

ALVECHURCH PARISH COUNCIL

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Clerk – Tammy Williams

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD AT HOPWOOD COMMUNITY CENTRE, REDDITCH ROAD, HOPWOOD,
B48 7TL

ON MONDAY 5th NOVEMBER 2018 AT 7.30 PM

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

In attendance: Tammy Williams (Clerk to the Council)

2. **APOLOGIES** Cllrs R Chima & J Cypher

3. **DECLARATIONS OF INTEREST**

Cllr T Wallis 18/01351/FUL

Cllrs M Worrall & P Freeman 18/01270/FUL

4. **MINUTES**

The minutes of the meeting held 29/10/18 were agreed and signed. The Committee thanked the Clerk for the speedy turnaround of the minutes from the previous meeting.

5. **CLERK'S REPORT**

This item was deferred until the next meeting.

6. **TO CONSIDER THE PLANNING COMMITTEE'S RESPONSE TO A REQUEST FROM A RESIDENT TO LOBBY BROMSGROVE DISTRICT COUNCIL IN RESPECT OF THE PLANNING ENFORCEMENT PROCESS FOR CARAVANS LOCATED IN PADDOCKS AND THE UPDATING OF RATINGS LIST FOR EQUESTRIAN CENTRES**

It was noted that a Parishioner had contacted the Parish Council regarding the perceived increase in numbers of caravans being stored in paddocks across the Parish. The parishioner requested Parish Council support in lobbying the District Council's Enforcement team to review these incidents.

The Planning Committee considered this and advised that the Parish Council would require details of at least two or three instances where caravans were being stored in paddocks and then the Planning Committee might consider this in more detail; otherwise the Parishioner should report these directly to Bromsgrove District Council.

With regards to the updating of the ratings list for equestrian centres in the Parish, the Planning Committee expressed that this was a matter for Parish Council consideration.

ACTION POINT: The Clerk to add these items to the November Parish Council Meeting agenda for Council ratification and consideration.

7. TO RECEIVE AN UPDATE FOLLOWING THE MEETING WITH COUNCILLORS WORRALL, CYPHER AND WALLIS WITH RUTH BAMFORD, HEAD OF PLANNING & REGENERATION

It was noted that Cllrs Cypher and Worrall had prepared a summary of this meeting which they will provide to the Clerk to be circulated in the Parish Council meeting pack.

It was noted that the Parish Council was well received by Ruth Bamford at Bromsgrove District Council. With regards to the concerns raised by the Parish Council overall it was felt that Bromsgrove District Council had a different perspective on these matters to the Parish Council. However, the Parish Council representatives felt that their views were also valid and that it was important that their views were heard and considered at the District level.

Other matters raised during the meeting included that in other Planning Authorities, when a certain number of objections are received on an application, this would automatically prompt the planning application to be called into Committee rather than being decided by a Planning Officer and the Parish Council asked if Bromsgrove District Council had a policy on this. It was also noted that when applications are called into the Committee then it gives the general public the opportunity to address the Planning Committee in person which is not possible when planning decisions are made by a Planning Officer.

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

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

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

Proposal: Outline application (matters of access and scale to be considered) for the development of up to 10 two storey dwellings and alterations for existing access.

Comment: It was noted that the Planning Committee had considered a planning application for this site earlier on in the year but for a greater number of houses; the Parish Council's objections to the building of dwellings on this site remained the same. It was agreed that the Clerk and the Chairman of the Committee would review the Parish Council's previous letter to the Planning Officer and resubmit it substantiated with the Committee's comments about Highways and also referring to the Parish Council's Neighbourhood Plan.

APC representation at Committee considered – No

Planning log: 3507 planning app. no.: 18/01199/FUL

Address: Jasmine Cottage, Gravel Pit Lane, Rowney Green

Proposal: Erection of new agricultural building

Comment: The Parish Council objects to this application due to its cumulative visual impact in the Green Belt, as well as the noise, smell and pollution likely to be generated which would impact on local residents. It was also noted that there is a lack of vehicle turning facilities within the application site allowing vehicles to enter and exit in a forward gear. The proposal would generate greater vehicular traffic, probably some being commercial vehicles, along a very narrow lane which would cause a nuisance, as well as noise disturbance, to local residents.

APC representation at Committee considered – No

Planning log: 3508 planning app. no.: 18/01135/FUL

Address: Bordesley Hall Farm, Storage Lane, Rowney Green

Proposal: Demolition of existing buildings and erection of 5 dwellings and associated works

Comment: The Parish Council objects to this application as it is inappropriate development in the Green Belt. This objection is supported by the Parish Council's emerging Neighbourhood Plan. The Parish Council also raised concerns about the impact of noise from the existing neighbouring Bordesley Hall complex on the residents in these proposed new dwellings. The demolition and replacement of buildings in the Green Belt would set a dangerous precedent.

APC representation at Committee considered – No

Planning log: 3510 planning app. no.: 18/00435/LBC

Address: Seecham Manor, Rowney Green Lane, Rowney Green

Proposal: Various alterations to Seecham Manor and erection of replacement gates

Comment: No objection

APC representation at Committee considered – No

Planning log: 3511 planning app. no.: 18/01130/FUL

Address: Land off West Hill Lane, West Hill Lane, Hopwood

Proposal: Change of Use of land to equestrian and erection of stable block and hay store/tack room (retrospective)

Comment: No objection

APC representation at Committee considered – No

Planning log: 3512 planning app. no.: 18/01227/FUL

Address: 6 School Lane, Alvechurch

Proposal: Flat roof extension to the rear

Comment: No objection

APC representation at Committee considered – No

Planning log: 3513 planning app. no.: 18/01287/CUPRIO

Address: Lea End Farmhouse, Ash Lane, Alvechurch

Proposal: Existing grain store to be converted into five dwelling units. Building to be clad in vertical timber cladding with concrete block plinth wall

Comment: No objection

APC representation at Committee considered – No

Cllr Wallis left the room at 9.24pm due to his Declared Interest in the following item:.

Planning log: 3514 planning app. no.: 18/01351/FUL

Address: Garages Between 10 and 12, Newbourne Hill, Alvechurch

Proposal: Construction of one bungalow

Comment: No objections although the Parish Council is concerned at the lack of parking and garaging within this specific area of Rowney Green which would be exacerbated by the proposal. APC would wish BDC to encourage BDHT to be mindful of off-street parking facilities for existing houses in Newbourne Hill, and who will be impacted by the loss of parking and garaging, so an assessment is made of how matters can be improved for their properties, and to then implement those improvements.

APC representation at Committee considered – No

Cllr Wallis returned to the room at 9.51pm

Planning log: 3515 planning app. no.: 18/01276/CPE

Address: Fairholm adjacent Perry Mill Farm, Birmingham Road, Hopwood

Proposal: Use of land for the stationing of a caravan for residential purposes

Comment: No objections

APC representation at Committee considered – No

Cllrs Worrall & Freeman left the meeting at 10.02pm due to their declared interested in planning application 18/01270/FUL and Cllr Wallis chaired the meeting in his absence.

Planning log: 3516 planning app. no.: 18/01270/FUL

Address: 7 Oaktree Close, Alvechurch

Proposal: Replace conservatory with a ground floor and part first floor extension at the rear of the property, including a minor first floor extension over the front entrance porch.

Comment: No objections

APC representation at Committee considered – No

Cllrs Worrall and Freeman returned to the room at 10.09pm

Planning log: 3517 planning app. no.: 18/01352/FUL

Address: 409 Birmingham Road, Bordesley, Redditch

Proposal: Retrospective application for a detached garage

Comment: No objections

APC representation at Committee considered – No

9. TO CONSIDER ANY PLANNING APPEALS

Appeal A: APP/P1805/W/18/3196645

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

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

A resident has advised that following the recent dismissal of the Appeal for 14, The Square there are a number of Planning Enforcement issues outstanding and the resident has requested that the Parish Council lobbies the Enforcement Officer to ensure that these matters are swiftly resolved.

ACTION POINT: The Clerk and Assistant Clerk to liaise with the Enforcement Officer for regular updates on the progress of this matter.

10. APPEAL DECISIONS None

11. BDC & WCC DECISIONS

Planning log: 3506 planning app. no.: 18/01195/FUL

Address: 5, Meadow Lane, Alvechurch

Proposal: Single Storey infill extension to rear/side elevation

Granted

Planning log: 3501 planning app. no.: 18/00566/LBC

Address: The Windmill, Weatheroak Hill, Weatheroak Hill

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

Granted

Planning log: 3502 planning app. No. 18/00565/FUL

Address: The Windmill, Weatheroak Hill, Weatheroak Hill

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

Granted

Planning log: 3485 planning app. no.: 18/00419/LBC

Address: Broadcroft Farm, Watery Lane, Hopwood

Proposal: Internal alterations to buildings to facilitate formation of 5no. Residential units along with external renovations and remedial works.

Granted

Planning log: 3484 planning app. no.: 18/00420/FUL

Address: Broadcroft Farm, Watery Lane, Hopwood

Proposal: Change of use of existing barns and outbuildings to 5 no. Dwellings, creation of new parking area, landscaping & associated works.

Granted

12. INFORMATION FROM THE CLERK/COUNCILLORS

None

13. ITEMS FOR DISCUSSION AT THE NEXT MEETING

The Clerk advised that we had received correspondence from a resident regarding the recent planning application for Corner View, Rowney Green but it had been received too late for this Agenda therefore it will be an agenda item for the next Planning Committee Meeting.

Cllr Worrall also noted that he would like Committee Members to review planning applications as they are received so that any that we might want to have called in to the Planning Committee at Bromsgrove District Council in a timely fashion. This will require a change of process as the Assistant Clerk will email applications to the Committee as they are received.

14. DATE AND TIME OF NEXT MEETING

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

The meeting finished at 10.24pm

Chairman's signature Date.....

DRAFT