

Barnt Green Parish Council

Minutes of the **Planning Committee** meeting held on
Thursday 2nd June 2016, at 7pm at 80 Hewell Road, Barnt Green

Present: Cllrs Robert Cholmondeley Susan Whitehand

In attendance: Executive Officer, Gill Lungley

P16/01	<p>Election of Committee Chairman</p> <p>As there were not enough members present for the meeting to be quorate it was not possible to elect a Chairman; the members present agreed to discuss the items on the agenda in enough detail for the Executive Officer to respond to via delegated authority then to be ratified at the next parish council meeting.</p>								
P16/02	<p>Apologies</p> <p>Cllrs Rosemary Briggs, Charles Hotham</p>								
P16/03	<p>Declarations of Interest</p> <p>a) The requirement to keep the Register of Interests updated was noted. b) There were no declarations of interest. c) No Other Disclosable Interests were declared d) No dispensation requests had been received</p>								
P16/04	<p>Dispensation requests</p> <p>There were no new dispensation requests.</p>								
<p>Public Question Time</p> <p>This was not required.</p>									
P16/05	<p>Committee Terms of Reference</p> <p>The committee's Terms of Reference would be put to the next meeting of the parish council for ratification.</p>								
P16/06	<p>Planning Consultations</p> <p>a) The parish council had been consulted on the plans below; members discussed the applications and the following comments would be submitted by the Executive Officer via delegated authority.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;">BDC ref</th> <th style="width: 10%;">P Log</th> <th style="width: 25%;">Address</th> <th style="width: 50%;">Proposal</th> </tr> </thead> <tbody> <tr> <td>16/0341</td> <td>031</td> <td>76 Bittell Road</td> <td>Material change of use of an existing garage and home office to an independent dwelling</td> </tr> </tbody> </table> <p>PC Comment: The Parish Council would recommend refusal of this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is on the edge of the village envelope, adjacent to the Green Belt. It is important, for the purposes of Green Belt principles, to ensure the density of built development does not increase at the boundary between village and Green Belt. This application seeks to increase the density of built residential development at a particularly vulnerable point on the village envelope. 2. The existing use, as shown on the provided plans, bears no relation to the permission granted in 2013 (ref 13/0561 refers). The current use implies it is already a stand-alone dwelling, whereas the permission granted in 2013 was as an ancillary building (garage and home office) to the main residence. Enforcement action should be taken to ensure the planning permission has been enacted correctly and if not then steps need to be taken to rectify the situation. 	BDC ref	P Log	Address	Proposal	16/0341	031	76 Bittell Road	Material change of use of an existing garage and home office to an independent dwelling
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	<p>3. The current site is restricted and cramped; the garage / home office to all appearances is an ancillary building to the dwelling thus division of this plot would not provide a clear separation of the two buildings which is therefore likely to lead to a poor neighbourly relationship.</p> <p>4. The proposed new vehicular access is close to a blind bend where speeds change from 30mph to 40mph (the access will be via the 40mph zone) yet there is no room on the new site to turn a car. This means that vehicles will have to be driven onto the site in reverse gear or will have to reverse out of the site, into the 40mph zone adjacent to the blind bend. Neither situation being satisfactory.</p> <p>5. There is a stream adjacent to the site on the village boundary, thus drainage either into the stream, or from it, will be of concern.</p>		
16/0200	025	Barnt Green Sports Club	To note amendment to plans that seek to install a raised external deck area.
<p>PC Comment: It was noted the new plans allow for a platform lift; no further comment required.</p>			
16/0302	032	Sandhills Green House	To note application for Certificate of Lawful Development for Proposed Use: Erection of detached building comprising of a swimming pool, plant room, changing rooms and shower; Formal garden area with patio to rear Footpath link between existing garage and proposed swimming pool building/garden for maintenance purposes.
<p>PC Comment: PC is not asked to comment on applications for Certificate of lawful development for proposed use. However the application was noted.</p>			
<p>b) Planning decisions: no data provided to the meeting.</p> <p>c) Other planning matters.</p> <p>C1) Enforcement issues: (1) 17 Sandhills Road. Permission was granted for a side extension, work on which has started but the new build is nearer to the neighbouring property (19 Sandhills Road) than agreed in the plans and the work appears to have stalled. The condition of the property appears to be deteriorating.</p> <p>C1) Enforcement issues: (2) Café Morso windbreak; the question was asked whether permission is needed for this apparent permanent structure.</p> <p>C2) Non-notification of planning application 16/0264 re 34 Sandhills Road. This application, although included on the district-wide weekly list received 25/04/2016, was not directly notified to the parish council and no consultation was made; the parish council was made aware of it only upon receipt of the decision notice. The application has been decided meaning the procedure is now completed however the omission of consultation is of concern and the Executive Officer would be writing to the planning officers' manager at Bromsgrove DC.</p>			
P16/07	<p>Date of next meeting The date of the next meeting to be decided.</p>		

The meeting closed at 20:50hrs.

Signed: _____
Chairman

Date: _____