

Planning Committee

25th April 2012

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Peter Anderson, Andrew Brazier, Bill Hartnett, Wanda King, Alan Mason and Brenda Quinney

Also Present:

Councillor Jinny Pearce (relevant Portfolio Holder) and M Collins (observer for Standards Committee)

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

J Smyth

91. APOLOGIES

No apologies for absence were received.

92. DECLARATIONS OF INTEREST

No declarations of interest were made.

93. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 28th March 2012 be confirmed as a correct record and signed by the Chair.

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Chair

**94. NATIONAL PLANNING POLICY FRAMEWORK –
CHANGES TO PLANNING POLICY**

The Committee received a report which provided further information on the National Planning Policy Framework (NPPF) document, published on 27th March 2012, which had replaced the Government's previous national planning policy documents and guidance, in relation to the procedures for its use and how it differed from the previous system.

Members noted that the NPPF had been taken into account for determining the two applications to be considered that evening. It was also noted that further clarification would be provided on the document and its significance for determining planning applications, at the planned Member training for Planning Committee in May.

Further to two individual requests, Officers agreed to forward Members a copy of the NPPF document.

RESOLVED that

- 1) **the National Planning Policy Framework be taken into account, in place of the documents it has superseded, as a material consideration when determining all future Planning Applications; and**

RECOMMEND that

- 2) **the Council's Constitutional Policy Framework be updated accordingly.**

**95. PLANNING APPLICATION 2012/032/FUL –
FORMER HEPWORTH SITE, BROOK STREET, REDDITCH**

Erection of 7 no. Class B.1 units

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 following additional condition and informative, as detailed in the Update report:

Condition

- “8. **Site operatives' car parking to be provided during the development.**”

Informative

“3) A Phase 1 geo-environmental desk study be undertaken.”

96. **PLANNING APPLICATION 2012/057/COU –
BUILDING F, ASTWOOD BUSINESS PARK,
ASTWOOD FARM, ASTWOOD LANE, ASTWOOD BANK**

This matter had been withdrawn at the request of the Applicant and was not discussed.

97. **PLANNING APPLICATION 2012/071/EXT –
HOMEBASE LTD, ABBEY RETAIL PARK,
ALVECHURCH HIGHWAY, REDDITCH**

Extension of time application
Installation of 1,777 sq.m of floorspace
at mezzanine level as approved under
Planning Application 2009/082/FUL

RESOLVED that

having regard to the Development Plan and to all other material considerations, planning permission to allow an extension of time for a further three years to implement the consent given under Planning Application 2009/082/FUL be GRANTED, subject to the conditions and informatives detailed in the main report and restated in the update report.

98. **APPEAL OUTCOME –
HIGHWAY VERGE AT MILLRACE ROAD, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of prior approval for the siting and design of a telecommunications installation, made by Officers under delegated powers, namely:

Application 2011/133/GDO
15m Monopole, equipment cabinets
and ancillary apparatus

Members noted that, the appeal against the Council’s decision to refuse prior approval had been allowed by the Inspector on the grounds that he considered, on balance, that the proposal would generally respect the context and character of the area and that the monopole would not be visually dominant and have an adversely harmful effect on the outlook of nearby properties.

RESOLVED that

the item of information be noted.

**99. APPEAL OUTCOME –
HIGHWAY VERGE AT BIRCHFIELD ROAD, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of prior approval for the siting and design of a telecommunications installation, taken by Officers under delegated powers, namely:

Application 2011/222/GDO
15m Monopole, equipment cabinets
and ancillary apparatus

Members noted that, the appeal against the Council's decision to refuse prior approval had been allowed by the Inspector on the grounds that he had not considered the development to be so conspicuous in appearance that it would be harmful to the street scene nor result in undue visual clutter. He had further considered that the separation distances between the mast and dwellings to the south would be such that the development would not be overbearing nor would it adversely harm the outlook of occupiers of those properties.

RESOLVED that

the item of information be noted.

**100. REVIEW OF OPERATION OF THE PLANNING COMMITTEE
AND PUBLIC SPEAKING ARRANGEMENTS –
MUNICIPAL YEAR 2011/12**

The Committee gave consideration to the operation of, and procedures undertaken, during its meetings held during the 2011/12 municipal year, including its public speaking arrangements.

Members were reminded that the Committee had recently considered and agreed a number of amendments to the Committee's procedure rules.

A Councillor's previous concerns were reiterated and noted in respect of the Leader of the Council not being able to sit on the Planning Committee as a member or substitute and also that, neither the Chair nor the Vice-Chair, if a member of the Controlling Party Group, will be a member of the Executive Committee, in that such restrictions might restrict Members interested in serving on the Planning Committee from doing so.

RESOLVED that

the Committee's current agreed Procedure Rules remain unchanged for the forthcoming municipal year 2012/13.

The Meeting commenced at 7.00 pm
and closed at 7.16 pm

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CHAIR