



PLANNING COMMITTEE
MINUTES OF MEETING HELD
7.00pm, Thursday 29th August 2019
Catshill Village Hall, Golden Cross Lane

Present Cllrs, T Gillespie (Chairman), J Alderson, J Bate, P Masters, B McEldowney and M Saunders

In attendance Assistant Clerk: J Quinn

1. Apologies None
2. Declarations of Interest
None
3. To consider members' requests for dispensation
None requested
4. Adjournment for public question time
There were no members of the public present.
5. Minutes of meeting held 18/7/19
The minutes of the meeting held on 18th July were not dealt with.
6. To comment on planning applications received by the Parish Council
There were no applications to consider as none had been received prior to the agenda deadline.
7. To review planning log and provide updates and outstanding queries
 - a) Planning Log: Local Planning Authority decisions, appeals and enforcement actions

744	18/01249/ FUL	Catshill Working Men's Club, 13 Meadow Road, Catshill, B61 0JJ	Change of use of part of existing car park for Hand Car Washing and Valeting of Motor Vehicles	21/03/19	The Parish Council object to the application on the grounds of: noise nuisance from the equipment used, queuing traffic and associated activity and the fact that the use is in operation seven days a week; pollution of the adjoining brook from the discharge of chemicals; risks to road safety caused by queuing traffic close to a four way junction on a busy road; the potential to aggravate the existing flood risk; air pollution from engine fumes and overall that the use is injurious to the amenity of local residents.	No decision as at 28/8/19
756	19/00697/ FUL	Royal Oak Inn, 41 Barley Mow Lane, Catshill	Alterations to include timber cladding to side elevation, extension of conservatory roof and replacement smoking shelter	18/07/20 19	The Parish Council support the application.	Approved 16/8/19
757	19/00713/ FUL	385 Stourbridge Road, Catshill	Extend existing dropped kerb by 3m along the front of our property in order to allow wider driveway access	18/07/20 19	The Parish Council support the application.	No decision as at 28/8/19
758	19/00352	Willowbrook Garden Centre Stourbridge Road Catshill	Retrospective application for the resurfacing and extension of parking area	18/07/20 19	The Parish Council support the application.	Approved 9/8/19
759	19/00948	19 Merrill Gardens, Marlbrook	New pitched roof over existing attached garage	Delegated powers	No comments received.	No decision 28/8/19

The updated Planning Log was noted including the use of delegated powers. In respect of the Willowbrook Garden Centre decision Cllr McEldowney asked if the car park gates needed planning permission and if so whether this was included in the approval.

It was agreed that the Assistant Clerk would raise the matter again with the Case Officer.

b) Updates and outstanding queries.

I. Whitford Road development

Councillors Gillespie and McEldowney reported back on a meeting held on 7th August with Mr M Dunphy (BDC Strategic Planning Manager) and Mr O Haig (consultant with Mott MacDonald). District Councillor Shirley Webb was also in attendance.

It was reported that the Whitford Road development would not, unlike the Perryfields development, have a significant impact on Catshill. The development was estimated to produce between 60 and 120 cars per hour at peak times. At the meeting Cllr Gillespie questioned the predicted low impact when existing traffic levels were not known. Mr Dunphy undertook to investigate. Concern was expressed about the increased traffic implications for Meadow Road, especially given the presence of the schools. Reference was made to the previous Parish Council discussion about requesting a 20mph speed limit.

Mr Haig was reported as stating that the Mott MacDonald report on the traffic implications of the Whitford Rd, Perryfields and Foxlydiate developments would have little impact on Catshill. However, he did acknowledge that the Perryfields assessment was still ongoing.

It was noted that the predicted impact (of the Whitford Rd development) of between 60 and 120 cars per hour at peak times was on top of the unknown existing traffic levels and the unknown impact of the Perryfields development.

Concerns were also raised about air quality issues.

Members were advised at the meeting with Messrs Dunphy and Haig that the traffic impacts of a development would have to be classed as severe in order to block the granting of planning permission. The Whitford Road development alone would not create a severe impact.

It was agreed that action be taken to obtain information about current traffic levels on Meadow Road and that the Assistant Clerk requests Mr Dunphy to arrange for automatic traffic counters to be installed on Meadow road and if possible, also on Golden Cross Lane. Such counters to be operative during term time and for at least one full week. Should this not be possible the Parish Council would investigate carrying out its own manual traffic count.

II. 20 Woodrow Lane

It was noted that the Assistant Clerk had been advised by Mr Dale Birch, (Bromsgrove DC Development Planning Manager), that no further action would be taken on this matter and that the case was closed.

III. 55 Halesowen Road

It was noted that an appeal had been lodged against the refusal of two storey side extension and single storey rear extension, porch canopy and garage conversion. Planning Committee's comments on the original application, (ref:19/00003/FUL) would be automatically considered by the Planning Inspectorate.

8. Date and time of next meeting:

It was agreed that the next meeting would be 19th September 2019 at 7pm.

This meeting ended at 20:12hrs

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Chairman, Planning Committee

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Date