

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

MONDAY 4TH JUNE 2018 AT 7.30 PM

1. **PRESENT** Councillors J Cypher, P Freeman, S Lambert, T Wallis, A Willets

In attendance: W A Carney - Assistant Clerk

In the absence of the previous Chairman the Clerical Assistant is to open the meeting,

2 **ELECTION OF CHAIRMAN** Cllr Worrall has suggested that in his absence Cllr Wallis Chairs this particular meeting (agreed unanimously) and wished it to be known that he was happy to continue as Chairman if all Councillors present were agreeable. It was agreed unanimously that Cllr Worrall be re-elected as Chairman of the Planning committee

3. **APOLOGIES** Cllrs M Worrall (agreed), M Ball (agreed), R Chima (agreed) and N Wise (agreed)

4. **DECLARATIONS OF INTEREST** None

5. **MINUTES** - the minutes of the meeting held 09/04/18 were agreed and signed.

6. **CLERKS REPORT**

.1 **Enforcement:-**

.1 **New:** None

.2 **Ongoing:**

.2.1 **The Dell, Rowney Green** alleged breach - of Prior Approval permissions on planning app. no.: 17/0104. Enforcement update:

Enforcement has noted the concerns raised in relation to this development.

They have had an opportunity to visit the site and assess the development and have discussed the issues raised with the Development Management Manager at BDC.

Whilst there appears to be some structural differences in the method and order of construction the dimensions of the structure comply with those shown on the amended plans. As the development is incomplete it will continue to be monitored.

Cllrs felt that this response did not relate to the concerns raised – the building referred to by our Cllrs surrounds the existing building so exceeds the current footprint, it is taller than the building inside by about two feet. The original structure is completely inside the new one.

Action Clerical Assistant to make further enquiries with Enforcement with latest comments.

.2 Planning application updates:-

.2.1 17/01191, Land between The Croft and Hopwood Garden Centre, see min ref. 7. Log: 3457 below.

.2.2 14 The Square, Simply Fresh 17/00946, see min ref 8. Log: 3440 below

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

Cllr M Worrall in his absence had asked for the following comments to be read out before the planning application 17/0119/FUL below was considered.

'My conclusion having studied the original proposal and now the amended version, is that I see no reason why our original objections should be reversed. I would recommend for consistency the same objections as we did for the original submission, unless fellow Councillors feel otherwise when it is considered

Planning log: 3457 planning app. no.: 17/01191/FUL

Address: Land between The Croft and Hopwood Garden Centre, Ash Lane, Hopwood

Proposal: Erection of 3 residential dwellings. **Amended plans**

Comment: **After further consideration APC felt their previous comments still stood - Objections;** this proposal is outside of the Hopwood village envelope in the green belt and **no** exceptional circumstances have been demonstrated to warrant development on this site. In particular APC do **not** consider this to be infill. APC's emerging Alvechurch Parish Neighbourhood Plan seeks to protect village envelopes and the green belt, in support of the Bromsgrove District Plan as adopted in 2017. This site, if granted consent, would overturn important and current policy and strategic considerations and set a dangerous precedent in the Parish.

Even though this proposal relates to smaller size properties than the original, APC felt that it did not change their opinion. Given the review of the District plan just underway, with the associated examination of the green belt and the issue of Bromsgrove's response to the Hearn report on Greater Birmingham's housing need, this proposal now is even more untimely and inappropriate.

Planning log: 3486 planning app. no.: 18/00519/FUL

Address: Cedar Tree Barn, 22 Mill Court, Birmingham

Proposal: Installation of external doors in position of existing rear window opening

Comment: **No objections**

APC's representation at Committee was not considered

Planning log: 3487 planning app. no.: 18/00542/FUL

Address: 11 Rose Avenue, Alvechurch

Proposal: Two storey side extension

Comment: **No objections**

APC's representation at Committee was not considered

Planning log: 3488 planning app. no.: 18/00577/FUL

Address: Holloway House, The Holloway, Alvechurch

Proposal: Two storey rear and side extension

Comment: **No objections**

APC's representation at Committee was not considered

8. TO CONSIDER ANY PLANNING APPEALS

Appeal no: APP/P1805/W/18/3196645

Planning log: 3440

Planning app. no.: 17/00946/FUL

Address: 14 The Square, Alvechurch

Proposal: Demolition of the side single storey building and erection of single and double storey rear extension, increase in height of roof on north elevation and internal alterations.

Representations to be made by 13th June 2018

Cllr Cypher asked whether comment should be made regarding the Post Office facility. Cllrs felt that this was not a planning issue and should not be included that their original comments still stand.

It was agreed that no further comment needed to be made.

9. APPEAL DECISIONS None

10. BDC & WCC DECISIONS

WCC None

BDC

Planning log: 3473 planning app. no.: 18/00072/FUL

Address: Jasmine Cottage, Gravel Pit Lane, Rowney Green

Proposal: Construction of new agricultural building on the site of a former storage building.

Withdrawn

Planning log: 3476 planning app. no.: 18/00362/FUL

Address: 78 Latimer Road, Alvechurch

Proposal: first floor side extension and single storey rear extension.

Small porch extension to garage at front to match new porch.

Granted

Planning log: 3480 planning app. no.: 18/00365/FUL

Address: Woodlands, Coopers Hill, Alvechurch

Proposal: Conversion of outbuilding into 3 bedroomed dwelling.

Granted

Planning log: 3482 planning app. no.: 18/00452/FUL

Address: 4 Cygnet Close, Alvechurch

Proposal: Two storey side extension to existing two storey semi-detached house, & rebuild rear conservatory as orangery.

Withdrawn

Planning log: 3483 planning app. no.: 18/00420/FUL

Address: Bluebell Cottage, Chapel Lane, Alvechurch

Proposal: Residential dwelling without conditions imposed by planning permissions B/1994/0682 and B/1995/0534.

Granted

10. INFORMATION

There was a brief discussion on procedures relating to agenda's. It was agreed that agendas should be amended to advise the public that any comments made to BDC should also be forwarded to APC if the public felt that their concerns should be noted at Parish level. Although the agendas do say that the Public are allowed to the meetings it was felt that this also needed to be emphasised.

Action point: the A/Clerk is to change the Agenda's accordingly for review by the Cllrs.

11. ITEMS FOR DISCUSSION AT THE NEXT MEETING

Enforcement lack of funding. This concerned failures in the Enforcement system in other areas.

Action point: The A/Clerk to review the problems within our area to see if they are pertinent and take to the next Planning meeting.

12. DATE AND TIME OF NEXT MEETING

The date of the next meeting is provisionally booked for Monday 2nd July 2018.

The planning meeting ended 8.10 pm.

Chairman's signature Date.....

DRAFT