

# 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 5<sup>th</sup> AUGUST 2019 AT 7.30 PM**

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

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

2. **APOLOGIES** Cllr S Lambert

3. **DECLARATIONS OF INTEREST**

None

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

7. **ASSISTANT CLERK'S REPORT**

7.1 Enforcement Updates

During the Planning Meeting of 1st July 2019, the Assistant Clerk was asked to obtain  
updates on a number of Enforcement cases. She confirmed that no updates had been  
received.

7.2 APC 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

Councillors were provided with copies of a letter containing the APC written response to the Planning Inspectorate's Appeal Decision in respect of Land south of Karenswood. The Letter, which was ratified at the Parish Council Meeting of 22nd July 2019, was sent to District Cllr A Kent, being the Portfolio Holder for Planning and Regulatory Services at Bromsgrove District Council. This was for information purposes only.

7.3 Planning App. No.: 19/00787/FUL - 6 Greenfield Cottages, Scarfield Hill, Alvechurch

During the last APC Planning Committee Meeting, the Chairman requested that the Assistant Clerk research the property's history for any previous restrictions of permitted development rights. She advised that a BDC Planning Officer confirmed that the permitted development rights are intact and remain in place.

7.4 Planning App. No.: 18/01399/FUL - Coopers Hill Farm, Coopers Hill, Alvechurch

The Assistant Clerk requested an update from the BDC Planning Officer and was advised that the Applicant has now provided documentation which was requested by Kernon Countryside Consultants in their report on behalf of BDC. Kernon / BDC are now able to commence an appraisal and financial viability test.

**8. TO CONSIDER A PROPOSED DOCUMENT SUBMITTED BY THE SUPPORTING OFFICER: "ALVECHURCH PARISH COUNCIL'S ADVICE AND INFORMATION FOR RESIDENTS WHEN COMMENTING AND/OR OBJECTING TO PLANNING APPLICATIONS"**

Following minor amendments to the document, all members of the Committee were in agreement with the wording and directed the Assistant Clerk to request publication of the amended version on the APC website. The Chairman expressed his thanks to the Support Officer for providing the document review and revision.

**9. TO CONSIDER A POLICY FOR THE PARISH COUNCIL ON PRE-PLANNING APPLICATION PROTOCOL**

All members of the Committee were in agreement with the wording, subject to Section 5.4 of the Policy being revised to state:

**5.4. The policy of the Council is not to hold private meetings with developers unless there is a necessary and compelling reason that could be justified to the public.**

The Assistant Clerk is to amend the wording where requested. The Chairman expressed his thanks to the Clerk for developing and wording the new Policy for the benefit of all.

## **10. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY**

Planning Log: 3548                      Planning App. No.: **19/00787/FUL**  
**Address:**                                **6 Greenfield Cottages, Scarfield Hill, Alvechurch**  
Proposal:                                   Separation of existing Annexe to create a separate dwelling

**Comment:**                                **No Objection**

APC representation at Committee considered – No

Planning Log: 3549                      Planning App. No.: **19/00831/FUL**  
**Address:**                                **Holloway House, The Holloway, Alvechurch**  
Proposal:                                   Demolition of existing single storey side extension and construction of new front side single and rear side two storey extension

**Comment:**                                **No Objection**

APC representation at Committee considered – No

Planning Log: 3550                      Planning App. No.: **19/00532/FUL**  
**Address:**                                **Mount Pleasant Farm, Icknield Street, Forhill**  
Proposal:                                   Steel framed portal building for general purpose storage and livestock

**Comment:**                                No objection, however we would request that if BDC is minded to approve this application, it is again subject to the same inclusion of condition (3) as the previous Application 18/00187/FUL at this site which stated: – “The building hereby approved shall be dismantled and the resultant debris removed from the site, should the agricultural use of the building hereby approved cease within 10 years from the date at which it is substantially completed. Reason: To protect the Green Belt.”

APC representation at Committee considered – No

Planning Log: 3551                      Planning App. Nos.: **19/00976/HYB & 19/00977/HYB**  
**Address:**                                **Land at Brockhill East, Weights Lane, Redditch**  
Proposal:                                   Hybrid applications for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works and an outline application (with all matters reserved with the exception of access) for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

The Committee discussed the history of adverse impact of construction activity and traffic from 2015 onwards, at both this location and on the local highways during the first phase of the Development. As a result of the previous congestion difficulties the Parish Council made written representations on behalf of Bordesley residents, local businesses and the travelling public, to both BDC and Worcestershire County Council (WCC).

Councillors agreed that in order to mitigate against a repeat of this level of disruption, representations would again be made to the appropriate public bodies in an attempt to minimise congestion and disruption.

**Comment:** No objection, however, it is the intention of the Parish Council to write making representations regarding traffic management, congestion on the A441 and disruption to the free flow of traffic on this busy arterial link between Redditch and Alvechurch/Birmingham during the construction phase of the development; if both Councils are minded to approve the application.

APC representation at Committee considered – No

Planning Log: 3552

**Address:**

Proposal:

Planning App. No.: **19/00841/FUL**

**Bordesley Hall Farm, Storage Lane, Alvechurch**

Retrospective application for the change of use of building to office (B1(a) Use Class) and associated external alterations to the building.

**Comment:** Objection. This development is contrary to Policy BSS 4 (2) of the Alvechurch Parish Neighbourhood Plan which states: "The change of use beyond the original purpose of non-permanent and insubstantial buildings such as sheds, out houses, chicken houses, glasshouses or isolated stables will not be supported. The removal of such buildings and the return to open use of the land on which they were located will be supported."

APC representation at Committee considered – No

## **11. TO CONSIDER ANY PLANNING APPEALS**

<b>Site Address</b>	<b>Lane House, Aqueduct Lane, Alvechurch</b>
<b>Description of Development</b>	Alteration to existing dwelling to give access from the main house to the link
<b>Application Reference</b>	<b>18/00841/LBC</b>
<b>Appellant's Name</b>	Mr & Mrs Smith
<b>Appeal Reference</b>	<b>APP/P1805/Y/18/3215571</b>
<b>Appeal Start Date</b>	23rd July 2019
<b>Representation to Appeal</b>	No

**Site Address** Jasmine Cottage, Gravel Pit Lane, Rowney Green  
**Description of Development** Erection of new agricultural building  
**Application Reference** 18/01199/FUL  
**Appellant's Name** Mr C Meuwissen  
**Appeal Reference** APP/P1805/W/19/3231487

**Appeal Start Date** 22nd July 2019

**Representation to Appeal** Yes

## 12. APPEAL DECISIONS - None

## 13. BDC & WCC DECISIONS

Planning Log: 3545      Planning App. No.: 19/00729/FUL  
**Address:** Orchard Cottage, Rowney Green Lane, Rowney Green  
Proposal: Proposed double garage

**Decision** Granted subject to conditions

Planning Log: 3547      Planning App. No.: 19/00791/FUL  
**Address:** The Shrubbery, Bear Hill, Alvechurch  
Proposal: Rear extension to dwelling

**Decision:** Granted subject to conditions

Planning Log: 3537      Planning App. No.: 19/00430/FUL  
**Address:** 115 Birmingham Road, Alvechurch  
Proposal: Proposed Rear Extension

**Decision:** Granted subject to conditions

Planning Log: 3544      Planning App. No.: 19/00652/FUL  
**Address:** 55 Birmingham Road, Alvechurch  
Proposal: Single rear extension - mono pitched and gable end roof

**Decision:** Granted subject to conditions

Planning Log: 3542      Planning App. Nos.: 19/00674/FUL & 19/00675/LBC  
**Address:** 14 The Square, Alvechurch  
Proposal: Demolition of existing single storey side/rear building and erection of a single storey extension with replacement of existing single front entrance door facing Swan Street, with double door and new shop front facing Bear Hill, together with minor internal alterations.

**Decisions:** Permission refused for both Full and LBC Applications

## **14. INFORMATION FROM THE CLERK/COUNCILLORS**

### **14.1 Documentation Request**

A Councillor requested that she is sent hard copies of Planning Agendas going forward in addition to soft copies, this was noted by the Assistant Clerk.

### **14.2 Planning Applications received**

The Assistant Clerk stated that the following Applications were received too late for consideration at this meeting, so have been placed on the Agenda for the next meeting on 2<sup>nd</sup> September 2019:

Planning Log: 3553	Planning App. No.: <b>19/00868/FUL</b>
<b>Address:</b>	<b>Wychwood, The Holloway, Alvechurch</b>
Proposal:	Single storey side extension and detached garage
Planning Log: 3554	Planning App. No.: <b>19/00988/FUL</b>
<b>Address:</b>	<b>28 Blythesway, Alvechurch</b>
Proposal:	First floor extension over garage, two storey rear extension

## **15. ITEMS FOR DISCUSSION AT THE NEXT MEETING - None**

## **16. DATE AND TIME OF NEXT MEETING**

The date of the next Meeting is provisionally booked for 2<sup>nd</sup> September 2019.

The Meeting finished at 9.47 pm.

Chairman's signature ..... Date.....