

# Planning Committee

1st February 2012

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## MINUTES

### Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Peter Anderson, Andrew Brazier, Malcolm Hall, Bill Hartnett and Brenda Quinney

### Also Present:

M Collins (observer for Standards Committee)

### Officers:

S Edden, A Hussain, A Rutt and S Skinner

### Committee Services Officer:

J Smyth

### 66. APOLOGIES

Apologies were received on behalf of Councillors Robin and Wanda King.

### 67. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 68. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meetings of the Committee held on 13th December 2011 and 4th January 2012 be confirmed as correct records and signed by the Chair.**

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Chair

**69. PLANNING APPLICATION 2011/258/FUL –  
TEARDROP SITE, BORDESLEY LANE, REDDITCH**

Erection of a petrol filling station including forecourt shop, canopy and eight pumps, car wash, car care facilities, car parking, offset fills and associated plant and landscaping.

Applicant: Sainsbury's Supermarkets Ltd

Mr D Templeton, the Applicant's Agent, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**the Committee's decision stand DEFERRED for Officers to obtain further information about traffic flows.**

(In view of concerns that the increased volume of traffic likely to be generated by the Petrol Filling Station onto the junction of Bordesley Lane and Millrace Road, together with additional traffic flow generated by the redeveloped Abbey Stadium and Pool, and recently approved Hotel and Restaurant development adjacent to this site, which Members felt would add to existing congestion problems in the area, Members deferred decision on the Application for Officers to provide more detailed information on the outcomes from the model traffic flow tests that had been conducted by the Highways Authority.

In view of these concerns, and the need for detailed Highways advice, Officers were asked to request the attendance of a Highways Team Officer at the next meeting of the Committee.)

**70. PLANNING APPLICATION 2011/329/S73 –  
UNIT 1 MATCHBOROUGH CENTRE, MATCHBOROUGH WAY,  
REDDITCH**

Variation of Condition 1 of Planning Application 2009/019/COU (change of use from A1 (Retail) to D2 (Assembly and Leisure) to extend the date of expiry of the permission for an additional five years.

Applicant: Mr S Marshall (Your Ideas)

Mr Marshall, 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, permission be GRANTED to vary Condition 1 of Planning Permission 2009/019/COU, subject to the imposition of the revised condition and summarised informatives as detailed below, namely:**

### **Revised Condition**

**“1. The permission hereby granted expires on 31st March 2017. The use hereby approved shall cease on or before that date unless agreed otherwise upon application to the Local Planning Authority.**

**Reason: In order that the Local Planning Authority retains the right to re-assess the use of the building in the interests of ensuring that the retail and community function of the Matchborough District Centre is not undermined, in accordance with Policy (E(TCR).9 of the Borough of Redditch Local Plan No.3.”**

### **Informatives**

**“1. Reason for approval  
2. Reminder that all other Conditions attached to Planning Permission 2009/019/COU remain applicable.”**

(The Committee considered the report and information provided by the Applicant in respect of the success of Your Ideas and his request to secure use of the building for an additional 5 year permission rather than the 3 years recommended by Officers in their report, in order to be able to demonstrate the viability and sustainability of the organisation for future funding purposes.

Members felt that, given the current low demand for retail space in the area, extending the permission for five rather than three years was a sensible option that would enhance funding opportunities and enable the provision of an important community project, that was not detrimental to other retail functions in the District Centre, to continue.)

**71. PLANNING APPLICATION 2011/334/FUL –  
9 DALE ROAD, RIVERSIDE**

Proposed two-storey extension and alterations

Applicant: Mr S Hussain

**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.**

**72. PLANNING APPLICATION 2012/011/GDO –  
VERGE EAST OF CLAYBROOK DRIVE, REDDITCH**

15m monopole, equipment cabinet and ancillary apparatus

Applicant: Vodaphone (UK) Ltd and Telefonica O2 (UK) Ltd

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

Mr M Slevin, Objector  
Mrs K Whitehouse – Objector  
Councillor A Clayton (Ward Councillor and Objector)  
Councillor J Brunner (Ward Councillor and Objector)  
Mr D Holmes – the Applicant's Agent.

**RESOLVED that**

**having regard to the application and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to determine that PRIOR APPROVAL of the Local Planning Authority is NOT REQUIRED for the siting and appearance of the proposed monopole, cabinet and ancillary apparatus and that planning permission is not required for the proposed development, subject to the expiry of the consultation period on 6th February 2012 and the informatives summarised in the report.**

The Meeting commenced at 7.00 pm  
and closed at 8.31 pm

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CHAIR