



Planning Committee

15th July 2008

Minutes

Present:

Councillor M Chalk (Chair) and Councillors Banks (substituting for Councillor Smith), Boyd-Carpenter, Farooqui, Field, Hicks, Hunt and R King (substituting for Councillor Hartnett).

Officers:

R Bamford, A Rutt and S Williams.

Committee Services Officer:

T Buckley.

11. APOLOGIES

Apologies for absence were received on behalf of Councillors Enderby, Hartnett and Smith.

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

13. MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on the 17 June 2008 be confirmed as a correct record and signed by the Chair.

14. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered a number of applications for planning permission.

Officers tabled an update report detailing any late responses to consultation, changed recommendations, further conditions and any additional Officer comment. This report was further updated orally at the meeting as appropriate to each application.

Public speaking was permitted, in accordance with the Council's agreed procedures, in relation to three of the applications being considered, as detailed below.

RESOLVED that

the following applications for planning consent be determined as detailed below:-

08/121 Change of use of part of farm shop to tea room and extension to link existing shop premises to form food preparation area
The Stables Farm Shop, Astwood Lane,
Astwood Bank
Mr J Cockburn

(Mr G French, supporter, addressed the Committee under the Council's public speaking rules.)

Having regard to the Development Plan and to other material considerations, Planning Permission be GRANTED, subject to the following conditions:

- 1) **The uses hereby permitted shall be closed and cleared of customers outside the hours of 10.00 am to 4.00 pm daily;**
- 2) **Materials to be used on walls and roofs shall match those on the existing building;**
- 3) **Details of cycle parking provision shall be submitted to and agreed in writing by the LPA and implemented in accordance with those details;**
- 4) **Details of refuse storage facilities shall be submitted to and agreed in writing by the LPA and implemented in accordance with those details;**
- 5) **Notwithstanding the provisions of the Town and Country Planning (Use Classes – Amendment) Order 2005, the tea room hereby approved shall be used only for that purpose and for no other uses falling within the above Use Classes Order;**
- 6) **The tea room operation at this site granted under this consent shall be restricted to a maximum number of twenty 'covers' at any time;**
- 7) **Details pertaining to the provision of a satisfactory pedestrian access into the site shall be submitted, for the prior written approval of the Local Planning**

Authority. The details thus approved shall be fully implemented prior to the first use of the development hereby approved.

(This decision was taken contrary to Officer recommendation in view of the fact that the tea room would be small, no highway objections had been received, there would be no harm caused to the Green Belt and that the proposal would enhance the amenity of the area).

08/132 56 Hithergreen Lane
Replacing a bungalow with a two storey
5 bedroom house
Mr Nevil Jinks

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

Mr Thornton – objector
Mr Weaver – objector
Councillor MacMillan – objector
Mr D Jones – applicant's agent)

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

The proposed dwelling, by reason of its additional height, bulk, scale and massing would have a detrimental and overbearing impact on the outlook of the surrounding residential properties. As such the development would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3 and advice set out in the Council's adopted Supplementary Planning Guidance on Encouraging Good Design.

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

08/149 Retrospective application: outdoor seating area with
electronic awning
Astwood Bank Club, 5A Dark Lane, Astwood Bank
Astwood Bank Club

(Mr D J Melley, the applicant, addressed the committee under the Council's public speaking rules.)

Having regard to the Development Plan and to other material considerations, Planning Permission be GRANTED, subject to the conditions stated in the report.

08/182 Part change of use to B2 (General Industrial Use)
Unit 17 Oxleasow Road, East Moons Moat, Redditch
Mr P Smith – PJS Mouldings

Having regard to the Development Plan and to other material considerations, Planning Permission be GRANTED, subject to the conditions stated in the report.

**15. NATIONAL PLANNING POLICY FRAMEWORK –
UPDATE ON CHANGES**

The Committee received a report detailing changes to the national planning policy framework. The creation, consultation and adoption of the Development Plan had a direct impact on the Planning Committee as it implemented the plan through the decisions that the Committee makes.

RESOLVED that

the report be noted.

16. ENFORCEMENT OF PLANNING CONTROL

The Committee was updated on the results of a number of enforcement matters authorised for the period from April 2007 to March 2008, and on enforcement activity in general for that period, as detailed in the appendices attached to the report.

RESOLVED that

the reports be noted.

The meeting commenced at 7.00 p.m.
and closed at 9.10 p.m.

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CHAIR