

# BARNT GREEN PARISH COUNCIL

80 Hewell Road, Birmingham, B45 8NF

0121 447 9893  
07410 906 282

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



## Minutes of the Planning Committee meeting held

Monday 25<sup>th</sup> June 2018 at 10am

Parish Council office, 80 Hewell Road, B45 8NF

|  |  |                               |  |
|--|--|-------------------------------|--|
| <b>Cllrs Present</b><br><b>Cllrs Expected</b>  | Cllrs S Whitehand (Chairman), R Briggs, R Cholmondeley<br>Cllr P Perry   |                               |  |
| <b>In attendance</b>   | Two members of the public<br>Executive Officer, Gill Lungley   |                               |  |
| <b>PIC 1826</b>  | <b>Apologies</b><br>There were no apologies.   |                               |  |
| <b>PIC 1827</b>  | <b>Declarations of Interest</b><br>There were no declarations of interest.   |                               |  |
| <b>PIC 1828</b>  | <b>Consideration of dispensation requests</b><br>No dispensation requests had been received.   |                               |  |
| <b>Adjournment for Public Question Time</b><br>The members of the public were invited to speak and they expressed concerns about the proposals for 11 Cherry Hill Avenue (log no 095).   |  |                               |  |
| <b>PIC 1829</b>  | <b>To approve the minutes of the previous committee meeting</b><br>The minutes of the meeting held 01/05/2018 were approved and signed.      |                               |  |
| <b>PIC 1830</b>  | <b>Planning consultations</b><br>a) To consider comment to planning consultations as below:<br>The following consultation had been notified: |                               |  |
| <b>App no</b>  | <b>Log</b>   | <b>Address:</b>               | <b>Proposal:</b>   |
| 18/00652   | 095  | 11 Cherry Hill Ave<br>B45 8LA | Demolition of existing house and garage and construction of new dwelling. Resubmission of 17/01199 (log 082) |
| The Parish Council comments: <b>Recommend refusal</b> for the following reasons – <ol style="list-style-type: none"><li>1. The parish council believes the existing building makes a significant and important contribution to the Conservation Area, thus this application is contrary to the BDC Conservation Area Policy in which ‘there is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of a conservation area’ (BDC website, ‘Work in Conservation Areas’).</li><li>2. The style of the existing building is key to the Conservation Area, adding to and complementing the area’s particular character. This is not maintained by the proposal thus the application does not conform to BDP20.9 “Development within or adjacent to a Conservation Area should preserve or enhance the character or appearance of the area.”</li><li>3. The Parish Council notes BDC policy BDP20.10 “The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area’s character or appearance will be resisted.”</li><li>4. Additionally, the parish council is keen to maintain a housing mix that will meet the differing needs of householder which is essential to ensure a thriving community – a (dormer) bungalow such as currently exists provides for different needs to that of the proposed new 2-storey dwelling. The local housing stock is well catered for with regard to the latter (large, family homes) whereas bungalows, although much in demand, are not so easily available.</li><li>5. The height of the proposed building is not consistent with neighbouring properties and would dominate the skyline.</li></ol> |  |                               |  |

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| <p>6. The height of the proposed building would be overbearing to neighbouring properties and will cause loss of light, particularly to those that lie to the north and west of it.</p> <p>7. The application proposes an over-development of the site. The new footprint is larger than the existing because it also incorporates the separate, stand-alone, garage. Such an action here is particularly detrimental to the area's character because it will reduce the gap between residential properties.</p> <p>8. The proposed extra bedrooms would require the applicant to provide for adequate off-road car parking; the provision shown on the proposal plans would be ineffective in practice in this narrow Avenue. The resultant on-road parking would adversely affect neighbouring properties and hamper access for emergency services and large vehicles.</p> |  |
| <p>b) <b>Decisions</b> made by the Planning Authority since 01/05/2018: noted</p> <p>c) <b>Changes</b> to parish council planning consultation timeframe.<br/>Noted: previously the consultation time limit was 21 days, this has now been adjusted to 28 days.</p> <p>d) <b>To consider and comment</b> on the Regulation 14 Consultation for Lickey and Blackwell and Cofton Hackett Neighbourhood Development Plan<br/>Members had no comment to make at this time.</p>   |  |
| <b>PIC 1831</b>  | <p><b>To consider progress of the Barnt Green Neighbourhood Plan</b></p> <p>The National Planning Policy Framework is being re-drafted. Two proposed changes are:</p> <ul style="list-style-type: none"> <li>- The Local Authority must advise each Neighbourhood Plan group of the numbers of new houses they will be expected to accommodate; and</li> <li>- Neighbourhood Plan areas will be able to amend Green Belt boundaries.</li> </ul> <p>There is uncertainty in the validity of continuing with the Barnt Green NP whilst these variables are not yet decided. However, members agreed that now is the time to seek professional support and to apply for funding via Neighbourhood Planning grant support. The Parish Council would be asked to approve delegating authority to this committee to appoint an advisor and a funding application via 'Locality' <a href="http://www.neighbourhoodplanning.org">www.neighbourhoodplanning.org</a></p> |
| <b>PIC 1832</b>  | <b>Date, time and venue of next meeting - To be arranged</b>   |

This meeting ended at 11.20am

**Signed:**.....

**Date:**.....