

# ALVECHURCH PARISH COUNCIL

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Clerk – Tammy Williams

## MINUTES OF THE PLANNING COMMITTEE MEETING

HELD AT HOPWOOD COMMUNITY CENTRE

MONDAY 5<sup>TH</sup> FEBRUARY 2018 AT 7.30 PM

1. **PRESENT** Councillors M Worrall (Chairman), M Ball, J Cypher, P Freeman, S Lambert, T Wallis, A Willetts

In attendance: W A Carney - Assistant Clerk

2. **APOLOGIES** Cllr R Chima (accepted),

3. **DECLARATIONS OF INTEREST** None

4. **MINUTES** - the minutes of the meeting held 04/12/2017 - the Assistant Clerk had noted that the page numbering was incorrect, the minutes were duly amended agreed and signed at the end of the meeting.

### 5. **CLERKS REPORT**

#### .1 Enforcement –

New: None

#### .2 Ongoing:

- a) **The Dell, Rowney Green Lane** – alleged breach – building beyond conditions for permitted development. All Cllrs have been advised that Enforcement are dealing with the alleged breach.
- b) **Aqueduct Lane, Alvechurch** – alleged breach – stabling and mobile home without permissions. Cllrs had been made aware that notice had been served. There was a brief discussion on what would happen if the owner was non compliant with the served notice.

### 6. **TO CONSIDER A RESPONSE TO THE BROMSGROVE DISTRICT COUNCIL DRAFT HIGH QUALITY DESIGN SPD CONSULTATION**

There was a brief discussion on the consultation and it was agreed that a request would be made to Councillor Smith to respond on APC's behalf as he would be best placed to offer any commentary on the draft documents because of his knowledge of the Design Statement. The deadline for submissions is Sunday 4th March. Comments are to go to the APC meeting of 12<sup>th</sup> February for ratification.

## **7. TO CONSIDER A RESPONSE TO THE BOROUGH OF REDDITCH DRAFT HIGH QUALITY DESIGN SPD CONSULTATION**

See minute number 6 above.

## **8. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY INCLUDING STREET TRADING CONSENT APPLICATIONS**

Planning log: 3461 planning app. no.: 17/01283/FUL

**Address:** 43 Callow Hill Road, Alvechurch

**Proposal:** First floor extension to front to form more useable bedroom. Two storey extension and single extensions to side/rear. Further alterations to form a pitched roof to front above existing garage and porch. Single storey conservatory to rear.

This application has been considered and approved by BDC despite APC requesting an extension to the consultation which BDC agreed to.

Cllrs raised one concern about this application. Although the Planning officer had considered most of the points APC would have discussed, Cllrs had concerns about the conclusion of the Planning Officer about the loss of light to the neighbouring property (45 degree rule) due to the extent of the proposed extension. This would have led to an objection being recorded as part of APC's consultation response.

Cllrs considered, on this occasion, overlooking the matter of the Planning Officer not adhering to the agreed consultation period extension, but in light of their concern stated above, now felt that it should be brought to the Planning Officers attention.

**Action point:** Assistant Clerk to email the Planning officer raising the committees concern.

Planning log: 3462 planning app. no.: 17/01431/FUL

**Address:** Uplands, Coopers Hill, Alvechurch

**Proposal:** Conversion of former stables to a dwelling house and associated works.

**Comment:** No objections.

APC's representation at Committee was not considered.

Planning log: 3463 planning app. no.: 17/01472/FUL

**Address:** Bear Hill House, Bear Hill, Alvechurch

**Proposal:** Proposed construction of one single storey 3 bed dwelling.

**Comment:** No objections.

APC's representation at Committee was not considered.

Planning log: 3464 planning app. no.: 17/01442/FUL

**Address:** Ash Cottage, Ash Lane, Alvechurch

**Proposal:** Second storey side extension forming new bedroom.

**Comment:** No objections.

APC's representation at Committee was not considered.

Planning log: 3465 planning app. no.: 18/00017/FUL

**Address:** Holly Hedge, Storage Lane, Rowney Green

**Proposal:** Close existing vehicular and pedestrian access, reinstate verge, plant new hedge, remove hardstanding and reinstate garden. Form new vehicular and pedestrian access, new gates, drive and turning area.

**Comment: Objections:-** after careful consideration APC felt the new crossover gates should be set back from the road by **7.5 metres** to allow delivery vans (such as supermarket deliveries etc.) being able to completely pull off the narrow lane whilst attending to opening the gates. In addition, clear visibility splays consisting of 'x and y' distances of **2.4m and 45m** in both directions, should be included as part of the proposals.

APC's representation at Committee was not considered

Planning log: 3466 planning app. no.: 17/01290/OUT

Applicant: Cawdor Capital (Hopwood) Ltd

**Address: Land to rear of 1-6 Smedley Crooke Place, Redditch Road Hopwood**

Proposal: Development of up to 21no. one and two storey dwellings and associated access.

**Comment: Objections;** after careful consideration it was **agreed** that the Chairman works with the Assistant Clerk to compose a response based on comments from previous applications for this site and planning regulations, attaching photo's and a copy of an email from the Principle Planning Officer about application 08/1038 which relates to the same site – Consultation response letter sent to BDC Planning Department is attached.

APC's representation at Committee was not considered

*A question was raised about BDC's 5 years housing supply figures as stated by the applicant's agent as part of their submission and their relevance to the application.*

**Action point:** The Assistant Clerk was not aware of any changes but would check with BDC.

During this part of the meeting the Chairman addressed Cllrs on the subject of pre-determination of applications. Cllrs were reminded to be aware of the regulations on discussing applications prior to committee meetings and expressing any views or conclusions.

**Action point:** The Assistant Clerk advised that she would resend to all members of the Committee the 'Probity in Planning booklet' for their information and reference.

**9. TO CONSIDER ANY PLANNING APPEALS - None**

**10. APPEAL DECISIONS - None**

**11. BDC & WCC DECISIONS**

**WCC** None

**BDC**

Planning log: 3435 planning app. no.: 17/00821/FUL

**Address: Land South of Karenswood, Ash Lane, Alvechurch**

Proposal: Change of use of land to a residential caravan site with 3 pitches, the laying of hard standing and the construction of no. 3 ancillary day rooms and no. 2 loose box stables.

**Refused**

Planning log: 3444 planning app. no.: 17/00921/FUL

**Address: The Waiting Room, Station Road, Alvechurch**

Proposal: Change of use from residential to children's nursery.

**Granted**

*Cllrs had a brief discussion on the current situation regarding this use.*

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

**Address: 62 Station Road, Alvechurch**

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

**Granted**

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

**Address: 134 Redditch Road, Alvechurch**

Proposal: Proposed new roof, first floor & side extension.  
**Certificate of Lawfulness.**

**Approved**

Planning log: 3458 planning app. no.: 17/01359/FUL

**Address: 1 Brookside Close Close, Alvechurch**

Proposal: Demolition of detached garage and erection of new porch and living room extension.

**Granted**

Planning log: 3461 planning app. no.: 17/01283/FUL

**Address: 43 Callow Hill Road, Alvechurch**

Proposal: First floor side extension and two single storey extensions to side and rear. Further alterations to form a pitched roof to front above existing garage and porch.

**Granted**

12. **INFORMATION** None

13. **ITEMS FOR DISCUSSION AT THE NEXT MEETING** None

14. **DATE AND TIME OF NEXT MEETING**

The date of the next meeting is provisionally booked for **5<sup>th</sup> March 2018**.

The planning meeting ended 8.55 pm.

Chairman's signature ..... Date.....