

Minutes of Belbroughton and Fairfield Parish Council Planning Committee held on Monday 16th November 2020 by video conference.

Present: Cllrs. B Allington, J Boswell, S Danks, G Ingram, S Patchell, G Parsons and, S Pawley
In attendance, the clerk. 0 members of the public.

301/20 Apologies None.

302/20 Declarations of interest None. **303/20 Dispensations Requested** None requested.

304/20 Minutes of the previous meeting

The minutes of the previous meeting held on Monday 19th October 2020 were approved by the Committee as a correct record.

305/20 District Council Planning Applications

a. To consider planning applications:

Application type:	Full Application
Planning Reference:	20/01330/FUL
Proposal:	Single-storey front extension and new bi-fold doors to the rear.
Location:	11 The Glebe, Belbroughton, Stourbridge, Worcestershire,
Comments:	No Objection

Application type:	Full Application
Planning Reference:	20/01351/FUL
Proposal:	Proposed porch
Location:	27 Glebe Fields, Belbroughton, Worcestershire, DYc9 9TA,
Comments:	No Objection

Application type:	Full Application
Planning Reference:	20/01276/FUL
Proposal:	Surfacing of existing agricultural access track and maintenance yard to provide access to the proposed extension of Pepper Wood
Location:	Pepper Wood Extension Area, Fairfield Court, Stourbridge Road, Fairfield,
Comments:	No Objection

Application type:	Full Application
Planning Reference:	20/01220/FUL
Proposal:	Replacing existing conservatory with new sunroom extension.
Location:	42 Hartle Lane, Belbroughton, Stourbridge, Worcestershire,
Comments:	No Objection.

Application type:	Full Application
Planning Reference:	20/01353/FUL
Proposal:	Proposed alterations to existing bungalow, reinstatement of second access point and construction of new infill 3 bedroom dwelling house.
Location:	2 Yew Tree Lane, Fairfield, Bromsgrove, Worcestershire,
Comments:	Objects : The Committee does not see this as acceptable 'infill' and notes that the site is Greenbelt. In addition, there would be detrimental visual impact.

Application type:	Full Application
Planning Reference:	20/01154/FUL
Proposal:	Extensions and modifications to dwelling, groundworks and new garage. (Re-submission of 17/01200/FUL - expired)
Location:	Giles House Farm, Bromsgrove Road, Hagley, Stourbridge,
Comments:	The Committee notes that this a resubmission, and it has No Objection. However, it would wish to see the proposed removal of trees reassessed and numbers to be removed considerably reduced as a condition. Also, it would wish the increase in size of the property to be within the guidelines.

Application type:	Full Application
Planning Reference:	20/00743/FUL
Proposal:	Proposed two storey side extension
Location:	New House, Hartle Lane, Belbroughton, Stourbridge,
Comments:	The Committee Objects: it feels that this is inappropriate development in the Conservation Area, causing a significant detrimental visual impact.

Application type:	Full Application
Planning Reference:	20/01214/FUL
Proposal:	Removal of outbuilding to create proposed single storey extension
Location:	9 Wood Lane, Fairfield, Bromsgrove, Worcestershire,
Comments:	The Committee has No Objection but would wish to ensure that the increase in property size is within the 40% guideline.

Application type:	COU Prior Approval
Planning Reference:	20/01303/CUPRIO
Proposal:	Change of use of agriculture building to dwellinghouse.
Location:	Barn, Broomhill Farm, Dordale Road, Bournheath,
Comments:	The Committee feels that prior approval should be required for the proposed change of use of the agricultural building.

- b. Additional applications received after the agenda was issued: None received.

306/20 Appeal: Brookfield Nurseries, Quantry Lane, Belbroughton Ref 20/00106 Redevelopment of site to provide four dwellings.

a. The Committee noted that the applicant had lodged an appeal to the Planning Inspector (Reference APP/P1805/W/20/3254346) against the District Council's decision to refuse planning permission.

b. The Committee reviewed its own comments on this application made at the February 2020 Planning Committee meeting and decided that it would now Object to the application as it felt it would be inappropriate development in the Greenbelt noting that the site was presently of 'agricultural' usage as a plant nursery. These comments would be sent to the Planning Inspector. It concurred with the decision made by the District Council.

307/20 Planning Decisions The Committee noted the following from the District Council:

20/01199/CUPRIO Residential conversion of two agricultural buildings to four dwellinghouses.
The Nurseries, Dordale Road, Bournheath. Status: Application Withdrawn.

20/01146/CPL Rear extension to form kitchen, family area and dining area
57 Woodgate Way, Belbroughton. Status: Application Withdrawn.

20/00937/FUL Proposed two-storey side extension with new front porch.
61 Woodgate Way, Belbroughton. Status: Application Granted.

20/00843/FUL Two storey side extension, alterations to fenestration to include rendering elevations.
198 Stourbridge Road, Fairfield. Status: Application Granted.

308/20 Other planning business.

The Committee noted that Dale Birch the Bromsgrove District Council Development Management Manager had contacted the clerk to advise that due to the health crisis there were currently delays in following up on enforcement investigations.

The Meeting closed at 7.45 p.m.

To be agreed as a true record by future Committee Meeting.