

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 B48 7PB
ON MONDAY 1ST JULY 2019 AT 7.30 PM

1. **PRESENT** Councillors M Worrall (Chairman), J Cypher (from 20.00), P Freeman, T Wallis, S Lambert and A Willetts

In attendance: Tammy Williams (Clerk to the Council)

2. **APOLOGIES** Councillor N Wise (prior commitment)

3. **DECLARATIONS OF INTEREST**

None noted. The Clerk reminded Committee members of how to decide if a Personal Interest in respect of a Planning Agenda item may require a Councillor to leave the room during consideration.

4. **PUBLIC QUESTION TIME**

No members of the public were in attendance.

5. **AWARDING OF DISPENSATIONS**

No dispensation requests had been received.

6. **MINUTES**

The Chairman amended the Minutes to note that Cllr Wallis had sent apologies to the meeting dated 3rd June 2019 and this amendment was initialled. The Minutes of the meeting held on 03/06/2019 were agreed and signed by the Chairman.

7. **ASSISTANT CLERK'S REPORT**

It was noted that the Assistant Clerk had contacted Bromsgrove District Council's Enforcement team for an update on a case in the Parish, but to date there has been no further information received.

8. TO CONSIDER THE PLANNING COMMITTEE'S RESPONSE TO THE PLANNING INSPECTORATE'S APPEAL DECISION IN RESPECT OF PLANNING APPLICATION NO. 17/00821/FUL LAND SOUTH OF KARENSWOOD, ASH LANE, HOPWOOD, B48 7TT

The Chairman altered the order of the Agenda so that this item could be considered after Agenda Item 9, to enable Cllr Cypher to be part of the discussion following his later arrival at the meeting. For clarity the Clerk has prepared these Minutes in accordance with the order of the Agenda.

It was noted that the Planning Inspector was clear in his Decision Notice that the decision to grant Planning Permission was partly due to special circumstances (health & welfare of applicants) and partly because there is a lack of provision for traveller sites in Bromsgrove District. However, the Parish Council recognises that in upholding the decision, there are implications for this Parish and the residents of Hopwood in particular. A Parish Councillor did query at a recent CALC Executive meeting whether Bromsgrove District Council (BDC) might expedite the green belt review in light of this decision and this was not met favourably by the Chief Executive of BDC. The Planning Committee **agreed** to prepare a letter to BDC outlining its criticism of how BDC handled the Appeal and to request a review of the lack of sites in the District, together with the potential implications for other Parishes in the District. This letter will be reviewed and ratified at the next Parish Council Meeting.

9. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY

Planning Log: 3545

Address:

Proposal:

Planning App. No.: **19/00729/FUL**

Orchard Cottage, Rowney Green Lane, Rowney Green

Proposed double garage

Comment:

Objection: The Planning history for this property is that the cumulative volume of the original small dwelling, outhouses, including the garage were traded off to secure consent for the existing replacement dwelling. To now seek permission for something that was sacrificed runs the risk of setting a precedent of benefitting from knocking down and adding it back at a later date.

APC representation at Committee considered – No

Cllr Cypher joined the meeting at 20.00 after the Committee had finished considering the Application for Orchard Cottage

Planning Log: 3544

Address:

Proposal:

Planning App. No.: **19/00652/FUL**

55 Birmingham Road, Alvechurch

Single rear extension - mono pitched and gable end roof

Comment:

No Objections.

APC representation at Committee considered – No

Planning Log: 3546

Address:

Proposal:

Planning App. No.: **19/00672/FUL**

14 Hinton Avenue, Alvechurch

Replacement roof to provide additional bedroom and a single storey rear extension with internal modifications

Comment:

Objection: The Parish Council objects to this Planning Application because the addition of a gable end would be incongruous with the street scene and would disrupt the symmetry of all the existing similar semi-detached bungalows all with hip roofs.

APC representation at Committee considered – No

Planning Log: 3547

Address:

Proposal:

Planning App. No.: **19/00791/FUL**

The Shrubbery, Bear Hill, Alvechurch

Rear extension to dwelling

Comment:

No objections

APC representation at Committee considered – No

11. TO CONSIDER ANY PLANNING APPEALS

None received.

12. APPEAL DECISIONS

None received.

13. BDC & WCC DECISIONS

Planning Log: 3531

Address:

Proposal:

Planning App. No.: **19/00040/FUL**

Hopwood Park Services, Redditch Road, Hopwood

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.

Decision:

GRANTED

Planning Log: 3538 Planning App. No.: **19/00574/FUL**
Address: **11 Hinton Avenue, Alvechurch**
Proposal: Rear Conservatory

Comment: **No objections**

Decision: **GRANTED**

Planning Log: 3539 Planning App. No.: **19/00480/FUL**
Address: **MRC Orthodontics, Lightning Works, Birmingham Road,**
 Hopwood
Proposal: Rear Extension to Existing Workshop

Comment: **No objections**

Decision: **GRANTED**

Planning Log: 3540 Planning App. No.: **19/00579/FUL**
Address: **1 Crown Meadow, Alvechurch**
Proposal: Extension to Existing Garage at Rear

Comment: **No objections**

Decision: **GRANTED**

14. INFORMATION FROM THE CLERK/COUNCILLORS

- Cllr Willetts to receive a paper Agenda in the post in advance of each Meeting
- A Councillor has spoken to the Rowney Green Association about the Parish Council's Community Action Group conducting a future review of affordable housing needs in the Parish and the possibility that Local Associations could assist with identifying potential sites. The Clerk reminded Councillors that the first steps for the Community Action Group was to produce a high-level project plan, so that all the projects could be assessed and prioritised to ensure we can meet budgetary and resource requirements.
- A Councillor requested that the Assistant Clerk update the Planning Committee regarding two Enforcement cases in the Parish.
- It is requested that the Assistant Clerk provides the Planning Committee members with the Applicants' names as per previous practice so that Personal Interests can be identified easily.
- Cllr Lambert sends her Apologies for the August Planning meeting.

15. ITEMS FOR DISCUSSION AT THE NEXT MEETING

- The Chairman advised that the Supporting Officer had recommended some additional information to that which the Parish Council publicises about the Planning process. The Committee requests that the Supporting Officer compiles some draft wording, as per her recommendations, for the August Planning Committee meeting.
- A meeting to be arranged with Bromsgrove District Council Planning Authority and the District Councillors about improving the transparency of the Planning process for the general public. The Chairman to circulate a paper on this for ratification at the next Parish Council Meeting.
- A Planning Application to separate an existing annexe to create a separate dwelling on Scarfield Hill has been received and will be discussed at the August Planning Committee Meeting. The Committee requests that the Assistant Clerk researches the original Planning Application to build the Annexe and the associated permitted development rights. Planning Committee members to be aware that a request to call this Application into Bromsgrove District Council's Planning Committee would likely need to be made prior to the Parish Council's next Planning Committee Meeting.

16. DATE AND TIME OF NEXT MEETING

The date of the next Meeting is provisionally booked for 5th August 2019.

The Meeting finished at 9.30pm.

Chairman's signature Date.....