

Planning Committee

2nd February 2011

MINUTES

Present:

Councillor Michael Chalk (Chair), and Councillors Peter Anderson, Brandon Clayton, Adam Griffin (substituting for Councillor Kath Banks), Bill Hartnett, Roger Hill, Robin King and Wanda King

Also Present:

M Collins (observer for Standards Committee)

Officers:

R Bamford, S Edden, A Hussain, A Rutt and S Skinner

Committee Services Officer:

J Smyth

70. APOLOGIES

Apologies for absence were received on behalf of Councillors Kath Banks and Nigel Hicks.

71. DECLARATIONS OF INTEREST

There were no declarations of interest.

72. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 4th January 2011 be confirmed as a correct record and signed by the Chair.

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Chair

**73. PLANNING APPLICATION 2010/278/COU –
166 MOUNT PLEASANT, SOUTHCREST**

Change of use of ground and first floor from
Guest House (Use Class C1) to
House in Multiple Occupation (Use Class C4)
Applicant: Mr J Smith

Mrs R Hallwood, objector, 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 the Conditions and Informatives summarised in the main report and the following additional Condition and informatives:

- “3. Prior to the first occupation of the building, and in accordance with the plans approved under this consent, the parking area and access to this area via Bromfield Road, shown on Drawing P10.710.101, shall be cleared of waste materials in order to facilitate proper access and parking of vehicles for occupiers of the property 166 Mount Pleasant, and thereafter kept available for this purpose. Pedestrian access to 166 Mount Pleasant from the rear, as shown on Drawing No. P10.710.101, shall be maintained to the satisfaction of the Local Planning Authority at all times.”**

Reason:

In order to facilitate access to the property in the interests of highway safety and in accordance with Police B(BE).13 of the Borough of Redditch Local Plan No. 3 and PPG13 – Transport.

Informatives

- “3. Attention is drawn to the importance of ensuring compliance with the Building Regulations, particularly with respect to the requirement for any sound proofing between dwellings.**
- 4. The right of access via the concrete pathway linking the parking area off Bromfield Road and the rear garden of to 166 Mount Pleasant, as shown on Drawing No. P10.710.101, should be kept free of obstructions in order to enable access between 166 Mount Pleasant and the rear parking area.”**

(The Committee considered a number of matters raised by the public speaker relating to: access to and parking provision in the proposed parking area at the rear of the property; the pedestrian right of access walkway between the rear of 166 Mount Pleasant and the parking area; the state of the rear garden of the application site preventing pedestrian access to the right of access walkway and parking area; and neighbour noise issues.

Members were minded to impose a further condition to ensure that the access via Bromfield Road was kept clear and six spaces should be allocated for use by the occupiers of 166 Mount Pleasant. In respect of the issues relating to maintaining a clear access across the rear garden of the application site and the right of access walkway to provide the link between the parking area and 166 Mount Pleasant, and potential noise nuisance, Members noted that these were not matters that could be conditioned or fell within other Council regulations. In view of this, Members agreed that their concerns be highlighted to relevant parties by way of additional Informatives being included in the Minutes and Decision Notice.)

**74. PLANNING APPLICATION 2010/292/FUL –
94 HITHER GREEN LANE, REDDITCH**

Two-storey side and rear extensions
Applicant: Mr S Davis

Mr T Wright, Agent for 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 the Conditions and Informative summarised in the report.

**75. PLANNING APPLICATION 2010/304/FUL –
LAND AT HEMING ROAD / CLAYBROOK DRIVE, REDDITCH**

Warehouse Extension
Applicant: Avon Freight Group Ltd

Mr N Ratheram and Mr M Skinner, objectors, 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 the Conditions and Informative summarised in the main report.

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(Further to information provided by the public speakers, in relation to alleged serious traffic issues / parking infringements in Heming Road involving Heavy Goods Vehicles, illegal parking and road blockages, Members requested that, whilst the matters highlighted were not within the remit of the Committee to resolve nor had any direct bearing on the Committee's consideration of the Planning Application, relevant District and County Officers, and the Police, should be asked to investigate these further.)

The Meeting commenced at 7.00 pm
and closed at 8.05 pm

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CHAIR