

# Barnt Green Parish Council

Minutes of the **Planning Committee** meeting held on  
 Tuesday 28<sup>th</sup> June 2016, at 7pm at 80 Hewell Road, Barnt Green

**Cllrs Present:** Rosemary Briggs, Robert Cholmondeley, Charles Hotham, Susan Whitehand

**In attendance:** Executive Officer, Gill Lungley

<b>P16/08</b>	<p><b>Election of Committee Chairman</b></p> <p>It was agreed to elect Cllr S Whitehand to chair this committee.</p>								
<b>P16/09</b>	<p><b>Apologies</b></p> <p>All members present.</p>								
<b>P16/10</b>	<p><b>Declarations of Interest</b></p> <p>a) The requirement to keep the Register of Interests updated was noted.</p> <p>b) There were no new declarations of interest. The standing declaration relating to Cllr C Hotham continues, in that as he is also a member of the Bromsgrove District Council then his participation in both the debate and subsequent vote was on the basis that the views expressed were preliminary views taking into account the information presently made available to the Parish Council. The District Councillor reserves his final views on the applications until in full possession of all the relevant arguments for and against.</p> <p>c) No Other Disclosable Interests were declared</p> <p>d) No dispensation requests had been received</p>								
<b>P16/11</b>	<p><b>Dispensation requests</b></p> <p>There were no dispensation requests to consider.</p>								
<p><b>Public Question Time</b></p> <p>This was not required.</p>									
<b>P16/12</b>	<p><b>Planning Consultations</b></p> <p>a) The parish council had been re-consulted on the plans below:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 15%;">BDC ref</th> <th style="width: 10%;">P Log</th> <th style="width: 35%;">Address</th> <th style="width: 40%;">Proposal</th> </tr> </thead> <tbody> <tr> <td>15/0960</td> <td>019</td> <td>14a Cherry Hill Road</td> <td>Proposed room over garage</td> </tr> </tbody> </table> <p>PC Comment from meeting held 28/06/2016: The re-consultation was due to the submission of a Design and Access Statement and Statement of Significance, which members felt did not add any new information to that already provided; the quality of the plans being poor.</p> <p>The proximity of the proposal site to the edge of the Barnt Green Conservation Area boundary and the Green Belt boundary would require especial consideration with regard to this application which seeks not only 'a proposed room over garage' but in doing so the plans show the roof will be rotated through 90 degrees thereby adding to the appearance of the built environment when viewed from the road. At the moment it is an outbuilding, subservient to its 'parent' house, whereas if the proposal is approved it will look like a new dwelling, separate from the house it currently serves and contrary to the character of the Conservation Area.</p> <p>The parish council's original comment from 03/02/2016 would also stand:                  2015/0960 Copper Beech, 14A Cherry Hill Road, Barnt Green B45 8LJ                  This planning application is a repeat of part of an application put forward by the owner and his architect, Neil Radford, in 2008 (B/2008/0078 ' two storey front</p>	BDC ref	P Log	Address	Proposal	15/0960	019	14a Cherry Hill Road	Proposed room over garage
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	<p>extension and addition of first floor to detached garage). The earlier plan was approved without the proposed addition of a first floor to the garage. There has been no material change in the last 8 years which would make the construction of a room over the garage acceptable.</p> <p>We repeat the concerns we had at that time:</p> <ol style="list-style-type: none"> <li>1. The property lies within the Barnt Green Conservation Area which provides protection to the beech trees and substantial beech hedge along this boundary.</li> <li>2. The planning application refers to a garage located some distance from the house, and close to the boundary (approximately 2 metres) with the neighbouring properties 12 and 12A Cherry Hill Road to the south west. The construction of the proposed external steps is likely to bring the new building within the 2m curtilage of the dwelling house.</li> <li>3. The increase in the height of the roof that would be necessary to create the proposed room over the garage would result in a building height that exceeded the 4 metres allowed under building regulations.*</li> <li>4. Should the garage lie within 2 metres of the boundary then the maximum height of an outbuilding or garage within the curtilage of a dwelling house permitted under building regulations is 2.5 metres to the eaves.*</li> <li>5. The proposed personal access to the garage via a staircase on the south-west side of the existing garage would lead to overlooking of the gardens and rear windows of 12 and 12A Cherry Hill Road.</li> </ol> <p>This application should be refused.</p> <p>* Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof of three metres for any other roof.</p> <p>* Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwelling house.</p>												
	<p><b>b) Planning decisions:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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%;">Proposals granted</th> </tr> </thead> <tbody> <tr> <td>16/0341</td> <td>031</td> <td>76 Bittell Road</td> <td>Change of use of garage to separate dwelling</td> </tr> <tr> <td>16/0200</td> <td>025</td> <td>BG Sports Club</td> <td>Raised external deck area.</td> </tr> </tbody> </table>	BDC ref	P Log	Address	Proposals granted	16/0341	031	76 Bittell Road	Change of use of garage to separate dwelling	16/0200	025	BG Sports Club	Raised external deck area.
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	<p><b>c) Other planning matters.</b></p> <p>C1) The following enforcement queries, discussed at the meeting held 2/06/2016 had been lodged with the planning authority: (1) 17 Sandhills Rd. (2) Café Morso windbreak.</p> <p>C2) With regard to the non-notification of planning application 16/0264 re 34 Sandhills Road, the Director of Planning Services at Bromsgrove DC had contacted the EO to apologise for the non-notification which pointed to the need for officer training.</p>												
<b>P16/13</b>	<p><b>Date of next meeting</b> The date of the next meeting to be decided.</p>												

The meeting closed at 19:50hrs.

Signed: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_