

## **PLANNING COMMITTEE MEETING MINUTES 29/7/2020**

**PRESENT: Cllr S Nock (lead), Cllr J Harvey, Cllr A Luckman and E.O.**

20/00619/FUL Tranquil House 258 Old Birmingham Road Proposed Change of Use of a building from Office Use (Class B1(a)) to Seven Apartments (Class C3) Proposed building works to Tranquil House Proposed Demolition of Two Storey South East Wing and Erection of a Two Storey House.

Lickey and Blackwell Parish Council object to this application as we feel that it has insufficient provision for parking. We would not like to see vehicles having to park along this already busy section of road. Although we support the development of the flats we consider a reconfiguration of the design of the house and bike sheds could allow better parking for the residents within the development.

## **MINUTES OF PLANNING COMMITTEE MEETING 21/8/2020 11AM VIA ZOOM**

**PRESENT:** Cllr S Nock (Lead), Cllr J Harvey and EO. Cllr J King provided comments via email and telephone.

We discussed residents' complaints re the new gazebo structure outside Blackwell stores and decided to report it to planning enforcement officers.

**20/00839/FUL** 2 Wood End Drive, Barnt Green. Proposed single storey side extension to provide a gym and a rear extension to enlarge the dining room. Lickey and Blackwell Parish Council have no objections to this application.

**20/00715/FUL** 6 St Catherines Road. New dwelling house and garage. Lickey and Blackwell Parish Council object to this application and feel that it should not be granted permission. We support the objections raised by residents and agree that this development would be too large for the plot and have an adverse impact on the visual amenity and openness of the area. Our Neighbourhood Development Plan policy states:

**20/00867/FUL** Blake House 1 Blakesfield Drive First floor extension and replacement rear extension. Lickey and Blackwell Parish Council strongly object to this application for a first floor and replacement rear extension to this property. We have been dismayed at the ongoing cynical exploitation of the planning system by this developer and would like to see the completion of the property without any further alterations to the plans. We wholeheartedly support the objections from residents to this application, it is unfair and inappropriate to allow any further delays or unnecessary alterations to the plans for this development as it is causing great distress to residents.

20/00759/REM 5 Houses 32,34,36 Lickey Square

**Lickey and Blackwell Parish Council strongly object to this REM application.** We support the objections raised by residents and agree that this development would be too large for the plot and have an adverse impact on the visual amenity and openness of the area. All present planning legislation and guidance seeks to stop unwanted rear garden development which does not enhance the local area. In this case the REM application for 5 over-sized houses does not enhance the area and could even do harm. Furthermore, the proposed layout is significantly different to the outline

approval. If granted permission this development would result in poor amenity issues for the future residents and risk the trees on site. Our Neighbourhood Development Plan, which was made in January 2020 and is now a legal document with policies which must be considered when deciding on planning applications. This application runs contrary to several policies in the NDP.

### **BD2 Encouraging High Quality Design**

BD.2.2 Subdivision of plots .....must have appropriate regard for characteristic plot densities at their location.

**BD3 Residential development in gardens** `Development proposals on garden land will only be appropriate if they are in keeping with their surroundings and retain the existing character of the residential area **at their location** (*ie the south side of Lickey Square where large gardens are intact with the exception of Cleveland Drive , a four house cul de sac*). Factors that must therefore be considered and addressed include openness, mature trees, hedges and shrubbery, townscape and density of the built form. **The amenity and privacy of residential neighbours are also key considerations.** This application does not comply with policy BD3.

Para 7.14 of the NDP elaborates on the retention of mature trees and shrubs in rear gardens.

Para 7.26 expresses concerns about garden development which has a `significant adverse impact on.....the amenity of neighbouring residents'. We believe that this application will have just such an adverse impact on the neighbouring residents.

Para 7.27 describes the very `green" setting provided by large rear gardens, which enhance the built form and provide habitats for wildlife. `The many large mature trees, hedgerows and other shrubbery of residential gardens are an intrinsic part of the area's local character, and should be protected.'

### **H1 New Housing Within Existing Settlements**

`Development proposals within existing settlements and built up areas will be supported in line with Bromsgrove District Plan BDP2.1 provided that:

1. New development is designed sensitively and addresses related Neighbourhood Development Plan policies; ...

3. **Proposals minimise any adverse impacts on local residential amenity and give careful consideration to noise, privacy and light;**' - This should also consider the impact on future residents of these homes.

This development would not meet our local housing need as stated in our Neighbourhood Development Plan.

### **H2 Housing Mix**

`The mix of housing within residential development proposals should be informed by the most recent evidence and should have regard for current, local housing requirements including the needs of older and younger households'.

Recent evidence referred to in our NDP suggests that our need is for smaller homes. According to the SHMA as referred to in section 8 of our NDP, in our Parish: **'There is still a real need for well-designed cheaper, smaller homes if those down-sizing or buying for the first time are to be able to remain in this area.'** Therefore, we do not require further properties of the scale of the proposed development.

If the NDP is to be deemed a relevant document, these extracts point to rejection of this application.

### **In conclusion....**

We strongly object to this application. This REM application for 5 over-sized houses not only does not enhance the area but does positive harm and is justly the subject of objections from ourselves on the parish council, the neighbouring residents as well as our ward councillor.

**NEXT MEETING THURSDAY 10<sup>TH</sup> SEPTEMBER AT 11AM VIA ZOOM**