

Planning and Highways Meeting
Tuesday 5 October 2021
Trinity Centre
7pm

Present

Cllrs D Allan (Deputy Chairman), L. Allen, Briggs and Simper.

In Attendance

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

There was one member of the press and one member of the public in attendance.

No questions were submitted in advance of the meeting.

36 Apologies for Absence

Apologies received from Cllrs Ellis, Hodgins, Horrocks and Puri.

Resolved to accept the apologies received.

37 Declarations of Interest

None.

38 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 7th September 2021 be signed as a true record of the meeting.

39 Matters Arising

None.

40 Questions from Members

The CEO confirmed that no questions were submitted in advance of the meeting.

Before moving onto agenda item 41 the Chairman advised Committee that due to the complexities of planning application 2021/07338/PA, 47 High Street, Officers had agreed with Birmingham City Council Planning Officers that additional time would be permitted for the Town Council Planning and Highway's Committee to review the application and submit its comments

This application would therefore feature on November's agenda as a separate item and would not be discussed at this meeting.

41 Planning Applications

Four Oaks Ward 2nd September - 29th September 2021

Application Number	Site Address	Development Description	SCTC Recommendation
2021/08300/PA	14 Grounds Road Sutton Coldfield B74 4SE	Erection of two storey side extension.	No Objection
2021/08289/PA	150 Lichfield Road Four Oaks Sutton Coldfield B74 2TF	Erection of first floor rear extension	No Objection
2021/08284/PA	10 Chartwell Drive Sutton Coldfield B74 4NT	Installation of dormer window to side and rear.	No Objection
2021/07530/PA	305 Clarence Road Sutton Four Oaks Sutton Coldfield Birmingham B74 4LT	Erection of 5.5 metre deep single storey rear extension. Maximum height 3 metres, eaves height 2.88 metres.	No Objection
2021/08041/PA	32a Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2QX	Application to determine the details for condition numbers 3 (architectural details), 4 (hard and/or soft landscape details), 5 (hard surfacing details) and 6 (boundary treatments) attached to planning approval 2021/00610/PA	No Objection
2021/08134/PA	11 Luttrell Road Four Oaks Sutton Coldfield B74 2SP	Listed Building Consent for internal alterations and installation of gates to the front.	No Objection
2021/08130/PA	11 Luttrell Road Four Oaks Sutton Coldfield B74 2SP	Installation of gates to the front.	No Objection
2021/07950/PA	17 Bracebridge Road Four Oaks Sutton Coldfield Birmingham B74 2SB	Alterations to single storey rear extensions to include extension of basement including amendments to previously approved	No Objection

		application No. 2020/08122/PA	
2021/07246/PA	20 Jervis Crescent Sutton Coldfield Birmingham B74 4PW	Erection of two and single storey front and rear extensions with Juliette balcony to rear and canopy to front and changes to external wall material.	No Objection
2021/07956/PA	62 Bennett Road Sutton Coldfield B74 4TG	Erection of 8 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2021/07632/PA	26 Clarry Drive Sutton Coldfield Birmingham B74 2QT	Erection of single storey rear extension, pitched roof over existing garage, installation of porch and roof lights to front and rear, dormer windows and Juliet balconies to rear and external alterations.	No Objection
2021/07811/PA	Land rear of 2-22 Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4AE	Application to determine the details for condition number 12 (floor levels) attached to planning approval 2018/06656/PA allowed under appeal decision APP/P4605/W/19/324312 7	No Objection
2021/07479/PA	15 Wyvern Road Sutton Coldfield Birmingham B74 2PS	Erection of two storey side and rear extensions, porch to front and boundary wall and gates to front	No Objection
2021/07322/PA	42 Walsall Road Four Oaks Sutton Coldfield B74 4QR	Erection of single and two storey rear extensions	No Objection

2021/05477/PA	19 Russell Bank Road Birmingham B74 4RG	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2021/07607/PA	29 Walsall Road Four Oaks Sutton Coldfield B74 4ND	Erection of first floor side extension, forward porch, installation of electric gates to front and alterations to side fencing.	No Objection
2021/07321/PA	12 Hook Drive Sutton Coldfield Birmingham B74 4LW	AMENDED DESCRIPTION Erection of first floor side and rear and two storey side extension with juliette balcony to rear	No Objection
2021/07494/PA	104 Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4AS	Erection of two storey forward and first floor and single storey rear extensions.	No Objection
Mere Green Ward 2nd September - 29th September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/08297/PA	7 Kittoe Road Sutton Coldfield B74 4RY	Erection of two storey side and single storey rear extension.	No Objection
2021/08238/PA	444a & 446 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 4BL	Application to determine the details for condition number 1 (architectural details) 2 (materials) 3 (landscaping) 4 (boundary treatment) attached to approval 2021/00204/PA	No Objection
2021/08282/PA	27 Dugdale Crescent Sutton Coldfield B75 5EU	Erection of two storey and first floor rear and first floor side extension.	No Objection

2021/07530/PA	305 Clarence Road Sutton Four Oaks Sutton Coldfield Birmingham B74 4LT	Erection of 5.5 metre deep single storey rear extension. Maximum height 3 metres, eaves height 2.88 metres.	No Objection
2021/08156/PA	22 Meadowside Road Sutton Coldfield B74 4SJ	Erection of single storey forward, side and rear extensions and installation of a rear dormer window.	No Objection
2021/07803/PA	308-310 Lichfield Road Four Oaks Sutton Coldfield B74 2UG	Display of 1 no. externally illuminated fascia sign and 1 no. externally illuminated projecting sign	No Objection
2021/08074/PA	Land at 52 Hillwood Road Sutton Coldfield Birmingham B75 5QN	Application to determine the details for condition number 3 (sample materials) attached to approval 2020/05227/PA	No Objection
2021/08022/PA	20 Hathaway Road Sutton Coldfield Birmingham B75 5JB	Erection of single storey rear extension and installation of dormer windows to side and rear	No Objection
2021/06156/PA	15 Dugdale Crescent Sutton Coldfield Birmingham B75 5EU	Erection of front porch	No Objection
2021/07661/PA	12 Dawney Drive Sutton Coldfield Birmingham B75 5JA	Erection of first floor front and side extensions	No Objection
2021/07779/PA	21 Jordan Road Sutton Coldfield Birmingham B75 5AB	Erection of single storey outbuilding to rear with indoor therapy pool	No Objection
2021/07470/PA	16 Yates Croft Sutton Coldfield Birmingham B74 4YB	Application for a lawful development certificate for a proposed single storey rear extension	No Objection

2021/07520/PA	206 Little Sutton Lane Mere Green Sutton Coldfield Birmingham B75 6PH	Roof alteration to include hip to gable and installation of dormer window to rear.	No Objection
2021/07496/PA	34 Dower Road Sutton Coldfield Birmingham B75 6UA	Erection of a single storey rear extension.	No Objection
2021/07459/PA	67 Jordan Road Sutton Coldfield Birmingham B75 5AE	Erection of a detached outbuilding to the rear.	No Objection
Reddicap Ward 2nd September - 29th September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/07792/PA	462 Walmley Road Sutton Coldfield Birmingham B76 1PA	Erection of two storey side and rear, first floor side and rear and single storey front and rear extensions	No Objection
2021/07629/PA	172 Reddicap Heath Road Sutton Coldfield Birmingham B75 7ET	Erection of first floor rear, two storey side and single storey front extension	No Objection
2021/06205/PA	20 - 22 Reddicap Trading Estate Sutton Coldfield Birmingham B75 7BU	Demolition of existing building and erection of warehouse facilities (Use Class B2)	No Objection
2021/07532/PA	25 Freeman Drive Sutton Coldfield Birmingham B76 1NT	Erection of single storey side extension	No Objection
Roughley Ward 2nd September - 29th			

September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
<u>2021/08325/PA</u>	63 Willmott Road Sutton Coldfield Birmingham B75 5NN	Installation of replacement flat roof with pitched roof over existing porch and garage.	No Objection
<u>2021/08218/PA</u>	30 Crofters Lane Sutton Coldfield B75 5UJ	Erection of single storey rear extension.	No Objection
<u>2021/06946/PA</u>	30 Grange Lane Sutton Coldfield Birmingham B75 5JX	Erection of 4.507 metre deep single storey rear extension. Maximum height 2.83 metres, eaves height 2.83 metres	No Objection
<u>2021/07879/PA</u>	18 Whitehouse Common Road Sutton Coldfield B75 6HB	Amendment to previous planning application ref: 2021/01190/PA. Proposed first-floor bedroom wall to sit right above ground floor wall, with specialists roof trusses for new roof structure and installation of external staircase to rear	No Objection
<u>2021/07676/PA</u>	86 Worcester Lane Sutton Coldfield Birmingham B75 5NJ	Erection of first floor side extension	No Objection
<u>2021/07609/PA</u>	122 Moor Hall Drive Sutton Coldfield Birmingham B75 6LS	Erection of single storey rear extension.	Committee note that the drawings refer to house no 15 Moor Hall Drive.
<u>2021/07539/PA</u>	27 Ramblers Way Sutton Coldfield Birmingham B75 5DJ	Erection of single storey rear extension	No Objection
Trinity Ward 2nd September - 29th			

September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/08078/PA	27 Aragon Drive Sutton Coldfield B73 6BQ	Erection of single storey rear extension.	No Objection
2021/08079/PA	79 Bedford Road Sutton Coldfield Birmingham B75 6BG	Erection of single storey rear extension and installation of replacement flat roof with pitched roof over existing rear extension	No Objection
2021/08185/PA	Westhaven Road Railway Bridge to East Sutton Coldfield B72	Application for Prior Approval for the reconstruction of rail intersection bridge located to the east of Westhaven Road	Committee are extremely concerned of noise disturbance to hundreds of residents, particularly if this work is carried out overnight. Committee resolved to agree that the Town Council's CEO writes to Network Rail and Birmingham City Council, to ensure that the Town Council is consulted on the Method Statement for the proposed works. Committee also asked the CEO to write to Transport for West Midlands for clarification that the proposed works would still allow the Park line track to be

			suitable for passenger use
2021/08113/PA	25 Aragon Drive Sutton Coldfield B73 6BQ	Erection of single storey side and two storey front and rear extensions, installation of new balcony and replacement balconies to rear and roof lights to side elevations	No Objection
2021/07901/PA	Plantsbrook School Upper Holland Road Sutton Coldfield Birmingham B72 1RB	Change of use from caretaker's house to office associated with the school and installation of window and door to the rear and external insulated render finish.	No Objection
2021/07278/PA	Emmanuel Court 6 Mill Street Sutton Coldfield B72 1TJ	Display of 2no. non-illuminated plaques signs	No Objection

2021/07338/PA	47 High Street Sutton Coldfield Birmingham B72 1UH	Demolition of existing building and erection of four storey building comprising 52 bed hotel and ground floor retail/commercial space (Class E use) with associated access and parking.	Deferred until 2nd November 2021.
2021/07531/PA	Unit 2 The Marquee Lower Parade Sutton Coldfield Birmingham B72 1XX	Change of use to hot food takeaway (Sui Generis).	No Objection
Vesey Ward 2nd September - 29th September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/08323/PA	21 Kingswood Drive Sutton Coldfield Birmingham B74 2AN	Erection of single storey rear extension and detached outbuilding to the rear.	No Objection
2021/08346/PA	4 Chester Road North Sutton Coldfield Birmingham B73 6SR	Erection of 6 metre deep single storey rear extension. Maximum height 3.15 metres, eaves height 3 metres	No Objection
2021/08299/PA	50 Westwood Road Sutton Coldfield B73 6UN	Erection of single storey rear extension.	No Objection
2021/08295/PA	4 Chester Road North Sutton Coldfield Birmingham B73 6SR	Erection of single storey front and rear and two storey rear extensions	No Objection

2021/08112/PA	113 Sutton Oak Road Sutton Coldfield B73 6TF	Application for a Lawful Development Certificate for an existing first floor rear balcony	No Objection
2021/08108/PA	305 Monmouth Drive Sutton Coldfield Birmingham B73 6JU	Application for a non material amendment to planning approval 2021/01451/PA for brickwork to match existing in lieu of the approved timber cladding. Addition of a side window facing kitchen side with obscured glass.	No Objection
2021/07770/PA	18 Stonehouse Road Sutton Coldfield Birmingham B73 6LP	Erection of two and single storey rear, two storey forward and first floor side extensions, Juliette balcony to first floor rear and canopy to front	No Objection
2021/08030/PA	147 George Frederick Road Sutton Coldfield B73 6TE	Erection of two and single storey rear and two storey forward extensions and installation of a rear dormer window.	No Objection
2021/08046/PA	91 Halton Road Birmingham B73 6NX	Erection of 6.5 metre deep single storey rear extension. Maximum height 2.9 metres, eaves height 2.4 metres	No Objection
2021/08012/PA	203 Monmouth Drive Sutton Coldfield Birmingham B73 6JS	Erection of two storey side and rear and single storey side and rear extensions with installation of rooflights to side and rear	No Objection
2021/07682/PA	295 Boldmere Road Boldmere Sutton Coldfield Birmingham B73 5HQ	Application for a Lawful Development Certificate for a proposed installation of dormer window to rear	No Objection

2021/07745/PA	308 Jockey Road Sutton Coldfield Birmingham B73 5XL	Erection of 7.5 metre deep single storey rear extension. Maximum height 3.5 metres. Eaves height 3 metres.	No Objection
2021/07580/PA	27 Marston Road Boldmere Sutton Coldfield B73 5HH	Erection of single storey rear extension	No Objection
2021/07749/PA	55 George Frederick Road Sutton Coldfield B73 6TB	Erection of 3.4 metre deep single storey rear extension. Maximum height 3.5 metres. Eaves height 3 metres.	No Objection
2021/07637/PA	38 Stonehouse Road Sutton Coldfield B73 6LL	PREVIOUS PLAN WAS INCORRECT, NEW PLAN PROVIDED - Erection of single storey side and rear extensions	No Objection
2021/07648/PA	26 Sunnybank Road Birmingham B73 5RE	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2021/07562/PA	1 Finch Drive Sutton Coldfield Birmingham B74 2ET	Erection of two and single storey rear and single storey side extension and installation of bay windows and side and dormer windows to side.	No Objection
2021/07547/PA	225 Station Road Sutton Coldfield Birmingham B73 5LE	Erection of single storey side extension	No Objection
2021/07490/PA	200 Highbridge Road Sutton Coldfield Birmingham B73 5QT	Erection of single storey side and rear extension and installation of external wall insulation.	No Objection
Walmley & Minworth Ward 2nd September -			

29th September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/08304/PA	15 Crawford Road Sutton Coldfield Birmingham B76 1NH	Erection of 4.3 metre deep single storey rear extension. Maximum height 3.34 metres. Eaves height 2.75 metres.	No Objection
2021/08209/PA	Walmley Ash Road Spinney Walmley Ash Lane Sutton Coldfield B76 1HY	Erection of new classroom block	No Objection
2021/03505/PA	11 The Fairways Sutton Coldfield Birmingham B76 1FZ	Application to determine the details for condition number 6 (construction method statement) attached to approval 2019/06779/PA	No Objection
2021/07832/PA	DC6 Midpoint Way Prologis Park Midpoint Sutton Coldfield Birmingham B76 9EH	Demolition of existing building and erection of replacement B2 / B8 use employment building with ancillary office, car parking, landscaping and other associated works alongside closure of access from Park Lane	No Objection
2021/05890/PA	New Hall Hotel Walmley Road Sutton Coldfield Birmingham B76 1QX	Outline planning application with all matters reserved for the erection of a new function building with ancillary facilities to replace existing temporary marquee	No Objection
2021/07852/PA	Former Shaeffler Site Forge Lane Minworth Industrial Park Minworth Sutton Coldfield Birmingham B76 1AH	Application to determine the details for condition number 7 (hard and/or soft landscape details) attached to approval 2020/03051/PA	No Objection

2021/07626/PA	Minworth Park Midpoint Boulevard Sutton Coldfield Birmingham B76 1BL	Removal of condition 4 (noise barrier) attached to approval 2021/05264/PA for use of 4m high barrier to be positioned at the south-east extent of the site.	No Objection
2021/07638/PA	165 Orton Avenue Sutton Coldfield B76 1JN	Demolition of garage and erection of single storey side extension	No Objection
2021/07712/PA	6 Horsfall Drive Sutton Coldfield Birmingham B76 2BT	Erection of single storey side extension and installation of dormer windows to the front and roof lights to the rear.	No Objection
2021/07552/PA	18 Winton Grove Sutton Coldfield Birmingham B76 1XE	Installation of roof lights to front	No Objection
2021/05655/PA	5 Holly Close Sutton Coldfield Birmingham B76 2PD	Erection of side extension to existing detached outbuilding to rear with dormer windows to front.	No Objection
2021/07576/PA	172 Stephens Road Sutton Coldfield Birmingham B76 2TU	Erection of two storey side extension	No Objection
Wylde Green Ward 2nd September - 29th September 2021			
Application Number	Site Address	Development Description	SCTC Recommendation
2021/07350/PA	35 Maney Hill Road Sutton Coldfield Birmingham B72 1JL	Erection of single storey side and rear extension and formation of terrace area to side and rear	No Objection

2021/08164/PA	16 Harman Road Sutton Coldfield Birmingham B72 1AH	Erection of single storey rear extension and installation of rear dormer window and rooflights to the front.	No Objection
2021/08083/PA	50 Florence Road Sutton Coldfield Birmingham B73 5NG	Change of use residential dwelling (Use Class C3) to 5-bed HMO (Use Class C4) and single storey rear extension	Objection. Committee feel strongly that HMOs are not in keeping with the area and are concerned of the potential highways impact on an already busy road.
2021/06215/PA	109 Maney Hill Road Sutton Coldfield Birmingham B72 1JU	Erection of single storey rear extension	No Objection
2021/07773/PA	61 (land to rear) and 63-65 Penns Lane Sutton Coldfield Birmingham B72 1BJ	Application to determine the details for condition numbers 2 (construction method statement/management plan), 3 (sample materials), 4 (architectural details), 7 (boundary treatment details), 8 (lighting scheme) and 17 (contamination remediation scheme) attached to approval 2019/07649/PA	No Objection
2021/07700/PA	8 Britton Drive Sutton Coldfield Birmingham B72 1EL	Erection of two storey and single storey front extension.	No Objection
2021/05657/PA	80 Highbridge Road Sutton Coldfield Birmingham B73 5QE	Erection of single storey side/rear extension.	No Objection

2021/07666/PA	69a Pilkington Avenue Sutton Coldfield Birmingham B72 1LG	Application for a non-material amendment to planning approval 2021/00208/PA for the installation of a new escape window from second floor bedroom	No Objection
2021/07665/PA	146 Wylde Green Road Sutton Coldfield Birmingham B72 1JB	Erection of single storey rear extension	No Objection
2021/07620/PA	57 Highbridge Road Sutton Coldfield Birmingham B73 5QE	Erection of 5.2 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2021/07457/PA	58 Wylde Green Road Sutton Coldfield Birmingham B72 1HD	Erection of two storey front and side extension and single storey side extension	No Objection

Resolved to forward Committee's recommendations to Birmingham City Council.

(ii) Schedule of Amended Decisions

None.

(iii) Schedules of Planning Applications Decisions

Ten applications were refused when Royal Sutton Coldfield Town Council had no objections. These applications were, in the main, 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.

42 Date of Next Meeting

Tuesday 2nd November, 7pm, Trinity Centre.

Signed as a correct record:

Signed.....

Date.....