

Planning and Highways Meeting
Tuesday 1 June 2021
The Trinity Centre
7pm

Present

Cllrs Horrocks (Chairman), Briggs, Hodgins & Jolley (substitute for Cllr D Allan).

In Attendance

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

Cllr Terry Wood as a non-voting observer.

There were three members of the public and one member of the press present.

The Chairman invited members of the public to speak.

Residents of the Four Oaks ward, asked Committee to support their objection to planning application 2021/03473/PA. Residents were concerned about the scale and mass of the proposed structure and that it would result in a significant loss of their garden privacy. Concerns were raised about a balcony /terrace that would result in their garden being overlooked. Concerns were also raised about the accuracy of the drawings and designs which the residents believed not to be representative of the property as a large building at the rear of the garden was not featured in the plan. In addition, residents were of the view that the 45-degree code would be breached.

Another resident of Four Oaks spoke to raise their grave concerns over planning application 2021/03473/PA. The resident felt that the design, scale and mass was not in keeping with the current street scene and that if approved would result in a significant impact on daylight, sunlight and result in overshadowing of their property, along with loss of garden privacy.

Concerns were also raised about the proximity of the proposed structure to the boundary of their property and that it could damage a buttress on their property. A further concern was raised about the possible loss of trees.

The Chairman thanked the residents and advised them that this application would be discussed during the relevant agenda item and that Committee would consider the site specific material considerations of the resident's objections when making their recommendation.

The CEO advised that she had received an objection to planning application 2021/02235/PA from Wylde Green Neighbourhood Forum. The CEO read out the following:

The WGNF objects to this planning application on the following grounds: -

- We currently have more than enough food restaurants and takeaways in the shopping area of Wylde Green. Along the High Street of Wylde Green we already have approx. 26 restaurants/take ways.
- Another on this site is likely to create a lot of rubbish which makes the area unattractive to prospective shoppers.

- The application provides very scant details of the type of establishment/ food it will serve.
- The plans of the restaurant do not seem to include toilets/ washroom for customers which I believe is a requirement. This makes us think that the planned establishment is mainly a takeaway and not a sit-down restaurant.
- We are also concerned that the location of the takeaway – in an enclosed arcade in the Lanes Shopping Centre may attract loiterers which can be threatening to some resident.
- Another consideration is the possible type of food being served – and a concern that it may add to the obesogenic problems of our society.
- Ventilation in the customer eating area looks poor/inadequate.
- The application gives no details about the trading hours of the proposed establishment

The CEO advised Committee that under item 4(v) of the Town Council Standing Orders, that for this meeting Cllr Jolley would be substituting, with voting rights, for Cllr D Allan.

1 Election of Chairman

The CEO asked for nominations from Committee members.

Resolved that Councillor Horrocks be elected as Chairman of the Planning & Highways Committee.

2 Election of Deputy Chairman

The CEO asked for nominations from Committee members.

Resolved that Councillor D Allan be elected as Deputy Chairman of the Planning & Highways Committee.

3 Apologies for Absence

Apologies received from Cllrs D. Allan, L. Allen, Ellis, Puri and Simper.

Resolved to accept the apologies received.

4 Declarations of Interest

Cllr Wood declared a non-pecuniary interest as Chairman of Wylde Green Neighbourhood Forum who are objecting to planning application 2021/02235/PA.

5 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 4 May 2021 be signed as a true record of the meeting.

6 Matters Arising

None.

7 Questions from Members

None.

8 Planning Applications

Four Oaks Ward 28th April - 25th May 2021

No	Application Number	Site Address	Development Description	SCTC Recommendation
1	2021/03946/PA	1a Luttrell Road Four Oaks Sutton Coldfield B74 2SR	Application to determine the details for condition numbers 9 (hard and soft landscaping) 10 (boundary treatment) 12 (balconies) attached to approval 2019/08052/PA	No Objection
2	2021/03905/PA	8 Wentworth Road Four Oaks Sutton Coldfield B74 2SG	Erection of first floor side extension	No Objection
3	2021/04457/PA	18 Streetly Lane Sutton Coldfield Birmingham B74 4TT	Erection of 6 metre deep single storey rear extension. Maximum height 4 metres. Eaves height 3 metres	No Objection
4	2021/04120/PA	6 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Non Material Amendment to planning approval I2019/09990/PA for a change to rear extension elevation from render to traditional bricks to match main dwelling.	No Objection
5	2021/04095/PA	30 Barker Road Sutton Coldfield Birmingham B74 2NY	Non Material Amendment to approval 2020/07717/PA for the addition of two velux rooflights to front and rear single storey extension	No Objection
6	2021/04216/PA	35 Streetly Crescent Four Oaks Sutton Coldfield Birmingham B74 4PZ	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres. Eaves height 3 metres.	No Objection
7	2021/03553/PA	9 Newton Avenue Sutton Coldfield Birmingham B74 2FJ	Erection of two storey and single storey rear extensions and dormer windows to side	No Objection

8	2021/03533/PA	16 Wentworth Road Four Oaks Sutton Coldfield Birmingham B74 2SG	Application to determine the details for Condition No 1 (materials) attached to approval 2019/10189/PA	No Objection
9	2021/03473/PA	24 Streetly Lane Sutton Coldfield B74 4TU	Erection of first floor side and rear extensions, alterations to front, installation of rooflights to side and installation of balcony to rear	Objection. Committee feel that the mass, scale and design is overly dominant and out of keeping with not only the existing house but also neighbouring properties and the street scene. Committee is concerned that the design would cause a significant loss of privacy and loss of light to neighbouring properties.
10	2021/01768/PA	27 Wyvern Road Sutton Coldfield Birmingham B74 2PS	Erection of two storey and single storey rear extensions and alterations to front	No Objection
11	2021/02988/PA	23 Clarence Gardens Four Oaks Sutton Coldfield Birmingham B74 4AP	Erection of two storey side and single storey rear extensions	No Objection
12	2021/02534/PA	24 Clarence Road Four Oaks Sutton Coldfield B74 4AE	Erection of single storey rear extension	No Objection
13	2021/02531/PA	210 Walsall Road Sutton Coldfield Birmingham B74 4QB	Erection of single storey rear extension	No Objection
14	2021/03188/PA	80a Walsall Road Four Oaks Sutton Coldfield B74 4QY	Change of use of first floor residential flat (Use class C3) to office (Use class E)	No Objection
	Mere Green Ward 28th			

April - 25th May 2021				
No	Application Number	Site Address	Development Description	SCTC Recommendation
15	2021/03973/PA	181 Lichfield Road Four Oaks Sutton Coldfield B74 2XA	Erection of 2no. semi-detached and 2no. detached dwellinghouses.	Objection. This proposal is out of keeping with the existing street scene and character of the area.
16	2021/03795/PA	468 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 4EL	Erection of single storey rear extension	No Objection
17	2021/02075/PA	1 Balmoral Road Sutton Coldfield Birmingham B74 4UF	Erection of single storey side and rear extension	No Objection
18	2021/03694/PA	22 Beaton Road Sutton Coldfield Birmingham B74 4RU	Erection of single storey rear extension.	No Objection
19	2021/03547/PA	17 Dawney Drive Sutton Coldfield Birmingham B75 5JA	Erection of single storey rear extension and single storey garage to side	No Objection
20	2021/03468/PA	17 Netherstone Grove Sutton Coldfield Birmingham B74 4DT	Erection of single and first floor side extensions, installation of front canopy and conversion of existing garage into habitable room	No Objection
21	2021/03889/PA	18 Kensington Drive Sutton Coldfield B74 4UD	Erection of 6 metre deep single storey rear extension. Maximum height 3.3 metres. Eaves height 2.5 metres.	No Objection

22	2021/03415/PA	52 Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Application to determine the details for condition numbers 16 (Habitat Protection Plan), 17 (Ecological Enhancement Strategy) and 19 (details of bird/bat boxes) attached to approval 2020/05227/PA	No Objection
23	2021/03273/PA	97 Little Sutton Lane Sutton Coldfield Birmingham B75 6SN	Erection of single storey front and rear and two storey front and side extensions, installation of brick wall to front	No Objection
	Reddicap Ward 28th April - 25th May 2021			
No	Application Number	Site Address	Development Description	SCTC Recommendation
24	2021/04203/PA	Severn Trent Langley Littleworth End Sutton Coldfield B75 7JD	Telecoms License Advisory for the removal of existing 6no. Vodafone antennas and 6no. RRU's. installation of 6no. new Telefonica antennas and 2no. new Telefonica 0.3m dishes, installation of 18no. Telefonica ERS units, Installation of 6no. new replacement Vodafone antennas, installation of 18no. new Vodafone ERS modules and ancillary development.	No Objection
25	2021/03674/PA	John Willmott School Reddicap Heath Road Sutton Coldfield Birmingham B75 7DY	Installation of 2 no. canopies, 3 no. replacement roofs to main buildings and gym block	No Objection
26	2021/03628/PA	90 Coleshill Road Sutton Coldfield Birmingham B75 7BA	Erection of two storey side extension	No Objection

27	2021/02894/PA	9 St Thomas Close Sutton Coldfield Birmingham B75 7QJ	Erection of two and single storey side and rear extensions, single storey front extension, installation of Juliette balcony to rear and roof lights to front, side and rear roof elevations	No Objection
28	2021/03320/PA	(Former) Falcon Lodge Clinic Churchill Road Sutton Coldfield Birmingham B75 7LB	Application to determine the details for condition numbers 3 (sample materials), 4 (hard and/or soft landscape), 5 (hard surfacing materials), 6 (boundary treatment details), 11 (contaminated land verification report), 12 (cycle storage), 13 (vehicle charging point), 14 (drainage scheme) and 15 (visibility splays) attached to planning approval 2019/03418/PA	No Objection
29	2021/02535/PA	102 Falcon Lodge Crescent Sutton Coldfield Birmingham B75 7LX	Erection of single storey forward extension	No Objection
30	2021/03184/PA	186 Reddicap Heath Road Sutton Coldfield Birmingham B75 7ET	Erection of single storey rear extension, porch to front and outbuilding to rear	No Objection
	Roughley Ward 28th April - 25th May 2021			
No	Application Number	Site Address	Development Description	SCTC Recommendation
31	2021/03916/PA	63 Willmott Road Sutton Coldfield B75 5NN	Erection of first floor side extension	No Objection

32	2021/04333/PA	58 West View Road Sutton Coldfield B75 6AZ	Non-Material Amendment to Planning Approval 2019/06069/PA to alter the doors, windows and size of rear extension and installation of render to front porch and garage	No Objection
33	2021/03867/PA	185 Whitehouse Common Road Sutton Coldfield Birmingham B75 6EU	Erection of two storey front, side and rear and single storey forward and side extensions, including juliette style balcony to rear	No Objection
34	2021/03823/PA	99 Willmott Road Roughley Birmingham B75 5NN	Erection of single storey side/rear extension	No Objection
35	2021/03096/PA	Land to rear of 109 Moor Hall Drive Sutton Coldfield Birmingham B75 6LS	Outline planning application with all matters reserved for erection of 1 no. dwelling house	Objection. Committee feel that this is an infill development that is out of keeping with the area. Council have concerns that there could be a highways impact on Weeford Road and if approved could set a precedent for future applications.
36	2021/03717/PA	122 Moor Hall Drive Sutton Coldfield Birmingham B75 6LS	Erection of single storey rear extension	No Objection
37	2021/03692/PA	21 Aldermore Drive Sutton Coldfield Birmingham B75 7HW	Erection of single storey rear extension	No Objection

38	2021/01312/PA	11 Manorial Road Sutton Coldfield Birmingham B75 5UD	AMENDED DESCRIPTION - Erection of single storey extension to existing detached garage to front including roof alterations, installation of roof lights and conversion into a home gym	No Objection
39	2021/02979/PA	176 Tamworth Road Sutton Coldfield Birmingham B75 6DL	Demolition of existing property and erection of 2no. detached dwellinghouses.	Objection. The mass, scale and design of this proposal is not in keeping with the existing street scene.
40	2021/02846/PA	83 Heath Croft Road Sutton Coldfield Birmingham B75 6NF	Erection of single storey side and rear extension	No Objection
41	2021/00741/PA	8 Yeomanry Close Sutton Coldfield West Midlands B75 7HN	Erection of single storey rear extension	No Objection
	Trinity Ward 28th April - 25th May 2021			
No	Application Number	Site Address	Development Description	SCTC Recommendation
42	2021/02695/PA	First Floor 123 Parade Sutton Coldfield Birmingham B72 1PU	Change of use of first floor into restaurant (Use Class Use E)	No Objection
43	2021/04060/PA	1 Digby Road Sutton Coldfield Birmingham B73 6HG	Application for a non-material amendment to planning approval 2020/07977/PA for alterations to the roof height and pitch.	No Objection
44	2021/03679/PA	37 Honeyborne Road Sutton Coldfield Birmingham B75 6BS	AMENDED DESCRIPTION - Erection of single storey side and rear extension	No Objection

45	2021/03676/PA	17 Donovan Drive Sutton Coldfield B73 6DG	Erection of single storey rear extension and installation of first floor balcony to rear	No Objection
46	2021/03363/PA	30 Rockingham Gardens Sutton Coldfield Birmingham B74 2PN	Part demolition of existing garage and erection of single storey side extension	No Objection
47	2021/03303/PA	51 Elms Road Sutton Coldfield Birmingham B72 1JE	Erection of single storey side and rear extensions	No Objection
	Vesey Ward 28th April - 25th May 2021			
No	Application Number	Site Address	Development Description	SCTC Recommendation
48	2021/03913/PA	439 Chester Road Sutton Coldfield Birmingham B73 5BN	Erection of first floor side and single storey front extension and associated roof alterations	No Objection
49	2021/03862/PA	187 Westwood Road Sutton Coldfield B73 6UQ	Erection of first floor side, single storey rear and single storey forward extensions	No Objection
50	2021/03082/PA	47 Stirling Road Sutton Coldfield B73 6PS	Application for a Lawful Development Certificate for a proposed single storey rear extension	No Objection
51	2021/03066/PA	399 Chester Road Boldmere Sutton Coldfield B73 5BN	Erection of single storey side, front and rear extension	No Objection
52	2021/03929/PA	Chester Rd North SF Sutton Coldfield Birmingham B73 6RL	Application for Prior Notification for the proposed telecommunications installation of a 20m high monopole with wrap around cabinet at base of the column, installation of 3 no. new equipment cabinets and associated ancillary development works	Objection. Committee is extremely concerned at the loss of green space with this proposal. Committee feels that the height, scale, design and mass is largely out of keeping with the area.

53	2021/03688/PA	341 Monmouth Drive Sutton Coldfield B73 6JX	Installation of dormer to front, rooflights to rear and window to side	No Objection
54	2021/02553/PA	1 Britwell Road Sutton Coldfield Birmingham B73 5SN	Erection of single storey side extension	No Objection
55	2021/03619/PA	67 Monmouth Drive Sutton Coldfield B73 6JH	Alteration to existing front dormers	No Objection
56	2021/02941/PA	147 George Frederick Road Sutton Coldfield Birmingham B73 6TE	Erection of new detached 3 bed dwelling house and erection of single storey front and rear extension to existing house 147 George Frederick Road	Objection. This proposal is out of keeping with the current street scene and Committee is concerned that it is an infill development.
57	2021/03570/PA	264 Boldmere Road Sutton Coldfield B73 5LW	Erection of single storey rear extension	No Objection
58	2021/03524/PA	2 Boldmere Drive Sutton Coldfield Birmingham B73 5ES	Erection of two storey side and single storey forward extensions and installation of dormer windows to rear	No Objection
59	2021/03461/PA	73 Kings Road Sutton Coldfield B73 5AD	Erection of single storey side, rear and forward extensions	No Objection
60	2021/03285/PA	9 Western Road Sutton Coldfield Birmingham B73 5SP	Erection of 4.5 metre deep single storey rear extension. Maximum height 3.95 metres, eaves height 2.5 metres	No Objection
61	2021/03399/PA	Unit B Princess Alice Drive Chester Road North Sutton Coldfield Birmingham B73 6RB	Installation of 2no. external condensing units to the rear of retail store	No Objection
62	2021/03353/PA	37 Browns Drive Sutton Coldfield Birmingham B73 5RN	Erection of single storey side, rear and front extensions and single storey detached garage to side	No Objection

63	2021/03246/PA	18 Falstone Road Sutton Coldfield Birmingham B73 6PJ	Erection of two storey side and single storey rear extensions, installation of front porch and conversion of existing garage into habitable room	No Objection
64	2021/03752/PA	43 Britwell Road Birmingham B73 5SW	Erection of 6 metre deep single storey rear extension. Maximum height 3.6 metres, eaves height 3 metres	No Objection
65	2021/03230/PA	409 Chester Road Sutton Coldfield Birmingham B73 5BN	Erection of single storey side and rear extension and rendering to all elevations	No Objection
Walmley & Minworth Ward 28th April - 25th May 2021				
No	Application Number	Site Address	Development Description	SCTC Recommendation
66	2021/03948/PA	Minworth Park Midpoint Boulevard Minworth Sutton Coldfield Birmingham B76 1BL	Application to determine the details for Condition No 2 (arboricultural method statement - submission required) attached to approval 2021/00643/PA	No Objection
67	2021/03947/PA	Minworth Park Midpoint Boulevard Sutton Coldfield Birmingham B76 1BL	Application to determine the details for condition number 1 (ecological management plan) attached to approval 2021/00643/PA	No Objection
68	2021/04329/PA	Land at Kingfisher Pool Way Sutton Coldfield Birmingham B76 1RP	Non Material Amendment to Planning Approval 2020/04329/PA for insertion of roof lights	No Objection
69	2021/02729/PA	6 Littleton Close Walmley Sutton Coldfield Birmingham B76 2RF	Erection of first floor side and two storey side and rear extensions	No Objection
70	2021/03738/PA	4 Welton Close Sutton Coldfield Birmingham B76 2RG	Erection of first floor side extension	No Objection

71	2021/02870/PA	94 Walmley Ash Road Walmley Sutton Coldfield B76 1JB	Erection of single storey rear extension	No Objection
72	2021/03879/PA	41 Rosslyn Road Sutton Coldfield Birmingham B76 1HF	Erection of 6 metre deep single storey rear extension Maximum height 3 metres, eaves height 3 metres	No Objection
73	2021/03573/PA	12 The Moor Sutton Coldfield Birmingham B76 1SQ	Erection of two storey side and forward and single storey rear and forward extensions and detached garage to front	No Objection
74	2021/03301/PA	Steel Plate and Sections Ltd Forge Lane Sutton Coldfield B76 1AH	Application to determine the details for condition numbers 15 (method statement for works adjacent the watercourse channel) and 20 (level details) attached to planning approval 2020/03876/PA	No Objection
75	2021/02532/PA	7 Baxterley Green Sutton Coldfield Birmingham B76 2QF	Erection of two storey side and single storey rear extensions	No Objection
76	2021/03204/PA	172 Walmley Road Sutton Coldfield Birmingham B76 2PY	Erection of single storey rear extension	No Objection
77	2021/02366/PA	Three Chimneys Bungalow Wiggins Hill Road Wishaw Sutton Coldfield Birmingham B76 9QF	Change of use of existing ancillary outbuilding to a separate residential use named as 'The Gables' bungalow and creation of new driveway	No Objection
Wylde Green Ward 28th April - 25th May 2021				
No	Application Number	Site Address	Development Description	SCTC Recommendation
78	2021/03894/PA	219 Green Lanes Sutton Coldfield Birmingham B73 5LX	Erection of single storey timber framed summer house to the side	No Objection
79	2021/03790/PA	5 The Cobbles Sutton Coldfield	Erection of two storey rear extension and installation of window to side	Objection. The excessive mass and scale of the

		Birmingham B72 1XE		proposal is out of keeping with neighbouring properties.
80	2021/04213/PA	50 Florence Road Sutton Coldfield Birmingham B73 5NG	Erection of 4.3 metre deep single storey rear extension. Maximum height 3.9 metres. Eaves height 2.9 metres.	No Objection
81	2021/02955/PA	8 Harman Road Sutton Coldfield Birmingham B72 1AH	Erection of single storey side and rear extension.	No Objection
82	2021/03615/PA	99 Station Road Sutton Coldfield Birmingham B73 5LA	Erection of two storey side and single storey rear extensions	No Objection
83	2021/02626/PA	126 The Boulevard Sutton Coldfield Birmingham B73 5JG	Erection of two storey side and rear extensions and single storey rear extension and installation of new boundary fencing to side elevation	No Objection
84	2021/02551/PA	14 Hawfield Grove Sutton Coldfield Birmingham B72 1YD	Erection of two-car port	No Objection
85	2021/03539/PA	60 Holifast Road Sutton Coldfield B72 1AE	Installation of hip to gable roof alteration and roof light to rear	No Objection
86	2021/03525/PA	Wylde Green Primary School Green Lanes Sutton Coldfield Birmingham B73 5JL	Application to determine the details for condition numbers 1 (hard and/or soft landscape details) attached to planning approval 2020/09400/PA	No Objection
87	2021/03476/PA	9 The Boulevard Sutton Coldfield B73 5JB	Erection of two storey side extension	No Objection
88	2021/02361/PA	Walmley Golf Club Brooks Road Sutton Coldfield B72 1HR	Erection of timber building comprising 4no. training bays.	No Objection

89	2021/02235/PA	9 The Lanes Shopping Centre Birmingham Road Sutton Coldfield Birmingham B72 1YG	Change of use from retail unit (Use class E) to restaurant (Use class E) and hot food takeaway (Sui Generis)	Objection. Committee feel that the area is currently overly saturated with hot food takeaways and by adding a further one, this could cause noise and disturbance to nearby residential homes. Council also expressed concerns over the excessive smells and fumes that would result in an additional hot food takeaway.
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Resolved to forward Committee's recommendations to Birmingham City Council.

(ii) Schedule of Amended Decisions

Resolved: 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.

9 Date of Next Meeting

Tuesday 6th July, 7pm.

Meeting closed: 19:55

Signed as a correct record:

Signed.....

Date.....