

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 30th SEPTEMBER 2019 AT 7.30 PM

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

In attendance: Members of the Public – three Members in attendance
Claire Mason (Assistant Clerk to the Council).

2. APOLOGIES Cllr. Willetts sent prior Apologies. Cllr. Wise left prior to the
commencement of the Meeting due to feeling unwell.

3. DECLARATIONS OF INTEREST

Planning Application: **19/01049/FUL**

Cllr. Wise: other disclosable interest as personal friend of applicant.

The Council's code of conduct requires Cllr. Wise to leave the meeting during
discussion of this application.

Planning Applications: **19/01123/FUL & 19/01124/LBC**

A resident of the property, to which the above Application pertains, is known to all
Members of the Committee, being a former Cllr. of Alvechurch Parish Council. In
accordance with the Standing Orders of the Committee, all Members applied the
Pecuniary Interest and Personal Interest Tests to determine whether there were any
Prejudicial Interests to be declared. No declarations of Prejudicial Interests, nor
requests for dispensations, were received.

4. PUBLIC QUESTION TIME

Members of the public commented as follows:

A document that had been provided in advance to the Councillors by one of the
attendees was discussed. The document made representation in respect of Planning
Application No: **19/01002/FUL**. All three Members of the Public supported the contents
of the representation and shared their views with the Committee with regard to this
Application.

5. AWARDING OF DISPENSATIONS

No dispensation requests had been received.

6. MINUTES

The Minutes of the Meetings held on 05/08/2019 & 30/09/2019 were agreed and signed by the Chairman.

7. ASSISTANT CLERK'S REPORT

7.1 Update on Planning Applications

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

As of 30th September 2019 a decision had yet to be made by the BDC Planning Department. However, when this changes then APC will be informed in due course.

7.1.2 Update on Planning Application 19/00140/OUT - Land Between 47 And Alvechurch Football Club

The BDC Planning Officer has agreed an extension of time until 15th January 2020, as this Application relates to a sports site involving several layers of complexity.

7.2 Update on Planning Appeals Since the Planning Committee Meeting on 2nd September

7.2.1 Responses have been sent to the Planning Inspectorate in respect of the following Appeals:

Site Address
Appeal Reference

Orchard Cottage, Rowney Green Lane
APP/P1805/W/19/3228824

Site Address
Appeal Reference

Thornborough Farm, Redhill Road, Kings Norton
APP/P1085/W/19/3234201

7.2.2 Due to time constraints a response was not issued for the following Appeal, however the Parish Council's previous responses will be taken into consideration:

Site Address
Appeal Reference

Jasmine Cottage, Gravel Pit Lane, Rowney Green
APP/P1805/W/19/3231487

8. TO CONSIDER A PLANNING GUIDE FOR PARISH COUNCILLORS WHEN CONSIDERING EQUESTRIAN RELATED PLANNING APPLICATIONS

Cllr. Cypher had kindly provided the Committee Members with a copy of another local Authority's Planning Guide, which contained useful guidance for Cllrs. when considering Planning Applications including Equine buildings and land use. The Committee agreed that a similar guidance document for publication on the APC website would be welcomed. Cllr. Cypher advised that there was no commensurate documentation readily available online for the Worcestershire area. In view of this, it was agreed that this item will be added to the Agenda for the next meeting between APC and BDC.

9. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE LOCAL PLANNING AUTHORITY

Planning Log: 3564

Address:

Proposal:

Planning App. No.: **19/01067/FUL**

Crown Inn, Withybed Lane, Alvechurch

Removal of timber porch to front elevation. New timber framed canopy structure with polycarbonate roof. New timber posts with festoon lighting. New timber posts to existing porch with panelling below and glazing above.

Comment:

Holding Objection Request for the following reasons:

1. The side elevation does not show the new replacement porch. On plan the porch looks larger than the existing one but the description states the existing porch roof remains. This needs clarification and the elevation drawing corrected.
2. There are two large prominent roof ventilation ducts from the kitchen which will have distinctive cowls to the top of them. These are only partly shown on the architects drawing and don't reflect the full extent of them as per the detailed ventilation drawing submitted.
3. There's no description of how the extraction ducts will be 'cloaked' or 'cladded', if at all. Will they just be left as galvanised ducts?
4. The application description does not list these ventilation ducts as being part of the consent being sought. We believe it should, as by being shown on the drawings and by implication, they form part of this application.
5. There does not appear to be any noise report or information submitted relating to the extraction system which should form part of the deliberations and for the Environmental Health Department to carry out an evaluation of the noise emitted against the current ambient noise levels due to nearby residential properties. In addition, should BDC be mindful to approve the application, it should impose a condition relating and protecting nearby residential properties from any increase in noise in the future.
6. There's no information provided as to the days and operating hours that the kitchen extraction system will be operational.

7. We question the accuracy or validity of the 'Design & Access Statement' which refers to 'The Cricketers' PH and states it is located on a main road. Both of which are inaccurate.
8. In addition, we question if the applicant has taken into account APNP policy H5 – Sustainable Development through Design and the need for any extraction ducts to be sympathetic to the distinctive character of the Public House, especially being located in a prominent location as The Crown is approached from the canal bridge.
9. The two large ventilation ducts appear to be an incongruous addition to the building which is located in a rural location, as well as in the Green Belt.
10. There is a conflict on the drawings submitted relating to the side gate and the 'gas bottle storage cage/enclosure'. This needs clarification, as well as details of the gas storage cage if this is to be visible from the road.

APC representation at Committee considered – No

Planning Log: 3565

Address:

Proposal:

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

14 Hinton Avenue, Alvechurch

Re-consultation following Resubmission of Plans

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

This re-consultation was conducted by email ahead of this Committee Meeting, as the Planning Authority's deadline for Consultee responses was 20th September 2019.

Comment:

No Objections

APC representation at Committee considered – No

Planning Log: 3566

Address:

Proposal:

Planning App. No.: **19/01002/FUL**

The Workshop, Dellow Grove, Alvechurch

Proposed detached dwelling to replace redundant workshop

Comment:

Holding Objection Request for the following reasons:

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

H4 - Housing Design Principles

There appears to be a lack of consideration of the design requirements of APNP. The proposed dwelling is bland and considered to have little regard to the effect on neighbouring properties due to the massing and height of

the eaves and ridge.

The principle of this site being considered a 'windfall' site is not in question, but greater regard should be given to the design of the building to mitigate loss of light and the loss of amenity currently enjoyed by neighbouring properties and gardens. We would invite the applicant to consider a lower eaves height being half way up the first floor windows with a feature gable/dormer roof over them. This could help add architectural value to the design and lessen the height and massing of the property.

The first floor landing window should have obscured glass to maintain privacy to the occupiers of no. 21 Dellow Grove.

H5 – Sustainable Development through Design

The Design and Access Statement does not contain any references to sustainable elements of design being taken into consideration.

H7 – New Housing, Improved Services and Facilities

Dellow Grove has existing on-road Parking issues, due to its proximity to the Railway Station where the current Parking arrangements are oversubscribed. The proposed provision for two cars to park off road is needed, but the spaces need to be large enough to avoid overhanging the pavement, as well as for the occupiers to walk round their vehicles and open the vehicle doors sufficiently for easy access in and out of their vehicles.

This decision was reached during consideration of the documents available on the BDC Portal up to the 16th September 2019. Council has been led to understand further updated submissions have made recently which may have addressed some of the concerns raised. Confirmation and advice is sought in this respect.

If Bromsgrove District Council is minded to approve this Application, we would request consideration of the following:

The Contractor/Developer must submit a considered and adequate site and traffic management plan which deals with Site Access, demolition, Contractors Parking Management & Provision, Storage of materials and plant on site; skip locations, welfare facilities, deliveries of materials to site and road cleaning/sweeping, as a minimum. Such information must be submitted, and approved, prior to any commencement of the works. This is required to minimize the disruption to existing residents of Dellow Grove and avoid problems of access and egress to Dellow Grove.

In addition, we would request the removal of Permitted Development Rights in perpetuity due to the scale of the proposed development on this site.

APC representation at Committee considered – No

Planning Log: 3567 Planning App. No.: **19/01074/FUL**
Address: **70 Tanyard Lane, Alvechurch**
Proposal: Single storey rear Extension

Comment: **No Objection**

APC representation at Committee considered – No

Planning Log: 3568 Planning App. No.: **19/01130/FUL**
Address: **2 Tanyard Lane, Alvechurch**
Proposal: Demolition of utility area, conversion of kitchen to wheelchair accessible shower room and construction of single storey rear extension to provide wheelchair access to kitchen and dining room.

Comment: **Objection, for the following reasons:**

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

H4 - Housing Design Principles

The Extension appears to be placed too closely to the boundary with number 4 Tanyard Lane, resulting in a breach of the 45° rule. We would suggest the re-siting of the extension away from no. 4 Tanyard Lane to mitigate any loss of light to the neighbouring property.

APC representation at Committee considered – No

Planning Log: 3569 Planning App. No.: **19/01049/FUL**
Address: **Trentham Cottage, 3A Meadow Lane, Alvechurch**
Proposal: 2 storey and single storey extension to rear of house to provide additional living and bedroom accommodation

Comment: **No Objection**

APC representation at Committee considered – No.

Planning Log: 3570 Planning App. No.: **19/01123/FUL & 19/01124/LBC**
Address: **6 Red Lion Street, Alvechurch**
Proposal: Single storey rear extension, new sunpipe and rooflights to existing main roof. New barge boards and pentice boards to existing North East gable.

Comment: **No Objection**

APC representation at Committee considered – No

Planning Log: 3571 Planning App. No.: **19/01194/FUL**
Address: **3 Highfield Court, Foxhill Lane, Alvechurch**
Proposal: Proposed Balcony

Comment: **No Objection**

APC representation at Committee considered – No

10. TO CONSIDER PLANNING APPEAL NO.: APP/P1805W/19/3230823 AND TO AGREE THE SUBMISSION OF COMMENTS TO THE PLANNING INSPECTORATE REGARDING THE RESIDENTIAL DEVELOPMENT OF THE LAND TO REAR OF 1-6 SMEDLEY CROOKE PLACE, REDDITCH ROAD, HOPWOOD

On behalf of the Planning Committee, the Chairman expressed his sincere gratitude to Cllr. Cypher for writing the formal response to the Planning Inspectorate in respect of the above Appeal. The Committee was provided with a draft copy and unanimously agreed that the response was very good. Following the note of one minor alteration, Members unanimously agreed that the amended response could be sent immediately following the Meeting.

11. TO CONSIDER ANY OTHER PLANNING APPEALS – None.

12. APPEAL DECISIONS - None

13. BDC & WCC DECISIONS

Planning Log: 3565 Planning App. No.: **19/00672/FUL**
Address: **14 Hinton Avenue, Alvechurch**
Proposal: Replacement roof to provide additional bedroom and single storey rear extension with internal modifications

APC Comment: No Objections
BDC Decision: **Granted**

Planning Log: 3543 Planning App. No.: **19/00692/FUL**
Address: **52 Callow Hill Road, Alvechurch**
Proposal: Two storey side Extension and Single storey rear Extension
APC Comment: No Objections
BDC Decision: **Granted**

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

APC Comment: No Objections
BDC Decision: **Granted**

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.

APC 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."

BDC Decision: **Granted**

Planning Log: 3554
Address:
Proposal:

Planning App. No.: **19/00988/FUL**
28 Blythesway, Alvechurch
First floor extension over garage, two storey rear extension

APC Comment: No Objection
BDC Decision: **Granted**

Planning Log: 3555
Address:
Proposal:

Planning App. No.: **19/01031/S73**
19 Redditch Road, Alvechurch
Variation of condition 2 on planning approval 19/00115/FUL to amend ground floor extension

APC Comment: No Objection
BDC Decision: **Granted**

Planning Log: 3558
Address:
Proposal:

Planning App. No.: **19/01022/FUL**
1 The Rise, Hopwood, Alvechurch
Construction of an Orangery to the rear of the dwelling

APC Comment: No Objection
BDC Decision: **Granted subject to conditions**

14. INFORMATION FROM THE CLERK/COUNCILLORS

The Chairman expressed his sincere thanks to the Clerk for her timely execution of the Appeal Responses for Orchard Cottage and Thornborough Farm at very short notice.

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 **4th November 2019**.

The Meeting finished at 9.32 pm.

Chairman's signature Date.....

