

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 4TH NOVEMBER 2019 AT 7.30 PM

1. **PRESENT** Councillors M Worrall (Chairman), P Freeman, S Lambert,
T Wallis, A Willetts & N Wise

In attendance: Mrs C Mason (Assistant Clerk)

2. **APOLOGIES** Councillor John Cypher

3. **DECLARATIONS OF INTEREST**

Planning Application: **19/01303/FUL**

Cllr Wise declared that she is a near neighbour of the proposed development. In accordance with the Standing Orders of the Committee, the Pecuniary Interest and Personal Interest Tests were applied to determine whether there were any Prejudicial Interests to declare. No declarations of Prejudicial Interests were required.

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 30/09/2019 were agreed and signed by the Chairman.

7. **ASSISTANT CLERK'S REPORT**

a) The following applications had to be reviewed by the Planning Committee via round robin email in the time between the last Planning meeting on 30th September and this meeting, as Bromsgrove District Council was unable to grant an extension of time to the Parish Council. This is in line with the Planning Committee's Terms of Reference appended to the Parish Council's standing orders. The Planning Committee's responses were as follows to these applications:

Planning Log: 3572 Planning App. No.: **19/01185/FUL**
Address: **Little Forhill Farm, Lea End Lane, Hopwood**
Proposal: The demolition of an existing livestock shed and its replacement with a new livestock shed.

APC Comment: No comment submitted
BDC Decision: **Granted**

Planning Log: 3575 Planning App. No.: **19/01240/FUL**
Address: **Selvas Cottage, Birches Lane, Alvechurch**
Proposal: Single storey extension to side/rear with external steps and addition of first floor window to the side.

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

Planning Log: 3578 Planning App. No.: **19/00868/FUL**
Address: **Wychwood, The Holloway, Alvechurch**
Proposal: Re-Consultation - Single storey side extension only. (The detached garage element was withdrawn).

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

Planning Log: 3573 Planning App. No.: **19/01241/FUL**
Address: **6 Lock Keepers Reach, Alvechurch**
Proposal: Single storey conservatory to the rear and side with new bay extension to the side of the property.

APC Comment: As this property is situated in the Green Belt, the Parish Council would ask that the Planning Officer assess the impact of these extensions on the openness of the Green Belt. The Parish Council would also refer the Planning Officer to Policy HDNE 4: Protecting Landscape and Open views section D which states that the view from Foxhill Lane down across fields to Withybed Green and Alvechurch, and vice versa, is a protected view. Finally, the Parish Council notes a discrepancy in the plans: on one document with the proposed elevations it implies the bay window is semi-circular and on another it is rectangular. Please can the Planning Officer clarify this.

BDC Decision: **Granted**

Planning Log: 3581 Planning App. No.: **19/01067/FUL**
Address: **Crown Inn, Withybed Lane, Alvechurch**
Proposal: Re-Consultation - 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. Installation of catering extraction system for existing commercial kitchen

APC Comment:

The Parish Council still objects to this application because there are insufficient safeguards and protection for local residents from noise disturbance as a result of the new ventilation and extraction system. To protect local residents there should be a noise report prepared that records the current ambient noise levels with stipulations and limitations on additional noise levels, eg. No more than 5DB over current ambient noise levels.

This ensures that if there is any complaint of noise nuisance is made in the future there will be a clear measurement that any contravention can be measured against.

The Parish Council has stated that the other issues raised have been satisfactorily responded to. Finally, we note the hours for the kitchen should be conditioned within the District Council's Response emphasizing that any variation to those hours must be the subject of a new formal planning application.

8. TO CONSIDER PLANNING APPLICATIONS

Planning Log: 3574

Address:

Proposal:

Planning App. No.: **19/01231/FUL**

1 Swans Walk, Alvechurch

Proposed side extension forming bedroom extension.

Comment:

No Objection, however, the Parish Council would request that a Tree Officer determines that the roots and health of the nearby oak trees will not be affected by the development.

APC representation at Committee considered – No

Planning Log: 3576

Address:

Proposal:

Planning App. No.: **19/01278/FUL**

Bordesley Park Farm, Dagnell End Road, Redditch

Proposed retention of marquee for 10 years.

Comment:

No Objection. Alvechurch Parish Council's Planning Committee was disappointed to note that whilst the National Planning Policy Framework and Bromsgrove District Plan were both considered by the Applicants, the policies of the Alvechurch Parish Neighbourhood Plan were not, nor addressed.

APC representation at Committee considered – No

Planning Log: 3577

Address:

Proposal:

Planning App. No.: **19/01251/FUL**

2 Tranter Avenue, Alvechurch

Erection of a rear two storey extension with alterations to front entrance.

Comment:

No Objection. Should Bromsgrove District Council be minded to grant Planning Permission, the Parish Council would request that the loss of light to the neighbouring property's habitable room windows is not compromised by the 45° rule.

APC representation at Committee considered – No

Planning Log: 3579 Planning App. No.: **19/01300/FUL**
Address: **Redhill Lodge, Redhill Road, Kings Norton**
Proposal: Two storey and single storey rear/side extension (Single storey element approved by Prior Approval Ref: 19/00986/HHPRIO).

Comment: No Objection

APC representation at Committee considered – No

Planning Log: 3580 Planning App. No.: **19/01334/FUL**
Address: **Shola, Gravel Pit Lane, Rowney Green**
Proposal: Retrospective Application – Outbuilding.

Comment: No Objection

APC representation at Committee considered – No

Planning Log: 3582 Planning App. No.: **19/01246/FUL**
Address: **Playing Fields Cottage, 2 West Hills Lane, Hopwood**
Proposal: Proposed extensions and alterations.

Comment: No Objection. Should Bromsgrove District Council be minded to grant Planning Permission, the Parish Council would ask that the additional development footprint is in accordance with it's Green Belt Policy BDP4.4 (c).

APC representation at Committee considered – No

Planning Log: 3583 Planning App. No.: **19/01303/FUL**
Address: **40 The Buckleys, Alvechurch**
Proposal: Construction of a two storey dwelling.

Comment: No Objection

APC representation at Committee considered – No

11. TO CONSIDER ANY PLANNING APPEALS

No Appeals have been received since the last Planning Committee meeting.

12. APPEAL DECISIONS

No Appeal decisions have been received since the last Planning Committee meeting.

13. BDC & WCC DECISIONS

Planning Log: 3560 Planning App. No.: **19/00781/FUL**
Address: **Shepherds Cottage, Radford Road, Alvechurch**
Proposal: Change of use of land to equestrian use and erection of a
block of three stables as a replacement for an existing
store, along with associated hardstanding and track.

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

Planning Log: 3557 Planning App. No.: **19/00956/FUL**
Address: **The Bungalow, Birches Lane, Alvechurch**
Proposal: Removal of existing veranda and replacement with
extension to form kitchen.

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

Planning Log: 3559 Planning App. No.: **19/01000/FUL**
Address: **Stables at Uplands, Coopers Hill, Alvechurch**
Proposal: Conversion of stable to a dwelling house and creation of
associated hardstanding, demolition of existing buildings
and associated works.

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

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

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

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

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

Planning Log: 3568
Address:
Proposal:

Planning App. No.: **19/01130/FUL**
2 Tanyard Lane, Alvechurch
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.

APC 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.

BDC Decision: **Granted**

Planning Log: 3569
Address:
Proposal:

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

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

Planning Log: 3570
Address:
Proposal:

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

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

Planning Log: 3571
Address:
Proposal:

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

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

Planning Log: 3578
Address:
Proposal:

Planning App. No.: **19/00868/FUL**
Wychwood, The Holloway, Alvechurch
Re-Consultation - Single storey side extension only.

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

Planning Log: 3562 Planning App. No.: **19/01125/FUL &**
Listed Building Consent App. No.: **19/01126/LBC**
Address: **The Byre, 2 Bittell Farm Barns, Bittell Farm Road,**
Barnt Green
Proposal: Domestic extension to form new kitchen, utility and
circulation corridor. Conversion of garage block.

APC Comment: No Objection
BDC Decision: **None – Application Withdrawn**

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Protecting Landscape and Open views section D which states
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Green and Alvechurch, and vice versa, is a protected view.
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one document with the proposed elevations it implies the bay
window is semi-circular and on another it is rectangular. Please
can the Planning Officer clarify this.

BDC Decision: **Granted**

14. INFORMATION FROM THE CLERK/COUNCILLORS AND ITEMS FOR DISCUSSION AT THE NEXT MEETING

From the Clerk: The Assistant Clerk will ask Planning Committee members to consider at the next meeting a procedure for considering planning applications on a round-robin basis as and when that occurs.

From the Chairman: Cllr Worrall advised that a meeting has been arranged between himself, Cllr Wallis and Cllr Cypher with Ruth Bamford to discuss APC Planning procedures.

15. DATE AND TIME OF NEXT MEETING

The date of the next Meeting is provisionally booked for 2nd December 2019.

The Meeting finished at 9.24 pm.

Chairman's signature Date.....

DRAFT