

**Minutes of Belbroughton and Fairfield Parish Council Planning Committee held on Monday 20<sup>th</sup> February 2017 at The Fairfield First School.**

**Present:** Cllrs. C Scurrrell (Chair), J Boswell, G Ingram and, T Jones. 2 members of the public.

**052/17 Apologies:** Apologies were received and accepted from Cllrs. S MacDonald, S Pawley and G Parsons.

**053/17 Declarations of interest :** None. **054/17 Dispensations Requested** None requested.

**055/17 Minutes of the previous meeting**

The minutes of the previous meeting held on Monday 16<sup>th</sup> January 2017 were approved as a correct record, and were signed by the chairman.

**056/17 a. Planning Applications considered:**

a. To consider:

<b>Application type:</b>	Outline Application
<b>Planning Reference:</b>	<b>17/0044</b>
<b>Proposal:</b>	Outline application for residential development.
<b>Location:</b>	Land Adjacent To 1 High House Farm, 188 Stourbridge Road, Fairfield.
<b>Decision:</b>	Objects, and thus recommends refusal as the site is situated in the Green Belt and outside the village envelop. No very special circumstances we believe have been proven. There are concerns in any case with the access point and resultant the effect of such and any subsequent development on the adjacent listed building.

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>16/1149</b>
<b>Proposal:</b>	Proposed extensions and alterations.
<b>Location:</b>	15 Woodgate Way, Belbroughton, DY9 9TL
<b>Decision:</b>	No objection provide the increase in size in excess of 40% of the original building.

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>17/0047</b>
<b>Proposal:</b>	Proposed additional dormer to South, front road facing, elevation. All other details as approved under reference 16/0209.
<b>Location:</b>	71 Hartle Lane, Belbroughton, DY9 9TN, ,
<b>Decision:</b>	No objection, provided due consideration is given to any properties which are overlooked.

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>17/0086</b>
<b>Proposal:</b>	Application to vary condition 05 (plans list condition) of application 15/0364 to enable changes to fenestration, driveway and formation of balcony at first floor on rear elevation of dwelling.
<b>Location:</b>	Clifford Cottage , Top Road, Wildmoor, B61 0RB,
<b>Decision:</b>	No Objection

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>17/0111</b>
<b>Proposal:</b>	Proposed double garage in lieu of garage building previously approved under 15/0364 and associated hard landscaping.
<b>Location:</b>	Clifford Cottage , Top Road, Wildmoor, B61 0RB
<b>Decision:</b>	No Objection.

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>16/1209</b>
<b>Proposal:</b>	Formation of new vehicular access onto Dordale Road and new driveway leading to residential dwelling.
<b>Location:</b>	The Cottage , Dordale Road, Bournheath, DY9 0AX,
<b>Decision:</b>	No objection, provided that the County Council Highways are content with the scheme.

b. Two additional applications had been received.

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>17/0073</b>
<b>Proposal:</b>	Ground and first floor extension
<b>Location:</b>	91 Stourbridge Road, Fairfield, Bromsgrove, Worcestershire.
<b>Decision:</b>	The Parish Council has no objection provided the increase in size is not in excess of 40% of the original building size.

<b>Application type:</b>	Full Planning Application
<b>Planning Reference:</b>	<b>17/0046</b>
<b>Proposal:</b>	Proposed Demolition of annex and erection of a two storey extension at rear.
<b>Location:</b>	Apple Cottage, Dordale Road, Bournheath.
<b>Decision:</b>	The Parish Council confirms its comments applied to application 16/0193 that it would expect the increase in size of the property to be within 40% of the original building size.

b. Two additional applications had been received.

### 057/17 Planning Decisions

The Committee noted the following five recent decisions made by the District Council:

**16/1169** A steel portal frame, box profile agricultural building to be used for agricultural machinery and fodder storage New Barn Farm Swan Lane Fairfield. Status: Agricultural Forestry Permission Granted

**16/1137** Two storey side extension, single storey rear extension and front porch to existing house Clevedale, Quantry Lane Belbroughton. Status: Granted

**16/1123** Single storey rear extension. High View Bungalow Waystone Lane Broom Hill.

Status: Prior Approval Not required.

**16/1113** Conversion of 1 no. agricultural building (Barn F) into residential use (C3 Use Class) including the demolition of the existing lean to and the addition of an extension Chadwich Grange Farm Malthouse Lane Chadwich. Status: Granted.

**16/1063** Proposed Change of Use of outbuilding to create new dwelling. Meadow End Holy Cross Lane Belbroughton. Status: Granted.

#### **058/17 Land at rear of 37 Nash Lane, Nash Lane, Belbroughton**

The Committee had been advised by the Planning Inspector of the lodging of an appeal by the applicants of 16/0287 - The conversion of existing outbuildings to form two 1 bedroom dwellings and the construction of a new 3 bedroom dwelling incorporating an existing outbuilding. The Committee decided to advise the Inspector that it confirmed its previous comments objecting and would add:

1. Belbroughton has suffered a considerable loss of retail businesses. This application compromises the retention of the shop at 3 High Street. Bromsgrove District Council planning policies are to protect services in villages.
2. It supported the District Council's view that the ancillary buildings on this site must be retained and preserved. We question whether conversion to residential is a feasible way to achieve this, without fundamentally damaging the historic buildings themselves and the character of the site.
3. It has concerns that the addition of three new residential dwellings on this site will have an adverse impact on the operation of the adjacent community facility, The Belbroughton Club.

#### **059/17 W.C.C. Minerals Consultation**

Cllr. Scurrell advised that he and Cllr. Morgan had attended the exhibition on the latest County Council Minerals consultation. He felt that there were no issues in the plan for the parish area since it dealt with rules and regulations for new quarries. It did not deal with existing quarries and the issues that they presented. The Committee agreed not to make a formal response but was mindful to the requirement for the County Council to inform the Parish Council of any future applications for new quarrying sites.

#### **060/17 Other Planning Business**

Cllr. Boswell reminded the Committee that Veolia ES Ltd had until mid-April to launch an appeal against the W.C.C. October 2016 decision refusing planning permission for the incinerator bottom ash industrial facility.

The meeting was closed at 7.50pm.

Chairman .....