

Planning Committee

15th June 2011

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Andrew Brazier, Juliet Brunner (substitute for Peter Anderson), Bill Hartnett and Wanda King

Also Present:

M Collins (Observer for Standards Committee)

Officers:

N Chana, A Hussain, A Rutt and S Skinner

Committee Services Officer:

J Smyth

9. APOLOGIES

Apologies for absence were received on behalf of Councillors Peter Anderson, Malcolm Hall, Robin King and Brenda Quinney.

10. DECLARATIONS OF INTEREST

There were no declarations of interest.

11. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 25th May 2011 be confirmed as a correct record and signed by the Chair.

.....
Chair

**12. PLANNING APPLICATION 2011/094/EXT –
1 TO 3 PLYMOUTH ROAD, SOUTHCREST**

Extension of time for Application 2008/202/FUL
Demolition of No. 3 Plymouth Road and construction
of a 60 bedroomed nursing home with associated parking

Applicant: Mr M Dawson

Mr M Dawson, the Applicant, addressed the Committee under the Council's public speaking rules.

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 appropriate contributions in relation to off-site improvement works in the locality are provided; 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. Access, turning and parking areas to be provided**
- 6. Limited working hours during construction period.**
- 7. Contaminated land survey and details to be agreed**
- 8. Any unexpected contaminants found to be dealt with in agreement with LPA.**
- 9. Land contamination remediation measures if necessary to be agreed with LPA.**
- 10. Development to be carried out in accordance with plans submitted with the application.**
- 11. Cycle store details to be agreed.**
- 12. Bin storage details to be agreed.**

13. **Defined use as C2 residential home only (not a general C3 Residential Use Class).**
14. **Further details to be submitted in respect of Sustainability Statement for prior written approval of the LPA.**
15. **Staff and visitor car parking area granted to be clearly demarcated and signage to be displayed at the site directing staff and visitors to the parking areas: details to be submitted for approval in writing by the LPA.**

Informatives

1. **Reason for approval**
2. **Drainage details to be in agreement with Severn Trent Water.**
3. **The attention of the applicant is drawn to the importance of keeping Plymouth Road free of parked vehicles during the construction period in the interests of highway safety;**

and

2. **in the event that the planning obligation cannot be completed by 14th July 2011, authority be delegated 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 CS.6 of the Borough of Redditch Local Plan.**

(During consideration of this application, the Committee requested that Enforcement Officers investigate and address, if necessary, the current condition of the site.)

The Meeting commenced at 7.00 pm
and closed at 7.10 pm

.....
CHAIR