

Minutes of the Meeting of Belbroughton Parish Council Planning Committee on Monday 21st July 2014 in the Jubilee Room Belbroughton Recreation Centre.

Present: Cllrs. A Ince, A Hood, I Dalziel, K Green, T Jones, P Margetts, C Palmer and C Scurrall : Mr J Farrell, Clerk.

Cllr. Morgan attended as a guest of the Committee.

255/14 Apologies were received from Cllr. Shotton.

256/14 Declarations of Interest No interests were declared.

257/14 Dispensations Requested No dispensations were sought.

258/14 Minutes of previous meeting

The minutes of the meeting held on 16th June 2014 were approved and duly signed by the Chairman.

259/14 Planning Applications:

14/0510 - 3 Woodgate Way, Belbroughton – two storey extension to the side and rear and a single storey extension across the rear of the property. No objection provided that the cumulative increase in size is within the 40% guideline and that the extensions are not disproportionate to those of adjacent properties.

No further planning applications had been received for comment. The clerk informed the Committee that a significant application would be discussed at the next Planning Committee concerning a proposed housing development on land adjacent to Yew Tree Avenue Belbroughton, details having been released by Bromsgrove District Council 2 hours prior to this evening's meeting. The clerk would circulate details of this application to all councilors.

260/14 Rural Housing Policy Review

The Committee decided not to complete the questionnaire since there was no definitive Parish Council policy on affordable housing. It recommended that the full Council should discuss affordable housing needs for the parish and to consider developing a policy, possibly but not exclusively to be linked to any future Neighbourhood Plan that may be completed by the Council.

261/14 Planning Decisions

14/0275 - New entrance gates and vehicular driveway from the B4188 (Hartle Lane) to the front of Bell Hall (Northside) Bell Hall Hartle Lane Belbroughton. Refused.

262/14 Any Other Planning Business –

Cllr Morgan at the invitation of the Chairman informed the Committee of the details of the County Council planning meeting he attended 15th July 2014 when application 13/000061/CM was granted permission subject to conditions. His commentary had been circulated previously to councilors. The permission was conditional and the clerk would circulate the full commentary from the County Council when received. The conditions require a robust restoration scheme and aftercare strategy within noted timescales.

Cllr. Morgan advised that the decision was a compromise in that to enforce the conditions regarding the levels as per the 1993 planning permission would not be as beneficial as the new restoration and after care conditions. There would be a residents and owner/operator forum to monitor the progress on adhering to the conditions.

The Committee recommended that the full Council consider supporting this monitoring with funding the services of an independent assessor on an annual basis and wished the matter to be placed on a future Council agenda for consideration.

Cllr. Green referred to a previous planning decision ref: 12/0527 which refused the applicant the requested permission. B.D.C. after enquiry had advised Council that 'The development is the rebuild of an agricultural barn which was burnt down. It's permitted development and does not require planning permission'. Cllrs Green and Ince did not agree with the enforcement officer's opinion and asked the clerk to inquire further emphasizing the Committee's concerns. The Committee recommended that the issue was discussed by the full Council.

The meeting closed at 7.55 pm.

Signed..... Chairman