

Barnt Green Parish Council

Minutes of the Planning Committee meeting held on Thursday 8th March 2018, at 6pm at 80 Hewell Road, Barnt Green

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

In attendance: Executive Officer, Gill Lungley

PI18/07	Apologies Cllr J Jagger.		
PI18/08	Declarations of Interest a) The requirement to keep the Register of Interests updated was noted. b) No Disclosable nor Other Disclosable Interests were declared		
PI18/09	Dispensation requests There were no dispensation requests to consider.		
Public Question Time Not required			
PI18/10	Approval of previous minutes The minutes of the meeting held 31/01/2018 were agreed correct and signed by the Chairman.		
PI18/11 a)	Planning Consultations a) The parish council commented to the following two consultations:		
	BDC ref	P Log	Address
	18/00078	088	Newlands, Aqueduct Lane
	Proposal		
	Proposed single storey and two storey extensions to dwelling house		
	PC comment: The parish council is aware this is a large extension but can see no reason for withholding approval.		
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
PC comment: The parish council would recommend refusal. This proposal is considered back-land development that is inappropriate in the Conservation Area, and out of character. Additionally: - concerned about the single lane access driveway to the site (Cherry Hill Drive). It is assumed that when the properties were originally built that residents would have had only one car per household, if that, at a time when cars of that period were generally smaller than those of today and when it is likely that such matters were given less planning consideration, if any. This driveway would not meet currently required access standards. - The proposal predicts up to eight more cars making use of this narrow driveway that has no passing spaces and which is already currently servicing eleven households – all of which may have, as a minimum, at least two cars. The access driveway does not have enough capacity to meet the demands of this new development; quality of life would be harmed if it was allowed to proceed. - Access by large service vehicles and emergency vehicles would be hindered; the proposed increase in the number of residents accessed by this driveway will increase the likelihood of such use. - Concerned about egress from Cherry Hill Drive onto Fiery Hill Road, due to northbound downhill blind bend, and being opposite well-used parking provision for users of the railway			

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	<p>station. Northbound cars travelling downhill are often travelling in excess of 30mph, despite the blind bend, whilst southbound cars are forced nearer to the Cherry Hill Drive entrance due to the cars parked opposite the entrance. All of which creates a challenge to motorists exiting Cherry Hill Drive. An increase in the number of cars using the driveway will increase the potential for harm.</p> <p>- With regard to the reference in the application to the existing apparent back-land housing off Fiery Hill Road; this was actually front-land development as the rear-sited houses are the original buildings. It is not therefore significant 'back-land' development.</p> <p>- The parish council's comments submitted in February 2017 to the earlier application 16/1074 still stand: The parish council considers this application to be over-development of the site; this back-land development is uncharacteristic of the houses along this Drive and would introduce a new service road which is out-of-keeping with the locale, which is within the Barnt Green Conservation Area. The proposed new houses would disproportionately tower over the existing dwellings.</p>
b)	<p>Decisions made by the Planning Authority.</p> <p>The parish council has been notified that following the planning authority's refusal to approve planning application 17/1034 (log no 080) at 33A Fiery Hill Road, the applicant has appealed.</p>
c)	<p>To note any further planning matters.</p> <p>None</p>
PI18/12	<p>Greater Birmingham Housing Market Area (HMA) Strategic Growth Study</p> <p>Cllrs S Whitehand and R Cholmondeley had attended a briefing on this study held at Bromsgrove DC, provided by Mike Dunphy the Strategic Planning and Conservation Manager. The study had been commissioned by Birmingham City Council and the surrounding 14 local authorities to identify potential sites for housing development. Ten new sites have been identified for 10,000 – 15,000 houses and other sites have been identified that could provide a significant number of extra houses.</p> <p>The 'Barnt Green / Alvechurch' area has been identified as one of the ten new sites.</p> <p>The formal consultation period will be held during June – August 2018 when residents will be encouraged to provide their views.</p> <p>This subject will be considered at the next parish council meeting (19/03/2018) and will be added to the agenda for Barnt Green's Annual Parish Meeting on 26th April.</p>
PI18/13	<p>Date of next meeting</p> <p>The date, time and venue of the next meeting to be decided.</p>

The meeting closed at 19:00hrs.

Signed: _____
Chairman

Date: _____