

Barnt Green Parish Council

Minutes of the Extraordinary Parish Council meeting held at 11.00am on Monday 15th February 2016 at 80 Hewell Road, Barnt Green

Present: Cllrs Robert Cholmondeley (Chairman), Charles Hotham (vice-Chairman),
Rosemary Briggs Susan Whitehand,
In attendance: Executive Officer, Gill Lungley

16/32	Apologies Cllrs E Gumbley, J Jellie
16/33	Declarations of Interest a) The requirement to keep the Register of Interests updated was noted. It was formally noted that Cllr C Hotham, who is also a member of Bromsgrove District Council, may express views that were preliminary views taking into account the information presently made available to the Parish Council. Cllr Hotham reserved his final views on the application until in full possession of any further relevant arguments for and against
16/34	Dispensation requests There were no new dispensation requests.
16/35	Adjournment of meeting to hear from members of the public No member of the public was present. The meeting resumed.
16/36	<p>Planning</p> <p>The Extraordinary meeting had been called due to new information relating to planning application 15/0960 (log no. 019) to which members had provided comment at the parish council meeting held 03/02/2016. The original planning history had omitted to show a related application B/2008/0078 which had originally requested permission for the same as this current application alongside extension works to the main house. That application had been granted following amendment, the amendment having been the removal of the proposed works to the garage. Taking into account the related planning application, members revised their comment to state:</p> <p>B/2015/0960 Copper Beech, 14A Cherry Hill Road, Barnt Green B45 8LJ</p> <p>This planning application is a repeat of <u>part</u> of an application put forward by the owner and his architect, Neil Radford, in 2008 (B/2008/0078 – two storey front extension and addition of first floor to detached garage). The earlier plan was approved <u>without</u> the proposed addition of a first floor to the garage. There has been no material change in the last 8 years which would make the construction of a room over the garage acceptable.</p> <p>We repeat the concerns we had at that time:</p> <ol style="list-style-type: none"> 1. The property lies within the Barnt Green Conservation Area which provides protection to the beech trees and substantial beech hedge along this boundary. 2. The planning application refers to a garage located some distance from the house, and close to the boundary (approximately 2 metres) with the neighbouring properties 12 and 12A Cherry Hill Road to the south west. The construction of the proposed external steps is likely to bring the new building within the 2m curtilage of the dwelling house. 3. The increase in the height of the roof that would be necessary to create the proposed room over the garage would result in a building height that exceeded the 4 metres allowed under building regulations.* 4. Should the garage lie within 2 metres of the boundary then the maximum height of an outbuilding or garage within the curtilage of a dwelling house permitted under building regulations is 2.5 metres to the eaves.*

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	<p>5. The proposed personal access to the garage via a staircase on the south-west side of the existing garage would lead to overlooking of the gardens and rear windows of 12 and 12A Cherry Hill Road.</p> <p>This application should be refused.</p> <ul style="list-style-type: none">* Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof of three metres for any other roof.* Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwelling house.
16/37	Date of next meeting The date of the next meeting is Wednesday 2 nd March 2016, 7pm.

The meeting closed at 11:50hrs.

Signed: _____
Cllr R Cholmondeley, Chairman

Date: _____