUL - FORMER CLIVE WORKS, EDWARD STREET, ENFIELD, REDDITCH, B97 6HA

This application was reported to Planning Committee for determination because the application was for major development. Furthermore, the application required a Section 106 (S106) Agreement. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 5 to 20 of the Site Plans and Presentations pack.

The application was for Former Clive Works, Edward Street and sought the Erection of 72 apartments, comprising 57 one bedroomed and 15 two bedroomed units, to be provided as an affordable housing product.

Officers detailed that planning permission had been granted for the erection of 73 units which was approved at the Planning Committee in January 2020. Planning permission was granted subject to a S106 agreement. The S106 had not been completed, however, the permission remains as a material consideration.

The site had since been purchased by the current developer, Green Square Accord, who had developed several local properties including the Victoria Works, the former trades/labour site and the zero plastic Charm works. The locations of which were detailed on page 6 of the Site Plans and Presentations pack.

The proposed layout was shown to Members detailed on page 10 of the site plans and Presentations pack. Officers pointed out the bike storage, pedestrian access created and building layout with parking.

A weberwall Construction method was proposed which constructs on a timber frame with sheets of cladding installed, designed to give a brick like finish. The construction method was detailed to be a much faster construction method as the cladding can be prepared off site and the overall carbon footprint of the construction would be substantially less.

Officers further detailed that there had been extensive conversations with the applicant and that they were satisfied that an appropriate finish could be achieved as to match local buildings.

Officers sought delegated decision making for the Assistant Director for Planning, Leisure and Culture Services to grant the application subject to the finalisation of the Section 106 agreement.

At the invitation of the Chair, Mr Carl Taylor, the applicant, addressed the committee in support of the application.

The following was clarified following questions from Members:

- That the cycle block would be a secure lockable area for standard bicycles, without facilities for charging E-bikes.
- There was a need within the borough for the 1 and 2 bed properties proposed by the development.
- The Section 106 agreement sought to secure £115k to develop the local transport network.
- That Condition 12 covered Bio-Diversity matters and that a requirement for Bat/Swift boxes could be requested as part of that condition.
- The decision was taken not to require the applicant to provide parking spaces for the 1bed apartments due to the sustainability of the area and the close proximity to public transport routes.
- The developer would be responsible for the maintenance of the railway fence and grounds on site.

A number of other points were raised in relation to accessibility and the longevity of the building method; however, Officers were not able to give responses to these as those aspects fell under building regulations. Members were assured that the development would need to comply with all relevant building regulations in relation to accessibility and safety and that there had been discussions with the applicant by Officers who were satisfied that the construction method was suitably durable.

Members then debated the application.

Members were in support of the application which was making use of an unused brownfields site vacant for a number of years. Members were also supportive of the construction method which would mean a faster construction with less impact on the local area and a lower carbon footprint.

There was some concern regarding parking and that it was human nature that some of the occupants of the 1bed properties would own a vehicle. However, it was agreed that due to the highly sustainable nature of the development and noting the views of WCC, that the scheme was policy compliant.

On being put to a vote it was:

RESOLVED that

having had regard to the development plan and to all other material considerations, authority be delegated to the Assistant Director for Planning, Leisure and Culture Services to GRANT planning permission subject to:-

- a) **The satisfactory completion of a Section 106 planning obligation:**
- b) **The Conditions and informatives detailed on pages 26 to 36 of the Public Reports pack.**

6. URGENT BUSINESS

There was no urgent business.

The Meeting commenced at 7.00 pm
and closed at 7.44 pm