

Minutes of the Meeting of Belbroughton and Fairfield Parish Council Planning Committee on Monday 20th June 2016 in the Jubilee Room Belbroughton Recreation Centre.

Present: Cllrs. J Boswell, T Jones, S MacDonald, P Margetts, G Parsons and, S Pawley.
Mr. J Farrell, Clerk. 12 members of the public.

187/16 Apologies: Apologies were received and accepted from Cllr. Scurrall. Cllr. Jones vice chairman chaired the meeting in the absence of the chairman.

188/16 Declarations of Interest Cllr. MacDonald declared an 'Other Disclosable Interest' relating to agenda Item 6a planning applications 16/0288 & 16/0287 as he, as a neighbor, had sent a response to the District Council concerning these applications.

189/16 Dispensations Requested A request had been received from Cllr. MacDonald to remain in the meeting during the consideration of agenda item 6a - planning applications 16/0288 & 16/0287 and to speak and, to vote if required. The Committee considered this and agreed to the requested dispensation.

190/16 Minutes of previous meeting

The minutes of the meeting held on 16th May 2016 were approved and duly signed by the Vice - Chairman.

191/16 Planning Applications:

16/0085 Land To The West Of Frankley Water Treatment Works Worcestershire - Construction of underground water pipeline (approximately 10.8km in length), break pressure tank, extension to Frankley Water Treatment Works and associated works all in association with the Birmingham Resilience Project (BRP). Works proposed at the following locations: - Land to the west of Frankley Water Treatment Works (extension to the water treatment works). - Land to the east of Putney Lane, Nr Romsley (Break Pressure Tank). - Pipeline runs between Frankley Water treatment and the district boundary west of Waystone Lane, Belbroughton.

The Committee noted the amended application but would confirm the response given in February :-

No objection to the application but requested that the following points are noted and as appropriate added to conditions should the application be approved:

1. There should be minimal disruption to residents with workings restricted to weekdays and daylight hours only.
2. Noise should be kept to a minimum.
3. Roads should be kept clear of mud and any spillages.
4. All above ground permanent structures should be adequately landscaped.
5. All hedgerows affected should be replaced with suitable planting to ensure a return to their pre works condition.

16/0459 Chaff Cottage, 27 Bromsgrove Road, Belbroughton - Rear Extension, Stable Block & Detached Garage. No objection.

16/0434 The Conifers, Top Road, Wildmoor - Demolition of existing outbuilding and side extension and construction of a new two storey side extension. No objection.

16/0325 Hill Farm, Hockley Brook Lane, Belbroughton - Erection of a steel portal frame to store forage to support the livestock and cattle enterprises. Erection of a steel portal frame building to cover an existing cattle yard and handling system. No objection.

16/0499 Glendene House, 68 - 70 Brook Road, Fairfield - Conversion of garage to provide ancillary living accommodation - (Variation of Condition 6 of planning permission B/2003/0340. A motion was passed by 4 votes to 2 votes to object to the application and that there thus should be no change to the Condition 6 of planning permission B/2003/0340.

16/0288 Listed Building Consent - Land to rear of 37 Nash Lane, Nash Lane, Belbroughton - The conversion of existing outbuildings to form two 1 bedroom dwellings and the construction of a new 3 bedroom dwelling incorporating an existing outbuilding.

The Committee objected to the application which is felt should actually be referred to as land and buildings at 3 High Street Belbroughton:

1. The proposed development is inappropriate in what is anyway part of the Belbroughton Conservation Area.
2. There is inadequate thought given to the provision of car parking at the proposed site.
3. The adopted highway is not able to cope with further traffic and in addition turning ability in the road for existing residents would be compromised.
4. We understand that there is a question over usage of the access from the site onto Nash Lane.

16/0287 Full Planning Application Land to rear of 37 Nash Lane, Nash Lane, Belbroughton - The conversion of existing outbuildings to form two 1 bedroom dwellings and the construction of a new 3 bedroom dwelling incorporating an existing outbuilding.

The committee objects to the application which is felt should be actually referred to as land and buildings at 3 High Street Belbroughton:

1. The proposed development is inappropriate in what is anyway part of the Belbroughton Conservation Area.
 2. There is inadequate thought given to the provision of car parking at the proposed site.
 3. The adopted highway is not able to cope with further traffic and in addition turning ability in the road for existing residents would be compromised.
 4. We understand that there is a question over usage of the access from the site onto Nash Lane.
- b. Applications received after this agenda notice.

b. Additional application:

16/0511 126 Stourbridge Rd Fairfield – To install dropped curbs to pavement at front of property to enable vehicular access at the front of the house. The Committee deferred a decision since the District Council had not uploaded any documents to their website to enable consideration. The clerk was asked to seek an extension of time for the Parish Council response to fit with the next planning committee on 18th July.

192/16 Planning Decisions advised by the District Council:

1. 16/0251 26 The Glebe Belbroughton – Single storey Front, side and rear extension – Approved.
2. 15/1005 The Dairy Hartle Farm Barns Hartle Lane Belbroughton – Extension of existing double garage with further double garage to match nearby 4 car garage block. - The Applicants appeal to the Planning Inspectorate following the District Council's refusal of permission had been dismissed.

193/16 Veolia PLC – Sandy Lane Wildmoor planning app 13/000027/CM

The Committee noted that the working group had met and had agreed to the appointment of planning consultants to assist it with the drafting of a letter of objection which would be brought to the full council for consideration on 4th July. It further noted that a ‘flyer’ was to be produced and delivered to residents to raise awareness of the planning application and the parish council’s concerns.

194/16 Site visits

Due to time constraints the Committee deferred until its next meeting consideration of protocols on visits to planning application sites.

195/16 Other Planning Business.

The clerk confirmed that the District Council had agreed to meet members at 4.00pm Weds. 29th June 2016 to discuss its enforcement procedures. Cllr. Pawley requested that the meeting discusses the processes involved in calling in an application for BDC committee consideration.

Cllr. Margetts requested that the District Council are asked to supply paper copies of planning application documents to the parish council.

Action: the clerk would find out if this was an available service.

Cllr. MacDonald requested clarity from BDC on why there are differing deadline dates for individual submissions compared to formal consultees.

Action: the clerk would investigate.

The Meeting was closed at 7.55 pm.

Signed Chairman.