

Planning Committee

29th February 2012

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:

Jinny Pearce and M Collins (observer for Standards Committee) and Mr B Sharp (County Council Highways Engineer)

Officers:

A Hussain, A Rutt, S Skinner and S Williams

Committee Services Officer:

J Smyth

73. APOLOGIES

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

74. DECLARATIONS OF INTEREST

No declarations of interest were made.

75. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 1st February 2012 be confirmed as a correct record and signed by the Chair.

.....
Chair

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

Erection of a petrol filling station, including forecourt shop,
canopy and 8 pumps, car wash, car care facilities,
car parking, offset fills and associated plant and landscaping

Applicant: Sainsbury's Supermarkets Ltd

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

Mr B Sharp, a Worcestershire County Council Highway Engineer, was invited to provide expert advice on a number of detailed Highways matters.

RESOLVED that

- 1) **having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:**
 - “1. **Time limit for commencement of development (3 years);**
 2. **Shop not to be open if Petrol Filling Station is not open,**
 3. **Materials / finishes to be agreed,**
 4. **Hard landscaping materials to be agreed,**
 5. **Soft landscaping to be implemented and maintained as per submission,**
 6. **Tree protection as requested by Arboricultural Officer,**
 7. **Archaeology recording condition,**
 8. **Development not to be open to the public or commence use until S.278 off-site highway works have been completed (these include 2 lane entry to roundabout from Millrace Rd, re-surfacing and re-lining of the roundabout),**

9. Access, turning and parking to be completed prior to use / occupation,
10. Method of maintaining safe adjacent highway during construction to be agreed and implemented,
11. As requested by Severn Trent Water,
12. As requested by Drainage Officer,
13. Approved plans specified,
14. Development to occur in accordance with ecological mitigation strategy,
15. Updated tree protection and assessment details to be provided and agreed,
16. Details of species, locations etc and programme for planting of new hedgerow planting to be agreed and implemented as agreed,
17. Details of maintenance of existing hedgerows / trees to be agreed and implemented to ensure hedging and smaller trees are retained;"

plus the following additional conditions agreed by Members at the meeting:

- “18. the egress on to the main roundabout to be two lanes wide for a minimum of 30 metres,
19. the left hand lane of these two lanes to be protected by a continuous white line and have a minimum acceleration distance of 50 metres towards Redditch,
20. traffic travelling from Birmingham to have only one lane that goes on towards Redditch,
21. the central lane, taking traffic across the island from both the petrol filling station and the main store, to be reinstated,
22. traffic exiting towards Birmingham to be separated from traffic going to the petrol filling station so that traffic exiting from the Birmingham lane can better predict when a gap is approaching,

23. the island to be completely resurfaced before the new lanes are installed”; and

Informatives

- “1. Reason for approval
2. As requested by highways
3. As requested by Severn Trent Water”;

and additionally,

2. “any proposed advertising / signage and future screening matters to be brought to the Planning Committee for determination. ”

(The Committee considered the report and information provided by the public speakers and Mr Brian Sharp, a County Council Highway Engineer who had been invited to the meeting to provide expert highway advice following a request from the Committee at its previous meeting, when the application had been deferred.

Consideration was also given to a number of proposed additional conditions, tabled at the meeting by a member of the Committee, and which the majority of Members considered would alleviate the increased volume of traffic likely to be generated by the Petrol Filling Station onto the junction of Bordesley Lane and Millrace Road in conjunction with additional traffic generated by the redeveloped Abbey Stadium and recently approved Hotel and Restaurant development.

The Committee also considered that, given the proximity of the subject site to the Crematorium and the associated sensitivities, any advertisement / signage for the development and future screening proposals should be determined by the Committee rather than under delegated powers.)

**77. PLANNING APPLICATION 2012/004/COU –
9 DOWLERS HILL CRESCENT, GREENLANDS**

Change of use from Class A1 (Shops) to
Class A5 (Hot Food Takeaway),
new shop front and rear yard extension

Applicant: Mr Mohammed Qasim Rafiq

Councillor Rebecca Blake, Ward Councillor and Objector, and Mr Clive Robinson, the Applicant’s Agent, 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 **REFUSED**, for the reason stated in the main report.

**78. PLANNING APPLICATION 2012/018/RC3 –
WINYATES DISTRICT CENTRE, WINYATES**

Environmental enhancements -
demolition of existing garages,
provision of additional car parking spaces and
provision of refuse bin collection area

Applicant: Redditch Borough Council

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.

**79. TREE PRESERVATION ORDER NO. (138) 2011 -
CONFIRMATION - TEARDROP SITE,
LAND AT BORDESLEY LANE, REDDITCH**

The Committee received a report which proposed the long-term protection of two mature Oak trees and one Horse Chestnut Tree that were considered to be significant and of positive benefit to amenity and therefore worthy of retention in the longer term.

RESOLVED that

Tree Preservation Order No. (138) 2011, as detailed in the Schedule attached at Appendix 1 to the report and Plan at Appendix 2 (issued under separate cover in the Application Site Plans pack), be confirmed.

**80. TREE PRESERVATION ORDER NO. (139) 2011 -
CONFIRMATION - FORMER DINGLESIDE MIDDLE SCHOOL
AND ADJACENT COUNCIL OWNED LAND**

The Committee received a report which proposed the long-term protection of a group of five mature Oak trees and an Ash Tree that were considered to be significant and of positive benefit to amenity and therefore worthy of retention in the longer term.

RESOLVED that

Tree Preservation Order No. (139) 2011, as detailed in the Schedule attached at Appendix 1 to the report and Plan at Appendix 2 (issued under separate cover in the Application Site Plans pack), be confirmed.

**81. TREE PRESERVATION ORDER NO. (140) 2011 -
CONFIRMATION - LAND OFF OAKENSHAW ROAD,**

The Committee received a report which proposed the long-term protection of a group of eleven mature Oak trees that were considered to be significant and of positive benefit to amenity and therefore worthy of retention in the longer term.

Members fully supported the protection of the trees in question and queried whether it would also be possible to ensure the retention of the hedgerows either side of the trees at the location. Officers undertook to look into the potential for retaining the hedgerows as a separate matter, as protection of hedgerows was dealt with under different legislation.

RESOLVED that

Tree Preservation Order No. (140) 2011, as detailed in the Schedule attached at Appendix 1 to the report and Plan at Appendix 2 (issued under separate cover in the Application Site Plans pack), be confirmed.

**82. APPEAL OUTCOME –
80 LONGFELLOW CLOSE, WALKWOOD**

The Committee received and noted an item of information in relation to the outcome of an appeal against a refusal of planning permission, taken by Officers under delegated powers, namely:

Planning Application 2011/192/COU
Change of use of open space to
garden area and enclosure with fencing

The appeal against the Council's decision to refuse planning permission had been dismissed, on the grounds that the area of open space was a valuable contribution to the quality of the urban area and that a change of use to garden area and enclosure with fencing would harm the general character and visual amenities of the area.

Planning

Committee

29th February 2012

**83. PLANNING ENFORCEMENT ACTIVITY –
SIX MONTH UPDATE**

The Committee received and noted a report which provided statistics showing enforcement activity for the previous six months.

The Meeting commenced at 7.00 pm
and closed at 8.23 pm

.....
CHAIR