

Minutes of the Meeting of Belbroughton and Fairfield Parish Council Planning Committee on Monday 21st March 2016 in the Jubilee Room Belbroughton Recreation Centre.

Present: Cllrs. C Scurrell Chairman, J Boswell, T Jones, S MacDonald, P Margetts, and S Pawley. Mr. J Farrell, Clerk.

0 members of the public.

084/16 Apologies: Apologies were received and accepted from Cllr. Parsons.

085/16 Declarations of Interest Cllr. MacDonald declared an 'Other Disclosable Interest' under item 5b where the Committee would be considering a planning application relating to Apple Cottage, Dordale Rd. Belbroughton since he was related to the residents of a bordering property and was also friendly with the applicants.

086/16 Dispensations Requested A Dispensation had been received from Cllr. MacDonald in respect of agenda item 5b, specifically relating to the application relating to Apple Cottage, Dordale Rd. Belbroughton. The Committee approved Cllr. MacDonald remaining in the room and taking part in consideration of the agenda item.

087/16 Minutes of previous meeting

The minutes of the meeting held on 18th January 2016 were approved and duly signed by the Chairman.

088/16 Planning Applications:

a 16/0225 Farthings, Holy Cross Lane, Belbroughton - Modification or Discharge of a S.106 Agreement - Discharge of Section 106 Agreement dated 24.10.1995 and attached to Planning Application: 95/0164 –

A motion to object to the discharge of the Section 106 agreement was approved after the Chairman Cllr. Scurrell used his casting vote. Voting for - Cllrs. Margetts, Pawley and Scurrell Voting against - Cllrs. Boswell, Jones and MacDonald.

b. Additional application:

Three additional applications were considered.

15/1000 Hill Crest, Dordale Rd Belbroughton - Replacement of three car garage with playroom over. (re-submission of expired planning permission 13/0013) – No Objection.

16/0193 Apple Cottage Dordale Rd. Belbroughton - Demolition of annex and erection of a two storey extension. No Objection, but the Committee would expect the increase in size of the property to be within the 40% guidelines.

16/0205 Belne House, Gorse Green Lane Belbroughton – Repositioning of existing storage shed to replace derelict and hazardous hat barn. For storage of tractor for grounds maintenance and animal feed. No objections, provided the premises usage was maintained as stated in the application.

089/16 Planning Decisions advised by the District Council:

16/0064 Woodlands Farm, Hockley Brook Lane Belbroughton – Conversion of former agricultural building for use as two holiday let cottages as part of a farm diversification scheme. Approved.

16/0130 4 Drayton Rd Belbroughton – Replacement of existing garden wall, installation of boundary railings and terracing of garden with retaining walls and fencing. Approved.

090/16 Fairfield Recreation Ground

The Committee recommended to the Council approval of a request by an adjacent property's tenant to dig a trench across part of the recreation ground to enable an electrical connection to be made to his property provided a suitable plan was provided by the applicant and that the required legal documentation is drawn up to protect both the applicant and Council.

21.

091/16 Other Planning Business

The clerk advised that no further response had been received from the District Council regarding the planning issues raised by a resident relating to 5 Church Rd. Belbroughton.

Action - the clerk was requested to continue to chase for a reply.

The clerk and Cllr. Pawley advised that the resident pressing for actions in respect of an alleged planning permission breach at The Galtons Hartle Lane Belbroughton had now been advised by the District Council that they felt that there was no breach. He thus he did not wish the Committee to pursue the matter.

‘Former Nash Lane Works’ Belbroughton, building development - The clerk, following an enquiry from Cllr. MacDonald concerning Sec 106 commitments, advised that the District Council had given the following response:-

“In the case of the above development, which was resolved for approval in 2013, the scheme was judged to be unviable at the time of the decision. However, the developer was bound in the S106 Agreement to provide an updated Viability Appraisal (VA) upon the occupation of the 6th Dwelling. That point has now been reached and the (District) Council has advised the applicant of the S106 requirement. It will be some time before an updated VA has been prepared and independently assessed by the Council. Depending on the outcome of this, the maximum education contribution would be £49,050 and the maximum POS contribution would be £217,280. Happy to update you when the matter is resolved”.

Action - the clerk would diarise for updates.

The Meeting was closed at 7.50 pm.

Signed Chairman