

DELEGATED POWERS PLANNING MEETING (LGA 1972 S101 DELEGATION TO AN OFFICER AND TWO MEMBERS OF THE PLANNING COMMITTEE) ON 6TH AUGUST 2020

▪ **PLANNING APPLICATIONS AND RESPONSES**

Planning Log: 3626

Address:

Proposal:

APC Response:

Planning App. No.: **20/00630/FUL**

35 Blythesway, Alvechurch

Ground floor rear kitchen extension

No Objection

Planning Log: 3627

Address:

Proposal:

APC Response:

Planning App. No.: **20/00808/S73**

The Bungalow at Uplands, Coopers Hill, Alvechurch

Variation of condition 2 of planning permission 17/01431/FUL to raise the height of the gable roof on the west elevation and alterations to the fenestration.

No Objection

Planning Log: 3628

Address:

Proposal:

APC Response:

Planning App. No.: **20/00502/FUL**

Grange View, 57 Redditch Road Alvechurch

Replacement of Conservatory and Garage with extensions and change of flat roofs to pitched roofs.

No Objection

Planning Log: 3629

Address:

Proposal:

APC Response:

Planning App. No.: **20/00800/CPL**

Glenmore, Rowney Green Lane, Rowney Green

Single storey 4 metre extension

No Objection

Planning Log: 3630

Address:

Proposal:

APC Response:

Planning App. No.: **20/00786/FUL**

397 Birmingham Road, Bordesley, Redditch

Single storey rear kitchen extension

No Objection

PLANNING RE-CONSULTATION

Planning Log: 3625

Planning App. No.: **20/00361/FUL**

Address:

Site Adj. The Gables Ash Lane Alvechurch

Proposal:

Erection of 2 no. 3 bedroom dwellings

APC Response:

Objection

Although the Parish Council recognises that there have been some improvements to this Scheme, it still wishes to object on similar grounds to its original objection of 4th May 2020:

- 1. It has not been adequately demonstrated that this site has been previously developed.**
- 2. The Proposal is contrary to the Alvechurch Parish Neighbourhood Plan (APNP), as it is not located within the designated Hopwood Settlement boundary; therefore, the site is considered to be located in the Green Belt.**
- 3. The Proposal remains contrary to the APNP Policy H3: Affordable Housing on rural exception sites in the Green Belt as it 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, there are no exceptional circumstances to support this being brought forward.**
- 4. The APNP asks for schemes with a mix of properties, however these houses are larger semi-detached dwellings with identical features.**
- 5. The sustainability mitigation report provided by WCC Highways is reduced in part due to the fact that the 146 Bus route is no longer in operation. APC also queries this report as the report notes no accidents in the last three years, however there was a fatal pedestrian accident on the A441 on 5th December 2017.**
- 6. The visibility splays do not appear to have been added to the revised plans and it has not been demonstrated that these can be achieved without the use of third-party land.**
- 7. The communal frontage of the properties will require a considerable area of hardstanding with a minimal area of soft landscaping. The Parish Council does not consider this quality design, as the appearance of over-development would not maintain the continuity of existing frontages on Ash Lane and would result in an incongruous street scene. Therefore, APC considers that the Proposal is contrary to the APNP Policy H2: Housing for Hopwood and Rowney Green.**
- 8. The Elevation plans show sizeable chimneys, however there does not appear to be allowance for the chimneys on the Floor plans. Are these a cosmetic addition?**

▪ **PLANNING APPEAL**

Site Address: Thornborough Farm, Redhill Road, Kings Norton
Description of the breach of Planning Control: Erection of building including permanent incorporation of caravan into structure. Use of the resultant building for dog breeding and rest facility in association with existing stables.
Enforcement Reference: 17/00150/INV
Appellants Name: Mr Kenneth Moore
Appeal Reference: APP/P1805/C/20/3255656
Enforcement Reference: 20/00037/ENF
Appeal Start Date: 15th July 2020

The appeal will be determined on the basis of **written representations**. All representations must be received by **26th August 2020**.

APC Response:

APC stands on its original response to the Planning Application No. 17/00150/INV, which has already been forwarded to the Planning Inspectorate by the BDC Planning Officer.