

ALVECHURCH PARISH COUNCIL

GROUND FLOOR, 1A GEORGE ROAD,
ALVECHURCH, BIRMINGHAM B48 7PB

Tel: 0121 447 8016

e-mail – clerk@alvechurch.gov.uk

Clerk – Tammy Williams

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT HOPWOOD COMMUNITY CENTRE, REDDITCH ROAD, HOPWOOD
ON MONDAY 1st APRIL AT 7.30 PM

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

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

2. **APOLOGIES** Cllrs R Chima and M Ball

3. **DECLARATIONS OF INTEREST** - None

4. **MINUTES**

The Minutes of the Meeting held on 04/03/2019 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**

Following a site visit by the Conservation Officer and the Planning Officer on 18th
March it was noted that the internal alterations, alterations to the windows and the
addition of a barber's pole to the shop front all still need Listed Building Consent.

With regard to the Planning Application, the Applicant has agreed to reduce the size of
the single storey rear extension and may decide not to extend the first-floor
accommodation, as a compromise cannot be found for this element of the scheme.
The Planning Officer is expecting the Applicant to resubmit their revised Application
shortly.

5.2 **Update from BDC regarding The Dell, Rowney Green**

Despite numerous attempts by the Assistant Clerk to obtain an update from BDC, one
has not been forthcoming. In view of this, a further update will be provided at the APC
Planning Committee Meeting in May.

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

The WRS Monitoring and Enforcement Officer has reviewed this Application and as he is unable to identify a significant waste component of the Application, it has now been forwarded to the Planning Officers at BDC for their determination.

ACTION POINT: The Assistant Clerk will advise this Committee upon receipt of advices from the respective Planning Officer at BDC.

5.4 “Conifers”, Rowney Green Lane, Rowney Green

The Assistant Clerk cannot find a record of a recent Planning Application for building works. The District Council is now reviewing its records. A Councillor was able to provide an update which the Assistant Clerk will pass to the Planning Officer at BDC.

6. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY

Planning Log: 3531 Planning App. No.: **19/00040/FUL**
Address: **Hopwood Park Services, Redditch Road, Hopwood**
Proposal: Extension to existing HGV Park to create additional parking spaces. Additional works.

Comment: No Objections. However, if BDC is mindful to approve the Application, APC would request there should be conditions or provisions set out for liaison with WCC for Enforcement signs to be provided at the local lay-bys and on nearby verges, saying NO OVERNIGHT parking for large goods vehicles.

APC representation at Committee considered – No

Planning Log: 3532 Planning App. No. **19/00140/OUT**
Address: **Land between 47 Redditch Road and Alvechurch Football Club, Redditch Road, Alvechurch**
Proposal: Outline Application for construction of 25 dwellings.

Councillors were provided with copies of a resident's correspondence in respect of this Application, which had been received by the Parish Council.

Comment: Objection, for the following reasons:

The development contravenes the following Policies of the Alvechurch Parish Neighbourhood Plan –

H1 - Locations for New Housing Development
H3 - Affordable Housing on Rural Exception Sites in the Green Belt
H4 - Housing Design Principles
H6 - Providing a Mix of Housing Types and Sizes

- The proposed development is in the Green Belt and this Application pre-empts the BDC Green Belt Review.
- There are no exceptional circumstances to support this development and the location is not infill, as it is not within the village boundary.
- The development does not contain a mix of housing types and sizes. There is no confirmation of the inclusion of affordable housing.
- The location is inappropriate for housing as it borders a WCC depot that provides salt to the highways spreading vehicles and is near to a sewage works with sluice gates, giving rise to noise and odour.

ACTION POINT: The Assistant Clerk was asked to obtain the Land Registry Records for this site. The Assistant Clerk will revert at the next Planning Committee Meeting.

APC representation at Committee considered – No

Planning Log: 3533

Address:

Proposal:

Planning App. No. **19/00244/FUL**

Alvechurch Fisheries, Bittell Road, Alvechurch

Proposed building comprising an office, car port & storage area.

Comment:

No Objections. However, if BDC is mindful to approve the Application, there should be conditions attached :-

- Limiting the use of the building solely for commercial purposes associated with Alvechurch Fisheries.
- Restricting the possible conversion of the building to another use, such as residential use or as a separate commercial entity.

The Proposal is supported by APNP Policy BSS 3 - Safeguarding Existing Businesses.

APC representation at Committee considered – No

Planning Log: 3534

Address:

Proposal:

Planning App. No. **19/00257/FUL**

Corner View, Gravel Pit Lane, Rowney Green

Single storey extension to the side and rear with Internal Alterations. New dropped kerb and associated Parking.

Comment:

Objection, for the following reasons: -

- The proposed vehicular access is too near to the junction of Rowney Green Lane and Gravel Pit Lane giving safety concerns to vehicles emerging from both the property and side road.
- This further development of this small plot results in cumulative and intensive overdevelopment of the site.

- The proposed mass of the side extension is close to the Gravel Pit Lane boundary resulting in an incongruous streetscape disproportionate with other properties which are set further back providing a distinct 'building line'.

A vote was undertaken and the responses were:

- (i) one Councillor voted in support of the application
- (ii) two Councillors voted to object to the application
- (iii) **three Councillors abstained**

The Committee therefore resolved to object to this application.

APC representation at Committee considered – No

Planning Log: 3535 Planning App. No. **19/00240/FUL**
Address: **F Block Rooms F1 – F3 Bordesley Hall, The Holloway, Alvechurch**
Proposal: Retrospective Change of use from Commercial use (B1 & B2) to Assembly and Leisure use (D2), to provide a Yoga Studio.
Comment: No Objections. This Application is supported by APNP Policy BSS 7 (Bordesley Hall Employment Area).

APC representation at Committee considered – No

7. 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 had provided copies of the Notification of the forthcoming Appeal, together with copies of the original Enforcement Notice and Decision Notice, ahead of this Meeting.

As there appears to be two separate Appeals at this site, it is not immediately clear which Enforcement Notice is being addressed by the Planning Inspectorate, so the Parish Council was unable to respond at this stage.

ACTION POINT: The Assistant Clerk will investigate further and provide an update at the next Meeting.

