

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 HOPWOOD COMMUNITY CENTRE, REDDITCH ROAD, HOPWOOD

MONDAY 5th JUNE 2017 AT 7.30 PM

1. **PRESENT** Councillors M Worrall (Chair), M Ball, R Chima, S Lambert, A Smith, T Wallis

In attendance: W A Carney - Assistant Clerk
2. **APOLOGIES** Councillor P Freeman, A Willetts
3. **DECLARATIONS OF INTEREST** None
4. **MINUTES** - the minutes of the meeting held 15/05/2017 minutes were agreed and signed.
5. **CLERKS REPORT**
 - .1 **Enforcement – New: None**
 - .2 **Enforcement – ongoing:**
 - a) Lightwoods – see Minute no 9 log 3384
BDC planning had advised that they had met with Mr Kelly and his architect on the site and as a result they now have a revised scheme for a single storey extension. It is now on the Bromsgrove Council website and available to view. It is a considerable reduction on the earlier scheme and a much improved design. It has been discussed with the Development Management Manager and Planning propose to approve the application as a delegated decision.
With regard to the covered way built in the rear garden Planning have confirmed that it is 'Permitted Development' with the exception of the clock. Given the scale of the covered way it is not considered that to invite an application or to take enforcement action would be expedient or an appropriate use of Council resources.
With regard to the orangery, built on the south elevation, this has been built within 'Permitted Development' allowances, ie. planning permission is not required.

6. TO CONSIDER PLANNING APPLICATIONS NOTIFIED BY THE PLANNING AUTHORITY INCLUDING STREET TRADING CONSENT APPLICATIONS

Planning log: 3415 planning app. no.: 17/00385/FUL

Applicant: Mr & Mrs Walker

Address: 150 Redditch Road, Alvechurch

Proposal: Extension to roof line to improve existing bathroom & single storey rear extension.

Comments: No objections in principle, however APC believe together with previous application B/20039/1990 (Building control application FP/1990/0898) this proposal exceeds the 40% rule in Green Belt.

APC's representation at Committee was not considered.

Planning log: 3416 planning app. no.: 17/00386/FUL

Applicant: Mr & Mrs Harris

Address: Aysgarth, The Holloway, Alvechurch

Proposal: Replacement of existing roof with new modern alternative, new front breakfast and bedroom extension to line through with line of existing garage and existing canopy, demolition of existing canopy and construction of new glazed porch, rear ground floor extensions to form new garden room and study. First floor side extension to provide new bedroom with ensuite. Alterations to and replacement of windows with PPC aluminium.

Refacing the whole of the new and existing building with timber / composite cladding and through colour render.

Comments: No objections.

APC's representation at Committee was not considered.

Planning log: 3417 planning app. no.: 17/00428/FUL

Applicant: Mr & Mrs Carl & Maria Jordan

Address: 9 Withybed Lane, Alvechurch

Proposal: Erection of single and two storey extensions.

Comments: No objections; however APC would question whether there would be a loss of privacy to the neighbouring property (No 11) due to the addition of a Juliet balcony.

APC's representation at Committee was not considered.

Planning log: 3418 planning app. no.: 17/00325/FUL

Applicant: Dr Jennifer Dale

Address: 2 Rear Cottages, Withybed Lane, Alvechurch

Proposal: Single storey rear extension & rear dormer window.

Comments: Objections; APC would question whether the 40% rule is exceeded in Green Belt, this proposal would be over intensification. APC would also question the loss of light and loss of privacy into the neighbouring property.

APC's representation at Committee was not considered.

Planning log: 3419 planning app. no.: 17/0253

Applicant: Mrs Joanne Hartley

Address: 5 Forhill House, Lea End Lane, Hopwood

Proposal: Two storey side extension, single storey front extension and alterations to fenestration to use the rear elevation as the front.

Comments: No objections; however APC has concerns over the loss of light to the neighbouring property at no 4.

APC's representation at Committee was not considered.

Planning log: 3420 planning app. no.: 17/00405/FUL
Applicant: Chris Miall
Address: The Shrubbery, Bear Hill, Alvechurch
Proposal: To build a timber outbuilding for use as a DIY workshop and store.
Comments: No objections.
APC's representation at Committee was not considered.

Planning log: 3421 planning app. no.: 17/00405/FUL
Applicant: Mr & Mrs Chatwin
Address: 148 Redditch Road, Alvechurch
Proposal: Front ground floor extension.
Comments: No objections; however there are concerns that this proposal may set a precedent for building past the existing building line.
APC's representation at Committee was not considered.

7. TO CONSIDER ANY PLANNING APPEALS

Appeal No: APP/P1805/W/17/3172198
Planning log: 3366
Planning application no: 16/0416
Address: Stonehouse Farm, Stonehouse Lane, Howpood
Proposal: Conversion of existing stable to a bungalow, making it a separate dwelling.
Response date: 7 June 2017
APC comments log 3366: Objection; this proposal reduces the openness of the Green belt and APC feel that this proposal would set a precedent which would be detrimental to Alvechurch Parish.

8. APPEAL DECISIONS None

9. BDC & WCC DECISIONS

WCC None

BDC

Planning log: 3384 planning application no: 16/1084
Address: Lightwoods, Radford Road, Alvechurch
Proposal: Single storey side extension to form kitchen and dayroom, with attached garden room and games room. **Granted.**
APC comments log 3384: Objections APC feels this application exceeds the 40% rule above.

10. INFORMATION

1) None

11. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally arranged for 3rd July 2017 venue to be confirmed.

The planning meeting ended 8.55 pm.

Chairman's signature Date.....