

Barnt Green Parish Council

Minutes of the Planning Committee meeting held on Monday 7th August 2017, at 7pm at 80 Hewell Road, Barnt Green

Cllrs Present: Cllrs - S Whitehand (Chairman), R Briggs, R Cholmondeley, P Perry

In attendance: Executive Officer, Gill Lungley

PI17/27	Apologies Cllr J Jellie.
PI17/28	Declarations of Interest a) The requirement to keep the Register of Interests updated was noted. b) No Disclosable nor Other Disclosable Interests were declared
PI17/29	Dispensation requests There were no dispensation requests to consider.
<p>Public Question Time</p> <p>Three members of the public (MOP) were present with regard to the application to develop land off Sandhills Green – PC log no. 076, BDC application no. 17/00631 - and commented as follows:</p> <p>MOP A:</p> <ul style="list-style-type: none"> i. the proposal is out of character with neighbouring properties and existing street scene; ii. will be just a few inches away from the neighbouring property on one side (joined on the other); iii. will take away light / sunlight from neighbour's upstairs and kitchen; iv. will block all views over countryside; v. will impact on the shared septic tank; vi. will devalue the neighbouring properties. <p>MOP B:</p> <ul style="list-style-type: none"> i. proposal is unlike neighbouring properties, does not reflect the unique stonework; ii. does not add anything to the site; iii. will lead to loss of privacy; iv. questions as to how the proposed property will be maintained; v. inappropriate setting; vi. will spoil the current symmetry of that cluster of dwellings; vii. Gaunts Cottage, to the east of the proposal site, will become a semi-detached residence. <p>MOP C:</p> <ul style="list-style-type: none"> i. proposal is contrary to the Barnt Green's Plan policy in relation to character statement; ii. the Planning Officer is on annual leave yet residents have been notified and must respond within 21 days, yet there is no opportunity to talk about the application with the relevant officer; would like an extension to the consultation period; iii. the plot is extremely small; iv. the windows of the proposed development will overlook and look into neighbour's residential rooms; v. the proposed water treatment plant will encroach onto neighbouring property against the Environment Agency good practice guidance; worries about seepage. <p>All three members of the public were united in their wish to see this application refused entirely.</p>	
PI17/30	Approval of previous minutes At the end of this meeting, the Chairman returned to this item; minutes of the meeting held 20/07/2017 were deemed correct and were signed.

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PI17/31	Planning Consultations		
a)	a) The parish council had been consulted on the following plans:		
BDC ref	P Log	Address	Proposal
17/00537	074	11 Blackwell Road	Proposed extensions and improvements to an existing dwelling
<p>This application had been referred to at the previous meeting, members had noted it was a reduced application to that previously submitted; due to the consultation period ending on 07/08/2017, the Executive Officer had already submitted comment, as follows:</p> <p>PC comment: he Parish Council planning committee will be meeting this evening to review this application; however in previous discussion they were not averse to this revised, improved application and I do not expect any change to that opinion. The Parish Council is therefore likely to suggest it is approved.</p>			
17/00826	075	3 Sandhills Road	Proposed pitched roof over existing flat roofed single garage
PC comment: Recommend approval of this application			
17/00631	076	Land adjacent to Gaunts Cottage	Redevelopment of garage and replacement with single infill dwelling house. Sandhills Green
<p>PC comment: Recommend refusal. This proposal is shocking; it would be an unwelcome intrusion on the well-established and distinctive residential set-up of the Sandhills Green community. The Parish Council can see nothing acceptable in the proposal, its design or siting and urges refusal of the application for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is in confirmed Green Belt; no special circumstances exist. 2. The proposal is inappropriate in design and siting. 3. The proposal aims to squeeze a new dwelling into a narrow space that is wholly out of keeping with neighbouring properties. No consideration has been given to blending in with the surroundings or the NPPF requirement for good design and reinforcement of local distinctiveness. 4. Gaunts Cottage has already been extended by up to the 40% allowed within Green Belt and this proposal could not therefore be considered an extension to that property. 5. If allowed, there would be difficulties accessing the rear of the property. 6. With less than the minimum required distance between the proposed property and the neighbouring property to the west, maintenance of the new property would be problematic if not impossible. 7. If allowed, there would be considerable disparity in terms of quality of life between the occupiers of this dwelling and those of neighbouring dwellings, due to the squashed and cramped setting. 			
17/00825	077	51 Orchard Croft	Two-storey side extension incorporating single storey elements at front and rear
PC comment: The application complies with policy guidance which the parish council supports and therefore recommends approval.			
<p>Re-consultation: log no: 073, 17/00758 re 57 Bittell Road. Amended plans had been submitted that reduce the height of the wall to 1800mm at one end and 1500mm at the other – previous plans had proposed 1950mm from end to end. An existing consent allows the height to be 1750mm. The Planning Officer is minded to approve the amended plans, with the condition that choice of brick is appropriate to surroundings.</p>			

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	In response, members would ask for the impact to be softened, eg appropriate planting, to reduce the dominance of the wall and lessen its impact.
PI17/31 b)	b) Note of decisions made by the Planning Authority on previous consultations. Since the previous meeting, two applications had been decided: Log 070, 17/00636 re 6a Cherry Hill Road: GRANTED Log 072, 17/00756 re 17 Oakdene Drive: GRANTED
PI17/31 c)	c) Note of any further planning matters of relevance (i) The Neighbourhood Plan Group is to meet 14 th August at 2pm.
PI17/32	Date of next meeting The date, time and venue of the next meeting to be decided.

The meeting closed at 19:50hrs.

Signed: _____
Chairman

Date: _____