

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 MARCH 2019 AT 7.30 PM

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

In attendance: Claire Mason (Assistant Clerk to the Council) and a member of
the public

2. **APOLOGIES** Apologies received from Cllrs R Chima, A Willetts & N Wise. Cllr
J Cypher arrived later due to prior attendance at another meeting

3. **DECLARATIONS OF INTEREST**

Councillor Worrall (Planning Application No. 19/00115/FUL)

At 7.35 pm Cllr Worrall left the building whilst the member of the public addressed the
Committee regarding a Planning Application under current consideration. Whilst Cllr
Worrall was absent from the meeting, Cllr Wallis then chaired the Committee's
consideration of the Application and confirmed to the Assistant Clerk that there would
be no objections.

Cllr Worrall returned at 7.46 pm.

Cllr Cypher arrived at 7.48 pm.

4. **MINUTES**

The minutes of the meeting held on 04/02/2019 were agreed and signed by the
Chairman.

A Councillor had advised that the January Planning Committee Meeting Minutes state
that there are 27 policies in the Alvechurch Parish Neighbourhood Plan (APNP) rather
than 28. The Chairman corrected this oversight by hand and signed and dated the
amendment to confirm.

5. ASSISTANT CLERK'S REPORT

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

The Assistant Clerk advised she hadn't received a response to her enquiry from BDC so will update Councillors at our next meeting in April.

5.2 Update from Bromsgrove District Council (BDC) regarding The Dell, Rowney Green

At the February Planning Committee Meeting a Councillor requested an update on the ongoing Enforcement Action.

The BDC Enforcement Officer advised that a recent site visit had been made. She confirmed that following discussions with their legal department the matter is still under investigation. A further update will be sought by the Assistant Clerk for the April Meeting.

5.3 Update from Worcestershire Regulatory Services (WRS) in respect of Big Forhill Farm, Lea End Road, Hopwood

The Assistant Clerk advised she hadn't received a response to her enquiry from the WRS Enforcement Officer so will update Councillors at our next meeting in April.

5.4 Planning Committee Meeting Agenda Rewording Query

Further to a request raised during the meeting on 4th February 2019, the Assistant Clerk confirmed that changes to the current wording of the Agenda would need only to be approved by the Clerk prior to alteration.

6. To consider the Parish Council Planning Committee's proposed improvements for how the Parish Council notifies residents about the process for objecting to Planning applications and / or asking for an application to be called into BDC's Planning Committee

The Chairman handed copies of a proposed framework document containing guidance and information for residents to the Assistant Clerk and Cllrs present. The document was read by all and then discussed, with various suggestions and improvements to the text being put forward by Cllrs.

It was suggested that the resident's information and guidance be produced as a separate appendix to the monthly Planning Committee Agenda, as this would enable the information to be shared across the Parish Notice Boards, online at the APC website and on social media. In addition, a Cllr proposed for the Parish Website to include an additional Section where useful information, such as the planning guidance and information, could be accessed more easily. These suggestions were welcomed and approved.

The Assistant Clerk was then asked to produce a revised copy of the proposed Framework document wording taking into account the changes and amendments agreed.

6.1 To consider asking the Clerk to add this recommendation to the March Parish Council Meeting agenda for Council ratification

The Chairman is to request that the revised framework document be considered at the Alvechurch Parish Council (APC) Meeting of 11th March 2019.

7. To consider and agree suggested improvements to BDC's Consultation and Process in respect of Planning Applications, with a view to meeting the Head of Planning Regeneration and her senior colleagues at BDC to discuss our suggestions

The Chairman then shared copies of the proposed suggestions which APC intended inviting BDC to consider. There was a discussion regarding some minor suggested improvements to the text. The revised text was agreed by all and passed to the Assistant Clerk for amending.

7.1 To consider asking the Clerk to add this request to the March Parish Council Meeting Agenda for Council ratification

The Chairman is to request consideration and agreement for the revised 'Suggested Planning Improvements' document to be the basis of a discussion with BDC Officers, at the APC Meeting of 11th March 2019.

8. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY

Planning Log: 3529

Address:

Proposal:

Planning App. no.: **19/00115/FUL**

19 Redditch Road, Alvechurch

Rear Ground Floor Conservatory replaced with slightly extended Dining Area with minor first floor Bedroom extension over.

Comment:

No objections at it appears to be within the 40% limit for Extensions

APC representation at Committee considered – **No**

Planning Log: 3530

Address:

Proposal:

Planning App. No. **19/00158/FUL**

Lynwood, Lea End Lane, Hopwood

Retrospective installation of solar panels

Comment:

No objections

APC representation at Committee considered – **No**

9. TO CONSIDER ANY PLANNING APPEALS

Consultation Start Date: 19th February 2019
Appeal: PP/P1805/C/18/3205710
Planning Log: 3442 Enforcement Notice No.: 17/00061/ENF
Address: Newhouse Farm, Lea End Lane, Hopwood
Proposal: Appeal against Enforcement Notice

Consultation End Date: 2nd April 2019

An appeal has been made to the Secretary of State against the decision of The Council (BDC) to refuse to grant planning permission.

As the Appeal will be determined on the basis of **written representations**, the Assistant Clerk provided copies of the Appeal Notice to the Cllrs for consideration. Any written representations will need be drafted, considered and completed at the next APC Planning Committee Meeting in April to meet the Consultee response deadline the following day.

ACTION: The Assistant Clerk is to obtain and circulate a copy of the Refusal Notice to all Cllrs on the APC Planning Committee, to enable the response to be completed.

9. APPEAL DECISIONS - None

10. BDC & WCC DECISIONS

10.1 27 Ash Lane, Hopwood

This application has been granted.

10.2 Orchard Cottage, Rowney Green Lane, Rowney Green

This decision is awaited from BDC; therefore the Assistant Clerk is to advise at next Planning Committee meeting on 1st April 2019.

11. INFORMATION FROM THE CLERK/COUNCILLORS

11.1 "Conifers", Rowney Green Lane

The Clerk has received a request to investigate Conifers on Rowney Green Lane and will revert with further information at the next meeting.

11.2 Forthcoming Planning Applications for consideration at the next Planning Committee Meeting on Monday 1st April 2019

Two applications were received after the Agenda for the March meeting had been closed and issued. In view of this they will be addressed at the next meeting on 1st April 2019 at Hopwood Community Centre. These are:-

Planning Log: 3531

Address:

Proposal:

Planning App. No. 19/00040/FUL

Hopwood Services, Hopwood

Extension to existing HGV park to create additional parking spaces and Associated works

(Revised application)

Planning Log: 3532

Address:

Proposal:

Planning App. No. 19/00140/OUT

Land Between 47 And Alvechurch Football Club

Redditch

Road Alvechurch

Outline application for construction of 25 dwellings

12. ITEMS FOR DISCUSSION AT THE NEXT MEETING - None

13. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for **Monday 1st April 2019.**

The meeting finished at 9.37 pm.

Chairman's signature Date.....