

Minutes of the Meeting of Belbroughton Parish Council Planning Committee on Monday 19th August 2013 in Belbroughton Recreation Centre

Present: Cllrs A Ince, I Dalziel, A Hood, T Jones and C Scurrall; Mrs C Limm, Clerk and Mr J Farrell, Clerk designate, also attended.

236/13 Apologies: Apologies were received and accepted from Cllr Shotton.

237/13 Declarations of interest : Cllr Scurrall declared an Other Disclosable interest in application 13/0611 which had been submitted by a fellow District Councillor.

238/13 Minutes of previous meeting

The minutes of the meeting held on 22nd July were approved.

239/13 Planning Applications

- i. **13/0543 Land rear of 23-25 High Street, Belbroughton** – change of access to dwelling from Forge Lane to Nash Lane (previous references 11/102 7 and 12/1041): variation of condition 2 of 12/1041.

The Committee registered strong objections to this application which it considered to be an inappropriate proposal which could not be justified on planning or safety grounds. In particular:

- The safety of the the public right of way across the front of the dwelling would be compromised by allowing vehicles to drive straight across it. This path is very well used by children and elderly people
- Well used parking places would be lost as a result of this development. Nash Lane is a busy road on which parking is at a premium- these places provide an alternative to parking on the road or pavement
- There would be a loss of visual amenity from removal of the grass bank and the opening up of the front of the new dwelling
- Nash Lane is a very busy road and will become more so when the approved new houses are built at the Nash Works site. An exit onto Nash Lane and from there onto the High Street will be more hazardous than the approved exit from Forge Lane
- The applicant's contention that the exit from Forge Lane is difficult is not substantiated - this exit has been used without any problems for many years. Users included employees of the former jewellery factory on Hartle Lane (owned by the applicant) who used to park on the site of the new dwelling

The safety of the access was raised as an issue when the application for this dwelling was first considered. A condition was imposed (Condition 9 application 11/1027) that before any works commenced the new access should be set back by 2 metres and visibility splays formed to protect pedestrians walking along the public right of way- the Committee queried whether this condition had been met.

ii. **13/0623 60A High Street, Belbroughton** - first floor extension over existing garage. The Committee objected to these proposals on the grounds that it considered that the extension would represent a disproportionate extension to a dwelling which has already been considerably enlarged. The Committee was also concerned about the potential detrimental visual impact on the setting of a nearby listed building- Springfields - and suggested that the Conservation Officer should be asked to consider this. The Committee also noted the potential for a neighbouring property to be overlooked.

iii. **13/0611 1, Stoneybridge Farm, Belbroughton** – conservatory. No objections.

iv. **13/0646 Springfields, Dark Lane, Belbroughton**- listed building consent. Removal of external dining room door to block up. No objections provided that the District's Conservation Officer is content with the proposals.

240/13 Planning decisions

Approved- 13/0471 Bradford House, Bradford Lane, Belbroughton – extension of time for consent for single storey extension.

241/13 Other planning business

The Clerk reported that the District Council was proposing to take enforcement action to require removal of the hard-standing adjacent to the footpath at Glovers Meadow Farm, Fairfield.

The meeting closed at 7.50 pm.

Signed..... Chairman