

Minutes of Belbroughton and Fairfield Parish Council Planning Committee held on Monday 15th February 2021 by video conference facility.

Present: Cllrs. B Allington, J Boswell, S Danks, G Ingram, S Patchell and, S Pawley
In attendance: The clerk. 1 member of the public.

44/21 Apologies An apology had been received and was accepted from Cllr. Parsons.

45/21 Declarations of interest Cllr. Boswell declared an ‘Other Disclosable Interest’ in Agenda item 4a application ref 20/01520/OUT and would not speak to or vote on the application.

46/21 Dispensations Requested None requested.

47/21 Minutes of the previous meeting

The minutes of the previous meeting held on Monday 18th January 2021 were approved by the Committee as a correct record.

48/21 District Council Planning Applications

a. The following planning applications were considered:

Application type:	Full Application
Planning Reference:	21/00018/FUL
Proposal:	Conversion of outbuilding into separate dwelling.
Location:	Hill Crest, Dordale Road, Bournheath, Bromsgrove.
Comments:	The Committee Objects – There are concerns regarding the visual impact and access issues. In addition, the committee comments: it would appear to be already occupied premises which is not readily explained.

Application type:	Full Application
Planning Reference:	20/01587/FUL
Proposal:	Proposed single storey rear extension to create new study and family room with new utility room in rear of existing garage.
Location:	3 Pinchers Close, Belbroughton.
Comments:	The Committee has No Objection provided the cumulative size increase in the property is within 40%.

Application type:	Full Application
Planning Reference:	21/00014/FUL
Proposal:	Construction of a single-storey garden room extension and associated internal alterations
Location:	Stoney Bridge Farm, Stoneybridge, Belbroughton.
Comments:	The Committee has No Objection provided the cumulative size increase in the property is within 40%.

Application type:	Full Application
Planning Reference:	19/01617/FUL
Proposal:	Replacement of shed with extension to garage, new dormer window to garage and alterations to porch entrance
Location:	Brook Farm House, Hockley Brook Lane, Belbroughton.
Comments:	The Committee Objects, the retrospective application is already commented on by the District Council Planning Department concerning the size of the extension and the Committee would concur with those comments. It sees no very special circumstances to justify the disproportionate increase in size.

Application type:	Full Application
Planning Reference:	20/01520/OUT
Proposal:	Outline application (including access) for the development of up to three dwellings (Use class C3)
Location:	Land to the rear of 36 Hartle Lane Belbroughton
Comments:	<p>The Committee Objects to this application:</p> <p>The site is in the Greenbelt and is also outside of the village envelope and thus the Committee seriously questions the applicant's description of 'infill'. It does not feel that very special circumstances have been demonstrated or exist that clearly outweigh the significant harm caused by such a development in the Green belt.</p> <p>The visual impact will be a negative one and green spaces should be preserved - it is the garden / paddock of the house that sits behind the house that fronts Hartle Lane and should be preserved as such.</p> <p>The proposed access, via an unadopted private lane, whose ownership is unclear, is not suitable for additional vehicle and pedestrian movements nor indeed, emergency vehicles.</p> <p>Because the ownership of the private unadopted lane is in question, the maintenance of the lane is poor and piecemeal, and the Committee disputes it is well maintained - additional traffic will only cause further deterioration of the lane.</p> <p>The lane is detailed as part of the Public Footpath on Ordnance Survey map - pathfinder 953 - which highlights the consideration of the safety of the many pedestrians who use it.</p> <p>Due to ongoing safety issues for parents dropping off pupils outside the Belbroughton Primary School parents have been encouraged to park on the Recreation Centre and walk pupils along a footpath to the school - where these pupils would join said footpath is at the entrance to the paddock under consideration- a dangerous pinch point for pupils and parents who will be unable to see cars pulling out of the proposed development.</p> <p>The proposal states that there are pulling in points for vehicles to pass safely - this is incorrect - these are in fact residents' entrance drives and the opening to the B.T. building and therefore not official pull in points - which at any stage residents could block with sleeping bollards.</p> <p>In order to make a driveway to the properties much of the greenery will need to be removed and this will further compromise the visual aspect of the area as well as the three proposed houses.</p> <p>With reference to the National Planning Framework and the Bromsgrove Plan the application goes against the ethos of the documents :</p> <p>The proposal does not redress the balance that there are deemed enough 4/ 5 bedroom houses and any development should address the balance between larger homes and an ageing population and a change needs to happen in building patterns.</p> <p>The planning guidance states that as general principle, the planning system works in the public interest and matters that solely affect private interests are not usually material consideration in planning decisions. The Committee feels that this is very much the case here, it is not in the public interest but in the interest of an individual.</p> <p>Granted there is a need for additional housing within the Bromsgrove District Council remit however the three houses do not contribute a significant number to justify the erosion of green belt land and the loss of another village green space.</p>

b. No further planning application were received after the agenda notice.

49/20 Planning Decisions

The Committee noted the following decisions from the District Council:

No: 20/01567/FUL Two Storey Side Extension. Alterations To Fenestration To Include Rendering of Elevations (Re submission of 20/00843/FUL)

'Fairfield Police Station' 198 Stourbridge Road Fairfield. Status: Application Granted

No: 20/01353/FUL Proposed alterations to existing bungalow, reinstatement of second access point and construction of new infill 3 bedroom dwelling house.

2 Yew Tree Lane Fairfield. Status: Application Refused

50/21 Other planning business.

Cllr. Allington advised that work had ceased at 44 Hartle Lane, Belbroughton where building works had been in progress. The Committee asked the clerk to again seek clarity from the District Council on whether there were enforcement actions being taken.

Cllr. Danks confirmed the 'Dolfor House Wildmoor' inquiry inspector had visited the site following the hearing last week, however it was not clear whether his decision on the appeal by the owners against the District Council's refusal to agree to industrial activities would be released before the second inquiry. This second inquiry relates to the same premises and is into the appeal against the County Council planning refusal. The second inquiry will also have Sarah Glover acting for the local authority.

Cllr, Boswell thanked Cllr. Danks for all his work for the community on the issues arising at the various quarry sites their adjacent premises.

Cllr. Pawley advised the Committee of training courses available via Worcs. Calc during April.

The Meeting closed at 7.40p.m.

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