

ALVECHURCH PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE MEETING – 2020/09/07-135

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING held via Zoom on Monday 7th September 2020 at 7.00 pm.

PRESENT: Cllr M Worrall (Chairman), Cllrs; Freeman, Hornsby, Humphries, Wallis and Willetts

IN ATTENDANCE: Mrs J Smailes – Parish Clerk
Mrs C Mason – Committee Clerk/Minute Taker

1. **APOLOGIES**

Apologies received from Cllr Cypher.

2. **DECLARATIONS OF INTEREST**

None received.

3. **DISPENSATION REQUESTS**

None received.

4. **MINUTES OF PREVIOUS MEETING**

Approval of the Minutes of the Planning & Highways Committee Meeting held on 6th July 2020 were proposed by Cllr Worrall – **Unanimous**.

5. **OPEN FORUM**

No members of the public were in attendance.

6. **COMMITTEE CLERKS REPORT**

1. Update on Action Points from Meeting of 6th July 2020

Agenda Item 14. COUNCILLOR'S REPORTS

Cllr Cypher requested sight of the email of 25th November 2019 regarding the disputed wording interpretation in respect of Appeal Ref: APP/P1805/W/19/3230823 Land to the rear of 1-6 Smedley Crooke Place. Committee Clerk had provided copy to Cllr Cypher prior to meeting.

Cllr Cypher requested an urgent response update re. the construction of 25 dwellings at Alvechurch Football Club's ground. Committee Clerk had approached the Planning Officer prior to the meeting, however; response was still pending.

2. Planning Applications Update

The Committee Clerk advised that six Planning Applications had been received after the Planning List had been issued and whilst extensions would therefore be requested, this may require a Delegated Powers Meeting being convened in order that Material Considerations can then be submitted in line with BDC deadlines.

Action Point: Committee Clerk to advise Committee Chairman if time extensions have been granted

Chairman

Date

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

None received.

8. **PLANNING APPLICATIONS**

Planning Log: 3632

Planning App. No.: **20/00641/FUL**

Address:

Lynwood House, Lea End Lane, Hopwood

Proposal:

New Access

Committee response following consultation of this Application was to request a **Holding Objection**, for the following reasons:

*The Committee notes that the Application states the following information under section 6:

- Description of proposed materials and finishes: facing brickwork to match existing

As no visual representation or elevations have been provided of any brick walls, would the Applicant/Agent please provide the relevant information so such can be considered by Members?

APC representation at Committee considered – No

Planning Log: 3633

Planning App. Nos.: **20/00942/FUL & 20/00943/LBC**

Address:

The Byre 2 Bittell Farm Barns, Hopwood

Proposal:

Proposed extension to form corridor link.

Objection.

The Committee did not consider that the proposed corridor design complies with **POLICY HDNE 1: BUILT HERITAGE AND LOCAL CHARACTER** of the Alvechurch Neighbourhood Plan and the policy's main purpose, which is to maintain, conserve and enhance the built heritage assets of the Parish and their settings.

The Committee also felt that the proposed corridor design accords with **SECTION 8: EXAMPLES OF DETAIL DESIGN FROM WITHIN THE PARISH** of the Alvechurch Parish Design Statement, as it is not in keeping with the traditional character of the existing building, nor that of the Grade II Listed Bittell Farm House, within the curtilage of which this property is located.

APC representation at Committee considered – No

***Footnote:**

*Following receipt of updated information from the BDC Planning Officer on 8th September 2020, Members were able to re-evaluate the Application and confirm a final consultation response of **No Objection.***

Chairman

Date

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PLANNING APPLICATIONS (continued)

Planning Log: 3634 Planning App. No: **20/00951/FUL**
Address: **Thornborough Farm, Redhill Road Kings Norton**
Proposal: Erection of replacement lambing shed (retrospective).

No Objection.

APC representation at Committee considered – No

Planning Log: 3631 Planning App. No.: **20/00761/FUL**
Address: **Bordesley Hall Farm, Storage Lane, Alvechurch**
Proposal: Demolition/clearance of existing office buildings and associated surface car parking and erection of 5 no. dwellings, landscaping and associated works

Objection, for the following reasons:

The Committee considers that this proposal is an example of calculated use of the planning system to obtain planning consent for inappropriate development in the Green Belt. The Committee stands on its previous Objections in response to Planning Applications ref: 20/00162/CUPRIO & 18/01135/FUL.

This objection is supported by the Parish Council's Neighbourhood Plan. The Parish Council previously raised concerns about the impact of noise from the existing neighbouring Bordesley Hall complex. It was felt that the demolition and replacement of buildings in the Green Belt would set a dangerous precedent.

APC representation at Committee considered – No

9. PLANNING APPEALS

None received.

10. PLANNING DECISIONS

Planning Log: 3626 Planning App. No.: **20/00630/FUL**
Address: **35 Blythesway, Alvechurch**
Proposal: Ground floor rear kitchen extension
APC Response: **No Objection**
BDC Decision: **Granted**

11. PLANNING & HIGHWAYS CORRESPONDENCE

PLANNING CORRESPONDENCE

All correspondence forwarded by way of weekly Correspondence Lists.

Chairman

Date

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HIGHWAYS CORRESPONDENCE & MATTERS

A441 at Hopwood - Strategic Transport Review

Cllr Worrall provided the Committee with a summary of a report prepared by Cllr Cypher, in response to the 2019 Bromsgrove District Plan Review. The report highlighted the following:

1. The importance in the review process given to transport matters, which will be addressed under the Strategic Transport Review.
2. The existing and longstanding concerns of APC regarding the measures that need to be introduced on the A441 at Hopwood to reduce excess speeding by vehicles and improve pedestrian safety in crossing this busy road – a road that serves as one of the 3 connecting points on the south side of Birmingham between the City and the motorway network.
3. The current APC bid underway for funding for a village gateway scheme and a pedestrian crossing refuge at Hopwood, part funded by County Cllr Hotham's Divisional grant and, if successful, by funding from the Police and Crime Commissioners safer roads scheme.

Cllr Cypher had requested that the Committee considers approaching BDC with a view to APC making a formal connection with the Strategic Transport (ST) assessment stream of work, the aim being to contribute our views on needed improvements to this road to cover the next decade or so.

Members considered Cllr Cypher's proposal and voted unanimously to proceed with this action.

Cllr Humphries requested an update from the Clerk in respect of the position of the Parish Council's PCC Grant Application. The Clerk advised that this matter was progressing, albeit slowly. She confirmed that she would continue to request updates from the Office of the P&CC.

A441 at Bordesley – Correspondence from Resident

Although the above correspondence will be considered during the next Parish Council Meeting on 14th September 2020, the Committee noted the lack of prior notification by WCC regarding recent roadworks on the A441.

Cllr Hornsby voiced on-going concerns in respect of road safety, namely the lack of a crossing point and speeding vehicles.

Cllr Hornsby gave an undertaken to speak with residents and present a collated stance at the followings week's Full Council Meeting.

Chairman

Date

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HIGHWAYS CORRESPONDENCE & MATTERS (continued)

Proposed Disabled Parking Space – Correspondence from WCC

APC received notification of a resident’s request for a disabled parking space on Snake Lane in Alvechurch. Committee agreed that no comment was necessary in respect to this application.

Action Point: The Committee Clerk to request information from WCC in respect of the management of residential disabled parking spaces, once they are no longer required.

12. COUNCILLOR’S REPORTS

The Clerk requested that Councillors give consideration to the DRAFT Committee Budget which had been tabled; she advised that at the next Planning and Highways Committee Meeting, due to be convened on October 5th 2020 approval of the Committee’s Budget would be required.

Action Point: Committee Clerk to ensure DRAFT Committee Budget is an agenda item for the October meeting.

13. MEETING DATES

The date and time of the next Meeting is scheduled for Monday 5th October 2020 at 7pm.

Should any Applications require a consultation response prior to the next Meeting and where a time extension cannot be secured, then these Applications will be considered under Delegated Powers (*LGA 1972 s101 - to an Officer and a minimum of two Members of the Planning Committee*).

The Meeting finished at 8.55 pm.

Chairman

Date