

Planning and Highways Meeting
Tuesday 6 April 2021
Remote meeting via Zoom
7pm

Present

Cllrs Horrocks (Chairman), D. Allan, L. Allen, Briggs, Jolley, Puri (left at 19.47) & Simper.

In Attendance

Olive O'Sullivan Chief Executive Officer (CEO), and Natalia Gorman.

There were two members of the public present.

No questions were submitted in advance of the meeting.

80 Apologies for Absence

Apologies received from Cllr S Hodgins.

Resolved to accept the apologies received.

81 Declarations of Interest

82 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 2nd March 2021 be signed as a true record of the meeting.

83 Matters Arising

None.

84 Questions from Members

The CEO received a question from Cllr Puri in relation to agenda item 76 of the 2nd March 2021 meeting.

Regarding the statement read by the Chairman at the last Committee meeting, Cllr Puri asked two questions:

"Firstly its origins - Who produced it? Who requested it be produced and what was the brief?

Secondly its status. It clearly wasn't a motion - not published in advance, not proposed or seconded and no opportunity to amend. It was voted on separately to the planning application it related to, contained non-material objections, many of which were outside the scope of the application and since the statement was produced prior to the meeting would be pre-determination so I presume it didn't constitute the formal objection. So I would like some clarification to its actual standing.

"Finally the minutes state -

" Cllr Allan asked for the wording of the statement to be re-read to make sure there was no ambiguity; that Committee supported holding the Games at Sutton Park but not the planning application. The Chairman undertook to take this away and make sure this was clear in the opening sentence of the statement."

Is it in order for a statement to be voted on in the meeting then be retrospectively edited by the chair?"

The CEO responded to confirm that the statement that was read out was not intended as a prepared statement and that is why Councillors were not made aware in advance that a statement would be put to them.

What was prepared was a set of comments on the application prepared by Officers and one of the Town Council's consultants, a former Town Planner, given the extent of the supporting documentation attached to the application.

The comments were intended to assist the Chairman to form the basis of a suggested response to the application, subject to the views of Committee.

The comments provided were read out verbatim and that was the response that Committee voted on. This response was provided to Birmingham City Council as per the Town Council's usual procedure. The CEO confirmed there were no changes to the statement that Committee voted on.

The Chairman reminded members that the Planning & Highways Committee didn't have the power to approve or reject applications; that it could raise an objection as opposed to a rejection adding that an objection had been raised to the application and that Committee would be submitting a supporting statement alongside that objection.

85 Strategic Plan Progress Report

Resolved to note the report.

86 Planning Applications

Four Oaks Ward 25th February - 29th March 2021

Application Number	Site Address	Development Description	SCTC Recommendation
2021/02397/PA	35 Streetly Crescent Four Oaks Sutton Coldfield B74 4PZ	Erection of two storey side and rear and single storey front and rear extension	No Objection

2021/01679/PA	35 Streetly Crescent Four Oaks Sutton Coldfield B74 4PZ	Erection of 6 metre deep single storey rear extension. Maximum height 3.6 metres, eaves height 2.1 metres	No Objection
2021/01693/PA	31 Four Oaks Common Road Sutton Coldfield B74 4NL	Erection of single storey rear and two storey side and rear extension	No Objection
2021/01980/PA	18 Bennett Road Four Oaks Sutton Coldfield Birmingham B74 4TJ	Non Material Amendment to Planning Approval 2019/04854/PA for revised rear single storey extension, bedroom window size and 2no. additional roof lights	No Objection
2021/01565/PA	26 Clarry Drive Sutton Coldfield Birmingham B74 2QT	Erection of single storey rear extension, installation of porch and roof lights to front, dormer window to rear and external alteration	No Objection
2021/01820/PA	131 Walsall Road Four Oaks Sutton Coldfield B74 4NR	Erection of single storey rear extension.	No Objection
2021/01795/PA	23 Oaklands Road Four Oaks Sutton Coldfield B74 2TB	Non-Material Amendment to approval 2019/00720/PA for changes to roof design from a mono-pitched roof to a flat roof design including some alterations to window and door arrangements on rear elevation	No Objection
2021/01708/PA	6 Knighton Road Four Oaks Sutton Coldfield Birmingham B74 4NY	Erection of two storey side extension, single storey rear extensions, Juliette balcony to first floor rear elevation and a side double garage with dormer windows to rear with a single storey side link extension to main dwelling	No Objection

2021/01575/PA	8 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Erection of two-storey side and rear extensions, single-storey rear extension, external alterations and installation of three dormer windows and balcony to rear	No Objection
2021/01475/PA	15 Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2RQ	Erection of first floor front and side and single storey side and rear extensions, installation of bay window and Juliet balconies to the rear, dormer windows to the front and rear, alterations to the front, side and rear, increase in roof height to create habitable space to second floor, covered porch to front and steps to rear.	No Objection
2021/01415/PA	15 White Farm Road Sutton Coldfield B74 4LH	Erection of detached triple garage to rear	Objection. Council feel that the proposal is an overdevelopment use of site and is out of keeping with the area.
Mere Green Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/02203/PA	200 Little Sutton Lane Sutton Coldfield B75 6PH	Erection of single storey side and rear extension	No Objection
2021/02194/PA	58 Shelley Drive Four Oaks Sutton Coldfield B74 4YE	Erection of single storey detached building to the rear	No Objection

2021/02136/PA	Former TRW Site Mere Green Road Sutton Coldfield Birmingham B75 5BL	Application to determine the details for condition numbers 4 (design of the access), 10 (S278/TRO Agreement) and 27 (CCTV scheme) attached to planning approval 2019/07956/PA	Objection. Council raised grave concerns regarding a significant highways impact as the proposed layout is dangerous and could create an unsafe road path. Council are concerned that there are two crossings in close proximity to each other and that there is a school in the immediate area of the proposal.
2021/02075/PA	1 Balmoral Road Sutton Coldfield B74 4UF	Erection of single storey side and rear extension	No Objection
2021/01879/PA	32 Dower Road Sutton Coldfield B75 6UA	Erection of two and single storey side and rear extension	No Objection
2021/01819/PA	15 Dugdale Crescent Sutton Coldfield B75 5EU	Erection of a two and single storey forward and single storey side extension	No Objection
2021/01059/PA	194 Dower Road Sutton Coldfield B75 6TB	Erection of two storey side and single storey front and rear extension	No Objection
2021/01709/PA	21 Sandhurst Road Four Oaks Sutton Coldfield B74 4UE	Erection of single storey side and rear link extension to existing garage	No Objection
2021/01646/PA	51 Little Sutton Lane Sutton Coldfield Birmingham B75 6SH	Application to determine the details for Condition No. 3 (sample materials) attached to approval 2020/04166/PA	No Objection
2021/01647/PA	51 Little Sutton Lane Sutton Coldfield Birmingham B75 6SH	Application to determine the details of condition number 5 (sample materials) attached to planning approval 2020/01702/PA.	No Objection

2021/01530/PA	52 Hillwood Road Four Oaks Sutton Coldfield B75 5QN	Application to determine the details for Conditions Nos 8 (level details); 9 (earthworks details); 12 (arboricultural method statement) 13 (tree protection) & 14 (no dig spec) attached to approval 2020/05227/PA	No Objection
2021/01426/PA	192 Little Sutton Lane Sutton Coldfield Birmingham B75 6PH	Erection of single storey and first floor rear and first floor side extensions, ground floor canopy to the side, bay window to front, Juliet balconies to the rear, roof alterations to side, two dormer windows to rear, steps to rear, alterations to side elevations and erection of single storey detached building to rear	No Objection
2021/01334/PA	Land fronting Tower Road 3 Church Terrace St James Road Sutton Coldfield B75 5EB	Conversion of existing garage to create single storey dwelling house with associated garden	Objection. Council believe this proposal is not in keeping with current properties and is an intense design.
Reddicap Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/02160/PA	11 Leigh Road Sutton Coldfield Birmingham B75 7NL	Erection of garage and porch to side with formation of hardstanding	No Objection
2021/01838/PA	6 Barford Close Sutton Coldfield Birmingham B76 2UL	Erection of single storey side and rear extension	No Objection

2021/01729/PA	26c Reddicap Trading Estate Sutton Coldfield Birmingham B75 7BU	Application to determine the details of condition number 6 (acoustic fence prior to occupation) and 14 (Provision and retention of retaining wall) attached to planning approval 2020/03401/PA.	No Objection
2021/01526/PA	6 Betteridge Drive Sutton Coldfield B76 1FN	Erection of first floor side and single storey rear extensions	No Objection
2021/00783/PA	29 Reddicap Hill Sutton Coldfield Birmingham B75 7BQ	Demolition of existing dwelling and erection of six residential dwellings with associated car parking, access and landscaping	Objection. Committee had received resident representation .
A resident from a neighbouring property wrote to her local Councillor expressing concerns around the volume and density of the application, alongside a loss of light and privacy. The resident also raised concerns around inconsistencies between the application and supporting documentation. Committee object to this application on the following grounds: - The design, scale and mass is out of keeping with the current area; - The layout and density of the development is intense for the area; -The design could have a significant impact of the privacy of neighbouring properties.			
Roughley Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/02276/PA	19 Homestead Drive Sutton Coldfield B75 5LN	Installation of rear dormer for proposed loft conversion	No Objection
2021/02563/PA	29 Mayall Drive Sutton Coldfield Birmingham B75 5LR	Erection of 3.71 metre deep single storey rear extension. Maximum height 3.97 metres. Eaves height 2.58 metres.	No Objection
2021/02506/PA	30 West View Road Sutton Coldfield B75 6AY	Erection of 5.06 metre deep single storey rear extension. Maximum height 3.5 metres, eaves height 2.65 metres	No Objection

2021/02144/PA	18 St Blaise Road Sutton Coldfield B75 5NH	Erection of single storey detached outbuilding to rear	No Objection
2021/01896/PA	41 Willmott Road Sutton Coldfield B75 5NR	Erection of 5 metre deep single storey rear extension. Maximum height 2.9 metres. Eaves height 2.9 metres.	No Objection
2021/01782/PA	29 Crofters Lane Sutton Coldfield B75 5UJ	Erection of single storey rear extension and installation of rear dormer window.	No Objection
2021/01731/PA	20 Sharrat Field Sutton Coldfield B75 6QT	Installation of front dormer	No Objection
2021/01720/PA	10 Farm House Lane Sutton Coldfield B75 5UH	Erection of single storey side and rear extensions and alterations to existing garage.	No Objection
2021/01805/PA	40 Willmott Road Birmingham B75 5NS	Erection of 4 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2021/01578/PA	21 Coburn Drive Four Oaks Sutton Coldfield B75 5NT	Erection of first floor side and two storey side and rear extensions	No Objection
2021/01796/PA	11 Vincent Road Sutton Coldfield Birmingham B75 6AT	Erection of 4 metre deep single storey rear extension. Maximum height 3 metres, eaves height 2.9 metres	No Objection
2021/01485/PA	10 Bodicote Grove Sutton Coldfield B75 5TG	Erection of single storey rear extension	No Objection
2021/01432/PA	18 Randle Drive Sutton Coldfield B75 5LH	Erection of single storey rear and first floor side extensions.	No Objection
Trinity Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation

2021/02176/PA	43 Park Road Sutton Coldfield B73 6BX	Erection of single storey rear extension	No Objection
2021/02139/PA	189 Bedford Road Sutton Coldfield Birmingham B75 6DB	Erection of two storey forward, side and rear extensions, installation of canopy over to front and Juliette balcony to rear	No Objection
2021/01725/PA	14 Bedford Road Sutton Coldfield B75 6AA	Erection of single storey rear extension	No Objection
2021/02099/PA	3 Tamworth Road Sutton Coldfield Birmingham B75 6EB	Erection of detached garage to side	No Objection
2021/02008/PA	Pavement Outside Nandos 94 The Parade Sutton Coldfield B72 1PH	Installation of telephone/Wi-Fi totem	No Objection
2021/02043/PA	Milford House 4 Tudor Hill Sutton Coldfield B73 6BB	Application to determine the details for condition number 3 (sample materials) attached to planning approval 2020/09043/PA	No Objection
2021/02028/PA	Pavement Outside Nandos 94 The Parade Sutton Coldfield B72 1PH	Display of 2 no. digital 75" LCD advert screens	No Objection
2021/01689/PA	6 Bishops Road Sutton Coldfield B73 6HX	Erection of single storey rear and side extension.	No Objection
2021/01559/PA	Good Hope Hospital Rectory Road Sutton Coldfield Birmingham B75 7RR	Application to determine the details for condition number 1 (sample materials) attached to planning approval 2020/07024/PA	No Objection

2021/01471/PA	2 High Street Sutton Coldfield Birmingham B72 1XA	Application to determine the details for condition numbers 1 (cycle storage details), 2 (Noise Insulation Scheme to establish residential acoustic protection) and 3 (noise insulation (variable)) attached to planning approval 2020/03449/PA	No Objection
2021/01408/PA	Land rear of 2 High Street Sutton Coldfield Birmingham B72 1XA	Application to determine the details of condition number 1 (contamination remediation scheme), 3 (drainage scheme), 4 (programme of archaeological work), 7 (level details), 8 (architectural details) and 10 (boundary treatment details) attached to planning approval 2020/06399/PA.	No Objection
2021/01401/PA	2 High Street Sutton Coldfield Birmingham B72 1XA	Application to determine the details of condition number 1 (front door details), 2 (roof repairs), 3 (damp mitigation measures), 4 (Materials) and 5 (Mortar) attached to planning approval 2020/03535/PA	No Objection
2021/01413/PA	131 Bedford Road Sutton Coldfield Birmingham B75 6BQ	Erection of part two storey and single storey rear, two storey side and forward extensions.	No Objection
Vesey Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/02275/PA	13 Antrobus Road Sutton Coldfield Birmingham B73 5EN	Erection of first floor side and single storey rear extension	No Objection

2021/01894/PA	50 Stonehouse Road Sutton Coldfield B73 6LL	Erection of two and single storey side and rear extensions with Juliette balcony to rear	No Objection
2021/01752/PA	264-266 Jockey Road Boldmere Sutton Coldfield Birmingham B73 5XP	Change of use of 264 Jockey Road at ground floor to additional seating space and first floor to 1 no. flat in association with existing restaurant at 266 Jockey Road, internal alterations and external seating areas with canopy	No Objection
2021/02182/PA	27 Stirling Road Sutton Coldfield B73 6PR	Erection of single storey side and front extension	No Objection
2021/01551/PA	Boldmere Sports and Social Club 323 Boldmere Road Sutton Coldfield B73 5HQ	Installation of 6no. floodlights to football pitch with associated plant	No Objection
2021/02297/PA	34 Stonehouse Road Sutton Coldfield B73 6LP	Erection of 6 metre deep single storey rear extension. Maximum height 4 metres. Eaves height 2.6 metres.	No Objection
2021/02020/PA	18-20 Princess Alice Drive Sutton Coldfield B73 6RB	Display of 2no. internally illuminated fascia signs	No Objection
2021/01961/PA	211 Monmouth Drive Sutton Coldfield Birmingham B73 6JS	Erection of two and single storey rear extensions, first floor side extension, installation of bay windows and porch to front, Juliette balconies to rear, hip to gable roof alterations with dormer windows to front and rear. Installation of front boundary entrance gate, walls and infill timber panels.	No Objection

2021/00179/PA	175 Westwood Road Sutton Coldfield B73 6UQ	Erection of single storey side and rear extension	No Objection
2021/02119/PA	27 Stirling Road Sutton Vesey Sutton Coldfield B73 6PR	Erection of 4 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres.	No Objection
2021/01885/PA	48 Hollyhurst Road Sutton Coldfield Birmingham B73 6SZ	Erection of first floor side extension	No Objection
2021/01808/PA	86 George Frederick Road Sutton Coldfield B73 6TD	Erection of two storey side and single storey forward and rear extensions	No Objection
2021/01781/PA	8 Kingswood Drive Sutton Coldfield Birmingham B74 2AN	Erection of single storey side and rear extensions and porch canopy to front and installation of rear dormer window, external wall render and replacement windows and doors.	No Objection
2021/01765/PA	67 Melrose Avenue Sutton Coldfield B73 6NS	Erection of single storey rear extension	No Objection
2020/08683/PA	236 Jockey Road Sutton Coldfield Birmingham B73 5XP	Alterations to existing footway crossing	No Objection
2021/01523/PA	12 Denholm Road Sutton Coldfield B73 6PP	Erection of first floor side and single storey rear extensions	No Objection
2021/01474/PA	67 Morven Road Sutton Coldfield B73 6NE	Erection of two storey rear extension	No Objection
2021/01451/PA	305 Monmouth Drive Sutton Coldfield B73 6JU	Erection of single storey rear extension	No Objection
2021/01219/PA	73 Morven Road Sutton Coldfield B73 6NE	Erection of single storey rear extension	No Objection

2021/01386/PA	Land at 422 Chester Road North Sutton Coldfield Birmingham B73 6RG	Display of 1no. internally illuminated 48-sheet digital advertisement hoarding	No Objection
Walmley & Minworth Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/02242/PA	2 Coleville Road Walmley Sutton Coldfield B76 1XR	Erection of two storey side and rear extensions.	No Objection
2021/02159/PA	1 Bates Close Sutton Coldfield B76 1TL	Erection of two storey side extension, installation of porch to front and canopy over	No Objection
2021/01871/PA	51 Plants Brook Road Sutton Coldfield B76 1HH	Erection of single storey side extension	No Objection
2021/01456/PA	MKM Minworth - Unit D1 Minworth Trade Park Stockton Close Sutton Coldfield B76 1DH	Display of 2no. non-illuminated and 3no. internally illuminated fascia signs	No Objection
2021/01588/PA	Checkley Court 2 Checkley Croft Sutton Coldfield B76 1GE	Installation of replacement windows and doors to match the existing design and upgrade UPVC fascias, soffits and rain water goods to match existing.	No Objection
2021/01327/PA	19 Welland Way Sutton Coldfield Birmingham B76 1YY	Proposed roof height increase to allow for a loft conversion with rooflights to front	Objection. Council feel that this proposal is not in keeping with the existing street scene. The design, mass and scale is out of keeping.
2021/01528/PA	47 Hidcote Avenue Sutton Coldfield Birmingham B76 1SB	Erection of first floor and two storey side, single storey rear, first floor front extensions and external alterations	No Objection

2021/01521/PA	208 Walmley Road Sutton Coldfield B76 2PY	Demolition of existing outbuilding and erection of new single storey garage to side and rear	No Objection
Wylde Green Ward 25th February - 29th March 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/02137/PA	142 Wylde Green Road Sutton Coldfield B72 1JB	Erection of single storey rear extension	No Objection
2021/01649/PA	28 Eastern Road Sutton Coldfield Birmingham B73 5NU	Application for a Lawful Development Certificate for the existing use as a 6 bed House in Multiple Occupation (HMO) (Use Class C4).	Objection. Council feel strongly that the nature of this application does require full planning permission.
2021/01786/PA	20 Marchmount Road Sutton Coldfield B72 1EF	Erection of single storey rear extension	No Objection
2021/01723/PA	30 Maney Hill Road Sutton Coldfield B72 1JL	Erection of single storey rear extension	No Objection
2021/00977/PA	Muriel Saveker House 323 Birmingham Road Sutton Coldfield B72 1EH	Variation of Condition No. 2 (approved plans) and removal of Condition No. 1 (sample materials) attached to approval 2020/05811/PA	No Objection
2021/01554/PA	45 Brooks Road Sutton Coldfield Birmingham B72 1HR	Erection of single storey rear and two storey forward, side and rear extensions with internal garage, installation of dormer windows and vertical screens to rear, canopies to front and rear, replacement windows, increase in roof height, external alterations and brick cladding	No Objection

2021/01570/PA	21 Berwood Road Sutton Coldfield Birmingham B72 1BS	Erection of first floor side extension over existing garage, bay window to front and replacement of existing flat roof with hipped roof, including an increase in roof height	No Objection
2021/01454/PA	14 Beverley Close Sutton Coldfield B72 1YF	Erection of single storey rear extension	No Objection
2021/01160/PA	9 Woodleigh Road Sutton Coldfield B72 1ER	Erection of single storey rear extension	No Objection
2021/01412/PA	Sutton Coldfield Girls Academy Jockey Road Sutton Coldfield Birmingham B73 5PT	Installation of automated and pedestrian gates and fencing	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.

87 Date of Next Meeting

Tuesday 4th May, 7pm.

Meeting closed: 20:15

Signed as a correct record:

Signed.....

Date.....