

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 ON MONDAY 4th February 2019 AT 7.30 PM

1. **PRESENT** Councillors – M Worrall (Chairman), J Cypher, S Lambert,
P Freeman & T Wallis

In attendance: Claire Mason (Assistant Clerk to the Council)

2. **APOLOGIES** Apologies received from Cllrs R Chima & A Willetts

3. **DECLARATIONS OF INTEREST**

3.1 Councillor Cypher (Planning Application No. 19/00050/FUL)

3.2 Councillor Worrall (Planning Application No. 19/00050/FUL)

4. **MINUTES**

The minutes of the meeting held on 07/01/2019 were agreed and signed by the Chairman.

5. **ASSISTANT CLERK'S REPORT**

5.1 Update from Bromsgrove District Council (BDC) regarding 14 The Square Alvechurch

At the last meeting the Assistant Clerk was asked to obtain a further update on this.

The BDC Planning Officer explained today that whilst there has not been a significant amount of progress since our last Planning Committee Meeting, she has advised the Applicant's Agent that the proposal is not acceptable and would need to be redesigned in order to overcome the issues and concerns raised by the Planning Inspector.

The Agent was having a meeting last week with their Client to consider their options and a further update will be provided by BDC.

5.2 (i) Confirmation of previous Consultee Response to Planning Application

At the Planning Committee Meeting dated 7th January 2019, the Assistant Clerk was asked to confirm the Consultation Comment history of the previously considered Application for **Jasmine Cottage** (Planning app. no.: 18/01199/FUL).

Please see the Minutes of the Meeting on 5th November 2018 for full details.

5.2 (ii) Confirmation of previous Consultee Response to Planning Application

The Assistant Clerk was asked to confirm the history of the previously considered Application for the **Garages Between 10 and 12, Newbourne Hill, Alvechurch** (Planning app. no.: 18/01351/FUL).

Please see the Minutes of the Meeting on 5th November 2018 for full details.

Following the update at the January Parish Council meeting, the Chairman of the Parish Council has today confirmed that he has not received a response and will chase up Bromsgrove District Housing Trust again.

A Councillor noted that there was an electricity substation noted on the plans of the above Application and requested an update on whether this has been addressed.

ACTION: Assistant Clerk to obtain an update for the next Committee Meeting.

5.3 Planning Application for Thornborough Farm, Redhill Road

A member of the public contacted the Clerk to request Parish Council representation in respect of this Application, which has been called in to be determined by BDC's Planning Committee.

The Clerk confirmed to the member of the public that any Parish Council representative could only reiterate to BDC's Planning Committee what APC's Planning Committee had already said. The Clerk recommended that he speak with his District Councillor as well.

The member of the public asked the Clerk if our Planning Committee was aware of the Enforcement action in respect of this Application. The Clerk reviewed all documentation on the Planning Portal and advised that although none of these documents appeared to state that there was an enforcement action, an Agricultural Assessment Report from Kernon Countryside Consultants Limited had been added to the Planning Portal after the Parish Council had considered this Application and it did refer to an Enforcement action.

The Assistant Clerk reminded Councillors of the Parish Council's response to this Application on 4th December 2018.

6. TO CONSIDER THE PLANNING COMMITTEE'S RESPONSE TO SUGGESTIONS FROM A RESIDENT IN RESPECT OF THE CURRENT PLANNING DECISIONS AND ENFORCEMENT PROCEDURES

The Committee considered a letter from a resident and discussed the following points:

Could APC's Planning Committee improve upon current procedures following receipt of a Planning Application?

It was noted that neighbouring residents should receive a letter from BDC advising them of the Application. However, should the letter also provide advice on how to object to the Application, the time limits and who to contact?

(ii) How could the APC Planning Committee best support, assist and guide residents upon receipt of a Planning Application?

(iii) Two Councillors suggested that the Parish Council's Planning Meeting Agendas could provide fuller details of how parishioners can respond to Planning Applications.

(iv) Should the Parish Council continue to press the District Council to have a policy for automatically calling in Applications to Committee after they have received a certain number of objections from the public?

It was noted that in 2018 Councillors met with Ruth Bamford at BDC. A point was raised 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 determined by a Planning Officer. APC asked if BDC 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.

It was agreed that APC would continue to pursue this matter in conjunction with the new Alvechurch Parish Neighbourhood Plan, as lobbying forms part of the Neighbourhood Plan. The Chairman and Assistant Clerk are to work together on this matter for the Committee to re-consider at a later date.

As Cllr Cypher is already working on a framework document in this respect, he will continue to liaise with the resident.

7. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY

Planning Log: 3526 Planning App. no.: **18/01391/FUL**
Address: **27 Ash Lane, Alvechurch**
Proposal: Single storey side extension

Comment: **Objection on the grounds of Design and Visual Impact. The proposed structure is considered to be out of scale with the remainder of the property and protrudes past the building line. The addition of this extension is considered to be incongruous in the street scene and would result in the appearance of a terrace of houses rather than semi detached properties.**

APC representation at Committee considered – **No**

Planning Log: 3527 Certificate App. no.: **18/000062/CL**
Address: **Big Forhill Farm, Lea End Lane, Hopwood, B38 9EB**
Proposal: Application for Certificate of Lawfulness of existing use or development, relating to a waste composting station to include the storage of waste, shredding and composting of waste, storage and use of materials, storage and maintenance of associated machinery.

Comment: **No Comment at this stage. However, additional information giving a better explanation of the processes and activities at this site would be welcomed. APC will await sight of the amended site plan and revised Application description requested by Worcestershire County Council. We assume a re-consultation will take place once the new drawing and description are received.**

APC representation at Committee considered – **No**

Planning Log: 3528 Planning App. no.: **19/00050/FUL**
Address: **Orchard Cottage, Rowney Green Lane, Rowney Green**
Proposal: Removal of condition 4 of 09/0357 to reinstate permitted development rights.

Comment: **Objection. The Parish Council was consulted in May 2018 on an identical Application and our comment remains the same. There's no justifiable overriding reason why the original condition imposed should be removed. The condition is still valid, justified and sustainable and should remain in perpetuity. In addition, APC fully endorses BDC's arguments and justification for the previous refusal issued on the 4th July 2018 under reference 18/00562/FUL**

APC representation at Committee considered – **No**

8. TO CONSIDER ANY PLANNING APPEALS - None

9. APPEAL DECISIONS - None

10. BDC & WCC DECISIONS - None

11. INFORMATION FROM THE CLERK/COUNCILLORS

11.1 Outline Application (matters of access and scale to be considered) for the development of up to 10 two storey dwellings and alterations of existing access at Land to Rear of 1-6 Smedley Croke Place, Redditch Road, Hopwood

APPLICATION REFERENCE: 17/01290/OUT

A Councillor advised that prior to this evening's Meeting he had attended the BDC Planning Committee Meeting at the Town Hall in Redditch where the above Application had been discussed. The Application was unanimously refused by BDC.

12. ITEMS FOR DISCUSSION AT THE NEXT MEETING

12.1 A Councillor requested an update on the ongoing Enforcement action at The Dell, Rowney Green.

ACTION: The Assistant Clerk is to obtain an update for the next Committee Meeting.

12.2 The Assistant Clerk will follow up on the Meeting Agenda Rewording Query raised under **6. (iii)**

13. DATE AND TIME OF NEXT MEETING

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

The meeting finished at 10.09 PM.

Chairman's signature Date.....