



LICKY AND BLACKWELL PARISH COUNCIL PLANNING COMMITTEE MEETING MINUTES

Meeting held at 2pm on 23rd November 2022 at the Trinity Centre

Meeting Governance:

- 1. Attendance** – Cllr B Kumar (lead), Cllr J Harvey, Cllr J King, EO and 6 members of the public.
Apologies – Cllr O'Reilly

2. DOI

None.

3. Order of Business:

No change.

- 4. Ratification of Minutes:** Minutes of the Planning Committee meeting held on 9th November were agreed.

- 5.** Planning Appeal on 1A St Catherine's Road garage was noted.

- 6. New Planning Applications:** The following new applications were considered and it was resolved for these comments to be sent to Bromsgrove District Council as the Local Planning Authority:

[New dwelling on the site of a previously approved dwelling \(ref 21/00312/FUL\) using a previously approved access drive](#)

Planning Application

32 Lickey Square Lickey Birmingham Worcestershire B45 8HB

Ref. No: 22/00978/FUL - **Comments on 32 Lickey Square**

23.11.2022

The Parish council strongly objects to this application for the following reasons:

This application has been resubmitted based on previously approved dwelling (Ref 21/00312/FUL) which has been modified from the application submitted in July 2022 to which Lickey and Blackwell Parish Council objected.

Although the proposed site plan submitted shows the reduced size, the characteristics remain the same.

Height, Mass, and Form.

The previous application 21/00312/FUL, which was approved on appeal, had a two-storey house, but the one submitted in July and the current one has a three-storey house shown.

This proposed development would be significantly larger with a much larger floor area in contrast to the neighbouring houses in Lickey Square, Stretton Road and Badgers, which are 2-storey houses.

The applicant has added a basement consisting of a pool, gymnasium, entertainment, sauna, steam, and cinema. We are concerned about the water disposal from the swimming pool which is in the basement. Will it be using soakaway or sewer? If so, what will be the impact? What will be the interface between the swimming pool system and drainage? We would also question the impact of the displacement of such a vast amount of soil and proposals for its disposal.

The red line in the “Comparison Plans” show the previously approved extant and the proposed plan in blue, we believe that the addition of basement increases the floor area significantly.

We are also concerned about the impact on the roots of mature trees with TPOs with the proposed introduction of a swimming pool with external earth retaining walls approximately 3 metres high.

Privacy issues

The proposed house would be very overbearing and overlook neighbouring properties. It would be much bigger and taller than the adjacent property in The Badgers which contravenes BDC SPD paragraph 4.2.52, which states “where new dwellings are of sufficient height and mass to dominate neighbouring dwellings, this will not be acceptable”.

According to BDC SPD para 4.2.31 the minimum separation distances is 21 m between rear dwelling windows that directly face each other. If there is a difference in gradient further distance is required, which equates to – 2m for every 1 m of elevation change.

The applicant has shown the distance between the proposed house and 16 Badgers as 23.5 m, which is not ideal as the separation distance according to SPD 4.2.49 should be 37.5 metres. There are five Juliet balconies on this new proposal which contravenes SPD 4.2.32 (balconies will only be acceptable when there is no direct overlooking of windows, or at close quarters, the rear garden of adjacent properties).

Access

In our previous objection we were concerned that visibility splays were not shown. WCC did undertake a full assessment (18/8/2022) and mentions “It should be noted for this planning application to be acceptable the applicant would be required to ensure the approved visibility splay 2.4 m x 43 m are in place pre-occupation – in the interest of pedestrian and vehicular safety”. This issue has still not been addressed.

This assessment also highlights that the applicant has provided 4 car parking spaces which are in accordance with WCC car parking standards, however car parking spaces 1 and 2 would be required to reverse a distance in excess of 25 m in order to leave the site in a forward gear, this is deemed to be unacceptable – in the interests of pedestrian safety. It is recommended the car parking layout be altered for the proposal to be acceptable.

The conditions laid out by the Highways are quite clear for the interests of highway safety, in particular:

Vehicular visibility splays (**which need to be provided pre-occupation**) - should be provided 43 metres from a point 0.6 metres above the ground level at the centre of the access to the application site and 2.4 m back from the nearest edge of the adjoining carriageway. No shrubs, trees or other vegetation shall be allowed to grow above 0.6 metres in height, and no structure or erection exceeding 0.6 m in height shall be placed, within the visibility splays.

We note that visibility is blocked by TPO trees, fence, and hedging trees in a third-party garden.

Lickey and Blackwell Parish Council (LBPC) already has issues with parking in Lickey Square which is a narrow road. The school rush, inadvertent parking on double yellow lines and double parking seen on Lickey Square would mean that the vehicle/s coming out of this access with limited or no visibility splay could be met with accidents.

Overall, the Parish Council feels strongly that this application is non-compliant with the BDP and Lickey and Blackwell Parish Council Neighbourhood Development Plan. Taking this into consideration as well as the views of the residents of Lickey Square, The Badgers and Stretton Drive we object strongly to this proposed development.

Proposed Replacement Outbuildings

Planning Application

87 Monument Lane Lickey Birmingham Worcestershire B45 9XH

Ref. No: 22/O1258/FUL – Lickey and Blackwell Parish Council has no objection to this application

Front side and rear single and double storey extensions

Planning Application

4 Wood End Drive Barnt Green Birmingham Worcestershire B45 8JU

Ref. No: 22/O1459/FUL – Lickey and Blackwell Parish Council has no objection to this application

7. OTHER MATTERS:

None

The meeting ended at 3.14pm.

Next meeting on Wednesday 7th December at 2pm at the Trinity Centre

Date 23/11/22

Chair Planning Committee