

MINUTES OF THE PLANNING COMMITTEE MEETING FRIDAY 29/3/19 11AM TRINITY CENTRE

Present Cllr S Nock and EO. Cllr King and J Harvey commented via email

19/00302/FUL 1 Blakes Field Drive Barnt Green . Conversion of dwelling house into two independent properties, associated internal works and provision of a porch to the side, part retrospective. Lickey and Blackwell Parish Council object to this application as we have done previously. Lickey and Blackwell Parish Council, along with many residents in Plymouth Rd, are dismayed at a further application relating to this property.

The current application to have 2 properties on the plot is the similar to 11/0107 and subsequent applications to demolish the bungalow and build 2 or 3 new dwellings - applications which were refused.

We would re-iterate the same comments made previously and listed below whilst adding to them with reference to policies from our soon to be adopted (we hope) Neighbourhood Plan.

Lickey and Blackwell Parish Council objects to this application.

1. It is a subdivision of a garden. The density of dwellings in the area is increasing and is in danger of changing the character of the area. In particular we think that applications should be considered in the light of BDC's Strategic Housing Land Availability Assessment where on page 9, under Appropriate Densities for Potential Sites, it states

"Some of the smaller settlements in the district such as Barnt Green and Blackwell are characterised by large properties with large gardens. In such settlements densities of 30 dwellings per hectare or above would cause significant harm to the character and appearance of the area."

Our Village Design Statement (VDS), adopted by BDC as a SPG, states that the parish should be protected from becoming part of the urban sprawl by preserving "the openness in residential areas by avoiding subdivision of plots and infill development"

2. Government guidelines no longer consider gardens as brown field sites, and that they should be valued.

3. The size and density of the proposal also contradicts building guidelines in the VDS which states that "New houses should generally reflect the character, setting and style of the housing in the immediate vicinity." Blakes Field Drive consists of large and originally low build houses in spacious lawned plots.

4. Over the last decade or so BDC has seen a great increase in the building of large 4 and 5 bedroom houses to the point where we have a surfeit of them. So to rebalance the district's housing supply, what is needed now is smaller 2 and 3 bedroom type.

5. We are, also, aware that the properties in Plymouth Road, the cul de sacs off and Brookhouse Road have had a history of problems with flooding, which could be exacerbated by this development. It is reported to us that a watercourse actually runs under this property.

6. We would like to see that the remaining native hedge is protected as it is of value in the street scene. Our VDS states that we should "preserve our roadside trees and hedges" and where lost "should be replaced whenever possible. At key locations replacements should be of sufficient size to give instant visual impact.

7. Our soon to be adopted Neighbourhood Plan states in policy BD1 High quality design that: Subdivision of plots and infill development will only be supported where additional buildings would not lead to significant and unacceptable increases in plot density, compared to the character of the surrounding area in line with Policy BD3.

8. Our NDP policy BD3 on garden and backland development states:

Residential development in rear gardens will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, and a substantial increase in the density of built form.

Development proposals which would result in the loss of private gardens which make a significant contribution to the character of the surrounding residential area, will be required to provide clear justification to support the need for higher density development, and should demonstrate how full and effective integration into the surrounding built form and townscape will be achieved.

Where such development schemes are considered acceptable, buildings should be sited and designed to protect existing mature trees and hedgerows on the site, and should provide adequate screening to protect the residential amenity and privacy of neighbouring occupiers.

Finally, we have concerns that the continued destruction of good, well maintained housing stock such as this is contrary to a sustainable housing policy.

Further comments:

You will know that the current application 19/00302/FUL has attracted a lot of objections from local residents.

Nothing within the new plans would make the parish council change their view - we would still object as it is still a subdivision of a plot - and a plot which has already been divided. The application would have an adverse effect on the street scene and conflicts with the Village Design Statement and NDP.

This plot has already been divided and the creation of 3 units has been refused previously and appeals upheld by the Planning Inspectorate. Only the Planning Department can afford some protection to this area, which should be low density and of special character and appearance.

The residents have put up with enough and the Parish Council would request that their views are taken into account and the application is refused.

19/00268/FUL 45 Brookhouse Road. Conversion of stable building to independent dwelling. Lickey and Blackwell Parish Council have no objection to this application.

18/00811/S73 23 Greenhill, Burcot. Minor material amendments to approved plans of application reference number: 15/1008 involving the construction of 5 no blocks of Assisted Living Units. Lickey and Blackwell Parish Council have no objection to this application.

19/00270/FUL 26 Linthurst Newtown Single storey rear extension. Lickey and Blackwell Parish Council have no objection to this application.

19/00343/FUL 15 Cherry Hill Road Demolition of existing single garage and extension to existing double garage. Lickey and Blackwell Parish Council have no objection to this application.

19/00312/FUL 3 Fairways Drive – 1st floor extension