



Planning Committee

13th July 2011

MINUTES

Present:

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

Also Present:

M Collins (as a Standards Committee observer)

Officers:

S Edden, A Hussain and A Rutt and S Skinner

Committee Services Officer:

I Westmore

13. APOLOGIES

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

14. DECLARATIONS OF INTEREST

Councillor Andrew Brazier declared a prejudicial interest in view of the fact that he had a pre-determined view in the application for prior approval 201/127/GDO (Highway verge at Green Lane, Callow Hill) as detailed at minute 17, below.

15. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 15th June 2011 be confirmed as a correct record and signed by the Chair.

.....

Chair

**16. PLANNING APPLICATION 2011/126/COU –
20 UNICORN HILL, REDDITCH**

Change of use at ground floor from offices to restaurant and hot food take-away; change of use at first floor from offices to 2 No. flats and restaurant; minor external alterations to building.

Applicant: Dr A Bandalli

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 additional condition and informatives as summarised below:-

Additional Condition

“5. Details of a refuse storage facility to be submitted.”

Additional informatives

- “3. No burning of materials on site.
4. Lighting – standard information item.
5. Drainage.
6. Food premises licence required.”

**17. APPLICATION FOR PRIOR APPROVAL 2011/127/GDO -
HIGHWAY VERGE AT GREEN LANE, CALLOW HILL**

15m monopole, equipment cabinet and ancillary apparatus

Applicant: Vodafone UK Ltd. and Telefonica O2 UK Ltd.

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

Ms R Campbell – objector

Ms A Massey – objector

Councillor Andrew Brazier (Ward Councillor, objecting on behalf of various residents).

RESOLVED that

having regard to the Development Plan and to all other material considerations, Prior Approval of the Local Planning Authority be **REFUSED** for the following reasons:

- “1) The siting of the proposed installation would be in close proximity to a significant number of residential properties such that it would be likely to have an adverse effect on their amenity and outlook, as well as having the potential to give rise to the fear of negative health effects. As such, the proposal is considered to be contrary to PPG8 and Policy B(BE)13 of the Borough of Redditch Local Plan No.3.
- 2) Whilst a need for the development has been demonstrated, alternative sites are not considered to have been fully explored and it is considered likely that less harmful sites could be found that would still provide the required coverage. The proposal is therefore considered to be contrary to the requirements of the policy guidance contained within PPG8: Telecommunications.”

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

(Prior to consideration of this item, Councillor Andrew Brazier declared that, as a Ward Councillor for the area and representing the views of a number of local residents, he had a pre-determined view on this matter. He also withdrew from the meeting prior to the Committee’s debate on the matter.)

**18. PLANNING APPLICATION 2011/157/FUL –
1 HARTLEBURY CLOSE, CHURCH HILL**

First floor extension over existing garage

Applicant: Mr A Sifford

RESOLVED that

having regard to the Development Plan and to all other material considerations , Planning Permission be GRANTED, subject to the conditions and informatives as summarised in the main report.

The Meeting commenced at 7pm
and closed at 7.54pm

.....
CHAIR