

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 AUGUST 2018 AT 7.30 PM

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

In attendance: W A Carney - Assistant Clerk

2. **APOLOGIES** Cllrs. M Ball & N Wise

3. **DECLARATIONS OF INTEREST** None

4. **MINUTES** - the minutes of the meeting held 23/07/18 were agreed and signed at the end of the meeting

5. **ASSISTANT CLERKS REPORT**

.1 **Enforcement ongoing:** The Dell, District Councillor Kit Taylor has confirmed that he will be taking this matter up with Enforcement.

The Chairman outlined the alleged breach of permitted development conditions regarding the Dell. It was suggested that as Dist Councillor Taylor had only just been advised of APC concerns the A/Clerk could chase this up in about 2 weeks to ensure that the matter is pursued thoroughly.

Action point: A/Clerk to diarise a chaser to Dist Councillor K Taylor on or around 20/08/2018

The discussion then went on to Planning/Enforcement in general raising concerns on several issues within the Parish in particular BDC decisions and actions on:-

The Dell Rowney Green
High View Rowney Green
Land to the rear of The Croft and Hopwood Garden Centre

Councillors questioned decisions made on applications where potentially harmful precedents may have been set in green belt and why comments made by the Parish Council appear to have been totally overlooked. This also extends to policies in the adopted Bromsgrove DC Local Plan and the up and coming Alvechurch Neighbourhood Plan which seem to have been totally ignored.

It had been noted that the Planning Officers, on making their final decision on the land to the rear of The Croft, did not adhere to current policies and failed to consult relevant documents and policies before making their recommendations to Committee.

Councillors felt BDC Planning and Enforcement should be more diligent in their enquiries before considering their decisions.

In light of the above, it was suggested that a meeting should be arranged with Dale Birch, Development Management Manager, Bromsgrove DC or Ruth Bamford, Head of Planning and Regeneration, or both in the near future to discuss the issues raised.

6. TO CONSIDER A RESPONSE TO BROMSGROVE DISTRICT PLANNING WITH REFERENCE TO THE DECISION MADE ON PLANNING APPLICATION. NO: 17/01191 LAND BETWEEN THE CROFT AND HOPWOOD GARDEN CENTRE

The Chairman was still in the process of compiling a response, when ready this will be circulated to all Planning Committee Councillors before referral to the September APC meeting before being sent.

7. TO CONFIRM THE FINAL DRAFT OF THE TERMS OF REFERENCE

Councillor's fully discussed the Terms of reference and raised issues with: **Public Participation** 'Members of the public will be allowed to participate during an 'open forum' a period of up to 15 mins only (3 mins each)' – Some Councillors felt that 3 minutes per person for a maximum of 15 minutes was not enough time to allow the public to speak and it was suggested that 5 mins per person with a maximum of 30 minutes was more appropriate. It was also felt that all Terms of reference for all APC Committees should be consistent.

In order for the discussion to be moved forward a vote was taken with 5 members in favour of the alteration and 2 against.

Action point: A/Clerk to advise the Clerk of the outcome with particular reference to the consistency with all APC meetings – Terms of Reference to be amended for the Public Participation section and Procedural section point 5. Then put to the September APC meeting to be ratified.

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

Planning log: 3496 planning app. no.: 18/00742/FUL

Address: Lane House, Aqueduct Lane, Alvechurch

Proposal: Alteration to existing dwelling to give access from the main house to the link.

Comment: No objections

9. TO CONSIDER ANY PLANNING APPEALS None

10. APPEAL DECISIONS None

11. BDC & WCC DECISIONS

Planning log: 3429 planning app. no.: 17/00668/FUL
Address: Corner Cottage, Weatheroak Hill, Alvechurch
Proposal: Two storey rear extension **Refused**

Planning log: 3457 planning app. no.: 17/0119/FUL
Address: Land between The Croft and Hopwood Garden Centre
Proposal: Erection of 3 residential dwellings
(See minute ref. 6 above) **Refused**

Planning log: 3459 planning app. no.: 18/00579
Address: Corner View, Gravel Pit Lane, Rowney Green
Proposal: Proposed 3 Bed dwelling with associated garage and parking located between 'Corner View' and 'High Garth' **Granted**

Planning log: 3490 planning app. no.: 18/00611/FUL
Address: 5 Bear Hill Drive, Alvechurch
Proposal: Change of garage to day room and extension to kitchen to provide shower room WC for disabled user plus pitched roof **Granted**

12. INFORMATION FROM THE CLERK/COUNCILLORS

It was noted that the land at the corner of Aqueduct Lane and the Birmingham Road, Alvechurch, which had been in breach of planning regulations, had now been vacated.

A Councillor questioned whether Shepherds Croft, Old Rectory Lane/Radford Road, had now been cleared of all caravans and motor homes, subsequent to Enforcement action taken. The A/Clerk advised that as there is no visible access to the site so we would have to check with Enforcement as to whether they had been out and confirmed that the site had been cleared.

Action point: A/Clerk to approach Enforcement

Councillor R Chima left the meeting at 8.30 pm

13. ITEMS FOR DISCUSSION AT THE NEXT MEETING

Shepherds Croft, Old Rectory Lane.
The Dell, Rowney Green Lane

Cllr Cypher asked the A/Clerk for an update on the application for 22 houses in Hopwood. **Action point:** the A/Clerk to check with planning.

14. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for **Monday 3rd September 2018**.

The meeting finished at **8.35 pm**

Chairman's signature Date.....

DRAFT