

ALVECHURCH PARISH COUNCIL

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ALVECHURCH, BIRMINGHAM B48 7PB**

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Clerk – Tammy Williams

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD AT HOPWOOD COMMUNITY CENTRE, REDDITCH ROAD, HOPWOOD

ON MONDAY 7th JANUARY 2019 AT 7.30 PM

1. PRESENT

Councillors – M Worrall (Chairman), M Ball, S Lambert,
A Willetts, P Freeman, T Wallis, R Chima & J Cypher

In attendance:

Tammy Williams (Clerk to the Council), Claire Mason (Assistant
Clerk to the Council)

2. APOLOGIES

Councillor Cypher had advised that he would arrive later to the
Meeting due to previous commitments.

3. DECLARATIONS OF INTEREST

None

4. MINUTES

The minutes of the meeting held 03/12/18 were agreed and signed by Councillor
Worrall.

5. ASSISTANT CLERK'S REPORT

5.1 Update from Bromsgrove District Council 14 The Square, Alvechurch

At the last meeting, the Assistant Clerk was asked to liaise with Bromsgrove District
Council Planning Enforcement to obtain an update in respect of 14 The Square in
Alvechurch.

The Enforcement Officer as well as the Conservation Officer and Manager were
also consulted in respect of the following:

- The internal works, which were part of the retrospective application to gain
Listed Building Consent.
- A barber's pole on the building exterior for which no approval has been sought.
- The general exterior condition of the building and land, particularly at the rear of
the premises.

The Officer advised that the applicant intends to:

- (a) Submit an application for Listed Building Consent to cover these works.
- (b) Re-submit an application for the extension and other elements previously refused.

The Bromsgrove Officers are working with the Applicant to ensure that the retrospective application for Listed Building Consent is submitted; whether or not the application for the extension is resubmitted. A site visit may be necessary to enable the Officers to fully understand the extent of any works that have taken place within the building and whether these require consent. The Assistant Clerk is to obtain a further update prior to the next Planning Committee Meeting on 4th February 2019.

5.2 Consideration of a Listed Building Consent request regarding external alterations at 32 Bear Hill, Alvechurch

The Parish Council had been notified of planned works which will comprise of the removal of modern plaster and brick wall to expose the original timber frame. The original timber is to be cleaned by gentle washing and then treated with natural bees wax. The severely damaged Victorian framed door is to be replaced with a new door made to match the original adjustment.

This was for Councillors information only as these works do not necessitate consultation with the Parish Council to proceed.

6. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY

Planning Log:3522 Planning App. no.: **18/01417/FUL**
Address: **Longfield Manor, Rowney Green Lane, Rowney Green**
Proposal: 1.5 storey extension to East elevation of annexe with single storey link reinstated as original

Comment:No objections

APC representation at Committee considered – **No**

Councillor Cypher arrived at 8.05 pm.

Planning Log:3523 Planning App. no.: **18/01388/FUL**
Address: **Shepherds Cottage, Radford Road, Alvechurch**
Proposal: Proposed replacement dwelling house
Comment: **No objections**, but subject to conditions being imposed to ensure all future permitted development rights are withdrawn and the existing stable block building is demolished.

APC representation at Committee considered – **No**

7. TO CONSIDER ANY PLANNING APPEALS

Appeal: **APP/P1805/W/18/3205163**
Planning Log: 3435 Planning App. no.: **17/00821/FUL**
Address: Land South Of Karenswood, Ash Lane, Alvechurch
Proposal: Change of use of the land to a residential caravan site with 3 pitches, the laying of hard standing and the construction of 3 ancillary dayrooms and 2 loose Box stables

APC representation at Committee considered – **Yes**, Councillors Worrall and Cypher will attend if possible.

Appeal: **PP/P1805/W/18/3211711**
Planning Log: 3457 Planning App. no.: **17/01191/FUL**
Address: Land between The Croft and Hopwood Garden Centre, Ash Lane, Alvechurch
Proposal: Erection of 3 residential dwellings

APC representation at Committee considered - **No**

8. APPEAL DECISIONS None

9. BDC & WCC DECISIONS

Prior Approval Required and Approved

Application Reference: **18/01287/CUPRIO**
Address: Lea End Farmhouse, Ash Lane, Alvechurch
Proposal: Existing Grain Store to be converted into 5 dwelling units
Decision Date: 17th December 2018 – **Approved**

Grant of Planning Permission subject to Conditions

Application Reference: **18/01130/FUL**
Address: Land off West Hill Lane, West Hill Lane, Hopwood
Proposal: Change of use of land from agriculture to a mixed equestrian and agricultural use, erection of stable block and hay store/tack room and associated hard standing and track (retrospective)
Decision Date: 3rd January 2019 - **Granted**

10. INFORMATION FROM THE CLERK/COUNCILLORS None

11. ITEMS FOR DISCUSSION AT THE NEXT MEETING

Items raised included:

- A Councillor advised that two further Decision Notices had been published which included Jasmine Cottage (Refused) and the Proposed Bungalow off Newbourne Hill, Rowney Green (Approved). The Clerk noted that she did not

recall receiving these Decision Notices prior to the meeting. The Assistant Clerk is to confirm the histories on these two applications for the Planning Committee.

- The subject of car parking issues arising in and around the Newbourne Hill area of Rowney Green, particularly during the football season, was raised. It was noted that there are only a few suitable parking spaces which can affect resident's parking in the locality. The Assistant Clerk is to obtain an update on Alvechurch Parish Council's letter to Bromsgrove District Housing Trust.
- A Councillor advised that he had been compiling notes for a Framework Document concerning the Calling-In of Applications. It is proposed that an improved procedure for residents with objections to planning applications will be presented to Bromsgrove District Council. This would enable residents to know more about how to lodge an objection to an Application and when to consult their Ward District Councillors about the Calling-In to the BDC planning committee for Determination, as opposed to a decision taken by an officer under delegated powers. The notes have been passed to the Chairman for review and will be presented and discussed at a future meeting.
- In addition, the Councillor noted that the Alvechurch Parish Neighbourhood Plan comprises of 27 policies that need to be taken into account by developers in the future. The Chairman advised that he has been making representation at BDC and Redditch to reinforce the importance of the Neighbourhood Plan and that Alvechurch Parish Council is very serious about planning activity in Alvechurch.
- The Chairman reinforced that the Assistant Clerk will be issuing planning application documents electronically to Committee Members as they are received and Committee Members are encouraged to review these documents and queries shall be raised in advance.

12. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for **Monday 4th February 2019**.

The meeting finished at 9.02 pm.

Chairman's signature Date.....