

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/05/04-119

**MINUTES OF THE PLANNING COMMITTEE MEETING** held via Zoom on Monday 4<sup>th</sup> May 2020 at 7.00 pm.

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

Present: Mrs J Smailes – Parish Clerk, Mrs C Mason – Assistant Clerk/Minute Taker

1. **APOLOGIES**

District Cllr Annette English

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 6<sup>th</sup> April 2020 was proposed by Cllr Worrall, subject to one minor typo correction– **Unanimous.**

Cllr Cypher requested that the Clerk’s Report be reinstated with effect from the next Meeting.

**Action point: Assistant Clerk – Minutes amendment and re-issue for signature**

**Action point: Clerk to address reinstatement of Clerk’s Report**

5. **OPEN FORUM**

Cllr Cypher asked where Agendas for meetings that were being convened were being publicised. The Clerk confirmed that details were posted on the APC and Alvechurch Around and About Facebook Pages, in accordance with NALC advice. Cllr Wallis confirmed that the APC Website also displayed a copy of each meeting agenda.

Cllr Franklin asked how the public could be more involved, given the restrictions resulting from Covid-19. The Clerk advised that the Agenda advised they need only contact her to obtain the Zoom access code.

**Action point: Clerk/Assistant Clerk to address Planning Agenda**

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

None received.

Cllr Worrall noted that the consultation procedure regarding TPOs is unclear and Members were unsure whether they were permitted to make/return comments in respect of such.

**Action point: Clerk to contact BDC**

**Action point: Assistant Clerk to investigate status of an oak tree**

**Chairman** .....

**Date** .....

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/05/04-120

### 7. PLANNING APPLICATIONS

Planning Log: 3614                      Planning App. No.: **20/00361/FUL**  
**Address:**                                      **The Gables, Ash Lane, Hopwood, Alvechurch**  
Proposal:                                        Erection of 2 no. 4 Bedroom Buildings

#### **Objection.**

The Proposal contravenes the following Policies of the Alvechurch Parish Neighbourhood Plan:

#### H2: Housing for Hopwood and Rowney Green

(a)The proposed elevations and frontage design do not maintain the continuity of existing frontage buildings on Ash Lane and would result in an incongruous street scene

#### H3: Affordable Housing on rural exception sites in the Green Belt

It is not located within the designated Hopwood settlement boundary; therefore the site is in the Green Belt. The scheme does not provide at least one small home with two or fewer bedrooms for every one large dwelling with three or more bedrooms.

In addition, should there been a previous building on this site as suggested, it is thought to have been a much smaller building in comparison to the massing and scale of this development.

**APC representation at Committee considered – Yes**

**Action Point: Assistant Clerk to refer to District Councillor**

Planning Log: 3615                      Planning App. No.: **20/00392/FUL**  
**Address:**                                      **24 Birmingham Road, Alvechurch**  
Proposal:                                        Single Storey Rear Extension to the rear of existing dwelling.

**Note:**    ***This Application was a duplicate and was removed from The Portal. No Response required.***

Chairman .....

Date .....

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/05/04-121

### PLANNING APPLICATIONS (*continued*)

Planning Log: 3616

Planning App. No.: **20/20/00432/FUL**

**Address:**

**Former Vet Surgery, 2 Birmingham Rd, Alvechurch**

Proposal:

Proposed Change of Use from Veterinary Centre to 5 no. Flats (2 bedroom). Additional First floor rear extension and Alterations to Ground floor projection.

### **Objection.**

The Proposal contravenes the following Policies of the Alvechurch Parish Neighbourhood Plan:

#### H4: Housing Design Principles

(2) Proposals should respond to and reflect the identity of the local setting by way of height, scale, spacing, layout, design. These elements of this proposal would indicate that the development of this site would be over-intensified.

(7) ii. Proposals should respect prevailing size, layout and access of existing nearby properties. Whilst there is no Public Right of Way from the front of the site to the back of premises in Meadow Lane, there appears to be existing access of sorts. Further information in this respect would be welcomed.

(7) iv. Garden sizes should reflect local character and be proportionate to meet the amenity requirements commensurate to the size of dwelling and number of bedrooms. The area of car parking required to accommodate the potential number of additional vehicles has resulted in no space being available to offer residents any communal amenity requirements.

(7) v. Driveways and entrances should reflect the surrounding street scene and respect local character. The scale of the proposed car parking area could have a detrimental effect on tree roots in the immediate vicinity.

### **APC representation at Committee considered – No**

Planning Log: 3617

Planning App. No.: **20/00410/FUL**

**Address:**

**Arrow Fields Farm, Old Birmingham Rd, Alvechurch**

Proposal:

Change of Use of Agricultural Building to Storage

### **Objection.**

It is not clear from the documentation how the building would be used other than storage, given there is a mention of further letting for light industrial use. Whilst the Parish Council does support rural renaissance, it would struggle to support further unspecified business use of an agricultural premises situated in the Green Belt. In addition, no Traffic Impact Statement has been provided, despite an increase to four business units.

### **APC representation at Committee considered – No**

**Chairman** .....

**Date** .....

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/05/04-122

### PLANNING APPLICATIONS (*continued*)

Planning Log: 3618                      Planning App. No.: **20/20/00226/FUL**  
**Address:**                                      **Unit 6B, Lower Park I.E., Storage Lane, Alvechurch**  
Proposal:                                      Change of use of industrial unit to biomass boiler and associated flue to provide renewable energy to industrial and residential premises.

#### **No objections.**

Should BDC grant approval, then the Parish Council would welcome a restriction that deliveries of fuel i.e. wood chippings are to be made via the access off Dagnell End Rd.

#### **APC representation at Committee considered – No**

Planning Log: 3619                      Planning App. No.: **20/00360/HHPRIO**  
**Address:**                                      **7 George Road, Alvechurch**  
Proposal:                                      Single Storey Rear Extension, extending 4 metres beyond the rear wall of the original dwelling; with a maximum height measured externally from natural ground level of 3.90 metres

#### **No objections.**

#### **APC representation at Committee considered – No**

Planning Log: 3620                      Planning App. No.: **20/00458/FUL**  
**Address:**                                      **Retirement Home, Hopwood Court, Birmingham Road, Hopwood**  
Proposal:                                      Single storey, first floor and two storey extensions to existing 20-bed residential care home to create a 48-bed residential care home; 3 no. additional communal living/dining rooms, a laundry room, enclosed landscaped garden, car parking and associated works

#### **No objections.**

Should BDC be minded to grant this Application then the Parish Council would welcome consideration being given to the current access from A441 Birmingham Road to the site, particularly by vehicles using the northbound hatched area for a right-hand turn.

#### **APC representation at Committee considered – No**

## **8. PLANNING APPEALS**

Appeal Ref:                                      **APP/P1805/W/19/3241994**  
**Address:**                                      **Uplands, Coopers Hill, Alvechurch B48 7BX**  
Proposal:                                      The development proposed is the conversion of a historic stable to a dwelling house, and the demolition of buildings and associated works.  
  
Appeal Decision:                                      **Refused**

**Chairman** .....

**Date** .....

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/05/04-123

### 9. PLANNING DECISIONS

Planning Log: 3615                      Planning App. No.: **20/00347/FUL**  
**Address:**                                **24 Birmingham Road, Alvechurch**  
Proposal:                                  Single Storey Rear Extension to rear of existing dwelling.  
APC Response:                          No Objection  
BDC Decision:                          **Granted**

Planning Log: 3607                      Planning App. No.: **20/00241/FUL**  
**Address:**                                **Bear Hill House, Bear Hill, Alvechurch**  
Proposal:                                  Erection of dble garage to rear of dwelling Plot 1  
APC Response:                          No Objection  
BDC Decision:                          **Granted**

Planning Log: 3611                      Planning App. No.: **20/00301/FUL**  
**Address:**                                **Hawthorn Cottage, Chapel Lane, Rowney Green**  
Proposal:                                  Replacement Windows  
APC Response:                          No Objection  
BDC Decision:                          **Granted**

Planning Log: 3605                      Planning App. No.: **20/00273/CUPRIO**  
**Address:**                                **Bordesley Hall, The Holloway, Alvechurch**  
Proposal:                                  Prior approval for Change of use from offices (Use Class B1(a)) to 54 no. residential appts (Use Class C3)  
APC Response:                          Objection  
**BDC Decision:**                          **Granted**

Planning Log: 3584                      Planning App. No.: **19/01318/FUL**  
**Address:**                                **1 Bear Hill, Alvechurch**  
Proposal:                                  To convert the first floor and second floor residential area into two flats and split the ground floor commercial area into two separate units  
APC Response:                          No Objection  
BDC Decision:                          **Granted**

Application Ref:                          **20/00292/CPE**  
**Address:**                                **Thornborough Farm, Redhill Road, Kings Norton**  
Proposal:                                  Certificate of Lawfulness Application for Existing timber building first erected in February 2015  
Appeal Decision:                          **Refused**

Chairman .....

Date .....

# ALVECHURCH PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 2020/05/04-124

### 10. PLANNING CORRESPONDENCE

The Clerk provided the following updates:

- The BDC Senior Tree Officer will forward TPO Map once back in the office.
- Conservation Development Plan –representation has been made to the BDC Conservation Officer and a response is still awaited
- WCC Highways have turned down the request for a feasibility study for Holloway/Storage Lane to be conducted.

### 11. COUNCILLOR’S REPORTS

Cllr Cypher advised the following BDC Planning Decision:

- Planning Application 19/01421/FUL for Additional stabling and lighting to menage at Stables Rowney Green Lane Rowney Green has been granted.

He requested updates on the following Planning Applications:

- 19/00140/OUT – Outline application for construction of 25 dwellings Alvechurch Football Club
- 19/00674/FUL - 14 The Square

**Action point: Assistant Clerk to add to the Decisions Record and obtain updates**

### 12. MEETING DATES

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

The Meeting finished at 9.20 pm.

**Chairman .....**

**Date .....**