

ALVECHURCH PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE MEETING – 2020/06/01-125

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING held via Zoom on Monday 1st June 2020 at 7.00 pm.

PRESENT: Councillor M Worrall (Chairman), Cllrs; Cypher, Freeman, Hornsby, Humphries (from 7.45pm), Wallis and Willetts.

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

1. **APOLOGIES**

None received.

2. **DECLARATIONS OF INTEREST**

None received.

3. **DISPENSATION REQUESTS**

None received.

4. **MINUTES OF PREVIOUS MEETING**

Approval of the Minutes of the Planning Committee meeting held on 4th May 2020 was proposed by Cllr Worrall – **Unanimous**.

Cllr Worrall advised that in the event that he is away or has not been given sufficient time to review APC's consultation responses to BDC, and that they need to be submitted due to time constraints, then Cllr Cypher would be requested to review Minutes or Consultation Responses.

5. **OPEN FORUM**

No Members of the Public were in attendance.

6. **CLERKS REPORT**

No items to report.

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

None received.

8. **PLANNING APPLICATIONS**

Planning Log: 3621

Planning App. No.: **20/00547/FUL**

Address:

34 Swan Street, Alvechurch

Proposal:

Roof space conversion to provide an additional bedroom

Holding Objection Request.

The Committee has concerns regarding over-looking of several neighbouring properties as a result of the proposed second floor Juliet balcony in accordance with Section 4.2.32 of the Bromsgrove District Council High Quality Design Supplementary Planning Document, which states:

Chairman

Date

ALVECHURCH PARISH COUNCIL

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PLANNING APPLICATIONS (continued)

“Balconies will only be acceptable where it can be demonstrated that the privacy of adjacent residents can be safeguarded by ensuring that there is no direct overlooking of windows or, at close quarters, the rear gardens of adjacent dwellings”.
The Committee would like to see measures introduced that will mitigate against any loss of privacy of adjoining homes.

APC representation at Committee considered – No

Planning Log: 3622

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

Address:

Arrow Fields Farm, Old Birmingham Road, Hopwood

Proposal:

Change of Use of Agricultural Building to Storage and Light Industrial (amended description)

Objection.

Alvechurch Parish Council continues to strongly object to this application for the reasons stated in its previous objection submitted on 11th May 2020.

In addition, the expansion of the Change of Use description to include light industrial use has not changed the Committee’s view that it would struggle to support further business use of an agricultural premises situated in the Green Belt.

No Traffic Impact Statement has been forthcoming and the increase to four business units on the site would result in an increase of traffic in a rural location served off a narrow road with no pavements.

The site access is directly opposite a Residential Home for Elderly residents, as well as, private dwellings. The increased use would generate noise and disturbance to these properties. The applicant states hours of operation are not a factor with this application and the Parish Council contest that it would be as HGV’s could operate from the site on a 24hr basis. Imposing a restriction to the operating hours as part of a condition would be hard to regulate and monitor, so this is not considered a solution.

Just before the site access, travelling in an easterly direction along the Old Birmingham Road, the road narrows to a single vehicle width over a bridge with brick parapets. This creates an additional danger to all vehicles entering and exiting the residential properties and the application site. Access to the site from the other direction would result in HGV’s passing several residential properties fronting Jays Crescent, causing noise and disturbance to residents.

APC considers this proposal and location as being totally inappropriate for the change of use proposed.

APC representation at Committee considered – No

Chairman

Date

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PLANNING APPLICATIONS (continued)

Planning Log: 3623 Planning App. No.: **20/00455/FUL**
Address: **Grannys Cottage, Icknield Street, Beoley**
Proposal: New driveway with vehicular access onto classified road
plus demolition of existing porch from the North facade
and erection of new porch canopy to the West facade.

No Objection.

APC representation at Committee considered – No

9. PLANNING APPEALS

None received.

10. PLANNING DECISIONS

Planning Log: 3611 Planning App. No.: **20/00387/FUL & 20/00388/LBC**
Address: **14 The Square, Alvechurch B48 7LA**
Proposal: Demolition of Existing Single Storey Side/Rear Building.
Erection of Replacement Rear Building. Replacement of
Single Door to Double Doors to Swan Street and New
Shop Front Facing Bear Hill. Minor Internal Alterations.

APC Response:

Objection.

BDC Decision:

Refusal

Planning Log: 3602

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

Address:

Seecham Barn, Icknield Street, Beoley

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

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 to 54
apartments

APC Response:

Objection.

BDC Decision:

Prior Approval Granted

Planning Log: 3606

Planning App. No.: **20/00162/CUPRIO**

Address:

Bordesley Hall Farm, Storage Lane, Alvechurch

Proposal:

Proposed change of use of existing offices to 5 dwellings

APC Response:

Objection.

BDC Decision:

Prior Approval Granted

Cllr Humphries joined the Meeting at 7.45 pm.

Chairman

Date

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11. PLANNING & HIGHWAYS CORRESPONDENCE

The Assistant Clerk confirmed that no correspondence had been received other than an update from Dist. Cllr Hotham regarding Planning Application no. 20/00410/FUL and representation from a resident in respect of the National Walking, Cycle Lanes and Bus Lanes Investment Strategy; these documents having already been circulated to the Committee.

12. PCC GRANT FUNDING

Cllr Humphries provided an update and confirmed that he had yet to receive a response from Worcestershire County Council Highways in this regard.

13. COUNCILLOR'S REPORTS

At the last Committee Meeting Cllr Cypher requested an update on the current position of the Application for the construction of 25 dwellings at Alvechurch FC's ground. The Asst Clerk reported that the determination period had again been extended until May 2020, however a decision has yet to be advised.

Action point: Asst Clerk to approach Bromsgrove District Council's Planning Department for further information.

Further to BDC's refusal to grant permission for the latest Application at 14 The Square, Cllr Cypher requested an update of the latest position with the Post Office regarding siting of a Post Office counter in Alvechurch. Cllr Worrall offered to provide an update at the full Parish Council Meeting on 8th June 2020.

Action point: No action for the Assistant Clerk.

Cllr Wallis requested an Enforcement update.

Action point: Asst Clerk to obtain an update from Bromsgrove District Council Enforcement Officers.

Cllr Cypher requested updates from BDC in respect of the Local Heritage List and the Conservation Area Plan.

Action point: Clerk to request a response to the enquiry previously made to Bromsgrove District Council's Conservation Officer.

14. MEETING DATES

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

The Meeting finished at **8.06** pm.

Chairman

Date