

# ALVECHURCH PARISH COUNCIL

## PLANNING & HIGHWAYS COMMITTEE MEETING – 2020/10/05-139

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING held via Zoom on Monday 5<sup>th</sup> October 2020 at 7.00 pm.

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

**IN ATTENDANCE:** Mrs C Mason – Committee Clerk/Minute Taker

The Chairman recorded warm praise and thanks to Councillor Susan Lambert for all of her time and input as a valuable Member of the APC Planning Committee. All Members wish her well in her future endeavours; her presence will be missed.

**1. APOLOGIES**

County Councillor Charles Hotham.  
Councillor Andy Humphries arrived at 7.15 pm.

**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 7<sup>th</sup> September 2020 was proposed by Cllr Worrall – **Unanimous**.

**5. OPEN FORUM**

No Members of the Public were in attendance.

**6. COMMITTEE CLERKS REPORT**

Update on Action Point from last Meeting: Cllr Cypher requested escalation of an urgent response to our previous request for an update on the current position of the Application for the construction of 25 dwellings at Alvechurch FC's ground. The Committee Clerk confirmed that a response has now been received and was attached to the Weekly Correspondence List shared with Committee on 17<sup>th</sup> September 2020.

**8. PLANNING APPLICATIONS**

Planning Log: 3635

Planning App. No.: **20/00829/FUL**

**Address:**

**118 Birmingham Road, Alvechurch**

Proposal:

First Floor Extension

**APC Comment:                      Objection**

Although the principle and overall design of the proposed extension is considered acceptable, and the plot can support such an extension, APC believe this dwelling to be in the Green Belt and subject to an extension limit of 40% of the original dwelling.

**Chairman** .....

**Date** .....

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## PLANNING APPLICATIONS (continued)

A rough calculation leads APC to believe past and proposed extensions would amount to an increase of circa 60% and, therefore, adhering to the stated policy, must register an objection.

At the same time, it is considered the proposed extension is not designed to be subservient to the original house, both in terms of it not being set back and the ridge height being lower. Minor amendments to the scheme would address these two issues. Finally, the proposed rear bedroom first floor bedroom window will lead to a loss of amenity/privacy to the adjoining property no. 116 to what it currently enjoys. This neighbouring property has not been shown on the applicant's submission.

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

Planning Log: 3636                      Planning App. No.: **20/00944/FUL**  
Address:                                      **15 Brookside Close, Alvechurch**  
Proposal:                                      First floor extension & single storey extension

#### **APC Comment:                      No Objection.**

Should BDC be minded to grant this Application, then APC would request that it is conditioned for the two FF bathroom windows having obscured glazing to protect the privacy of the rear garden of no. 17.

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

Planning Log: 3637                      Planning App. Nos.: **20/00971/FUL & 20/00972/LBC**  
Address:                                      **16 Bear Hill, Alvechurch**  
Proposal:                                      Single storey rear conservatory extension

#### **APC Comment:                      Objection, for the following reason:**

The Committee does not consider the proposed glazing included as part of the side wall of the new extension to be appropriate or giving privacy to the neighbouring property's rear garden. The objection would be removed if the side glazing was removed.

APC would draw attention to the BDC Supplementary Planning Guidance Note 1 of the Residential Design Guide:

#### Section 4 4.1 (e) Extensions

e) Respect the privacy of neighbouring properties - don't put clear glazed windows in the side of extensions overlooking the neighbours and don't put balconies or flat roofs where you can have clear views into neighbouring houses and gardens.

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

**Chairman** .....

**Date** .....

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## PLANNING APPLICATIONS (continued)

Planning Log: 3638                      Planning App. No.: **20/00875/FUL**  
Address:                                    **24 Blythesway, Alvechurch**  
Proposal:                                  Proposed two storey side extension including demolition  
of existing garage building with single storey extension to  
the rear

**APC    No Objection.**

**APC representation at Committee considered – No**

Planning Log: 3639                      Planning App. No.: **20/01041/FUL**  
Address:                                    **The Workshop, Dellow Grove, Alvechurch**  
Proposal:                                  Development of 1 dwelling house (retrospective)  
Resubmission of 19/01002/FUL

**Objection**, for the following reasons:

### **APC Comment:              Objection**

APC would wish to register a strong objection to this retrospective application. The applicant has disregarded the terms of the original consent and proceeded to advance construction with a total disregard of the original objections and concerns raised by residents in Dellow Grove, especially those near neighbours that made representations regarding overlooking and their loss of privacy.

The advanced construction of additional accommodation in the roof space and a dormer window design indicates a willingness to flaunt the planning law. This retrospective application does result in an over intensification of the site, inappropriate massing and loss of amenity to neighbouring properties due to overlooking. On 30 September 2019 the Parish Council objected to the original Application stating the following policies of the Alvechurch Parish Neighbourhood Plan (APNP/NDP):

### H4 - Housing Design Principles

There appears to be a lack of consideration of the design requirements of APNP. The proposed dwelling is bland and considered to have little regard to the effect on neighbouring properties due to the massing and height of the eaves and ridge.

The principle of this site being considered a ‘windfall’ site is not in question, but greater regard should be given to the design of the building to mitigate loss of light and the loss of amenity currently enjoyed by neighbouring properties and gardens. We would invite the applicant to consider a lower eaves height being half way up the first floor windows with a feature gable/dormer roof over them. This could help add architectural value to the design and lessen the height and massing of the property.

The first floor landing window should have obscured glass to maintain privacy to the occupiers of no. 21 Dellow Grove.

**Chairman .....**

**Date .....**

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## PLANNING APPLICATIONS (continued)

### H5 – Sustainable Development through Design

The Design and Access Statement does not contain any references to sustainable elements of design being taken into consideration.

### H7 – New Housing, Improved Services and Facilities

Dellow Grove has existing on-road Parking issues, due to its proximity to the Railway Station where the current Parking arrangements are oversubscribed. The proposed provision for two cars to park off road is needed, but the spaces need to be large enough to avoid overhanging the pavement, as well as for the occupiers to walk round their vehicles and open the vehicle doors sufficiently for easy access in and out of their vehicles.(further updated submission Drawing no. 1394.105 rev D. addressed some of the concerns raised.)

In consideration of Application No. 20/01041/FUL, the Committee Members can see no improvements of the original scheme and are unimpressed with the further increases in scale, to the roof pitch and now incongruity with the streetscene.

In addition, the Committee do not consider that these design alterations comply with guidance under the following section of the BDC Supplementary Planning Guidance Note 1 of the Residential Design Guide.

### Section 2 2.0 Layouts Overall

Residential layouts make a positive contribution to the local environment and should respect the character of the surrounding area. Layouts should accommodate, if appropriate, the form of existing development while, at the same time, having regard to the effects of overlooking, loss of daylight and possible adverse effects on the character of the area.

The Committee do not consider that this retrospective complies with the subjectivities under which Planning Permission was granted and was further surprised to learn from neighbours that the building works appear to have commenced.

**All of the above relate to this latest retrospective application and support why this application should be refused.**

**APC representation at Committee considered – No**

Planning Log: 3640

Address:

Proposal:

Planning App. No.: **20/01080/S73**

**Mayfield House, Canal Side, Hopwood**

The removal of an agricultural occupancy condition attached to Planning Permission Ref: B5969

**APC Comment:**

**Objection.**

**Chairman .....**

**Date .....**

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## PLANNING APPLICATIONS (continued)

APC consider there is no justified reason put forward that would lead APC to support the removal of the condition imposed when granting consent for this dwelling. Should the LPA be minded to grant this S73 application, it would set a dangerous precedent potentially leading to further similar applications being submitted and leave a loophole to be exploited in the long term relating to future bona fide new agricultural dwellings in the Green Belt.

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

**The following Planning Applications which had arrived too late for inclusion on the Agenda were then Considered by the Committee under the Delegated Powers (LGA 1972 S101 Delegation to an Officer and two Members of the Planning Committee):**

Planning Log: 3641

Address:

**Alvechurch**

Proposal:

Planning App. No.: **20/01034/FUL**

**The Lawns Residential Home, School Lane,**

Proposed two-storey extension to existing care home including Listed Building alterations and alterations to existing landscape and car parking. Demolition of single storey garage and rear conservatory.

### **APC Comment:**

### **Objection.**

The Council considers that the proposed siting of a two-storey extension is in a location that would give rise to loss of privacy to existing neighbouring properties that are currently not overlooked. This is not in accordance with the design requirements of the following section of the Alvechurch Parish Neighbourhood Plan H4 - Housing Design Principles.

The Parish Council would welcome greater regard being given to the design of the building to mitigate against the loss of amenity currently enjoyed by neighbouring properties and gardens. We would invite the applicant to consider a single-storey design or better use of the topography of the site to reduce the impact of the proposals on neighbouring properties.

The Parish Council has concerns regarding the affect of this proposal will have on nearby existing mature trees and would be guided by the Tree Officers observations and consultation response.

The current layout of the development would lead to a loss of car parking spaces in an area with no on-street parking available. This would not accord with APNP Policy GAT 2: PROVISION OF ADEQUATE PARKING, given the current paucity of on-street parking in Alvechurch. In addition, the turning circle is a public road which is already well used by visitors to the Church and the Churchyard. The two-storey contemporary design is considered overbearing and this particularly would not be in accordance with the APNP Policy H4 - Housing Design Principles.

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

**Chairman** .....

**Date** .....

# ALVECHURCH PARISH COUNCIL

## PLANNING & HIGHWAYS COMMITTEE MEETING – 2020/10/05-144

### PLANNING APPLICATIONS (continued)

Planning Log: 3642                      Planning App. No.: **20/01152/CPE**  
Address:                                    **Mayfield Farm, Canal Side, Hopwood**  
Proposal:                                    Formation of an open yard area used as a haulage yard for parking and manoeuvring of vehicles and trailers and open storage

**APC Comment:**                      **No Objection.**

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

Planning Log: 3643                      Planning App. No.: **20/01104/CPE**  
Address:                                    **Annex To Walcote, Dagnell End Road, Redditch**  
Proposal:                                    Use of existing building and adjacent land for class C3 Residential

**APC Comment:**                      **Objection.**

Planning Application No.16/0110 for a Certificate of Lawfulness for an Existing Use or Development was turned down by Bromsgrove District Council on 29<sup>th</sup> September 2016 and subsequently the Applicant Appealed against this Decision.

The resultant Appeal was dismissed by the Planning Inspectorate under reference APP/P1805/X/17/3172789 on 11<sup>th</sup> October 2017.

APC notes the reason for the dismissal of both the initial Application and the eventual Appeal was due to the fact that neither statutory body could see evidence of the property being occupied as a wholly separate residence for an extended period.

The Supporting Planning Statement (Document Reference16\_0110-SUPPORT\_DOCUMENT-747781.pdf) makes reference to the provision of two additional Statements as follows:

2. Statutory Declaration by Mrs Mandy Bubb
3. Letter from Darren Carroll

Unfortunately, as these documents have not been shared with the Parish Council, we are unable at this time to support this Application.

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

Planning Log: 3644                      Planning App. No.: **20/01100/FUL**  
Address:                                    **1 Bear Hill, Alvechurch**  
Proposal:                                    Existing unit has been sub divided, one unit to have change of use into A5 Drinking Establishment

**Chairman .....**

**Date .....**

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## PLANNING APPLICATIONS (continued)

**APC Comment:**                      **Objection.**

APC objects to this Application for A5 use as the Committee feels that the Village Centre is already well served by Takeaway establishments. Should the Applicant be minded to amend and resubmit the Application as a change of use to a Drinking Establishment, then we would look forward to receipt of the same for Consideration.

**APC representation at Committee considered – No**

Planning Log: 3645

Planning App. No.: **20/00962/FUL**

Address:

**4 Station Road, Alvechurch**

Proposal:

Demolition of existing conservatory. Rebuild orangery on the same footprint.

**APC Comment:**                      **No Objection.**

**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**

Planning Log: 3628

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

Address:

**Grange View, 57 Redditch Road Alvechurch**

Proposal:

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

**APC Response:**

**No Objection**

**BDC Decision:**

**Granted**

Planning Log: 3630

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

Address:

**397 Birmingham Road, Bordesley, Redditch**

Proposal:

Single storey rear kitchen extension

**APC Response:**

**No Objection**

**BDC Response:**

**Granted**

11. **PLANNING & HIGHWAYS CORRESPONDENCE**

All correspondence forwarded by way of weekly Correspondence Lists.

Chairman .....

Date .....

# ALVECHURCH PARISH COUNCIL

## PLANNING & HIGHWAYS COMMITTEE MEETING – 2020/10/05-146

### HIGHWAYS MATTERS

#### 12. TO RECEIVE A VERBAL UPDATE FOLLOWING THE HIGHWAYS ZOOM MEETING HELD ON 28TH SEPTEMBER 2020

Cllr Worrall updated the Committee on the following matters which arose during the Highways Meeting with County Cllr Charlie Hotham and other Parish Cllrs.

##### (a) 20 is Plenty Campaign

Cllr Worrall requested that the Committee Clerk sends a formal request to WCC Highways Liaison Engineer Richard Clewer for adequate advance notice of forthcoming works connected with the 20 is Plenty initiative in the Parish.

**Action Point: Committee Clerk to send request**

##### (b) A441 Gateway Traffic Calming Measures

Cllr Worrall advised that the Parish Council needs to obtain a quotation from Ringway in respect of the A441 at Hopwood Gateway traffic calming measures

**Action Point: Committee Clerk to obtain quotation working in conjunction with Cllr Humphries.**

##### (c) 25 car parking spaces –

Cllr Worrall confirmed he had had a telephone conversation with the Sukvinder Agimal, the Highways Officer at WCC, regarding the 25no. proposed off street car parking spaces planned for Rowney Green Playing Fields. The HO had agreed these were acceptable but required a minor alteration to the configuration of the driveway within the site.

##### (d) Walking Bus

County Cllr Hotham confirmed that he had spoken to the WCC Portfolio Holder and this initiative needs to be initiated by the School rather than the Parish Council. This follows a request from a resident to APC.

This generated a discussion by the Committee Members regarding the current difficulties caused in part by ongoing roadworks at the junction of the A441 at Bordesley and Dagnell End Road. During the months preceding this Meeting, the Parish Council has received numerous representations from residents regarding disruption being caused by ongoing works and traffic light improvements at this busy location; these have been shared with the Committee on a weekly basis upon receipt.

Cllr Hornsby described the continuing difficulties faced by Bordesley residents and highlighted a lack of safe crossing places on the A441 despite the heavy traffic on this major route. An existing speed limit of 40MPH is not sufficient to slow the traffic southbound from the 70 MPH Alvechurch Highway. He suggested a revised restriction of 30 MPH be imposed on the section of road through Bordesley.

Committee agreed that a letter needed to be sent to County Councillor Hotham in this regard and Cllrs Cypher and Hornsby will work together to provide the Committee Clerk with the content.

**Action Point: Committee Clerk to forward Letter to County Cllr Hotham upon receipt of Cllrs' advices.**

Chairman .....

Date .....

# ALVECHURCH PARISH COUNCIL

## PLANNING & HIGHWAYS COMMITTEE MEETING – 2020/10/05-147

### HIGHWAY MATTERS (*continued*)

There is an ongoing Hybrid Planning Application (Consultation no. 19/00976/HYB and 19/00977/HYB) for up to 960 dwellings, consisting of a full application for 128 dwellings accessed off Weights Lane in Redditch.

Cllr Cypher had provided a proposal for a toucan crossing at the Dagnell End Road junction, which forms part of the planning application papers for the Weights Lane Redditch development. This document and a Village Speed Limits Advisory Guide were circulated to the Members.

As this development would be another catalyst for an escalation to the current Highway difficulties on the A441 at Bordesley, Cllr Cypher proposed that APC submits formal representations to both Redditch Borough Council and Bromsgrove District Council to again draw attention to the issues affecting Bordesley residents.

Action Point: Committee Clerk to forward a Letter to the Head of Planning, Regeneration and Leisure Services for both Bromsgrove District and Redditch Borough Councils, upon receipt of the Committee Members' response.

Cllr Hornsby requested sight of any previous representations to the local District Councils in respect of the Weights Lane Development. The Committee Clerk offered to share a copy of the full documentation relating to the above Hybrid Planning Application together with copies of previous APC Responses/Correspondence. The Chairman instructed the Committee Clerk to proceed.

**Action Point: Committee Clerk to forward previous responses to all Members and hard copy documentation to Cllr Hornsby and any other Members upon request.**

### 13. FORMAL BUDGET DELIBERATION - PLANNING & HIGHWAY COMMITTEE BUDGET 2021/22

The Committee considered the Budget Documents provided and requested that this Agenda item is deferred to the next Committee Meeting on 2<sup>nd</sup> November 2020, when the Clerk would be in attendance to provide guidance on certain matters, namely the budget to be set for footpath lighting.

### 14. COUNCILLOR'S REPORTS

The Chairman requested an update on VAS matters.

**Action Point: Committee Clerk to update all Members of Committee**

Chairman .....

Date .....

# ALVECHURCH PARISH COUNCIL

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## COUNCILLOR'S REPORTS (continued)

A Cllr requested an update on the following Planning Application:

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

**Action Point: Committee Clerk to forward present position to Members.**

## 15. MEETING DATES

The date and time of the next Meeting is scheduled for Monday 2<sup>nd</sup> November 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) by an Officer and a minimum of two Members of the Planning Committee).

The Meeting finished at 10.02 pm.

Chairman .....

Date .....