

Minutes of the meeting of the Planning Committee of Belbroughton Parish Council held in the Meeting Room, Belbroughton on Monday 6th June 2011

Present: Cllrs A Ince , L Harvey, C Hine, and C Scurrall

In attendance : C Limm, Clerk.

188/11 Apologies for absence: Apologies were received and accepted from Cllrs Shotton and Wright.

189/11 Declarations of interest : No interests were declared.

190/11 Minutes of the meeting on 23rd May 2011: The Minutes of the previous meeting were agreed and the Minute book signed by the Chairman.

191/11 Planning Applications

- i. **11/0330 Hill Farm, Hockley Brook Lane, Belbroughton** – steel portal framed building being 40 ft X 60 ft for the purpose of agriculture. No objections provided that a genuine agricultural need can be demonstrated.
- ii. **11/0421 Hurst Farm, Hockley Brook Lane, Belbroughton** – retrospective change of use of a dutch barn (no longer suitable for modern agriculture) and 2 stable blocks. The Committee had a number of concerns about this application. First the issues raised by the applicant's neighbour about proximity to her dwelling- particularly the use of buildings for livestock so close to a neighbouring property. The poor quality of the plans provided also made it very difficult to ascertain relative positions and distances. The Committee was also concerned about the impact of the buildings on the nearby footpath/bridleway. Finally, the Committee queried whether the stables are needed for personal use or are being used commercially - and, if so, whether permission should also be sought for a change of use.
- iii **11/0419 & 0418 14, Church Road, Belbroughton** – erection of new detached garage with garden room over and integral greenhouse to rear. From the drawings provided the Committee could not properly assess the impact of this proposal. It was therefore concerned about the potential impact of this development in the heart of the conservation area and would want more information in order to be satisfied that it would preserve or enhance the appearance of the building in its context.
- iv. **11/0444 Stoneybridge Island, Sandy Lane, Wildmoor-** advertising signage. No information was provided about the size or exact siting of potential signs. The Committee therefore objected in principle to this proposal since it was concerned about potentially unsightly signs and the potential for drivers to be distracted as they negotiate this busy roundabout. It was agreed that the Council should ask to speak at BDC's planning committee about this application. Cllr Harvey volunteered to attend.
- v **11/0448 12, Church Hill, Belbroughton** – non material alteration of permissions for applications 08/0261 and 08/0262 demolition of existing dwelling and erection of replacement dwelling. The Committee considered that if the existing fenestration does not meet planning requirements, for example regarding the overlooking of neighbouring properties, then the conditions imposed should be retained.

The meeting closed at 10.20 pm.

Signed.....Chairman