

Minutes of the Meeting of Belbroughton Parish Council Planning Committee on Monday 20th August in Belbroughton Recreation Centre

Present: Cllrs Ince, Dalziel, Hartill, Hood, and Scurrall; Mrs C Limm, Clerk

A number of other Parish Councillors attended and contributed to the discussion about the Conservation Area appraisal.

226/12 Apologies: Apologies were received and accepted from Cllrs Mabbett and Shotton.

227/12 Declarations of interest

Cllr Dalziel declared a disclosable pecuniary interest in the discussion relating to Belbroughton Conservation Area since his house lies within the Area.

228/12 Minutes of the meeting on 16th July 2012

The Minutes were approved.

229/12 Planning Applications

- i.* **12/0527 Glovers Meadow Farm, Wood Lane, Fairfield** – brick hardcore and road plainings surfacing. The Committee objected to this application. The application suggests that this site had previously been used in a similar way and that some element of reinstatement or repair is involved. There had been no reinforcement or hard standing on this land before the new surface was laid. The area of hard standing is extensive and laid to a considerable depth. The Committee considered that the hard standing was an inappropriate development which is harmful to the openness of the Green Belt and that no convincing case has been made for its retention. If the landowner wishes to reinforce this boggy area of land then more appropriate surfaces are available which would not involve a tarmac-like hard surface. The Committee hoped that the application would be refused and enforcement action to restore the land to Green Belt as soon as possible.
- ii.* **12/0601 73-75 High Street, Belbroughton** – dropped kerb to allow vehicular access to front and side of property. No objections provided that County Highways is content.
- iii.* **12/0576 Glendene House, 70, Brook Road, Fairfield** – proposed garden store. No objections provided that, if approved, a condition is attached to require removal of the existing storage building within a specified time.

230/12 Proposal to increase the weight limit on the B4551 to 7.5T

The Committee noted that this proposal would correct an oversight and bring this road into line with other local roads and with current signage. The Committee had no comments.

231/12 Planning decisions

Approved

12/0193 Little Royal Farm, Dordale road, Belbroughton – removal of agricultural occupancy condition.

12/0442 4, Hartle Lane, Belbroughton – change of use to single dwelling.

232/12 Belbroughton Conservation Area Appraisal and Management Plan

Cllr Dalziel left the meeting for this discussion.

The Committee considered that the Conservation Area appraisal had been well done and that the report was a well researched and useful document. The Committee noted that the management plan and proposed photographic record of properties within the Conservation Area would provide useful monitoring tools for the Parish Council to identify and raise concerns about the potential loss of local features. The Committee generally supported the proposed extensions to the Conservation Area, which were well thought through, and it welcomed the inclusion of a number of additional listed buildings. However, in relation to the proposed extension along Hartle Lane (proposal no. 7), the Committee considered that it would be sufficient to draw the boundary to include No 3 Hartle Lane, the Edwardian House, but that nos 5 and 7 Hartle Lane had no intrinsic architectural merit and could be excluded (*Cllr Scurrrell abstained from this conclusion*).

The meeting closed at 8.15 pm.

Signed.....Chairman