

**Minutes of the Meeting of Belbroughton Parish Council Planning Committee on Monday 16<sup>th</sup> November 2015 in the Jubilee Room Belbroughton Recreation Centre.**

**Present:** Cllrs. C Scurrill Chairman, J Boswell, P Margetts, and, S Pawley. Mr. J Farrell, Clerk.  
Two members of the public.

**388/15 Apologies:** Apologies had been received from Cllrs. T Jones, G Parsons and S MacDonald.

**389/15 Declarations of Interest** None.

**390/15 Dispensations Requested** None.

**391/15 Minutes of previous meeting**

The minutes of the meeting held on 17<sup>th</sup> October 2015 were approved and duly signed by the Chairman.

**392/15 Planning Applications:**

a. **15/0688** Conversion of an Agricultural building into residential use with extension (C3 Use Class). Chadwich Grange Farm, Malthouse Lane Chadwich. - No objections, but the Committee would wish to see the 'permitted development rights' withdrawn to ensure that any future changes desired are subject to a formal planning application.

b. Additional applications:- None received.

**393/15 Planning Decisions.**

**15/0748 & 0749** Brookhouse Farm, Sandy lane Wildmoor - Conversion of former redundant stable building into residential accommodation, Conversion of a redundant barn into residential dwelling. Approved.

**15/0759** The Lodge, Hartle Lane, Belbroughton - Conversion of a double garage into living room. Approved.

**15/0679** Brookfield House, Hackmans Gate Lane, Belbroughton - Complete replacement of render on west facing wall of the house. Approved.

**394/15 Wildmoor Clean Water Production Works**

The Committee noted the comment, copied below, it had received from the District Council on why the Parish Council had not been consulted regarding planning application 15/0729 to erect solar panels. The Committee declined to take any further action.

*"The planning application you refer to is a Lawful Development Certificate for a Proposed Use whereby the proposed development has potential to fall within the scope of Permitted Development. A Lawful Development Certificate such as this does not require public consultation as the Council's decision is not based on opinion or considered on its planning merits but instead, is a factual determination of whether the proposed development falls within the limitations of the Order. In this case it was considered that the proposal did meet the relevant criteria and limitations of Schedule 2, Part 13, Class A(g) of the General Permitted Development Order (Development for the purposes of statutory undertaking for the supply of water or hydraulic power). I hope this clarifies the matter, however if you do wish to discuss this further then please be in contact with the case officer Charlotte Wood on telephone number 01527 534046."*

**395/15 5 Church Road Belbroughton**

Cllr. Pawley detailed two planning issues a resident had brought to her attention. Two roof lights that were required to be fitted - 'obscure glazed with internal film' - had apparently not been fitted in such manner. And, the use of alleged inappropriate new bricks and mortar around certain windows that "did not preserve or enhance the character or appearance of the area" according to the resident. The resident also felt that he had not received timely replies to e mails from the District Council on the issues.

The Committee agreed to contact the head of the District Planning Department requesting an update as to when the District Council expects the owner to have the obscure glaze fitted and whether they will be ensuring that this happens and, that the Conservation Officer makes contact with the home owner and arranges to visit and to share her view on the matter regarding the widows and materials used. The clerk was asked to copy the contact to the District councillors.

**Action:** the clerk to contact as requested.

**396/15 Any other planning business**

Cllrs. had been requested by a resident to ascertain why an application 15/0931 The Galtons Hartle Lane Belbroughton had not been referred to the Parish Council for comment. The District planning officer had responded:-

*The application 15/0931 is not a planning application but a Prior Notification for a Larger Home Extension, which is a form of permitted development.*

*The Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2, Part 1 Class A allows extensions to properties without the need for planning permission. Single storey rear extensions can go out 3m (in the case of attached dwellings) and 4m (in the case of detached dwellings) providing they do not exceed 4m in height.*

*Properties are also able to be extended up to 8m (in the case of detached dwellings) and 6m (in the case of attached dwellings) single storey to the rear of a property providing it does not exceed 4m in height and providing that they submit information to the local planning authority.*

*For a 'Prior Notification' there is no requirement to inform the Parish Council, only the adjoining neighbours.*

Cllr. Boswell requested that a future committee meeting discuss the encroachment of hedges adjacent to The Galtons, Hartle Lane, Belbroughton.

The Meeting was closed at 7.45 pm

Signed ..... Chairman