

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 3rd SEPTEMBER 2018 AT 7.30 PM

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

In attendance: W. A. Carney - Assistant Clerk

2. **APOLOGIES** Cllrs. R. Chima, J. Cypher & N. Wise.

3. **DECLARATIONS OF INTEREST** Cllr. M. Ball in Agenda item 8 log no: 3499 and Cllr. M. Worrall in Agenda item 8 log no: 3500.

4. **MINUTES** - the minutes of the meeting held 06/08/18 were agreed and signed at the end of the meeting.

5. **ASSISTANT CLERKS REPORT**

.1 **Enforcement ongoing: The Dell, update from District Councillor Kit Taylor**
Dist. Cllr. Taylor had contacted the office and advised that he is still dealing with this Enforcement issue and will get back to us in due course.

.2 **Land To Rear Of 1-6 Smedley Crooke Place Redditch Road Hopwood Worcestershire** - 17/01290/OUT Development of up to 21 one and two storey dwellings and associated access. BDC update: -

The current position of the application is that it is still live. The applicant/agent is currently revising their proposal which will reduce the number of dwellings being proposed and updating various supporting reports. Once the Planning Officer has received this information, he will undertake a full consultation with all neighbours and consultees (including the Parish Council) and APC will have an opportunity to comment again on the proposal. The application will still be decided by planning committee. It would have been preferred by the current officer that they withdraw the current application so that it reduces any confusion with the public. However the previous officer, who has now left the council, had already agreed this approach.

.3 Shepherds Croft, Radford Road. Enforcement Action - despite a chaser, Enforcement have yet to respond.

6. TO CONSIDER A DATE TO ARRANGE A MEETING WITH ENFORCEMENT OFFICERS BDC TO DISCUSS ENFORCEMENT ISSUES

Item discussed at the end of Agenda item 7.

7. TO AGREE THE 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

All Councillors had received a copy of the proposed letter, if agreed it would be put to full Council to be ratified.

The Chairman briefly outlined the reason for the letter, and after a few suggested changes, it was agreed unanimously that the proposed letter should be put the APC Parish meeting of 10 September for ratification.

The A/Clerk advised that District Councillor K. Taylor as Port folio Holder for Planning had requested sight of the proposed letter prior to the Parish meeting, which he is hoping to attend; Councillors agreed that a draft copy should be sent as a matter of courtesy. Councillor Taylor had also asked the A/Clerk to copy him in to any problems with Planning/Enforcement issues.

In light of the above a date for a meeting with Enforcement was not considered and will be deferred.

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

Planning log: 3497 planning app. no.: 18/00875/FUL

Address: Lower Park Farm, Storage Lane, Rowney Green

Proposal: Change of use of agricultural land to equestrian and installation of private manege.

Comment: No objections

APC representation at Committee considered - No

Planning log: 3498 planning app. no.: 18/00999/FUL

Address: 463 Birmingham Road, Bordesley, Redditch

Proposal: Single storey extension to rear, first floor extension over existing garage to side & open canopy porch to front.

Comment: No objections.

APC representation at Committee considered – No

During consideration of this application, there was some discussion by Councillors as to whether this first floor extension over the garage might affect the neighbour's loss of light, at first floor level, to any habitable room. APC therefore wished for the Planning Officer being made aware of their concerns.

*Cllr. M. Ball left the meeting in order for the following plans to be considered.

Planning log: 3499 planning app. no.: 18/00998/FUL

Address: 8 Withybed Close, Alvechurch

Proposal: Rear extension forming bedroom for the use of a disabled person and utility to accommodate for the loss of adjacent shed.

Comment: No objections.

APC representation at Committee considered – No

*Cllr. Ball returned to the meeting.

Planning log: 3500 planning app. no.: 18/00874/FUL

Address: Land at Bordesley Hall Farm, Storage Lane, Rowney Green

Proposal: Erection of agricultural building – hay machinery store.

Comment: No objections.

APC representation at Committee considered – No

During consideration of this application the request for the removal of permitted development rights was discussed, should BDC be mindful to approve the application. Also questioned was why a barn of this size was required for a 5½ acre field, with undulating ground. APC therefore thought that the Planning officer should be made aware of their concerns.

Planning log: 3501 planning app. no.: 18/00565/FUL

Address: The Windmill, Weatheroak Hill, Weatheroak

Proposal: The creation of a below ground link corridor, and extension of existing subterranean double garage to create additional living space.

Planning log: 3502 planning app. no.: 18/00566/LBC

Address: The Windmill, Weatheroak Hill, Weatheroak

Proposal: The creation of a below ground link corridor, and extension of existing subterranean double garage to create additional living space.

Comment: APC raised concerns as to how this proposals stands with the 40% rule in green belt and as to how it would be applied. It was agreed that the Chairman contact the Planning Officer BDC to obtain guidance before sending comment. Further comment and explanation will be conveyed to Cllrs. at the next meeting.

APC representation at Committee considered – TBA.

Planning log: 3503 planning app. no.: 18/00924/FUL

Address: Birmingham City FC, Training Ground, Redhill Road, Kings Norton, Birmingham

Proposal: Extension of the planning permission for the siting of four "Portakabin" pre-fabricated buildings granted under Planning Permission 10/0647 dated the 16th September 2010 for a further two year period.

Comment: **Objections;** on the basis that this consent has been renewed on four separate occasions since 2010. Last time it was considered was 2016 when it was extended for a further two years. APC does not support the permanent building of the accommodation, which this effectively is.

APC representation at Committee considered - No

Planning log: 3504 planning app. no.: 18/00924/FUL

Address: **Birmingham City FC, Training Ground, Redhill Road, Kings Norton, Birmingham**

Proposal: Provision of a floodlighting system comprising 8 no. 13m high mounting columns and 14 no. 2000W floodlights, operational from 16.00 to 20.00 on Tuesday, Wednesday and Thursday evenings

Comment: No objections.

APC representation at Committee considered – No.

9. TO CONSIDER ANY PLANNING APPEALS None

10. APPEAL DECISIONS

Appeal A: APP/P1805/W/18/31966345

Planning log: 3440 planning app. no.: 17/00946/FUL

Address: **14 The Square, Alvechurch**

Proposal: Demolition of the side single storey building and erection of single and double storey rear side extension together with internal alterations.

Dismissed

Appeal B: APP/P1805/Y/18/3196381

Planning log: 3440 planning app. no.: 17/00947/LBC

Address: **14 The Square, Alvechurch**

Proposal: Demolition of the side single storey building and erection of single and double storey rear side extension together with internal alterations.

Dismissed

Appeal: APP/P1805/W/18/3194042

Planning log: 3442 planning app. no.: 17/00968/FUL

Address: **Newhouse Farm, Lea End Lane, Alvechurch**

Proposal: Erection of 12 stable blocks (total 34 losse boxes), 12 sheds, 4 storage containers, 1 pole mounted floodlight and CCTV camera, ancillary office and manege (retrospective).

Dismissed

Enforcement notice attached.

Appeal: APP/P1805/Y/18/3196381

Planning log: **APC not advised** planning app. no.: 17/01072/AGR

Address: **Hayfields, Stonehouse Lane, Hopwood**

Proposal: The development proposed is fodder and machinery store with agricultural access track.

No further action will be taken

On checking through the documentation it appeared that this application had not been dealt with during the statutory consideration time period and as a result had gone to Appeal where the decision was upheld.

11. BDC & WCC DECISIONS

Planning log: 3429 planning app. no.: 18/00577/FUL

Address: **Holloway House, The Holloway, Alvechurch**

Proposal: Two storey rear and side extension

Granted

12. INFORMATION FROM THE CLERK/COUNCILLORS

The Chairman advised Councillors about the Bromsgrove District Council Plan Review Issues and Options Consultation. The suggestion put forward by the Chairman was that rather than the Planning Committee taking on the consultation response role, it should be the Neighbourhood Plan Steering Group that takes this task on, as they already have much of the information pertinent to the Review and are best placed to offer commentary and representation of APC's views. This would leave APC's Planning Committee to focus on their current role of dealing with applications, enforcement, etc.

It was also suggested that the NP Steering Group would benefit from extending membership to a wider public audience with specific expertise or interest in strategic planning related matters. The Chairman invited Cllrs, on the Planning Committee, to consider joining the SG.

It was unanimously agreed that the APNP SG were best placed to represent APC in all matters relating to BDC's Plan Review/Consultation, leaving the planning committee to concentrate on monthly applications and related matters.

13. ITEMS FOR DISCUSSION AT THE NEXT MEETING

It was queried whether the Fisheries operation at Stonehouse Lane 17/ 0077, 78 & 79 Appeal ref: APP/P1805/W/3173269, 3271 & 3276 had now ceased.

Action point: A/Clerk to check with Enforcement.

14. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for **Monday 1st October 2018.**

The meeting finished at 9.25 pm

Chairman's signature Date.....