

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

Present

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

In Attendance

Olive O'Sullivan Chief Executive Officer (CEO), and Natalia Gorman – Senior Administrator.
Cllr S Ward as a non voting observer.

There were 3 members of the public present.

Mr Andy Moore, a Four Oaks resident spoke in relation to planning application 2020/08472/PA.

Mr Moore objects to this application on the below grounds, and asked Committee to support his views:

- The mass, density and layout of the proposal will result in a loss of privacy at the rear of neighbouring gardens
- There will be an impact on daylight, sunlight and overshadowing to neighbouring properties
- The design is large in size and is not in keeping with the character of surrounding properties.

49 Apologies for Absence

Apologies received from Cllrs Horrocks and Puri.

Resolved to accept the apologies received.

50 Declarations of Interest

None.

51 Matters Arising

None.

52 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 3rd November 2020 be signed as a true record of the meeting.

53 Strategic Plan Progress Report

Resolved to note the progress on Strategic Plan priorities within the remit of the Planning & Highways Committee.

19:20 Cllr Ward left the meeting

54 Planning Applications

Four Oaks Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
1	2020/08595/PA	8 Wentworth Road Four Oaks Sutton Coldfield B74 2SG	Erection of first floor side extension	No Objection
2	2020/08472/PA	24 Streetly Lane Sutton Coldfield B74 4TU	Erection of two storey side and rear extensions, two storey forward extension including balcony, single storey side and rear extensions, external rear balcony and installation of front and rear dormer windows	Objection
Council understand this proposal to be excess in mass and size and would result in a significant loss of daylight, sunlight and privacy for neighbouring properties. There are concerns that the 45 degree code may be breached. The proposal is out of keeping with the character of the area and Council respectfully request that a site visit is carried out by Birmingham City Council Planning Officers before a decision is made.				
3	2020/08113/PA	47 Wyvern Road Sutton Coldfield Birmingham B74 2PS	Retention of 1.8 m high pillars and railings boundary wall and the installation of automated electric vehicle gates and pedestrian gate to front	Objection
Council do not think that the 1.8 m high pillars and railings are in keeping with the street scene.				
4	2020/08997/PA	7 Wentworth Road Four Oaks Sutton Coldfield Birmingham B74 2SD	Non-Material Amendment to Planning Approval 2018/05100/PA for reduction of construction amendments to staircase enclosure, window head, cill details and roof line	No Objection

5	2020/08919/PA	26 Knighton Drive Sutton Coldfield Birmingham B74 4QP	Erection of single storey rear extension, erection of front bay window and dormers windows to front and rear	No Objection
6	2020/08728/PA	18 Bennett Road Sutton Coldfield Birmingham B74 4TJ	Application to determine the details of condition number 3 (sample materials) attached to planning approval 2019/04854/PA.	No Objection
7	2020/08675/PA	7 Knighton Road Four Oaks Sutton Coldfield Birmingham B74 4NY	Erection of first floor rear extension	No Objection
8	2020/08612/PA	14 Belwell Lane Sutton Coldfield Birmingham B74 4AL	Application to determine the details of conditions 3 (sample materials), 5 (noise insulation scheme to windows) and 6 (noise insulation between premises) attached to planning approval 2019/09237/PA	No Objection
9	2020/08584/PA	46 White Farm Road Sutton Coldfield B74 4LQ	Erection of first floor extension to side	No Objection
10	2020/08068/PA	3 Luttrell Road Four Oaks Sutton Coldfield B74 2SR	Erection of 1 no. replacement dwelling house	No Objection
11	2020/08519/PA	6 Wyvern Road Sutton Coldfield B74 2PT	Application for a Lawful Development Certificate for a proposed detached structure to rear	No Objection
12	2020/08000/PA	132 Rosemary Hill Road Sutton Coldfield B74 4HN	Erection of two storey rear, side and forward and single storey rear and front extensions	No Objection
13	2020/08455/PA	5 Knighton Drive Sutton Coldfield B74 4QP	Erection of two storey side and single storey rear extensions	No Objection
14	2020/08435/PA	29 Ladywood Road Four Oaks Sutton Coldfield B74 2QN	Application to determine the details of condition 3 (sample materials) attached to planning approval 2020/04409/PA	No Objection

15	2020/08285/PA	24 Streetly Crescent Sutton Coldfield Birmingham B74 4PX	Erection of single storey front forward extension	Objection
Council are concerned that the erection of a front forward extension could result in a loss of privacy for neighbouring properties and is out of keeping with the current street scene.				
16	2020/08260/PA	Belwell Gardens 34-36 Belwell Lane Sutton Coldfield Birmingham B74 4TR	Installation of replacement windows	No Objection
17	2020/08238/PA	26 Knighton Road Four Oaks Sutton Coldfield B74 4NX	Installation of gates to front.	Objection
This proposal is out of keeping with the current street scene.				
18	2020/08144/PA	102 Streetly Lane Sutton Coldfield Birmingham B74 4TB	Application for a Lawful Development Certificate for existing single storey building (games room) in rear garden	No Objection

Mere Green Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
19	2020/09091/PA	50 Bickley Avenue Four Oaks Sutton Coldfield B74 4DZ	Erection of single storey side extension	No Objection
20	2020/09000/PA	158 Hill Village Road Sutton Coldfield B75 5JD	Erection of first floor front extension	No Objection
21	2020/08957/PA	Little Sutton Lane SW Little Sutton Lane Sutton Coldfield Birmingham B75 6SL	Application for Prior Notification for the proposed telecommunications installation of a 20m monopole supporting 6no. antennas, 2no. transmission dishes, 4no. equipment cabinets and associated works	Objection
Council note that the installation of a 20m telecom pole is excessive in mass and not in keeping with the current area.				

22	2020/08949/PA	90 Trinity Road Sutton Coldfield B75 6TJ	Erection of single storey detached garage to side	No Objection
23	2020/08830/PA	Land adjacent 12 Cremorne Road Sutton Coldfield Birmingham B75 5AH	Application to determine the details for Condition Nos. 3 (sample materials), 4 (door, window and roof junction details) and 5 (hard/soft landscaping) attached to approval 2020/04497/PA	No Objection
24	2020/08825/PA	Outside The White Lion PH 93 Hill Village Road Sutton Coldfield Birmingham B75 5HL	Application for Prior Notification for the proposed telecommunications installation of a 18m Phase 8 monopole with wraparound cabinet at base and associated works	Objection
Council note that the installation of a 18m telecom pole is excessive in mass and not in keeping with the current area.				
25	2020/08765/PA	27 Dower Road Sutton Coldfield Birmingham B75 6TX	Erection of single storey rear extension	No Objection
26	2020/08750/PA	1 Mere Green Road Sutton Coldfield Birmingham B75 5BL	Internal and external alterations and installation of new shopfronts to side and rear to incorporate Use Class E units.	No Objection
27	2020/08653/PA	112 Jordan Road Sutton Coldfield Birmingham B75 5AF	Application for a certificate of lawfulness for the proposed erection of detached outbuilding to the rear.	No Objection
28	2020/08625/PA	198 Little Sutton Lane Sutton Coldfield Birmingham B75 6PH	Erection of single storey side and rear extension, canopy to front and alterations to front.	No Objection
29	2020/08600/PA	78 Dower Road Four Oaks Sutton Coldfield Birmingham B75 6TX	Erection of 5.165 metre deep single storey rear extension. Maximum height 3 metres. Eaves height 3 metres.	No Objection

30	2020/08367/PA	276a Lichfield Road Four Oaks Sutton Coldfield B74 2UG	Application for removal of condition number 4 (prior submission of noise insulation) attached to planning approval 2020/05638/PA.	No Objection
Reddicap Ward				
No	Application Number	Site Address	Development Description	SCTC Recommendation
31	2020/08704/PA	33 Rectory Park Avenue Sutton Coldfield B75 7BL	Erection of single and two storey front, first floor and two storey side and first floor rear extension	Objection
Council feel that the proposal is excessive in size and is not in keeping with the area.				
32	2020/08353/PA	59 Reddicap Hill Sutton Coldfield Birmingham B75 7BQ	Outline planning application for the erection of 4 no. residential dwellings (Use Class C3) with all matters reserved	Support with comment
This application was considered alongside 2020/08173/PA. Council are pleased to see proposals to re-develop this area but have expressed concerns that the erection of 4 residential dwellings may be too dense for the area.				
33	2020/08173/PA	59 Reddicap Hill Sutton Coldfield Birmingham B75 7BQ	Change of use from funeral directors (Use Class E) to residential (Use Class C3) with partial demolition and alterations	No Objection
34	2020/08845/PA	49 St Chads Road Sutton Coldfield Birmingham B75 7QW	Erection of two storey side and single storey rear and forward extension	No Objection
35	2020/07968/PA	12 St Chads Road Sutton Coldfield Birmingham B75 7QR	Application to determine the details for Condition No 3 (materials) attached to approval 2020/02717/PA	No Objection
36	2020/08396/PA	5 Bowood End Sutton Coldfield B76 1LU	Erection of single storey side and rear extensions	No Objection
37	2020/08336/PA	50 Coleshill Road Sutton Coldfield Birmingham B75 7BA	Erection of single storey side and rear and first floor rear extensions	No Objection

38	2020/08231/PA	10 Cornfield Croft Sutton Coldfield B76 1SN	Erection of single storey rear extension	No Objection
39	2020/07899/PA	36 Longmeadow Close Sutton Coldfield Birmingham B75 7SQ	Proposed pitched roof over existing single storey rear extension and over porch and garage to the front	No Objection
39	2020/07899/PA	36 Longmeadow Close Sutton Coldfield Birmingham B75 7SQ	Proposed pitched roof over existing single storey rear extension and over porch and garage to the front	No Objection

Roughley Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
40	2020/09001/PA	50 Ramblers Way Sutton Coldfield Birmingham B75 5DJ	Erection of 3.5 metres deep single storey rear extension. Maximum height 3.75 metres, eaves height 2.65 metres	No Objection
41	2020/08102/PA	Woodfield Farm 41 Camp Road Sutton Coldfield B75 5QZ	Erection of single storey rear extension to existing annexe to form new aquatherapy pool room, replacement garage, alterations to garage roof, alterations to drive and raised patio to provide level access	No Objection
42	2020/08324/PA	44 Slade Road Four Oaks Sutton Coldfield B75 5PG	Erection of two storey side and single storey rear extension	No Objection
43	2020/08198/PA	12 Barnard Road Sutton Coldfield B75 6AP	Erection of single storey rear extension	No Objection

Trinity Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
44	2020/09043/PA	Milford House 4 Tudor Hill Sutton Coldfield B73 6BB	Erection of single and two storey rear extension and installation of new access gates and pillars to front	No Objection
45	2020/08789/PA	Wrens Court Lower Queen Street Sutton Coldfield B72 1RT	Change of use of upper floors to 5 no. self-contained apartments	No Objection

			and installation of dormer to rear	
46	2020/08732/PA	74 Jerrard Drive Birmingham B75 7TY	Erection of 4 metres deep single storey rear extension. Maximum height 3.9 metres, eaves height 2.5 metres	No Objection
47	2020/08671/PA	33 Bishops Road Sutton Coldfield B73 6HX	Erection of single storey detached outbuilding/garage to side	No Objection
48	2020/08614/PA	60 Birmingham Road Sutton Coldfield Birmingham B72 1QP	Application to determine the details for Condition Nos. 2 (sample materials), 4 (obscure glazing) and 6 (No-Dig Specification required) attached to approval 2019/05297/PA	No Objection
49	2020/08439/PA	14 Allesley Close Sutton Coldfield B74 2NF	Erection of single storey side extension	No Objection
50	2020/08365/PA	8 Somerville Road Sutton Coldfield Birmingham B73 6JB	Erection of single storey rear extension.	No Objection
51	2020/08357/PA	51a Birmingham Road Sutton Coldfield Birmingham B72 1RH	Subdivision of existing first and second floor flat to create two independent flats with associated bin and cycle stores.	No Objection
52	2020/08235/PA	28 Upper Clifton Road Sutton Coldfield Birmingham B73 6BP	Application to determine the details for Condition No. 3 (sample materials) attached to approval 2020/02715/PA	No Objection
53	2020/07977/PA	1 Digby Road Sutton Coldfield Birmingham B73 6HG	Erection of detached double garage to front	Objection. A double garage to the front is not in keeping with the current street scene.

Vesey Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
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54	2020/08961/PA	252 Boldmere Road Sutton Coldfield Birmingham B73 5LW	Erection of single and two storey side and single storey rear extension and alterations to front	No Objection
55	2020/08876/PA	11 Buxton Road Sutton Coldfield Birmingham B73 5RS	Erection of single storey side and rear extension	No Objection
56	2020/08338/PA	19 Kingswood Drive Sutton Coldfield Birmingham B74 2AN	Erection of single storey front, side and rear extension.	No Objection
57	2020/08860/PA	51 Sheffield Road Boldmere Sutton Coldfield B73 5HD	Erection of 3.5 metre deep single storey rear extension. Maximum height 3.85 metres eaves height 2.5 metres	No Objection
58	2020/08837/PA	48 Maxstoke Road Sutton Coldfield Birmingham B73 5DR	Erection of 3.04 metres deep single storey rear extension. Maximum height 3.78 metres, eaves height 2.34 metres	No Objection
59	2020/08685/PA	21 Knipersley Road Wylde Green Sutton Coldfield B73 5JT	Erection of single storey side extension	No Objection
60	2020/08077/PA	35 Oakwood Road Boldmere Sutton Coldfield B73 5EH	Erection of single storey rear extension	No Objection
61	2020/08306/PA	71 Beacon Road Sutton Coldfield Birmingham B73 5SX	Erection of single storey side and rear extension	No Objection
62	2020/08169/PA	9 Warwick Road Sutton Coldfield Birmingham B73 6SU	Erection of single storey rear and forward extensions	No Objection
63	2020/07854/PA	Land rear of 145-147 Monmouth Drive Sutton Coldfield Birmingham B73 6JR	Erection of 1no. dwellinghouse and associated works	No Objection

Walmley & Minworth Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
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64	2020/09103/PA	309 Wylde Green Road Sutton Coldfield B76 1RF	Application for a Lawful Development Certificate for the proposed erection of single storey side and rear extensions	No Objection
65	2020/08990/PA	296 Penns Lane Sutton Coldfield B76 1LG	Installation of two gable end windows, replacement of rear ground floor window, replacement of rear first floor window with french doors, installation of balcony to rear and re-design of front and rear dormers	No Objection
66	2020/09292/PA	5 Pentridge Close Birmingham B76 1EB	Erection of 4 metre deep single storey rear extension. Maximum height 4 metres, eaves height 3 metres	No Objection
67	2020/08987/PA	Land at Kingfisher Pool Way Sutton Coldfield B76 1RP	Erection of 6no. dwellings with access, landscaping and associated works	No Objection
68	2020/08982/PA	14 Anton Drive Sutton Coldfield Birmingham B76 1XG	Erection of detached single storey timber building to the rear for the use as a hair saloon.	Objection
Council expressed concerns regarding the business aspect of this application and feel that it is an inappropriate development in a residential area.				
69	2020/08103/PA	Land adjacent 8 Sutton Square Minworth Sutton Coldfield B76 9DN	Erection of 1 no. bungalow and associated works	No Objection
70	2020/08123/PA	344 Wylde Green Road Sutton Coldfield B76 1RE	Erection of single storey side and rear extension	No Objection
71	2020/08440/PA	62 Hermitage Drive Sutton Coldfield B76 2XE	AMENDED DESCRIPTION - Erection of single and two storey side and rear extensions, single storey front extension and Juliet balcony to rear.	No Objection
72	2020/08456/PA	87 Stephens Road Sutton Coldfield B76 2TU	Erection of single and two storey rear extension	No Objection
73	2020/08361/PA	1 Moxhull Drive Sutton Coldfield B76 1LY	Erection of single storey rear extension	No Objection

74	2020/07809/PA	Land adjacent 48 Cheswood Drive Sutton Coldfield Birmingham B76 1YE	Erection of 1.8m high boundary fence.	Objection
Council have asked Birmingham City Council to clarify the ownership of the land. The area is green space and fencing may be deemed inappropriate.				
75	2020/08175/PA	Plot 1 Minworth Trade Park Stockton Close Sutton Coldfield Birmingham B76 1DH	Application to determine the details for condition numbers 3 (sample materials), 4 (boundary treatment details) and 12 (vehicular gates) attached to planning approval 2019/10152/PA	No Objection
76	2020/08142/PA	177 Walmley Road Sutton Coldfield Birmingham B76 1PX	Erection of two storey side and rear and single storey rear extensions	No Objection

Wylde Green Ward 29th October - 25th November 2020

No	Application Number	Site Address	Development Description	SCTC Recommendation
77	2020/09008/PA	48 Brooks Road Sutton Coldfield Birmingham B72 1HR	Erection of two storey side and single storey front and rear extensions	No Objection
78	2020/08974/PA	278 Birmingham Road Sutton Coldfield Birmingham B72 1DP	Application to determine the details for Condition Nos. 4 (pedestrian visibility splays), 5 (noise insulation scheme - Cambridge Avenue), 6 (noise insulation scheme - Birmingham Road), 8 (hard/soft landscaping), 12 (obscure glazing) and 14 (pedestrian visibility splays) attached to approval 2019/05048/PA	No Objection
79	2020/08379/PA	5 Churchover Close Sutton Coldfield Birmingham B76 1WG	Erection of two storey side and single storey rear extensions, roof extension, external alterations and installation of dormer windows	No Objection
80	2020/08793/PA	111 Pilkington Avenue Sutton Coldfield Birmingham B72 1LQ	Alterations to front, erection of single storey side and front extension and roof alterations to form first floor accommodation	No Objection

81	2020/08570/PA	53 Wylde Green Road Sutton Coldfield Birmingham B72 1HD	Erection of two storey side and rear and single storey rear extension and new canopy roofs to front.	No Objection
82	2020/08332/PA	12 Hawthorn Road Sutton Coldfield Birmingham B72 1ET	Erection of first floor side and single storey rear extensions, canopy over to front, roof and external alterations	No Objection
83	2020/08226/PA	134-138 Birmingham Road Sutton Coldfield Birmingham B72 1LY	Application to determine the details for condition numbers 22 (extraction and odour control details) and 23 (lighting scheme) attached to planning approval 2018/01827/PA	No Objection
84	2020/02092/PA	105 Station Road Sutton Vesey Sutton Coldfield Birmingham B73 5LA	Application to determine the details for condition number 1 (sample materials) attached to planning approval 2019/04756/PA	No Objection
85	2020/06664/PA	312 Orphanage Road Sutton Coldfield Birmingham B72 1BH	Erection of single storey rear extension, installation of dormer window to rear with hip gable roof alteration	No Objection
86	2020/08159/PA	73 Birmingham Road Sutton Coldfield Birmingham B72 1LT	Erection of single storey rear extension	No Objection

Resolved to forward Committee's recommendations to Birmingham City Council

(ii) Schedule of Amended Decisions

Resolved: None.

(iii) Schedules of Planning Applications Decisions

Three 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.



55 Date of Next Meeting

Tuesday 12th January, 7pm.

Meeting closed: 19:57

Signed as a correct record

Signed.....

Date.....

DRAFT