

Barnt Green Parish Council

Minutes of the Planning Committee meeting held on
Tuesday 15th November 2016, at 7pm at 80 Hewell Road, Barnt Green

Cllrs Present: Cllrs - Susan Whitehand (Chairman), Robert Cholmondeley, Charles Hotham

In attendance: 3 members of the public
Executive Officer, Gill Lungley

P16/20	Apologies Cllr Rosemary Briggs.								
P16/21	Declarations of Interest a) The requirement to keep the Register of Interests updated was noted. b) Cllr C Hotham declared interests as follows: i. Log no. 049, ref 16/1009: Cllr Hotham knows the applicant ii. Log no. 051, ref 16/1055: Cllr Hotham is a member of the body that owns the land iii. As a member of the Bromsgrove District Council planning committee, his participation in both the debate and subsequent agreement was on the basis that any views expressed were preliminary views considering the information presently made available to the Parish Council. Cllr Hotham would reserve his final views on the applications until in full possession of all the relevant arguments for and against. c) No Other Disclosable Interests were declared								
P16/22	Dispensation requests There were no dispensation requests to consider.								
Public Question Time									
This was deferred to consideration of log no. 051.									
In agreement with those present, the running order was altered to allow for consideration of log no. 050 before the other two applications, which were then considered as log 051 then log 049.									
P16/23	Planning Consultations a) The parish council had been notified of the following plans: <table border="1"><thead><tr><th>BDC ref</th><th>P Log</th><th>Address</th><th>Proposal</th></tr></thead><tbody><tr><td>16/1033</td><td>050</td><td>20 Cherry Hill Road</td><td>Demolition of existing dwelling and erection of 2 new dwellings</td></tr></tbody></table> <p><u>PC Comment</u> It was agreed to recommend refusal of this application for the following reasons:</p> <ul style="list-style-type: none">a) Two new houses fronting the road, both with vehicular access off Cherry Hill Road (where there is currently only one) will create a congested street scene, not in keeping with the existing street scene.b) The site is bordered on three sides by the Barnt Green Conservation Area.c) The site is adjacent to Green Belt.d) The site itself will be cramped and not in keeping with similar plots along Cherry Hill Road; the higher housing density would introduce a significant and unwelcome change.e) The proposal would therefore have a harmful impact in relation to the Green Belt and to the Conservation Area. <p>Having declared his interest in the next two applications, Cllr Hotham left the meeting. This left the meeting in quorate, meaning no decisions could be made. Despite this the meeting continued thus allowing the Executive Officer to note comments which will be relayed via delegated powers to the Planning Authority within the 21-day consultation period.</p>	BDC ref	P Log	Address	Proposal	16/1033	050	20 Cherry Hill Road	Demolition of existing dwelling and erection of 2 new dwellings
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	<p>Public Question Time / Open Forum:</p> <p>Two members of the public were present to comment on the next application, log 051 reference 16/1055 – outline planning permission for two 4-bedroom houses on land to the rear of Barnt Green Social Club. Their comments included:</p> <ul style="list-style-type: none"> a) Site too small for two x 4-bedroom houses, will appear crammed. b) Access, via the Social Club car park, is limited / blocked at certain times of the day. c) The site boundary, as marked on the plan, is incorrect. d) A culvert crosses the car park which is prone to flooding e) There are trees on the site that are not shown on the outline plans. f) Delivery lorries to the Club block the car park. g) The ground level of the site slopes up higher than surrounding land which will lead to over-looking issues from the new 2-storey buildings. 			
16/1055	051	Barnt Green Social Club 1 Blackwell Road		Outline planning permission for the erection of 2no. 4-bedroom detached houses.
<p><u>PC Comment:</u> The proposal appears to be over-development of the plot and out of keeping with neighbouring properties, all of which are large detached houses with sizeable gardens. This application would therefore represent inappropriate development, especially considering its proximity to the Green Belt. The site is known to flood due to the water-course which is culverted between 11 Blackwell Road and the railway embankment, where at times of heavy rainfall, water backs-up from the out-flow at the embankment and overflows to flood the car park. Delivery lorries from the brewery block any car park ingress and egress, meaning cars were likely to be parked on the roadside to avoid getting blocked in; this would cause congestion on Blackwell Road and not to be encouraged. There are concerns about the potential for over-looking neighbouring properties and therefore a certain loss of privacy that has hitherto been enjoyed.</p>				
16/1009	049	8 Poplar Drive		Demolition of existing porch and erection of new porch with gable roof, extension of living room to front to form study and front canopy across frontage
<p><u>PC Comment:</u> It was noted that similar and possibly more extensive extensions had been carried out in the vicinity, there were no Green Belt or Conservation Area restrictions and the site is in a cul-de-sac. It was unlikely that the Parish Council would object to this application.</p>				

b) Planning decisions:

The updated list relating to this year's planning applications to date was presented:

App no.	Address	Log no.	Status
16/0028	Land Adj 2B Cherry Hill Road Barnt Green	024	Refused, APPEAL in progress
16/0723	47 Fiery Hill Road Barnt Green B45 8JX	037	Granted
16/0787	CALA Homes Fiery Hill Road Barnt Green B45 8LF	043	Pending Consideration
16/0793	Flat 33A Fiery Hill Road Barnt Green B45 8LE	040	Refused
16/0796	33 Fiery Hill Road Barnt Green B45 8LE	038	Granted
16/0800	1 Cherry Hill Drive Barnt Green B45 8JY	042	Pending Consideration
16/0815	21B Hewell Lane Barnt Green B45 8NZ	044	Granted
16/0831	St Andrews C Of E First School Hewell Road B45 8NG	041	Granted
16/0857	15 Hewell Road Barnt Green B45 8NG	045	Granted
16/0876	30A Hewell Road Barnt Green B45 8NE	046	Granted
16/0810	Sandhills Green House	047	Pending Consideration
16/0982	11 Blackwell Road	048	Pending Consideration

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	<p>The planning appeal relating to log no. 024 (16/0028, demolition of existing garages; construction of single storey detached apartment with parking and landscaping at land adj 2B Cherry Hill Road) was noted. The parish council had already submitted comment when first consulted and no further comment was necessary.</p> <p>c) Other planning matters</p> <p>Green Belt Review and Bromsgrove's Parish Councils: the group had met with Mike Dunphy, the Strategic Planning officer at Bromsgrove DC, who had indicated the sites for accommodating the 2,300 homes that are to be built within the plan period 2023 – 2030, were likely to be within the 'larger settlements'. Barnt Green has been identified as one of the six 'larger settlements' within the district and could therefore potentially expect up to 400 new homes built within the 'larger settlement' area (which is not coterminous with the parish boundary, but includes parts of neighbouring parishes).</p> <p>The review of the Green Belt is likely to take into account the needs for development beyond the current plan period of 2011-2030.</p>
P16/25	<p>Invitation to meet with enforcement officers, Bromsgrove DC</p> <p>It was thought that in the absence of any real concerns about enforcement matters that although the offer was appreciated it would not be accepted for now.</p>
P16/26	<p>Date of next meeting</p> <p>The date of the next meeting to be decided.</p>

The meeting closed at 20:20hrs.

Signed: _____

Chairman

Date: _____