

# 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.**

### 94. NATIONAL PLANNING POLICY FRAMEWORK – CHANGES TO PLANNING POLLICY

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

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Chair

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.

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- 1) **the National Planning Policy Framework be taken into account, in place of the documents it has superseded, as a material consideration when determining all future Planning Applications; and**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

**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 new Procedure Rules, in spite of a number of concerns by minority Members on matters of detail, which were re-iterated at this meeting. Nonetheless, it was

**RESOLVED that**

**the Committee's current agreed Procedure Rules be re-affirmed without amendment.**

The Meeting commenced at 7.00 pm  
and closed at 7.16 pm

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CHAIR