

ALVECHURCH PARISH COUNCIL

GROUND FLOOR, 1A GEORGE ROAD,
ALVECHURCH, BIRMINGHAM B48 7PB

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Clerk – Tammy Williams

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD AT GROUND FLOOR, 1A GEORGE ROAD, ALVECHURCH

MONDAY 6TH NOVEMBER 2017 AT 7.30 PM

1. **PRESENT** Councillors M Worrall (Chair), M Ball*, R Chima, P Freeman, S Lambert, T Wallis

In attendance: W A Carney - Assistant Clerk
2. **APOLOGIES** Councillor A Willetts (accepted), J Cypher (accepted) and N Wise (accepted)
3. **DECLARATIONS OF INTEREST** None
4. **MINUTES** - the minutes of the meeting held 02/10/2017 were agreed and signed at the end of the meeting.
5. **CLERKS REPORT**
 - .1 **Enforcement – New:**
None
 - .2 **Enforcement – Ongoing:**
Nothing to report

* Cllr M Ball arrived 19.36

Before the Planning applications were considered Agenda item 6 below, the Chairman advised the meeting that Dale Birch Development Management Manager Bromsgrove District Council and Redditch Borough Council was due to attend the meeting to see how APC handle live cases, but it had been decided that due to only having a few plans to consider his visit would be deferred until the New Year.

6. CHAIRMAN'S UPDATE ON PLANNING APPLICATION NO.: 17/00946/FUL, PLANNING LOG: 3440, 14 THE SQUARE

The Chairman updated the meeting on a visit attended with Dist Cllr Van der Plank, The Planning Officer Emily Farmer, Cllr Humphries, the Assistant Clerk Wendy Carney and three residents from Swan Street who were objecting to the proposal for extensions to 14 The Square. The attendees at that meeting were advised that APC Planning had objected to the plans on overdevelopment grounds and residents' had echoed APC's concerns.

It was noted that the applicant had been told that the proposal was too large and they

had been invited to make it smaller, this they have done but the proposals are still intensive and not acceptable to BDC. The applicant and his Agent have asked for a meeting with BDC, Dale Birch, Emily Farmer and Mary Worsfold the Conservation Officer to attend.

It has been agreed that any revised plans submitted would be put forward for further consultation and only called in should BDC be mindful for approval. It was noted that the Chairman will be keeping in touch with Emily Farmer on any issues relating to the application.

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

Planning log: 3447 planning app. no.: 17/00802/FUL

Applicant: Mr Clive Peters

Address: The Close, School Lane, Alvechurch

Proposal: Proposed barn conversion to form new dwelling with ancillary parking and amenity space.

Comment: Objections; on the basis that the plot size is too small to support a dwelling. The building is also considered too small for a dwelling and APC has concerns that this would set a precedent for other garage conversions.

APC's representation at Committee was not considered

Planning log: 3448 planning app. no.: 17/01141/FUL

Applicant: Ms Judith Rees

Address: Land adjacent to 7 Ash Lane, Alvechurch

Proposal: Amendments to dwelling approved under 16/0102 to include shared driveway with existing number 7 Ash Lane.

An extension of the time period for the consultation on this application was not possible, plans were therefore circulated exceptionally for consideration.

Comment: No objections

We have since received formal notification of the Public footpath diversion Footpath no. AV-528(C)(Part) dated 24th October.

Planning log: 3449 planning app. no.: 17/01123/FUL

Applicant: Mr Edward Wilson

Address: 6 Willowbrook Road, Alvechurch

Proposal: Ground floor cloakroom extension and new porch

Comment: Objections; this proposal extends to close to the back of the pavement and would be incongruous to the street scene. APC would question the dimensions quoted in the plan as being accurate.

APC's representation at Committee was not considered.

Planning log: 3450 planning app. no.: 17/01160/FUL

Applicant: Mr David Sanderson

Address: Allandale Cottage, Redhill Road, Kings Norton

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

Comment: Objections; this application may set a precedent with extensions being more than 40% in Green Belt. There are no exceptional circumstances to warrant an extension of more than 40%.

APC's representation at Committee was not considered.

Planning log: 3451 planning app. no.: 17/00924/FUL

Applicant: Welcome Break Holdings

Address: Hopwood Park Services, Redditch Road, Alvechurch

Proposal: Extension to existing HGV park to create additional parking spaces and associated works.

Comment: **Objections;** this proposal is in open countryside within the Green Belt. APC feel that the proposal erodes the openness of the Green Belt. If BDC are mindful to approve the application APC would suggest there should be provisions set out for enforcement signs to be provided at the local lay-byes and on nearby verges saying NO OVERNIGHT parking for large goods vehicles, or something to that effect.

APC's representation at Committee was not considered.

8. TO CONSIDER ANY PLANNING APPEALS None

9. APPEAL DECISIONS None

10. BDC & WCC DECISIONS

WCC None

BDC

Planning log: 3437

7 planning app. no.: 17/00776/FUL

Applicant: Mr & Mrs Peter Levett

Address: 57 Latimer Road, Alvechurch

Proposal: Erection of two storey side extension and porch. **Granted**

Planning log: 3443 planning app. no.: 17/00999/FUL

Applicant: Mrs Rachel Loveless

Address: 7 Withybed Lane, Alvechurch

Proposal: Single storey rear extension. **Granted**

Planning app. no.: 17/0200

Applicant: Mr Robert Caldecott

Address: Laurel Farm, Dagnell End Road, Redditch

Proposal: Extension and re-roofing of 2 no poultry buildings.
Erection of polytunnel and relocation of previously approved agricultural dwelling (ref 13/0624) **Granted**

APC were not notified of this application as it is agricultural however, they feel that the relocation of the agricultural dwelling should have been brought to their attention.

Action: the Assistant Clerk is to contact the Planning Officer to find out why APC were not invited to consult.

11. INFORMATION

None

12. ITEMS FOR DISCUSSION AT THE NEXT MEETING

The Clerk had asked the Committee whether they would need a budget for the Planning Committee, Councillors could not see the need for a budget so the discussion will not be carried forward to the next meeting.

13. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for 4th December.

The planning meeting ended 9.20 pm.

Chairman's signature Date.....

DRAFT