

ALVECHURCH PARISH COUNCIL

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Clerk – Tammy Williams

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD AT HOPWOOD COMMUNITY CENTRE, REDDITCH ROAD, HOPWOOD

MONDAY 7th AUGUST 2017 AT 7.30 PM

1. **PRESENT** Councillors M Worrall (Chair), R Chima, P Freeman, T Wallis, and A Willetts

In attendance: W A Carney - Assistant Clerk

2. **APOLOGIES** Cllrs M Ball (accepted), S Lambert (accepted)

3. **DECLARATIONS OF INTEREST**

Cllr M Worrall declared a personal interest in agenda item no. 6 log no: 3429 Corner Cottage.

4. **MINUTES** - the minutes of the meeting held 03/07/2017 minutes were agreed and signed.

5. **CLERKS REPORT**

.1 **Enforcement – New:** None to date

.2 **Enforcement – ongoing:**

a) **Scarfield Hill, Alvechurch** field between the Marina and the railway track – alleged breach – stable block/building built without permission. Chased w/c 31 July, no response as yet.

Standing orders were suspended to allow members of the public to speak about Agenda item no. 6 planning log:3433 The Leys Rest Home.

Residents raised several concerns about the proposal mostly relating to parking and drainage.

Standing orders were resumed and the Chair brought forward planning log: 3433 for consultation.

6. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY INCLUDING STREET TRADING CONSENT APPLICATIONS

Planning log: 3433 planning app. no.: 17/0153

Applicant: Mr N Midha

Address: The Leys Rest Home, Old Birmingham Road, Alvechurch

Proposal: Extensions to care home,

Comment: **Objections:** APC feel that there are few concerns regarding this application.

i. Insufficient parking, it was felt that although the amount of parking had been increased, it was still insufficient to cater for extra staff, visitors and deliveries.

ii. It was felt that there was a lack of consideration given to the needs of the neighbours, particularly where the parking was concerned, and safeguarding their use of their designated parking spaces.

iii. There is a failure to consider access and turning circle or head for emergency/delivery/refuse vehicles to access and leave in a forward gear.

iv. There were concerns about the adequacy of the shared waste system which serves all residents and neighbouring properties – would it be sufficient to cater for more staff and residents of the home? As a result, the foul water drainage/infrastructure would need to be assessed and proved to be adequate to cater for the increased residential spaces

.APC's representation at Committee was not considered.

At this juncture the Chair advised that Dale Birch Development Management Manager at BDC Planning had requested that APC define their position on considerations more clearly, if Councillors have any concerns about the application it should be noted as an objection for those reasons. Dale Birch had also suggested that he would be happy to come along to a meeting to observe and assist the Council with a live consultation if the Parish Council was agreeable, he had attended a session with another Council who had found it very useful.

Action: The Assistant Clerk to arrange for Dale Birch to attend a meeting in October/November

Planning log: 3380 planning app. no.: 16/0923

Applicant: Mr David Sanderson

Address: Allandale Cottage, Redhill Road, Kings Norton

Proposal: 2 storey side extension with porch and dormer windows.

Comment: **No objections.**

APC's representation at Committee was not considered.

Planning log: 3425 planning app. no.: 17/00670/FUL

Applicant: Mr & Mrs Illingworth

Address: 6 Hollington Road, Alvechurch

Proposal: Conservatory extension to side of property.

Comment: No objections.

APC's representation at Committee was not considered.

Planning log: 3426 & 3427 planning app. no.: 17/00697/FUL & 17/00698/LBC
Applicant: Mr & Mrs Wayne & Heather Sprigg
Address: Longfield Manor Barn, Rowney Green Lane, Rowney Green
Proposal: This application seeks approval for amendments to planning consent 16/0272 to alter internal layout of approved dwelling, and relocate/add/remove windows and roof lights to suit internal alterations.
Comment: **No objections**
APC's representation at Committee was not considered.

Planning log: 3428 planning app. no.: 17/00679/FUL
Applicant: Mr & Mrs Phillip Webber
Address: 21 George Road, Alvechurch
Proposal: Rear conservatory
Due to time constraints this application was circulated exceptionally - APC's comment of **no objections** were noted.

Planning log: 3429 planning app. no.: 17/00668/FUL
Applicant: Mr & Mrs Dowd
Address: Corner Cottage, Weatheroak Hill, Weatheroak
Proposal: Two storey rear extension.
Comment: **Objections**; these premises have already been over extended in excess of 40% of the original dwelling house. APC feel this is over development of the plot, as there is a substantial garage which looks to being used as ancillary accommodation. The drawings are inaccurate; they do not reflect the large conservatory and previous extensions, or the large building to the rear.
APC's representation at Committee was not considered.

Planning log: 3430 planning app. no.: 17/00763/FUL
Applicant: Terry Shears
Address: 8 Meadow Lane, Alvechurch
Proposal: Single storey side extension to dwelling house plus installation of new Velux roof light to front elevation.
Comment: **No objections.**
APC's representation at Committee was not considered.

Planning log: 3431 planning app. no.: 17/00740/FUL
Applicant: Details not available
Address: Lynwood, Lea End Lane, Hopwood, Birmingham
Proposal: Proposed barn conversion to create one dwelling, new vehicular access and associated works.
Comment: **No objections.**
APC's representation at Committee was not considered.

Planning log: 3432 planning app. no.: 17/00721/CUPRIO
Applicant: Peter Hodges
Address: Rear of Six Oaks, Stonehouse Lane, Hopwood
Proposal: Notification of Prior Approval for a proposed change of use of 2 agricultural buildings to 2 dwellings (Class Q (a) and (b))
Comment: **Objections**; there appears to be no legitimate access, the location of the buildings makes the proposal impractical and undesirable for the change of use. APC would question whether these buildings have had agricultural use prior to 20/03/2013.
APC's representation at Committee was not considered.

7. TO CONSIDER ANY PLANNING APPEALS

Appeal No's: APP/P1805/W/17/3173269, APP/P1805/W/17/3173271
APP/P1805/W/17/3173276

Planning log's: 3403,04, 05 planning application no: 17/0077,78,79

Address: Land to South of Stonehouse Lane, Hopwood

Proposal: Change of Use of land from Agricultural to Mixed Use consisting of Agriculture and a Sport Fish (Angling) Rearing Facility, including alterations to an existing small lake and immediate curtilage.

RETROSPECTIVE

Appeal Deadline: 22 August 2017.

Cllrs were happy with the original comments: **Objections;** APC has reservations about the change of use in Green Belt, this application seeks consent for commercial use on Green belt land. No further action is necessary.

8. APPEAL DECISIONS None

9. BDC & WCC DECISIONS

WCC None

BDC

Planning log: 3397 planning application no: 16/1148

Address: Newhouse Farm, Lea End Lane, Hopwood

Proposal: Erection of agricultural building, access track and associated hard standing.

Granted.

Planning log: 3401 planning application no: 16/1190

Address: Land adjacent Kiln Court, Scarfield Hill, Alvechurch

Proposal: Demolition of existing buildings, removal of outside storage and removal of hardstanding; erection of 9 houses, access, parking, amenity space and associated works.

Granted.

Planning log: 3422 planning application no: 17/00637/FUL

Address: 54 The Buckleys, Alvechurch

Proposal: Single storey rear extension.

Granted.

Planning log: 3423 planning application no: 17/00532/FUL

Address: 21 – 23 The Square, Alvechurch

Proposal: Proposed shop fronts and paving improvements.

Granted.

Planning log: 3428 planning application no: 17/00679/FUL

Address: 21, George Road, Alvechurch

Proposal: Rear conservatory

Granted.

10. INFORMATION

1) Concerns were raised re Jasmine Cottage, Gravel Pit Lane, Rowney Green, it was noted that they appear to be building a garage over a previous garage site with an increase to the current floor space.

Action: the Assistant Clerk to advise Enforcement.

11. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally arranged for 4th September 2017 venue to be confirmed.

The planning meeting ended 9.25 pm.

Chairman's signature Date.....

DRAFT