

Barnt Green Parish Council

Minutes of the Extraordinary Parish Council meeting held at 80 Hewell Road, Barnt Green on Tuesday 15th March 2016 at 10.30am

Members present: Cllrs R Cholmondeley (Chairman), E Gumbley, S Whitehand (2 vacant seats)

In attendance: Gill Lungley (Executive Officer)

16/53 Apologies

Apologies with reasons for absence were received from Cllr C Hotham (vice-Chairman), R Briggs and J Jellie.

16/54 Declarations of Interest

There were no declarations of interest.

16/55 Requests for dispensation

No requests for a dispensation had been submitted

16/56 Adjournment of meeting to hear from:

Members of the Public: Not required.

16/57 Planning applications

Members considered the most recent notifications of planning applications as follows:

Ref:	Address	Proposal
Log 022 16/0036	80 Linthurst Road B45 8JJ	Loft conversion to incorporate dormer windows to NW elevation and velux roof lights to SE elevation. New gates to existing entrance from Linthurst Road.
PC Comment: No objection		
Log 023 16/0111	20 Fiery Hill Road B45 8LG	Proposed two storey side extension to provide an additional bedroom and larger kitchen. Amendments to approved scheme 08/0593.
PC Comment: No objection; all work to be in keeping with existing.		
Log 024 16/0028	2B Cherry Hill Rd, B45 8LH	Demolition of existing garages: Construction of single storey detached apartment with parking and landscaping
<p>PC Comment: recommend refusal.</p> <p><u>Backland development:</u> This application seeks further development within the Barnt Green Conservation Area. It is for backland development on a site that has seen considerable development over a long period of time.</p> <p><u>Proposal description:</u> The proposal for the site seeks to develop a small part of the whole site. The proposed building is a 3-bedroomed, well-designed and well apportioned single storey house with loft area that could be easily converted into living space; the design is not inconsistent with that of a 2-storey house. The identification of it in the application heading as a 'single storey ...apartment' is therefore misleading.</p> <p><u>Conservation Area character:</u> The placing of a building this size on a plot of this size is contrary to the character of the Conservation Area.</p> <p><u>Car parking:</u> In addition, the current car parking availability will be lost; there is no provision for on-road car parking on either Cherry Hill Road or Fiery Hill Road. The displacement of car parking facilities will not only inconvenience residents of the existing apartments in Woodlands but also neighbouring properties and possibly other road users.</p> <p><u>Existing permission:</u> There is an existing permission for a two-storey extension that has not been built and which is incompatible with this current application.</p>		

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The two cannot be built together. The parish council would ask that if there is to be any development, then the existing permission (for the two-storey extension) should not be modified to allow for both proposals to be put into effect.

Log 025 16/0200	BG Sports Club B45 8LR	Raised external deck area
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PC Comment: the parish council has concerns about overlooking issues into neighbouring properties in Margesson Drive. It is likely that the decking area is one where people will congregate in a social setting and there is a fear that, due to the raised height of the decking, this may lead to noise, (cigarette) smoke and overlooking nuisances.

16/58 Date and Venue of Next Meeting

The next scheduled parish council meeting will be held on Wednesday 6th April 2016 at 80 Hewell Road.

This meeting ended at 11.22am.

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Chairman

6th April 2016