

BARNT GREEN PARISH COUNCIL

80 Hewell Road, Birmingham, B45 8NF

0121 447 9893
07410 906282

exec@barntgreen.org.uk
www.barntgreen.org.uk



NOTICE OF PLANNING COMMITTEE MEETING

Thursday 8th March 2018 at 6pm

Parish Council office, 80 Hewell Road, B45 8NF

AGENDA

PIC 1807	Apologies To receive apologies and note the reason for absence. NB If the number of members attending falls short of the quorum, the Executive Officer will collate any views and submit as per the council's scheme of delegation.		
PIC 1808	Declarations of Interest Members are reminded with regard to this agenda - a) their entry on the Register of Interests must be current and up to date; b) to declare any Disclosable Pecuniary Interests (DPI) and their nature. c) to declare any Other Disclosable Interests (ODI) and their nature. d) Members' written requests for the grant of a dispensation (S33 of the Localism Act 2011) are to be submitted to the EO in advance of the meeting. Councillors who have declared a DPI, or an ODI which falls within the terms of paragraph 12(4) (b) of their Code of Conduct, must leave the room for the relevant item unless granted a dispensation.		
PIC 1809	Consideration of dispensation requests		
Adjournment for Public Question Time This meeting is open to the public who are invited to give their views and question the parish council on issues on this agenda, or raise issues for future consideration. Members of the public are not expected to speak to the committee meeting after this point unless specifically invited. The time allocated for this part of the meeting is at the discretion of the chairman.			
PIC 1810	To approve the minutes of the previous committee meeting The minutes of the meeting held 31/01/2018 will be presented for approval and signing.		
PIC 1811	Planning consultations a) To consider comment to planning consultations as below: Plans can be seen online via https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/		
App no	Log	Address:	Proposal:
18/00078	088	Newlands, Aqueduct Lane	Proposed single storey & two storey extensions to dwellinghouse
18/00172	089	10 Cherry Hill Drive	Demolition of attached self-contained apartment and construction of 2 detached dwellings, detached garages, associated drive and new vehicular access.
b) Note any decisions made by the Planning Authority since 31/01/2018 c) Note any further planning matters relevant to the parish council			
PIC 1812	To discuss Greater Birmingham Housing Market Area (HMA) Strategic Growth Study Cllrs S Whitehand and R Cholmondeley attended a Bromsgrove District Council briefing on this subject; will recommend meeting with neighbouring parish councils in due course.		
PIC 1813	Date, time and venue of next meeting - To be arranged		

Committee members:

Cllr S Whitehand (Chairman), Cllr R Briggs,
Cllr R Cholmondeley, Cllr J Jagger, Cllr P Perry

Gill Lungley FSLCC
Executive Officer
01/03/2018

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Minutes of the Planning Committee meeting held on
Wednesday 31st January 2018, at 6pm at 80 Hewell Road, Barnt Green

Cllrs Present: Cllrs - S Whitehand (Chairman), R Briggs, R Cholmondeley, P Perry

DRAFT

In attendance: Executive Officer, Gill Lungley

PI18/01	Apologies Cllr J Jagger.								
PI18/02	Declarations of Interest a) The requirement to keep the Register of Interests updated was noted. b) No Disclosable nor Other Disclosable Interests were declared								
PI18/03	Dispensation requests There were no dispensation requests to consider.								
Public Question Time Not required									
PI18/04	Approval of previous minutes The minutes of the meeting held 07/08/2017 were agreed correct and signed by the Chairman.								
PI18/05	Planning Consultations a) The parish council had been consulted on the following plan: <table border="1"><thead><tr><th>BDC ref</th><th>P Log</th><th>Address</th><th>Proposal</th></tr></thead><tbody><tr><td>18/00033</td><td>085</td><td>33 Fiery Hill Road</td><td>Removal of condition 3 (Traffic Regulation Order) attached to application 16/0796 [BGPC log no 038]</td></tr></tbody></table> <p>PC comment: When consulted on application 16/0796, the Parish Council recommended refusal, the comment at that time was:</p> <p><i>There is no objection to a new drive on the site, however with regard to the proposed crossover, due to the nearby railway station Fiery Hill Road is popularly used for commuter car parking. The installation of a dropped kerb and pavement crossover here will reduce the number of car parking spaces available thereby moving car parking to a different site further away from the station. The parish council would recommend refusal for the reason that the proposal will reduce the sustainability of the railway station (if people can't park nearby then they will not use the station).</i></p> <p><i>With regard to the removal of the hedge, this site is in the Barnt Green conservation area and the removal of the hedge would be detrimental to the area's character.</i></p> <p><i>There are concerns about the visibility splay – there will be cars parked on either side of the proposed access (commuter parking). It will be difficult to manoeuvre on entrance and egress due to the narrowness of the road at this point and it will be dangerous due to (1) the proposed new access being closer to the Hewell Lane junction than the existing access and (2) the downhill speeds of motorists using this road.</i></p> <p>WE now note that the decision regarding 16/0796 was to grant permission subject to conditions, one of which states there must be a suitable visibility splay and we appreciate that from a safety point of view then there should be a significant splay provided to ensure safety of access.</p>	BDC ref	P Log	Address	Proposal	18/00033	085	33 Fiery Hill Road	Removal of condition 3 (Traffic Regulation Order) attached to application 16/0796 [BGPC log no 038]
BDC ref	P Log	Address	Proposal						
18/00033	085	33 Fiery Hill Road	Removal of condition 3 (Traffic Regulation Order) attached to application 16/0796 [BGPC log no 038]						

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	<p>We note the traffic speed data was gathered over a period of three days during the week; it is notable that there is no weekend data. This is significant because parking at this site is attributable to commuters using the railway station; it is therefore more likely that cars will be parked at this site on weekdays, causing a significant reduction to traffic speeds. On the days when there are no parked cars, the traffic speeds will increase.</p> <p>NB The driveway opens directly onto the downward lane of the hill of Fiery Hill Road at a point where, if unrestricted, traffic is still gathering speed having already travelled 0.3km downhill.</p> <p>It seems likely that the extent of the splay required for the TRO will mean that no cars will be able to park on the road here. If no cars are parked here then the speed of traffic will increase; data gathering over a period when no cars are parked here (all other variables being the same) would support this assertion.</p> <p>Despite our earlier comments, the fact is that permission has now been granted. In the light of which the parish council would state as follows:</p> <p>For safety reasons regarding the applicant's use of the access, the parish council would not want Condition 3 to be removed entirely but think the 43m requirement is excessive. For the benefit of the wider community's road safety then some on-road parking should be allowed to continue to ensure passing traffic is deterred from exceeding the speed limit and to contribute to slowing the traffic. The parish council would therefore support a reduction in the splay requirement to 20m max.</p>
b)	Decisions made by the Planning Authority: see attached.
c)	<p>Note Bromsgrove DC's consultation opportunity on the High-Quality Design Supplementary Planning Document.</p> <p>Members agreed to review this document by 12/02/2018 in advance of the next Parish Council meeting.</p>
PI18/06	<p>Date of next meeting The date, time and venue of the next meeting to be decided.</p>

The meeting closed at 18:26hrs.

Signed: _____
Chairman

Date: _____

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Decisions made by Bromsgrove District Council on applications during 2017.

BGPC log	BDC Ref	Address	Status
059	17/0026	45 Fiery Hill Road Barnt Green B45 8JZ	Application Granted
068	17/00540/ADV	Retail Unit 30 Hewell Road Barnt Green Birmingham Worcestershire B45 8NE	Application Granted
069	17/00539/FUL	4 Hewell Lane Barnt Green Birmingham Worcestershire B45 8NZ	Application Granted
070	17/00636/FUL	6A Cherry Hill Road Barnt Green Birmingham Worcestershire B45 8LH	Application Granted
071	17/00678/FUL	Retail Unit 30 Hewell Road Barnt Green Birmingham Worcestershire B45 8NE	Application Granted
072	17/00756/8FUL	17 Oakdene Drive Barnt Green Birmingham Worcestershire B45 8LQ	Application Granted
073	17/00758/FUL	57 Bittell Road Barnt Green Birmingham Worcestershire B45 8LX	Application Granted
074	17/00537/FUL	11 Blackwell Road Barnt Green Birmingham Worcestershire B45 8BT	Application Granted
075	17/00826/FUL	3 Sandhills Road Barnt Green Birmingham Worcestershire B45 8NP	Application Granted
076	17/00631/FUL	Land Adjacent Gaunts Cottage Sandhills Green Barnt Green Worcestershire	Application Refused
077	17/00825/FUL	51 Orchard Croft Barnt Green Birmingham Worcestershire B45 8NJ	Application Granted
078	17/00859/FUL	40 Hewell Road Barnt Green Birmingham Worcestershire B45 8NF	Application Granted
079	17//830/FUL	34 Bittell Road Barnt Green Birmingham Worcestershire B45 8LY	Application Granted
080	17/01034/FUL	Flat 33A Fiery Hill Road Barnt Green Birmingham Worcestershire B45 8LE	Application Refused
081	17/01204/FUL	77 Bittell Road Barnt Green Birmingham Worcestershire B45 8LX	Application Granted
082	17/01199/FUL	11 Cherry Hill Avenue Barnt Green Birmingham Worcestershire B45 8LA	Awaiting decision
083	17/01347/FUL	10 Cherry Hill Road Barnt Green Birmingham Worcestershire B45 8LJ	Pending Consideration
084	17/01395/FUL	30A Hewell Road Barnt Green Birmingham Worcestershire B45 8NE	Application Granted
085	18/00033/FUL	33 Fiery Hill Road Barnt Green Birmingham Worcestershire B45 8LE	Pending Consideration

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PIC1805 (b)

BGPC Record of planning appeals from 2013 to 24/01/2018

Demolition of attached Self-Contained Apartment and Construction of Two Detached Dwellings, Two Detached Garages, Associated Drive And New Vehicle Access
10 Cherry Hill Drive Barnt Green B45 8JY
Ref. No: 17/00053/REF Received: Thu 12 Oct 2017 Status: Appeal Dismissed
Change of use from a flat linked to 33 Fiery Hill Road to a separate dwelling
33A Fiery Hill Road Barnt Green Worcestershire B45 8LE
Ref. No: 17/00014/REF Received: Thu 16 Mar 2017 Status: Appeal Allowed
Proposed room over garage
Copper Beech 14A Cherry Hill Road Barnt Green Bromsgrove Worcestershire B45 8LJ
Ref. No: 16/00061/HOUFAS Received: Mon 21 Nov 2016 Status: Appeal Dismissed
Demolition of existing garages: Construction of single storey detached apartment with parking and landscaping
Land Adj 2B Cherry Hill Road Barnt Green Worcestershire
Ref. No: 16/00059/REF Received: Thu 03 Nov 2016 Status: Appeal Dismissed
Replacement garage - (opposite Underhill)
Underhill Aqueduct Lane Alvechurch Birmingham Worcestershire B48 7BP
Ref. No: 15/00041/REF Received: Mon 23 Nov 2015 Status: Appeal Dismissed
Proposed ground floor extension to utility room, new hipped porch roof. 1st floor extension over existing garage comprising of new bedroom and ensuite
5 Orchard Croft Barnt Green Birmingham B45 8NH
Ref. No: 14/00052/REF Received: Wed 03 Dec 2014 Status: Appeal Dismissed
2 single storey apartments and ancillary parking / landscaping
The Woodlands Fiery Hill Road Barnt Green Birmingham Worcestershire B45 8LB
Ref. No: 14/00039/REF Received: Mon 06 Oct 2014 Status: Appeal Dismissed
Two storey side extension
Tower Cottage Cofton Church Lane Cofton Hackett Birmingham Worcestershire B45 8BH
Ref. No: 14/00020/HOUFAS Received: Wed 02 Jul 2014 Status: Appeal Dismissed
Proposed New Dwelling
34 Bittell Road Barnt Green Birmingham B45 8LY
Ref. No: 13/00023/REF Received: Mon 10 Jun 2013 Status: Appeal Dismissed