



PLANNING COMMITTEE
MINUTES OF MEETING HELD
7.00pm, Thursday 21 March 2019
Catshill Village Hall, Golden Cross Lane

Present Cllrs T Gillespie (Chairman), J Bate, B McElDowney, O Sweeting

In attendance Mr D Birch: Development Manager Bromsgrove District Council
Two members of the public. Assistant Clerk: J Quinn

1. Apologies Cllr C Stark
2. Declarations of Interest None
3. To consider members' requests for dispensation
None requested
4. Adjournment for public question time
The meeting was adjourned at 19:04

Cllr M Shephard joined the meeting at 19:05

The members of the public present addressed the meeting in respect of the car wash planning application for 13 Meadow Road (Planning Log 744). They objected to the application on the grounds of: noise; proximity to the boundary of adjoining residential properties, including spray from the washing process being blown into neighbours' gardens; pollution of adjacent brook; proximity of vehicular entrance to nearby road junction of B4185, B4091 and Westfields; traffic queuing on highway; adverse affect on overall local environment including visual clutter and the possibility of intensification of use. Overall they considered it an inappropriate use in the proximity of residential properties. They also drew attention to the use of chemicals on the site and the fact that there had been a number of other objections from nearby residential properties and that the location was in a flood zone.

In response to a question Mr Birch advised that this application would be dealt with as a delegated matter, i.e. not by Bromsgrove District Council's Planning Committee but by the case Officer acting in conjunction with himself, such decision being based on an assessment of the details against relevant policies and any representations received. He further advised that delegated applications could be considered by Planning Committee if the Ward Councillor called in the application within 24 days of the weekly planning application list being issued. This date had passed for this application. Any call in request received after this period needed the agreement of the Chair of Planning Committee (Cllr Deeming) acting in conjunction with the Development Management Manager.

The meeting reconvened at 19:40

5. Minutes of meeting held 17/1/19
The minutes of the previous meeting held on 17th January 2019 were agreed and signed.

6. To comment on applications received by the Parish Council

Log No.	Ref	Address	Proposal
744	18/01249/FUL	Catshill Working Mens Club, 13 Meadow Road, Catshill	Change of use of part of existing car park for Hand Car Washing and Valeting of Motor Vehicles
PC comment: the Parish Council object to the application on the grounds of: noise nuisance from the equipment used, queuing traffic and associated activity and the fact that the use is in operation seven days a week; pollution of the adjoining brook from the discharge of chemicals; risks to road safety caused by queuing traffic close to a four way junction on a busy road; the potential to aggravate the existing flood risk; air pollution from engine fumes and overall that the use is injurious to the amenity of local residents.			
745	19/00003/FUL	55 Halesowen Rd, Catshill	Two storey side extension and single storey rear extension, porch canopy and garage conversion.
PC comment: the Parish Council support the application.			
746	19/00259/FUL	490 Birmingham Road, Catshill	Erection of a double garage attached to the side of the house, to replace existing integral double garage.
PC comment: the Parish Council support the application.			
747	19/00271/FUL	73a Barley Mow Lane	Proposed single storey rear extension in place of an existing conservatory.
PC comment: the Parish Council support the application.			

7. To review planning log and provide updates and outstanding queries

a) Planning Log: Local Planning Authority decisions, appeals and enforcement actions

Log	Ref	Address	Proposal	Meeting date	Comment	LPA Decision
738	18/01223/ FUL	225 Old Birmingham Road, B60 1HL	Installation of 1.8m high privacy panels and 1.2m high metal railings to enable use of flat roof as 1st floor balcony to rear	Delegated powers	The Parish Council support the application.	Refused 12/2/19
740	18/00915/ FUL	76 Barley Mow Lane, Catshill	New pitched roof to replace existing	Delegated powers	The Parish Council support the application.	Approved 4/1/19
741	18/01517	28 Golden	Proposed extension and	17/1/19	The Parish Council	Approved

		Cross Lane, Catshill	alterations		support the application.	25/1/19
742	18/01496/ FUL	493 Birmingham Road, Catshill	First floor extension to create additional residential unit	17-01-19	The Parish Council support the application.	Approved 23/1/19
743	19/00053/ FUL	50 Wildmoor Lane, Catshill	Proposed new two bed dwelling	Delegated powers	<p>The Parish Council have considered this application and object to the proposal on the following grounds.</p> <p>The proposed dwelling would appear cramped within the plot and remove an important space that is an established attribute of the character of the streetscene</p> <p>Due to its proximity to the footway and reduced footprint compared to existing semi-detached dwellings, a new dwelling in this position would create a cramped design and would read as an incongruous building that would detract from the prevailing character and appearance of the area and appear conspicuous in the street scene failing to reflect the spacious character of the corner plot.</p> <p>There is inadequate space for parking on the frontage and limited space for landscaping which exacerbates the cramped nature of the dwelling and would have a detrimental effect on the character of the streetscene</p> <p>Other nearby dwelling</p>	Approved 13/3/19

					are semi-detached. This planned extension would be out of character to those nearby dwellings. Furthermore it appears that the proposed building may be over 40% of the size of the original building and therefore possibly in contravention of Bromsgrove District Council's residential design policy..	
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The updated Planning Log was noted including the use of delegated powers.

b) Updates and outstanding queries.

I. Willowbrook Garden Centre

It was noted that Cllr Webb had responded to the complainant and advised him that a retrospective planning application was expected. Mr Birch advised the meeting that no such application had yet been received.

II. Bromsgrove Local Plan Review Issues and Options consultation

It was noted that Mr M Dunphy, (Bromsgrove District Council's Strategic Planning Manager), had thanked Planning Committee for their response and that currently a large number of responses were being processed with the aim of producing a report on the consultation as soon as possible. In due course all consultees will be updated with more specific details, including the next stages of the plan review process.

8. Date and time of next meeting:

25th April 2019 at 7pm

This meeting ended at 20:45hrs

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Chairman, Planning Committee

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Date