

ALVECHURCH PARISH COUNCIL

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Clerk – Tammy Williams

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD AT HOPWOOD COMMUNITY CENTRE

MONDAY 4TH DECEMBER 2017 AT 7.30 PM

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

In attendance: W A Carney - Assistant Clerk

2. **APOLOGIES** Cllrs M Ball (accepted), J Cypher (accepted), S Lambert (accepted) and N Wise (accepted)

3. **DECLARATIONS OF INTEREST** None

4. **MINUTES** - the minutes of the meeting held 06/11/2017 were agreed and signed at the end of the meeting.

5. **CLERKS REPORT**

.1 **Enforcement – New:** None. – **Ongoing:** None

Nothing further to report.

6. **TO NOTE RECOMMENDATIONS PUT FORWARD BY THE PLANNING OFFICER BROMSGROVE DISTRICT COUNCIL TO THE MEETING OF THEIR PLANNING COMMITTEE 4TH DECEMBER, RELATING TO PLANNING APPLICATION 2017/01160/FUL ALLANDALE COTTAGE, REDHILL ROAD**

The office had received a call from the applicant wishing to clarify the reasoning behind APC's decision to object to their application. The Chairman discussed the reasons and pointed her in the direction of BDC as the Authority who will make the decision.

The Chairman then addressed the meeting giving a brief outline on the Planning Officer's reasons behind their recommendation to full Council at BDC whereby BDC would recommend approval if the applicant formally agreed to rescind previous consents.

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

Planning log: 3446 planning app. no.: 17/01077/FUL

Applicant: Mr S Wood

Address: Lower Park Fisheries, Dagnell End Road, Redditch

Proposal: Erection of rural workers dwelling to meet needs of Lower Park Farm Fisheries.

Amendment: Site location alteration

Comment: APC's previous comments still stand - Objections; this is inappropriate development in Green Belt. APC felt that this was an incongruous development in a random location. It was also considered to be a sizeable property for a work mans dwelling.

APC's representation at Committee was not considered

Planning log: 3452 planning app. no.: 17/01233/AGR

Applicant: Mr Nigel Curtiss

Address: Lea End Farmhouse, Ash Lane, Alvechurch

Proposal: Existing grain store/agricultural machine store conversion to residential dwelling.

In order to meet your response deadline without the allowance of an extension of the Consultation period, we have circulated the application exceptionally and the committee have agreed on the following comments

Comment: Objections; APC objects to the application as no external materials have been stipulated as part of the application and the Structural Report dates back to 2003. This is an application in the Green Belt and any application should provide comfort that any new facing materials should be sympathetic to the rural environment. The current application does not describe what the proposed external wall cladding, roofing or window/door materials are to be.

The structural report is 14 years old and states 'the condition of the steelwork is fairly good, although there is limited amount of oxidation, particularly in exposed areas.' Over the course of the last 14 years further deterioration (rust) of the steelwork is likely to have taken place resulting in the structure possibly not being sound now and worthy of being retained for conversion.

Councillors were in agreement that the comments were a true reflection of their views.

Planning log: 3453 planning app. no.: 17/01326/FUL

Applicant: Mr Malik Sohal

Address: 473 Birmingham Road, Bordesley

Proposal: First floor extension over existing garage with single storey rear extension.

Comment: No objections.

APC's representation at Committee was not considered

Planning log: 3454 planning app. no.: 17/01296/FUL

Applicant: Mr & Mrs Philip Johns

Address: 62 Station Road, Alvechurch

Proposal: Demolition of single storey building, front and side extensions with new rooflights and fenestration with driveway gates.

Comment: No objections.

APC's representation at Committee was not considered

Planning log: 3455 planning app. no.: 17/01309/FUL

Applicant: Mr & Mrs Harris

Address: Aysgarth, The Holloway, Alvechurch

Proposal: New 2 storey side kitchen and bedrooms annexe with glazed link to main house and balconies, new rear study to back of garage to replace defective substandard construction. New single storey rear extension to form extended lounge/garden room with new terracing.

Comment: Objections; APC has concerns that this proposal would exceed the 40% rule in green belt. In addition, APC believe the extension adds no aesthetic value or merit to the existing dwelling.

APC's representation at Committee was not considered

Planning log: 3456 planning app. no.: 17/01315/CPL

Applicant: Mrs L Skan

Address: 134 Redditch Road, Alvechurch

Proposal: Proposed new roof, first floor & side extension

Comment: Objections; on the basis the works carried out do not demonstrate or are considered to be enough of a significant/substantial commencement to warrant compliance with the requirements of the Planning Act to justify granting of a Certificate of Lawfulness.

APC's representation at Committee was not considered

Planning log: 3457 planning app. no.: 17/01191/FUL

Applicant: Mr Nigel Clarke

Address: Land between The Croft and Hopwood Garden Centre, Ash Lane, Alvechurch

Proposal: Erection of 3 residential dwellings

Comment: Objections; this proposal is in the green belt and **no** exceptional circumstances have been demonstrated to warrant development on this site. APC do **not** consider this to be infill. APC's emerging Alvechurch Parish Neighbourhood Plan seeks to protect village envelopes and the green belt. This site, if granted consent, would set a dangerous precedent in the Parish.

APC's representation at Committee – APC would consider having this application called in if the Planning Officer is mindful to approve the application. In view of time constraints relating to calling in applications the Chairman will make enquiries with the Planning Officer.

Planning log: 3458 planning app. no.: 17/01359/FUL
Applicant: Mary Shephard
Address: 1 Brookside Close, Alvechurch
Proposal: Demolition of detached garage and erection of new porch and living room extension
Comment: No objections
APC's representation at Committee was not considered

Councillor Wallis declared an interest in the following application.
Planning log: 3459 planning app. no.: 17/01379/FUL
Applicant: Mr Anthony Keeling
Address: Bluebell Cottage, Chapel Lane, Alvechurch
Proposal: Application to change condition 3 (agricultural tie) from original approval 94/0682
Comment: Objections; this property was originally consented on the basis of being an agricultural dwelling. There has been no demonstration or overriding argument volunteered as to why the condition should be removed. APC consider the condition is still valid and justified, as it was when consent was granted. Removal of this condition would set an important precedent in the Parish and should therefore be avoided and the application refused.
APC's representation at Committee was not considered

Planning log: 3460 planning app. no.: 17/01363/FUL
Applicant: Alvechurch Football Club
Address: Land C/O Redhill Road and Redditch Road, West Heath Birmingham
Proposal: Reconfiguration of existing playing fields to provide new club house and stand, match pitch and floodlights, with three further grass pitches and one all weather pitch, plus associated car parking and landscaping.
Comment: No objections; APC consider exceptional circumstances have been demonstrated to support this application in the green belt.
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: 3440 planning app. no.: 17/00776/FUL
Applicant: Mr Surjhit Khera, Simply Fresh
Address: 14 The Square, Alvechurch
Proposal: Demolition of the side single storey building and erection of single and double storey rear side extension, increase in height of roof on north elevation and internal alterations. **Refused**

Planning log: 3442 planning app. no.: 17/00968/FUL
Applicant: Mr Phillip Michell
Address: Newhouse Farm, Lea End Lane, Hopwood
Proposal: Erection of 12 stable blocks (total 34 loose boxes), 12 sheds,
4 storage containers, 1 pole mounted floodlight and CCTV camera,
ancillary office and menage (retrospective) **Refused**

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. **Granted**

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 **Granted**

11. INFORMATION

Councillors queried the current situation on the Dell in Rowney Green and the land at the corner of Aqueduct Lane, Alvechurch. The Assistant Clerk advised that The Dell had been chased up with Enforcement.

The Assistant Clerk asked if anyone had observed whether Shepherds Croft had been cleared of the caravans. Councillors were not aware of any changes at Shepherds Croft

The mobile home/stables at the corner of Aqueduct Lane were still a Legal issue and BDC were unable to comment.

12. ITEMS FOR DISCUSSION AT THE NEXT MEETING

None

13. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for **15th January 2018**.

The planning meeting ended 9.30 pm.

Chairman's signature Date.....