

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/04/06-115

MINUTES OF THE PLANNING COMMITTEE MEETING held via Zoom on Monday 6<sup>th</sup> April 2020 at 7.00 pm.

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

Present: Cllr Humphries

Mrs J Smailes – Parish Clerk/Minute Taker.

1. **APOLOGIES**

Cllr Lambert

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 2<sup>nd</sup> March 2020 were proposed by Cllr Worrall – **Unanimous.**

5. **OPEN FORUM**

None

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

None

It was noted that the Clerk had contacted the Tree Officer at Bromsgrove District Council in order to obtain a map of the parish area, showing existing TPOs. **Noted**

7. **PLANNING APPLICATIONS**

Planning Log: 3607

Planning App. No.: **20/00241/FUL**

**Address:**

**Bear Hill House, Bear Hill, Alvechurch**

Proposal:

Erection of double garage to rear of approved dwelling Plot 1.

**No Objection.**

JC suggested the merit associated with BDC holding/maintaining a Management Plan for the Conservation Area. The Clerk was instructed to contact BDC to inquire after such. **Action: Clerk**

Planning Log: 3608

Planning App. No.: **19/01318/FUL Q21 Householder Dev**

**Address:**

**Living Area, 1 Bear Hill, Alvechurch**

Proposal:

Conversion of first floor residential into 2 No. flats and split ground floor commercial building.

**No Objection.**

Chairman .....

Date .....

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## PLANNING APPLICATIONS (Continued)

Planning Log: 3608 Planning App. No.: **19/01318/FUL (Continued)**

It was noted that this application was retrospective and that whilst the Conservation Office at BDC had no objection, no Heritage Statement had been provided.

JC commented on the relevance of developers needing to be informed if buildings are listed and suggested that there is a requirement for BDC (LPA) to publicise relevant guidance which reflects a defined strategy that was not currently evident.

MW suggested that BDC (LPA) also needed to be far more proactive in relation to enforcement matters.

Planning Log: 3609

**Address:**

Proposal:

Planning App. No.: **20/00302/FUL**

**Grange View, 57 Redditch Road, Alvechurch.**

Replacement of conservatory and extension.

**No Objection.**

Planning Log: 3610

**Address:**

Proposal:

Planning App. No.: **20/00347/FUL**

**24 Birmingham Road, Alvechurch.**

Single storey rear extension.

**No Objection.**

Planning Log: 3611

**Address:**

Proposal:

Planning App. No.: **20/00301/FUL**

**Hawthorn Cottage, Chapel Lane, Rowney Green.**

Replacement windows.

**No Objection.**

Planning:

**Address:**

Proposal:

Planning App. No.: **20/00387/FUL &  
20/00388/LBC**

**14 The Square (Simply Fresh/PO).**

Demolition of existing single storey side/rear building erection of replacement rear building. Replacement of single door to double doors to Swan Hill and new shop front facing Bear Hill and minor internal alterations.

**Objection – Council wish to ‘stand-on’ with its prior objection and cite its prior Material Considerations ( Off-street delivery concerns; Pedestrian Access: Parking, Noise from plant, Overdevelopment etc).**

AH was invited to make comment by the Chair; the proposed demolition of the pigsty was discussed but felt to have no material planning impact in respect to the application.

It was noted that there were possible areas of Japanese Knotweed evident and it was felt that the owner should be contacted urgently and instructed to address control /eradication measures.

**Action: Clerk**

JC noted that County Highways had raised no objection, however reiterated the importance of a Conservation Management Plan and suggested that APC publicise its decision.

**Action: Clerk**

**Chairman** .....

**Date** .....

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8. **TO NOTE PLANNING DECISIONS RECEIVED FROM BDC**

Planning Log: 3599

Planning App. No.: 20/00004/FUL

Address:

The Parish Rooms, School Lane, Alvechurch

APC Response: No Objection / BDC Decision: Granted  
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Planning Log: 3604

Planning App. No.: 20/00136/FUL

Address:

16 Heron Close, Alvechurch

Proposal:

Single storey front extension for porch.

APC Response: No Objection / BDC Decision: Granted

9. **PLANNING CORRESPONDENCE**

MW made attendees aware of the numerous emails received concerning Thornborough Farm that were currently being addressed by BDC (LPA) **Noted**

JC spoke on the decision taken by BDC (LPA) concerning the granting of permission in relation to Bordsley Hall Farm, and explained that a decision in respect to Bordsley Hall was still awaited, noting that County Highways had raised no objection despite the concerns raised by APC in relation to increased traffic movement along The Holloway.

The clerk was instructed to inquire as to whether the Feasibility Study requested of County Highways in March 2020 would be undertaken when movement restrictions were lifted. **Action: Clerk**

MW advised that he and others were to attend a virtual meeting with BDC Officer concerning NPPF/NDP Alvechurch Housing quota. He expressed at desire for APC to adopt a proactive approach in order that preferred development areas were identified ahead of any decisions being taken by the LPA and concluded by giving an undertaking to report back comments made by BDC Officer to the next Planning Meeting.

10. **COUNCILLORS REPORTS**

MW advised all that he was aware of a further Planning Application for a site in Ash Lane, Hopwood and requested that the Clerk gain an extension so that the application could be considered at the next Planning Meeting due to be convened in May.

**Action: Clerk**

11. **MEETING DATES**

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

The meeting closed at 8.40 pm.

Chairman .....

Date .....