

Planning Committee

25th May 2011

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Peter Anderson, Michael Braley Substituting for Councillor Brenda Quinney), Brandon Clayton (substituting for Councillor Andrew Brazier), Malcolm Hall and Bill Hartnett

Also Present:

M Collins (Observer for Standards Committee)

Officers:

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

Committee Services Officer:

J Smyth

1. APOLOGIES

Apologies for absence were received on behalf of Councillors Andrew Brazier, Robin King, Wanda King and Brenda Quinney.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 27th April 2011 be confirmed as a correct record and signed by the Chair.

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Chair

**4. PLANNING APPLICATION 2011/054/OUT –
LAND EAST OF BROCKHILL LANE, REDDITCH**

Mixed use development of 171 dwellings,
public open space and outline application for
4,738 square metres of Class B1 (Business)
floorspace and access

Applicant: Persimmon Homes Ltd

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

Mr R Lee – Objector representing Brockhill Action Group
Mrs M Muckle – Objector representing Batchley Support Group
Ms V Kendrick – Objector representing CPRE
Councillor B Quinney – Objector representing local residents
Councillor L Stephens – Objector representing local residents
Mr M Sackett – Agent for the Applicant.

(In view of the amount of public interest and the large number of registered public speakers for this item, for the sake of the expeditious and fair treatment of the application the Chair granted extended timings for representatives of the Brockhill Action Group, Batchley Support Group and the Commission for the Protection of Rural England (CPRE). An equivalent total time was permitted to the Applicant's Agent. Ward Members were given up to three minutes each. In view of this exceptional arrangement, most individual would-be speakers subsequently withdrew their requests to speak.)

RESOLVED that

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

“The proposed development would represent an intrusion into designated Primarily Open Space as designated within the Borough of Redditch Local Plan No. 3. Policy R1 seeks to protect such designated land and the proposal would conflict with criteria i, ii, iii and v of this Policy.”

(This decision was taken contrary to Officer recommendation, in view of the fact that, the proposed route for the access road and the siting of a small part of the development build, would encroach on an area designated as Primarily Open Space land.)

**5. PLANNING APPLICATION 2011/083/FUL –
54 JUBILEE AVENUE, CRABBS CROSS**

Extension to side of bungalow and
Loft conversion with new gable ended roof

Applicant: Mr and Mrs Luckman

Councillor Carole Gandy, supporter and Ward Councillor, and Mrs H Luckman, 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 following conditions:

- “1) Development to commence within three years.**
- 2) Materials to match existing**
- 3) Approved Plans specified.”**

(This decision was taken contrary to Officer recommendation, and subject to relevant conditions, in that the Committee considered that there was already a mix of house and bungalow designs and roof styles already within the street scene and therefore the proposed extension and alterations would not have a harmful effect on the character and appearance of the existing bungalow and general street scene.

**6. PLANNING APPLICATION 2011/087/FUL –
LOWANS HILL FARM, BROCKHILL LANE, REDDITCH**

This item was WITHDRAWN from the Agenda by Officers and was not discussed.

**7. PLANNING APPLICATION 2011/093/FUL –
LAND TO THE SOUTH AND WEST OF "HIGH TREES",
DARK LANE, ASTWOOD BANK**

House type substitutions –
Plots 1 to 5 (Amendment to Scheme approved
under Application 2009/259/FUL)
Erection of five detached dwellings with
associated access and parking

Applicant: Mr A Cockayne

RESOLVED that

- 1) **having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:**
 - a) **A planning obligation ensuring that the County will be paid appropriate contributions in relation to the development for education provision, and that Redditch Borough Council receives contributions towards playing pitches, play areas and open space provision to be provided and maintained in the locality; and**
 - b) **the conditions and informatives as summarised below:**

Conditions

- “1. Development to commence within three years.**
- 2. Details of materials (walls and roofs) to be submitted.**
- 3. Landscape scheme including details of boundary treatment to be submitted.**
- 4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details.**
- 5. Trees to be protected in accordance with tree protection plan.**
- 6. Limited working hours during construction period.**
- 7. Access, turning and parking.**
- 8. No gates/means of enclosure on any of the access roads.**

9. Details of the tree planting belt to be provided along the western boundary of the site to be submitted approved and implemented with failure of planting to be covered under Condition number 4.
10. None of the existing hedge planting that fronts Dark Lane shall be removed.
11. All hard surfaces to be permeable and retained as such.
12. Development to be carried out in accordance with plans submitted with the application.
13. Appropriate condition to address the recommendations of the protected species survey.
14. Contamination: standard conditions.”

Informatives

- “1. Reason for approval
2. Drainage details to be in agreement with Severn Trent Water.
3. Highway Note 4 – Private apparatus within the highway.
4. Highway Note 5 – No authorisation for applicant to carry out works within the publicly maintained highway.
5. External security lighting to comply with guidance to ensure that it does not adversely affect neighbours amenities.
6. No burning on site.
7. Adequate measures to be put in place to prevent migration of dust and particulates beyond the site boundary;

and

- 2) in the event that the planning obligation cannot be completed by the 8th June 2011:
 - a) authority be delegated to the to the Head of Planning and Regeneration to REFUSE the application on the basis that without the planning obligation, the proposed development would be contrary to policy and therefore unacceptable, due owing to the resultant detrimental impacts it could cause to community infrastructure by the lack of provision for their improvements and the increase in demand for such infrastructure; and

- b) in the event of a refusal on the grounds stated at Resolution 2) a) above, and the Applicant resubmitting the same or a very similar Planning Application with a completed legal agreement attached to cover the points noted, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission, subject to the conditions and informatives stated in Resolution 1) b) above.

8. **ENFORCEMENT REPORT 2009/351/ENF –
PATCH LANE, OAKENSHAW**

Non-compliance with an Enforcement Notice

RESOLVED that

in relation to a breach of planning control, namely the failure to comply with the requirements of an Enforcement Notice, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration Services, to instigate legal proceedings in the Magistrates' Court if required.

The Meeting commenced at 7.30 pm
and closed at 10.17 pm

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CHAIR