

Planning Committee Report – for September 2016 PCM

Meeting held 5th July 9.30am at Parish Office

Present Cllrs S Nock, J King, J Eales & J Harvey, Mr Stuart Howe (part) and EO

16/0190 Rear of 32,34 & 36 Lickey Square Outline application for 5 detached dwellings with all matters other than the point of access being reserved.

Object strongly to this outline Planning Application This is a blatant 'garden grab' and as such contravenes our Village Design Statement, and would lead to unacceptable housing density for this area which, along with the top of Mearse Lane, is characterised by large detached dwelling in substantial plots We have very real concerns about access onto the plot, given its proximity to the difficult Lickey Square/Mearse Lane/Twatling Road junction, and in a road where parking is an issue at both ends of the school and which is already a narrow and busy road, used as a cut through. We are aware of the removal of many mature trees, not just in the last few weeks, but over several years, which is not only illegal if any of the trees were protected by TPO's but also impacts on the badger sett which we know is active in the Badgers development The area has an historical drainage problem, with the gardens of the Badgers often being waterlogged. We would support the objections of residents in the neighbouring developments, where, because of the incline of the land, the proposed new dwellings would be higher than those already existing, and would tower over them, with their ground floor at approximately the same height as the existing roofline. This incline has always caused soil to wash against the fences of these gardens, apparently now made worse by tree removal. We would also note in passing that the letters of support for this application do not appear to be sent by local residents. A previous application (14/0166) for one detached five bed dwelling in the rear garden of 32 Lickey Square was refused and we see no reasons why the same reasons for refusal would not apply. As there are no plans for the dwellings it is difficult to comment, but as they are detached, it would be fair to assume that they will be large family homes - a type of housing stock that we have in abundance. A previous application (14/0166) for one detached five bed dwelling in the rear garden of 32 Lickey Square was refused and we see no reasons why the same reasons for refusal would not apply

16/0563 Fir Cottage, Plymouth Road, Barnt Green Proposed side and rear extension

No objection

16/0591 The Laurels, 16 St Catherine's Road, Blackwell Extension and improvements to form new bedroom, bathrooms and amenity spaces

No Objection

16/0634 The Barn At Brookhouse, Brookhouse Road, Barnt Green
Construction of two storey extension providing a family room at ground floor and one bedroom at first floor

We cannot see that this application differs from the previous application 15/0756 which was refused. The following is from the previous decision notice.

'The siting of the proposed extension would fail to reflect the simple linear form of this agricultural building. The proposed development would therefore erode the inherently plain, simple and utilitarian character and appearance of the building contrary to Policies DS2 and C27C of the

Bromsgrove District Local Plan 2004 and the provisions of Supplementary Planning Guidance 4: Conversion of Rural Buildings and provisions of the National Planning Policy Framework. 2) By virtue of the position and design of the proposal it is considered to amount to a disproportionate addition, resulting in harm to the openness of the Green Belt.'

We would agree with this and recommend refusal

Meeting held 26th July 9.30am at Parish Office

Present Cllrs S Nock, J King & J Harvey, and EO

16/0583 57-9 Twatling Road, Barnt Green

Amendments to existing Planning Permission 14/0260 to include changes in design, fenestration and materials

No objection

16/0631 206, Old Birmingham Road Two storey extension to side, and single storey extension to rear

Whilst we would have no objection to the proposed rear extension we would have concerns about the width of the side extension and its proximity to the boundary and neighbouring property

16/0535 6, Woodhill Avenue, Lickey Single storey rear and side extension and pitched roof to garage

No objection

16/0700 383, Old Birmingham Road, Lickey Demolition of existing rear single storey extensions. Proposed 2 storey side extension

We would express concern about the proximity to the boundary and neighbouring property as a two storey structure

16/0655 1 Blakes Field Drive, Barnt Green

Proposed new render to external walls, replacement roof tiles, elevational changes and new porch

No objection

Other matters

16/0190 Rear of 32,34 & 36 Lickey Square Outline application for 5 detached dwellings with all matters other than the point of access being reserved.

It was noted that plans have now been added to the application. It was agreed to contact the Planning Officer and say that the plans are immaterial as we would object to anything being built on this plot, and to point out that the map of Mearse Lane, Plymouth Road and Twatling Road is misleading in its colour, as many of the roads marked as private are in fact adopted, and some driveways are marked as private, which of course all drives are, whether or not in a public highway

16/0412 1, Plymouth Drive – it was noted that the revised proposal has also been refused

Applications considered via e mail

16/0718 21 Pine Grove, Lickey Single storey side extension and porch (to bungalow)

No objection

16/0549 106 Linthurst Newtown, Blackwell, B60 1BS Proposed rear extension

No objection, provided the application related only to 106 and not the neighbouring property (as this number had also been quoted)

Meeting held 23rd August 9.30am at Parish Office

Present Cllrs S Nock, J King & J Harvey and EO

16/0774 Firs House Mearse Lane Proposed detached double garage

No objection

16/0798 241, OBR Lickey Domestic alterations and extension

No objection to this application if it does not result in a 'terracing' effect

Other matters

16/0190 Rear of 32,34 & 36 Lickey Square Outline application for 5 detached dwellings
This application has been refused

Blackwell – potential forthcoming proposal for new dwellings on Linthurst Newtown.
Cllr King reported that the 4.5 acre site opposite her house on Linthurst Newtown seemed to be being prepared for development and local residents have formed an action group. The Tree Officer has visited the site and issued a temporary TPO until February 2017 and residents are being asked to write and request that this be made permanent. We await an application over the coming weeks

Dale Hill site

Further to Cllr Nocks site visit where we will receive an application for a pair of affordable semi detached houses, the architect has contact Cllr Nock to say that he would like to state the the PC have made a site visit in his application.

Next Meeting

Tuesday 13th September at 9.30am at Parish Office