

Planning and Highways Meeting
Tuesday 1st September 2020
Remote meeting via Zoom
7pm

Present

D. Allan, L. Allen, Briggs, Hodgins, Horrocks (Chairman), Jolley & Simper.

In Attendance

Olive O'Sullivan Chief Executive Officer (CEO) and Natalia Gorman – Senior Administrator.

There were four members of the public and no press present.

Cllr Horrocks welcomed all to the meeting and informed Committee that the meeting would be recorded. The Chairman advised all present that a resident present would also be recording the meeting on their personal computer.

The Chairman advised committee that it had been brought to her attention that a planning application for the erection of a two and a half storey extension at Bishop Vesey's Grammar School (2020/0642/PA) had been registered on the Birmingham City Council Planning Portal. This application was accepted by Birmingham City Council on Friday 28 August and therefore does not feature on this month's planning schedule. Application 2020/0642/PA will be considered at the October Planning & Highways committee meeting.

25 Apologies for Absence

Apologies received from Cllr Puri.

Resolved to accept the apologies received.

26 Declarations of Interest

None

27 Matters Arising

The CEO reported that the Town Council had not received a formal response from Birmingham City Council (BCC) to the concerns raised by the Town Council in relation to the 'pop-up cycle' lane on Brassington Avenue.

Town Council officers contacted BCC on 20 August 2020 when work commenced to install the cycle lane and were advised that the City Council and TfWm would be undertaking monitoring, including cycle counts and bus journey times and that Tranche 2 funding would enable more time for further monitoring and developing plans over a longer timescale.

The CEO advised the work was expected to be completed by 9 September 2020.

The CEO confirmed that a number of concerns had been raised via the Town Council's social media and via the BCC Commonplace website where feedback on the scheme could be reported.

Committee asked the CEO to write to BCC as a matter of urgency expressing their concerns particularly around the safety of road users and pedestrians. Committee raised concerns that the scheme poses a serious risk of fatality and that it should not proceed.

The CEO advised BCC had amended the original proposal so that the route no longer included Reddicroft or Railway Road.

Resolved that the CEO will write to Birmingham City Council.

28 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 4th August 2020 be signed as a true record of the meeting.

29 Planning Applications

Four Oaks Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
2020/06079/PA	Four Oaks House 160 Lichfield Road Four Oaks Sutton Coldfield B74 2TZ	Installation of a new sub-station	No Objection
2020/06223/PA	17 Bracebridge Road Four Oaks Sutton Coldfield B74 2SB	Erection of two storey side, single storey rear and front extensions and installation of dormer and two balconies to rear	No Objection
2020/06171/PA	11 Ladywood Road Four Oaks Sutton Coldfield Birmingham B74 2SW	Application to determine the details for Condition No. 3 (sample materials) attached to approval 2019/07595/PA	No Objection
2020/06036/PA	Four Oaks House 160 Lichfield Road Four Oaks Sutton Coldfield B74 2TZ	Formation of 5 no. car parking spaces along the access drive and installation of new bin store	No Objection

2020/06161/PA	20 Barker Road Four Oaks Sutton Coldfield B74 2NY	Erection of single storey rear extension	No Objection
2020/05921/PA	28 Blackroot Road Sutton Coldfield B74 2QH	Demolition of existing single storey rear and conservatory and erection of replacement single storey rear extension and front porch canopy	No Objection
2020/04993/PA	41 Wyvern Road Sutton Coldfield Birmingham B74 2PS	AMENDED DESCRIPTION - Erection of single storey side and rear extension, first floor side extension and Juliet balcony to rear	No Objection
2020/05944/PA	42 Grounds Road Sutton Coldfield Birmingham B74 4SE	Erection of single storey rear extension, canopies to front and rear and installation of replacement flat roof with pitched roof to existing garage	No Objection
2020/05805/PA	6 Wyvern Road Sutton Coldfield B74 2PT	Erection of single storey rear extension and alterations to front, side and rear	No Objection
2020/05749/PA	69 Irnham Road Sutton Coldfield Birmingham B74 2TQ	AMENDED DESCRIPTION - Erection of single storey front and rear extensions, new porch and alterations to existing roof to create first floor accommodation with rooflights to side and Juliet balcony to rear and alterations to front and side.	No Objection

2020/05415/PA	The Arthur Terry School Kittoe Road Four Oaks Sutton Coldfield Birmingham B74 4RZ	Resurfacing of existing car parking areas from plastic permeable paving to block permeable paving including new 4m high lighting columns to parking areas and increase in car parking provision (12 additional spaces - 191 in total)	No Objection
-------------------------------	--	---	--------------

Mere Green Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
2020/06257/PA	Former TRW Site Mere Green Road Sutton Coldfield B75 5BL	Application to determine the details for conditions numbers 3 (construction method statement/management plan) 20 (contamination remediation scheme) and 21 (contaminated land verification report) attached to approval 2019/07956/pa	No Objection
2020/06192/PA	215 Dower Road Sutton Coldfield Birmingham B75 6SU	Non-Material Amendment to Planning Approval 2018/08534/PA to increase height of the front gable	No Objection
2020/06126/PA	9 Dower Road Sutton Coldfield Birmingham B75 6UA	Erection of two storey side and forward extension and single storey porch extension	No Objection
2020/05802/PA	98 Mere Green Road Sutton Coldfield B75 5DA	Application for a Certificate of Lawfulness for existing a loft conversion and dormer to front	No Objection
2020/05638/PA	276a - 278a Lichfield Road Four Oaks Sutton Coldfield B74 2UG	Change of use of maisonettes above shops (Use Class C3) to offices (Use Class B1)	No Objection

2020/05886/PA	44 Sara Close Sutton Coldfield Birmingham B74 4BW	Erection of single storey side and rear extension	No Objection
2020/05171/PA	454 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 4EL	Erection of single storey forward extension including the installation of a front bay window (amended description)	No Objection
2020/05768/PA	31 Bickley Avenue Four Oaks Sutton Coldfield Birmingham B74 4DY	AMENDED DESCRIPTION - Erection of two storey rear extension, roof alteration including an increase in roof height and alterations to front and side	No Objection
Reddicap Ward 30th July - 25th August 2020			
Application Number	Site Address	Development Description	SCTC Resolution
2020/06042/PA	50 Coleshill Road Sutton Coldfield Birmingham B75 7BA	Erection of single storey rear and two storey side and rear extensions with external alterations	Whilst the Town Council has no objections, they respectfully request that a site visit is carried out to ensure that the 45-degree code is not breached.

Reddingley Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
2020/05627/PA	14 Ramblers Way Sutton Coldfield Birmingham B75 5DJ	Erection of new boundary fence to side	No Objection
2020/05833/PA	6 Ferrers Close Sutton Coldfield B75 6NG	AMENDED DESCRIPTION - Erection of single storey side and forward extensions, alterations to	No Objection

		front and rear and roof alterations	
2020/05831/PA	15 Roughley Drive Sutton Coldfield B75 6PW	Erection of single storey rear extension and alterations to front	No Objection

Trinity Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
2020/03535/PA	2 High Street Sutton Coldfield Birmingham B72 1XA	Listed Building Consent for internal and external alterations for the conversion of existing offices (Use Class B1) to one 4no. bedroom house and six no. apartments (Use Class C3).	Objection:

This application was considered alongside 2020/03449/PA. Committee expressed concern that there may be inaccurate information within the proposals to be able to make an informed decision in which the drawings show buildings that do not exist nor have planning approval. Committee would like to see more representative drawings of the designs for the application to fully comprehend the proposals for this building. A site visit by Birmingham City Council planning officers and a conservation officer is respectfully requested.

2020/03449/PA	2 High Street Sutton Coldfield Birmingham B72 1XA	Conversion of existing offices (Use Class B1) to one 4 no. bedroom house and six no. apartments (Use Class C3)	No Objection
-------------------------------	---	--	--------------

This application was considered alongside 2020/03535/PA. Committee expressed concern that there may be inaccurate information within the proposals to be able to make an informed decision in which the drawings show buildings that do not exist nor have planning approval. Committee would like to see more representative drawings of the designs for the application to fully comprehend the proposals for this building. A site visit by Birmingham City Council planning officers and a conservation officer is respectfully requested.

2020/06226/PA	104 Victoria Road Sutton Coldfield Birmingham B72 1SN	Conversion from dental practice to skin and laser treatment centre (Use Class D1), re-building and re-roofing works and minor alterations to elevations	No Objection
-------------------------------	---	---	--------------

2020/04999/PA	11 Midland Drive Sutton Coldfield B72 1TU	Erection of first floor side extension	No Objection
2020/05879/PA	1 Digby Road Sutton Coldfield B73 6HG	Erection of detached double garage to front	Objection:

Committee expressed concern that the proposal is excessive in mass and is not in keeping with the street scene.

2020/05977/PA	Land to the rear of 8-12 Rushmoor Close Sutton Coldfield B74 2PW	Application to determine amended details for condition number 1(sample materials) attached to approval 2018/04600/PA	No Objection
2020/05685/PA	27 Maney Corner Sutton Coldfield Birmingham B72 1QL	Display of 1no. fascia sign and 1no. projecting sign.	No Objection
2020/05682/PA	27 Maney Corner Sutton Coldfield Birmingham B72 1QL	Shop front alterations for the installation of bi-folding windows, raised timber decking area for outside seating with retractable awning and access ramp and stairs,	Objection:

Committee feel that the installation of the outdoor seating area and decking facilities may be excessive in size and therefore could prohibit safe footfall from pedestrians. Concerns have been raised that the development could impinge on established public realm footpath.

2020/05883/PA	25 Shooters Hill Sutton Coldfield B72 1HX	Erection of two storey side, single storey rear extensions and erection of 2m high boundary wall to front and side.	Objection:
-------------------------------	---	---	------------

Committee are concerned that the 2m boundary is excessive and not in keeping with the street scene and neighbouring properties.

Vesey Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
--------------------	--------------	-------------------------	-----------------

2020/06343/PA	39 Honiley Drive Sutton Coldfield Birmingham B73 6RN	Application for a Lawful Development Certificate for a proposed erection of a single storey rear extension	No Objection
2020/06176/PA	41 Britwell Road Sutton Coldfield B73 5SW	Change of use from dwelling house (Use Class C3) to children's home (Use Class C2)	Objection:

Committee expressed concern over the highways impact that this change of use could cause. Concerns were also raised that the proposal may generate excess noise for neighbouring properties.

2020/03232/PA	77 Halton Road Sutton Coldfield B73 6NU	Erection of single and first floor rear extensions	No Objection
2020/06193/PA	165 Westwood Road Sutton Coldfield B73 6UG	Erection of single storey side extension and alterations to garage roof	No Objection
2020/06006/PA	227 Monmouth Drive Sutton Coldfield B73 6JS	Erection of single storey detached structure to rear	No Objection
2020/05844/PA	Land adjacent 60 Kineton Road Sutton Coldfield B73 5DN	Erection of 1 no. dwelling house and associated parking	Objection:

Committee feel that this proposal is infill development and not in keeping with the street scene.

2020/05870/PA	67 Donegal Road Sutton Coldfield Birmingham B74 2AB	Erection of single storey side extension	No Objection
2019/06058/PA	Cherish Homecare 14-16 Chester Road New Oscott Sutton Coldfield Birmingham B73 5DA	Part change of use of ground floor to provide 2 no. apartments and the erection of a first floor rear extension to provide 1 no. apartment at No. 16 Chester Road and first floor rear extension at No. 14 Chester Road to provide extended kitchen and en-suite to existing first floor apartment.	No Objection

2020/05398/PA	Lounge At Boldmere 112 Boldmere Road Sutton Coldfield Birmingham B73 5UB	Installation of new shop front and new external seating area	No Objection
2020/06013/PA	252 Boldmere Road Sutton Coldfield B73 5LW	Erection of two storey side and single storey rear extensions	No Objection
2020/05891/PA	23 Beacon View Drive Sutton Coldfield Birmingham B74 2AW	Erection of two storey side and first floor rear extension	No Objection
2020/05798/PA	419 Jockey Road Sutton Coldfield Birmingham B73 5XH	Application for a Lawful Development Certificate for the proposed siting of a mobile home for purposes ancillary to the main use of the dwelling house	No Objection
2020/05797/PA	419 Jockey Road Sutton Coldfield B73 5XH	Erection of single storey detached structure to rear	No Objection
2020/05299/PA	8 Elmwood Road Sutton Coldfield Birmingham B74 2DQ	Erection of single storey outbuilding to rear garden	No Objection

Walmley & Minworth Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
2020/06347/PA	21 Ashford Drive Sutton Coldfield B76 1EN	Erection of single storey side and rear extension and installation dormer window to rear.	No Objection
2020/06332/PA	9 Shottery Close Sutton Coldfield Birmingham B76 2WS	Erection of two storey forward extension	No Objection
2020/04875/PA	5 New Leasow Sutton Coldfield B76 1YL	Erection of two storey side, first floor side and front and single storey rear extension	No Objection
2020/05854/PA	60 Hermitage Drive Sutton Coldfield B76 2XE	Erection of two storey side extension	No Objection

2020/06272/PA	80 Plants Brook Road Sutton Coldfield B76 1HD	Erection of single storey side and rear extension	No Objection
2020/06216/PA	16 Forge Croft Sutton Coldfield Birmingham B76 1YB	Erection of single storey rear and two storey side extension	No Objection
2020/06070/PA	1 Water Mill Crescent Sutton Coldfield B76 2QN	Erection of single storey side and rear extensions	No Objection
2020/06003/PA	10 Hemlingford Road Sutton Coldfield B76 1JQ	Erection of two storey side, single storey rear and single storey forward extensions	No Objection
2020/05954/PA	2 Trewman Close Sutton Coldfield Birmingham B76 1GN	Erection of single storey rear extension.	No Objection
2020/05680/PA	121 Elm Road Walmley Sutton Coldfield B76 2PQ	Erection of single storey rear extension	No Objection
2020/05769/PA	Former Shaeffler Site Forge Lane Minworth Industrial Park Minworth Sutton Coldfield B76 1AP	Application to determine the details for condition number 6 (construction method statement/management plan - In Part) attached to planning approval 2020/03051/PA	No Objection
2020/05767/PA	84 Lindridge Drive Sutton Coldfield Birmingham B76 9RJ	Erection of single storey rear extension	No Objection
2020/05765/PA	6 Brookhouse Mews Sutton Coldfield B76 1PU	Erection of single storey side extension and garage conversion	No Objection
2020/05748/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Non-Material Amendment to approval 2019/00108/PA for alterations to the external layout and elevations of the Gatehouse	No Objection

2020/05747/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Non-Material Amendment to approval 2019/00108/PA for hard and soft landscaping amendments including path realignments, earthworks, levels and planting	No Objection
2020/05744/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Application to determine the details of condition number 24 (details of materials for gatehouse) and 25 (details of green/brown roofs for gatehouse) attached to planning approval 2019/00108/PA.	No Objection

Wylde Green Ward 30th July - 25th August 2020

Application Number	Site Address	Development Description	SCTC Resolution
2020/06383/PA	428 Birmingham Road Sutton Coldfield Birmingham B72 1YJ	Erection of single storey rear extension	No Objection
2020/06130/PA	335 Birmingham Road Sutton Coldfield Birmingham B72 1DL	Variation of Condition No. 4 attached to approval 2018/05757/PA to allow an increase in the number of children from 70 to 94	Objection:

Committee were unable to view the application attached to this proposal (2018/05757/PA) however they expressed concerns over a noise and highways impact and therefore object to this proposal.

2020/05926/PA	17 Pilkington Avenue Sutton Coldfield B72 1LA	Erection of first floor rear extension, juliet balcony to rear and alterations to side and to replace flat roof to pitched roof.	No Objection
-------------------------------	--	--	--------------

2020/05882/PA	28 Beverley Close Sutton Coldfield Birmingham B72 1YF	Erection of two and single storey rear and first floor and two storey side extension with external alterations	No Objection
2020/05811/PA	Muriel Saveker House 323 Birmingham Road Sutton Coldfield Birmingham B72 1EH	Erection of single storey rear extension with external balcony above, roof alterations and installation of external stairs	Objection:

Committee request that a site visit is carried out as there are concerns that the external balcony may impact the privacy on neighbouring properties.

Resolved to forward Committee's recommendations to Birmingham City Council

(ii) Schedule of Amended Decisions

None.

(iii) Schedules of Planning Applications Decisions

Four applications were refused when Royal Sutton Coldfield Town Council had no objections. These applications were rejected due to specific breaches of various building codes that Royal Sutton Coldfield Town Council does not check as this is done by Birmingham City Council planners.

Resolved that Committee note the decisions.

30 Date of Next Meeting

Tuesday 6th October, 7pm.

Meeting closed: 20.12

Signed as a correct record

Signed.....

Date.....