

Planning Committee Business during the Covid 19 crisis

May 2020

The following items are for noting or deciding as indicated.

1. Consultations on planning applications

There are no outstanding planning applications for comment in respect of sites within the parish. However I have circulated details of an application that relates to Perryfields. Cllrs Gillespie and McEldowney have both indicated that they do not consider it necessary to comment. Unless more than two of the remaining members of Planning Committee submit a different view to me by 22nd May I will not submit a response by the Parish Council.

2. Approval of minutes

Ratification of the notes of the inquorate meeting held on 20/2/2 are still outstanding These are attached to the covering email to this document. This is not to approve my notes of the meeting but to ratify the conclusions made by Cllrs McEldowney and Masters.

Decision required

Ratification of the recommendations made at the inquorate meeting held on 20 February 2020.

Please note that, in order to meet the consultation deadlines, the comments on the planning applications referred to in agenda item 6, (Logs 771 & 772), have been submitted.

3. To consider the publication of an advice note on commenting on planning applications

As no votes on this were received last month this is still outstanding. This item was, at the request of Cllr McEldowney, included on the agenda of the meeting due to be held on 19th March 2020. That meeting was cancelled. The proposal was that Planning Committee consider publishing for the parish an advice note about commenting on planning applications. Such a note to be a suitably amended version of the note published by Alvechurch Parish Council, the wording of which forms an appendix to this document (see page 3 below). A copy of their advice note, as it appears on their website, can be found at: <https://www.alvechurch.gov.uk/PlanningInfo> At this stage a decision is required as to whether Planning Committee wishes me to proceed to prepare a version suitable for Catshill and North Marlbrook. If this, in principle, decision is made I will then prepare a draft for your consideration.

Decision required

That Planning Committee approve the preparation of a draft advice note as set out above.

Decisions on items 1, 2 and 3 above are required by 22nd May (this will enable me to action the majority view on item 1 above by the deadline set by Bromsgrove DC). Decisions will be those expressed by the majority of respondents. If no responses are received to an item then it will be rolled forward to the next month (if applicable).

4. Review of Planning Log

The following table is for information and noting by members. The table provides updates on decisions made by Bromsgrove District Council on planning applications previously considered by your committee. No decision is required.

Log	Ref	Address	Proposal	Meeting date	Comment	LPA Decision
757	19/00713/ FUL	385 Stourbridge Road, Catshill, B61 9LG	Extend existing dropped kerb by 3m along the front of our property in order to allow wider driveway access	18/07/19	The Parish Council support the application.	No decision as at 7/5/20

771	19/000056/CM	Pinches Quarry, Wildmoor Lane, Wildmoor, Bromsgrove, B61 0QN	Extraction of sand and gravel and subsequent infilling with inert waste to achieve full restoration	Delegated powers	Members were particularly concerned about what at happened at the Marlbrook Quarry where the limit of restorative fill was exceeded and therefore in respect of this application felt there is a need for robust monitoring in order to avoid overfilling and that measures be put in place to ensure that all infill material was genuinely inert. Furthermore that all vehicle movements only access and egress the site to and from the A491 and measures are taken to prevent debris spilling onto the highway.	No decision as at 7/5/20
773	20/00059/FUL	596 Birmingham Road, Marlbrook, B61 0HT	Replacing existing conservatory and first floor rear extension	Delegated powers	The Parish Council support the application	No decision as at 7/5/20
776	20/00298/FUL	The Mad Hatters Cafe, 147 Golden Cross Lane, Catshill, B61 0JZ	Change of use from cafe (Use Class A3) to Hot Food Take Away (Use Class A5)	Delegated powers	Catshill and North Marlbrook Parish Council have considered the above application and object to the proposal.	Refused 30/4/20

Jim Quinn
Assistant Parish Clerk, Catshill and North Marlbrook Parish Council
7/5/20

Appendix

Alvechurch Parish Council's advice and information for residents when commenting and/or objecting to Planning Applications

Who makes the Planning Decisions?

The determining Planning Authority for planning applications in our Parish is Bromsgrove District Council (BDC). Part of the process requires BDC to consult Alvechurch Parish Council (APC) when a new application is received. The APC's Planning Committee considers each application and submits their comments to BDC within a prescribed timescale. These comments take the form of either 'no objections' or 'objections', with appropriate commentary and are based on 'material considerations' (see the list below*).

BDC is obliged to deal with minor applications within 8 weeks of being formally registered and within 13 weeks if it is a major application. There are two routes for applications to be determined. The first is under 'delegated powers' which means the decision is made by BDC Planning Officers. The second is decided by BDC's Planning Committee (made up of District Councillors) at their monthly meeting and this is open to the public.

How can you comment or register your objections to an application?

You are welcome to attend our Planning Committee meetings to comment on any application. Details of these can be found on the first page of each monthly Agenda. You will find each month's Agenda displayed in our office window, on the notice boards around the Parish and online. Alternatively, please contact the Assistant Clerk for further information on (0121) 447 8016.

If you do wish to support or object to a planning application, as well as sending your comments to BDC (where your comments will be published via the Public Access website) and letting APC know, you can make immediate contact with your District Ward Councillor to share your views with him or her. Your Ward Councillor can then consider if the planning application ought to be determined by BDC's Planning Committee, rather than be determined by the planning officers using their 'delegated powers'. Your District Councillor can ask for any application to be 'called in' to be determined by BDC's Planning Committee, but strict timescales for this apply. It is therefore important that early contact with your District Councillor is made if you feel the application warrants such a course of action.

If the application of concern to you is to be determined by BDC's Planning Committee, you may wish to attend their meeting. In addition, you can request to address the committee to voice your objections or support, with a maximum of 3 minutes to do so. However, you do need to request to do this in advance and arrangements will be made by the Committee's Clerk according to the number of people wanting to address the Committee.

How can you view plans and contact the Parish Council regarding planning applications?

Plans can be inspected at the Parish Council Office at Ground Floor 1A, George Road, Alvechurch between 09 am and 11 am, Monday - Thursday or online using the following link:-

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications>

Comments about any application can be made to Bromsgrove District Council via the link above. If you wish the APC Planning Committee to view your comments for consideration at our next meeting, then please forward a copy to the following email address: - assistantclerk@alvechurch.gov.uk or post them to our office at Ground Floor, 1a George Road, Alvechurch B48 7PB, to arrive before the day of the meeting.

Then follows contact details of relevant District Councillors.

What happens after the District Council has made its decision?

The applicant is notified of the outcome as soon as the decision has been made by either BDC's Planning Officers or its Planning Committee. BDC will also notify their decision to all those who submitted comments to them. Additionally, details of the decision included in the Decision Notice are posted to the application's file on the Public Access website.

If the applicant is not happy with the outcome, they have the right to appeal to the Planning Inspectorate, which is an executive agency sponsored by the Ministry of Housing, Communities and Local Government.

There is however no third-party right of appeal, which means that although you may be dissatisfied with the outcome it is not possible for you or the Parish Council to appeal or ask for the decision to be reconsidered.

Appeals are dealt with by the Planning Inspectorate, based in Bristol. If you had submitted comments to the original application, then BDC will contact you to advise of the appeal, the procedure and the opportunity to comment further. The deadline for comments is 5 weeks after the start date of the appeal.

For further reading, please refer to <https://www.planningportal.co.uk/>

*Material Considerations are the matters that should be taken into account when deciding whether to grant planning permission, such as, but not limited to, the following matters:

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.