

ALVECHURCH PARISH COUNCIL

PLANNING COMMITTEE MEETING – 2020/03/02-111

MINUTES OF THE PLANNING COMMITTEE MEETING held at Ground Floor, 1a George Road, Alvechurch B48 7PB on Monday 2nd March 2020 at 7.00 pm.

PRESENT: Councillor M Worrall (Chairman), Cllrs; Cypher, Freeman, Lambert, Wallis Wise & Willetts.

Mrs J Smailes – Parish Clerk/Minute Taker.

1. **APOLOGIES**

None

2. **DECLARATIONS OF INTEREST**

None

3. **DISPENSATION REQUESTS**

None

4. **MINUTES OF PREVIOUS MEETING**

Approval of the Minutes of the Planning Committee meeting held on 6th January and 3rd February 2020 were proposed by Cllr Worrall – **Unanimous.**

Decisions taken under delegated powers (LGA1972, s101) were duly noted.

Cllr Cypher remarked that as there had been five objections raised by the electorate in relation to The Parish Rooms, all of which cited Alvechurch's NDP, he pointed out that under proposals put to Ruth Bamford at a recent meeting by APC this application would have been 'called in' for consideration by BDC's planning committee, there being 5 or more public objections. Ruth Bamford rejected APC's proposal.

Cllr Worrall explained the legalities in respect to the use of delegated powers which he stated would now be implemented when the Council was in Recess (August) or when a time extension was not granted by the Local Planning Authority. **Noted.**

5. **OPEN FORUM**

None

6. **TREE PRESERVATION ORDERS** (TPOs)

None

The Clerk was instructed to contact the Tree Officer at Bromsgrove District Council in order to obtain a map of the parished area, showing existing TPOs.

7. **PLANNING APPLICATIONS**

Planning Log: 3601

Planning App. No.: **19/01533/FUL**

Address:

Larksfield Paddocks, Rowney Green Lane

Proposal:

Proposed Barn for the storage of hay and straw bedding

No objection; subject to it remaining an agricultural building.

Chairman

Date

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PLANNING APPLICATIONS (Continued)

Planning Log: 3602

Address:

Proposal:

Planning App. No.: **20/00128/FUL**

Seecham Barn, Icknield Street, Beoley

Installation of 4 CCTV cameras to the outside of property, replacement of 6 existing floodlights, replacement of existing 5 bar single leaf wooden field gate with a pair of 5 bar wooden field gates; to be fitted with underground electric automated openers.

No Objection.

Planning Log: 3603

Address:

Proposal:

Planning App. No.: **20/00168/LBC**

Seecham Barn, Icknield Street, Beoley

Listed Building Consent: Installation of 4 CCTV cameras to the outside of property, replacement of 6 existing floodlights, replacement of existing 5 bar single leaf wooden field gate with a pair of 5 bar wooden field gates; to be fitted with underground electric automated openers.

No Objection.

Planning Log: 3604

Address:

Proposal:

Planning App. No.: **20/00136/FUL**

16 Heron Close, Alvechurch

Single storey front extension for porch.

No Objection.

8. PLANNING APPEALS

Planning Appeal Reference:

20/00009/REF

Alternative Reference:

PP-08008367

Address:

Newhouse Farm, Lea End Lane, Hopwood

Proposal:

Erection of 7 stable blocks (total 19 loose boxes), sheds, 1 pole mounted floodlight and CCTV camera, toilet and manege.

No Objection (APC 'standing-on' with prior response).

9. TO NOTE PLANNING DECISIONS RECEIVED FROM BDC

Planning App. No.: 19/01303/FUL - 40 The Buckleys, Alvechurch

Full Application Granted - Construction of a two storey dwelling.

Planning App. No.: 19/01567/FUL - The Chase, School Lane, Alvechurch

Full Application Withdrawn - Demolition of existing bungalow and erection of 2 detached dwellings.

Planning App. No.: 19/01225/FUL - Brookhouse Farm, Stonehouse Lane, Hopwood

Full Application Granted - Change of use of agricultural buildings and land to 4 no. residential dwellings houses (Use Class C3) through the demolition and conversion of redundant agricultural buildings.

Chairman

Date

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TO NOTE PLANNING DECISIONS RECEIVED FROM BDC (Continued)

Planning App. No.: 19/01554/FUL - 6 Fox Hill Barns, Foxhill Lane, Alvechurch
Full Application Granted - Alterations to windows.

Planning App. No.: 19/01597/FUL - 70 Bear Hill, Alvechurch
Full Application Granted - Demolition of existing garage and replacement with a single storey side and rear extension.

Planning App. No.: 19/01472/FUL - 1 Newbourne Hill, Rowney Green
Full Application Granted - Single storey side/rear extension.

Planning App. No.: 20/00006/FUL - The Byre, 2 Bittell Farm Barns, Bittell Farm Road
Full Application Granted - Domestic extension to form new kitchen, utility and circulation corridor. Conversion of garage block.

All decisions were duly noted.

Cllr Freeman suggested it would be beneficial for the minutes to reflect the Material Considerations lodged by Alvechurch Parish Council (APC) against the ‘*Decisions Received*’ from BDC as this would not only aid Members understanding and identify when BDC Officers did not recognise the points put forward by the Parish Council (*a statutory consultee*), it would also provide the electorate with a point of reference to the Material Considerations raised/lodged by APC. **Action: Clerk; April onwards**

10. PLANNING CORRESPONDENCE

Arosa, Rowney Green

Cllr Cypher requested his concern be noted in respect to the comments made prior by a BDC Planning Officer who had suggested that Alvechurch’s NDP was ‘*out of date*’.

The Clerk was instructed to write to BDC Planning Officer requesting that the comment relating to the NDP be removed forthwith. **Action: Clerk**

Smedley Crooke

It was also noted that comments made by BDC in relation to the aforementioned application re. categorisation of land as PDL, was also a matter that required APC to make formal representation. BDC had previously stated and argued the land was designated as undeveloped Green Belt and now claiming it was PDL land was incorrect and inconsistent, resulting in significant consequences relating to future applications made for the site. **Action: Clerk**

Mayfield Farm, Hopwood

Members discussed the protocol expected from developers in relation to informal contact with APC ahead of submission of a Planning Application. It was felt that APC would not offer comment on any small development, but would instead advise the developer to contact the Local Planning Authority (BDC) directly; pointing out that APC expected the developer to be mindful of, and take into account the Council’s NDP and Design Statement.

Proposed by; Cllr Worrall - Unanimous.

Chairman

Date

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PLANNING CORRESPONDENCE (Continued)

Bordsley Hall/Bordsley Hall Farm

Cllr Wallis suggested that knowing the site as he does, a Contamination Report should be submitted as part of the formal application process and that furthermore, APC should submit a continued 'holding objection', pending site of said report. **Action: Clerk**

11. COUNCILLORS REPORTS

Cllr Cypher suggested the Clerk be instructed to write to County Highways, expressing concern over the increased accumulative vehicle usage of The Holloway/Storage Lane given the planning applications in respect of; Arosa (6 Units), Bordsley Hall (54 units) and Bordsley Hall Farm (5 units). **Action: Clerk**

Cllr Worrall requested that two Planning Applications be added to the March Full Council Agenda. **Action: Clerk**

15. MEETING DATES

The date and time of the next Meeting; as per Meeting Schedule.

The meeting closed at 8.40 pm.

Chairman

Date