

Planning and Highways Meeting
Tuesday 2 November 2021
Trinity Centre
7pm

Present

Cllrs D. Allan, L. Allen, Briggs, Horrocks (Chairman) and Puri.

In Attendance

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

There were no press or public.

43 Apologies for Absence

Apologies received from Cllrs Ellis, Hodgins and Simper.

Resolved to accept the apologies received.

44 Declarations of Interest

None.

45 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 5 October 2021 be signed as a true record of the meeting.

46 Matters Arising

The CEO reported that planning application 2021/05958/PA Central Place (former Rosie’s Nightclub) has been withdrawn.

Resolved to note the CEO’s update.

47 Questions from Members

None.

48 Application 2021/07338/PA 47 High Street, Sutton Coldfield B72 1UH

The Chairman thanked the CEO and the Town Council’s specialist consultant advisors for their input.

Committee resolved that they strongly support for the proposed investment in improving the range and quality of hotel accommodation available in the town. Overall the design terms the proposals represent a considerable improvement in comparison with the existing building and will enhance the character of this part of the Conservation Area.

Notwithstanding its support in principle Committee requests that:

- (i) modifications be made to the rear (western elevation) facing Anchorage Road to either reduce the height or introduce features to provide relief to the four storey bank wall shown.
- (ii) further consideration be given to the viability of the extent of commercial floorspace shown and the adequacy off its associated parking and servicing arrangements. The omission or reduction of this element could have overall design and other benefits for the scheme.
- (iii) appropriate conditions are incorporated into any consent granted to ensure that the intended design quality is achieved using suitable materials etc.
- (iv) there are apparent inconsistencies between the aboricultural and ecological supporting reports which should be clarified before consent is granted, suitable measures need to be taken and conditions imposed to protect important trees bordering the site and to preserve / enhance local bio-diversity.

49 Committee Budget 2022/23

Committee reviewed the paper circulated ([attached](#)) and discussed:

- Increasing the Historical Memorials budget from £25k to £30k. This will involve cleaning of King Edward Square Memorial and minor wall repairs, cleaning of Belwell Lane Memorial and small maintenance costs of Walmley War Memorial.
- Reducing the Environmental Enhancements budget from £30k to £25k
- Building a reserve for Historical Memorials which should be reviewed at the end of the financial year.
- If approved by Full Council, Committee would like sufficient funding allocated to cover the expansion of the Town Ranger service.

Resolved to note the 2021/2022 spend against budget and commitments to date

Resolved to recommend the future budget requirements of the Planning and Highways Committee to the Strategy and Resources Committee with the adjustments as outlined above.

50 Planning Applications

Four Oaks Ward 30th September - 27th October 2021

	Application Number	Site Address	Development Description	SCTC Recommendation
1	2021/07686/PA	19 Belwell Drive Mere Green Sutton Coldfield B74 4AH	Erection of side extension to existing garage	No Objection
2	2021/09028/PA	12a Bracebridge Road Four Oaks Sutton Coldfield B74 2SL	Erection of single storey side extension.	No Objection

3	2021/08818/PA	27 Wyvern Road Sutton Coldfield B74 2PS	Erection of two and single storey rear extensions and alterations to front.	No Objection
4	2021/08991/PA	98 Rosemary Hill Road Sutton Coldfield Birmingham B74 4HH	Application to determine the details for condition number 3 (sample materials) attached to approval 2020/01303/PA	No Objection
5	2021/08938/PA	8 Luttrell Road Four Oaks Sutton Coldfield B74 2SR	Erection of dwelling house	No Objection
6	2021/08779/PA	15 St Margarets Sutton Coldfield Birmingham B74 4HU	Erection of single and two storey rear extensions and alterations to front porch	No Objection
7	2021/08794/PA	17 Luttrell Road Sutton Coldfield Birmingham B74 2SP	Erection of first floor and single storey rear extensions, front porch and external alterations.	No Objection
8	2021/08679/PA	16 Wavenham Close Sutton Coldfield B74 4NZ	Application to determine the details for Condition 2 (sample materials) attached to approval 2019/04754/PA	No Objection
9	2021/07923/PA	28a Hartopp Road Four Oaks Sutton Coldfield B74 2RB	Demolition of existing property and erection of residential dwellinghouse (Use Class C3) and installation of gates and fence to the front.	No Objection
10	2021/08508/PA	22a Hartopp Road Four Oaks Sutton Coldfield B74 2RE	Erection of single storey rear extension	No Objection
11	2021/08440/PA	4 Parkfields Sutton Coldfield Birmingham B74 4GA	Certificate of Lawfulness for proposed loft conversion to include roof lights	No Objection

12	2021/08379/PA	6 Farncote Drive Sutton Coldfield Birmingham B74 4QS	Application to determine the details for condition numbers (5) hard and/or soft landscape details (6) hard surfacing materials (7) boundary treatment details (8) landscape management plan (18) bird/bat boxes attached to approval 2021/01179/PA	No Objection
	Mere Green Ward 30th September - 27th October 2021			
	Application Number	Site Address	Development Description	SCTC Recommendation
13	2021/09083/PA	599 Lichfield Road Sutton Coldfield Birmingham B74 4EG	Erection of single storey rear extension.	No Objection
14	2021/08928/PA	9 Devereux Road Sutton Coldfield B75 6TQ	Erection of first floor side extension and pitched roof to front elevation.	No Objection
15	2021/09088/PA	462 Lichfield Road Birmingham B74 4EL	Erection of 4 metre deep single storey rear extension. Maximum height 4 metres. Eaves height 2.5 metres	No Objection
16	2021/08888/PA	236 Clarence Road Sutton Coldfield B74 4LE	Erection of single storey side and rear extension.	No Objection
17	2021/08831/PA	13b Sherifoot Lane Sutton Coldfield B75 5DR	Retention of gates to front	No Objection
18	2021/08621/PA	8 Mere Green Road Sutton Coldfield Birmingham B75 5BP	Retention of 2no internally illuminated fascia signs and 1no. other internally illuminated sign	No Objection

19	2021/06156/PA	15 Dugdale Crescent Sutton Coldfield B75 5EU	Erection of front porch	No Objection
20	2021/08787/PA	17 Netherstone Grove Sutton Coldfield Birmingham B74 4DT	Application for a non-material amendment to planning approval 2021/03468/PA for footprint to approved single storey WC extension increased slightly to accommodate shower and storage facility.	No Objection
21	2021/08426/PA	22 Cremorne Road Four Oaks Sutton Coldfield B75 5AH	Erection of single storey rear extension and single storey detached outbuilding to the rear.	Whilst Committee do not object they have expressed a concern that the outbuilding to the rear is excessive in size and Committee feel that it is located too close to houses opposite which may causes privacy concerns.
22	2021/08572/PA	9 Augustine Grove Four Oaks Sutton Coldfield B74 4XX	Application to determine the details for condition number 3 (sample materials) attached to approval 2020/09694/PA	No Objection
23	2021/08474/PA	4 Hill Village Road Sutton Coldfield Birmingham B75 5BA	Removal of Condition numbers 3 (cycle storage) and 4 (noise insulation) attached to planning application 2021/05119/PA	Committee does not object to this application but Members respectfully request that the noise pollution conditions remain in place.
24	2021/08374/PA	101 Hill Hook Road Sutton Coldfield Birmingham B74 4ED	Erection of single storey side and rear extension, first floor front extension and part garage conversion to habitable room with a bay window	No Objection

25	2021/08260/PA	9 Butlers Lane Four Oaks Sutton Coldfield Birmingham B75 5HP	Erection of two storey front, side and rear extensions, installation of front dormer windows and associated roof alterations.	No Objection
26	2021/08258/PA	421 Lichfield Road Four Oaks Sutton Coldfield B74 4DJ	Erection of two storey rear extension.	No Objection
27	2021/08452/PA	18 Queenswood Road Four Oaks Sutton Coldfield Birmingham B75 6UB	TEST	No Objection
	Reddicap Ward 30th September - 27th October 2021			
	Application Number	Site Address	Development Description	SCTC Recommendation
28	2021/09019/PA	7 Herringshaw Croft Sutton Coldfield B76 1HT	Erection of single storey side and rear extension	No Objection
29	2021/08639/PA	Land adjacent 102 Stephens Road Sutton Coldfield Birmingham B76 2TS	Outline planning application with all matters reserved for erection of 2no. dwellinghouses (Use Class C3).	Objection. Committee feel that this proposal is over development of a small site and is infill development which is not in keeping with the surrounding area.
30	2021/08732/PA	26 Stourton Close Sutton Coldfield Birmingham B76 2UP	Erection of two storey side extension.	No Objection
31	2021/08733/PA	299 Reddicap Heath Road Sutton Coldfield B75 7ET	Erection of single storey rear extension	No Objection
	Roughley Ward 30th September - 27th October 2021			

	Application Number	Site Address	Development Description	SCTC Recommendation
32	2021/09109/PA	31 Shepherds Pool Road Sutton Coldfield B75 6NB	Erection of two storey front and single storey rear extension.	No Objection
33	2021/09012/PA	11 Willmott Close Sutton Coldfield B75 5NP	Erection of single storey rear extension.	No Objection
34	2021/08737/PA	Land at Kingston Road and Rectory Road Sutton Coldfield Birmingham B75 7NY	Application to determine the details of condition numbers 11 (construction method statement/management plan) and 14 (additional bat survey) attached to planning approval 2020/05394/PA.	No Objection
35	2021/08383/PA	The Bungalow Worcester Lane Sutton Coldfield B75 5QR	Prior Approval for enlargement of a dwellinghouse by construction of additional storeys	No Objection
36	2021/08411/PA	196 Whitehouse Common Road Sutton Coldfield Birmingham B75 6DN	Erection of single storey side and rear extension	No Objection
37	2021/08401/PA	Ivy Cottage Whitehouse Common Road Sutton Coldfield B75 6EH	Erection of single storey side extension	No Objection
	Trinity Ward 30th September - 27th October 2021			
	Application Number	Site Address	Development Description	SCTC Recommendation
38	2021/09004/PA	Forecourt of 31-37 Birmingham Road Sutton Coldfield Birmingham B72 1QE	Display of 2no. internally illuminated digital poster panels	No Objection
39	2021/08786/PA	39 Lyndon Road Sutton Coldfield Birmingham B73 6BS	Installation of replacement ground floor bay window to front.	No Objection

40	2021/08730/PA	7 While Road Sutton Coldfield Birmingham B72 1ND	Application to determine the details of condition number 3. (sample materials) and 5. (Arboricultural Method Statement) attached to planning approval 2021/05568/PA.	No Objection
41	2021/08609/PA	Wyndley Leisure Centre Clifton Road Sutton Coldfield Birmingham B73 6EB	Removal of existing ball stop fencing and floodlights to existing hockey pitch and installation of replacement 1.2m high, 3.0m high, 4.5m high, and 6.0m high ball stop fencing, associated gated entrances and installation of replacement 15.0m high floodlights.	No Objection
42	2021/08523/PA	16 Coleshill Road Sutton Coldfield Birmingham B75 7AA	Change of use of existing ancillary living accommodation to a separate residential dwellinghouse (Class C3) and retrospective permission for minor amendments to the elevations of the building.	Objection. Committee feel strongly that this proposal is out of keeping with the surrounding area. Members feel that if permission is granted, it may set an unwelcome precedent for similar applications.
43	2021/08525/PA	10 Maple Road Sutton Coldfield Birmingham B72 1JP	Erection of two storey side and single storey rear extension and alterations to front porch	No Objection
44	2021/08075/PA	14 Thomas De Beauchamp Lane Sutton Coldfield B73 6DF	Erection of single storey rear extension.	No Objection
	Vesey Ward 30th			

	September - 27th October 2021			
	Application Number	Site Address	Development Description	SCTC Recommendation
45	2021/09143/PA	398 Chester Road North Sutton Coldfield B73 6RG	Erection of single storey side and rear extensions	No Objection
46	2021/09017/PA	18 Cofield Road Sutton Coldfield B73 5SD	Erection of two storey side and single storey rear extension.	No Objection
47	2021/09035/PA	Monmouth Drive Sutton Coldfield B73 6JN	Telecoms Licence Advisory for the installation of 1no. 9m wooden pole.	Committee request confirmation from Birmingham City Council that if the pole is to carry a cable then they recommend that the cable is placed underground.
48	2021/08908/PA	187 Westwood Road Sutton Coldfield Birmingham B73 6UQ	Erection of first floor front and side and single storey rear extensions and alterations to front elevation.	No Objection
49	2021/08769/PA	22 Stonehouse Road Sutton Coldfield West Midlands B73 6LP	Erection of first floor rear extension.	No Objection
50	2021/08735/PA	43 Sunnybank Road Sutton Coldfield Birmingham B73 5RJ	Application to determine the details of condition number 3 (sample materials) attached to planning approval 2021/06797/PA.	No Objection
51	2021/08652/PA	128 Westwood Road Sutton Coldfield B73 6UH	Erection of first floor side extension	No Objection
52	2021/08748/PA	217 Highbridge Road Sutton Coldfield Birmingham B73 5QY	Installation of rear dormer window and roof lights to front	No Objection

53	2021/08691/PA	1 Marston Road Wylde Green Sutton Coldfield Birmingham B73 5HH	Retrospective planning application for the proposed change of use of land from a church meeting hall (Use Class F1) to a builder's storage yard and associated offices and retention of storage containers (Sui Generis).	No Objection
54	2021/08370/PA	Land rear of 145-147 Monmouth Drive Sutton Coldfield Birmingham B73 6JR	Application to determine the details for condition numbers 6 (level details) 7 (architectural details) attached to approval 2020/07854/PA	This application was considered alongside app no. 56 2021/08368/PA. Members feel strongly that this is intense use of a garden and the proposal is infill development of a small site. The mass and design is not in keeping and the entire proposal and its use is out of keeping with the character of the area. Committee expressed concern that if permission is granted, it may set an unwelcome precedent for similar applications.
55	2021/08382/PA	33 Falstone Road Sutton Coldfield B73 6PJ	Erection of a single storey side extension.	No Objection

56	2021/08368/PA	Land rear of 145-147 Monmouth Drive Sutton Coldfield Birmingham B73 6JR	Variation of Condition number 1 (listed approved plans) attached to previous planning approval 2020/07854/PA to allow for the garage to be change into a habitable living space, which will involve changing the garage door to a bay window	This application was considered alongside application no 54. Objection details listed above.
57	2021/08367/PA	9 Westwood Road Sutton Coldfield B73 6UW	Erection of single storey side and rear extension.	No Objection
Walmley & Minworth Ward 30th September - 27th October 2021				
	Application Number	Site Address	Development Description	SCTC Recommendation
58	2021/09097/PA	Minworth Trade Park Stockton Close Sutton Coldfield Birmingham B76 1DH	Installation of 4no. ultra rapid EV charging stations, associated electrical infrastructure and the creation of 3no. parking bays	No Objection
59	2021/08747/PA	Land adjacent to Kimal Old Kingsbury Road Sutton Coldfield B76 9AE	Erection of 2no. dwelling houses (Use Class C3)	Objection. Due to the considerably large scale of this proposal, Committee object on the grounds that it is out of keeping with the surrounding area.
60	2021/08438/PA	18 Penns Lake Road Sutton Coldfield B76 1LL	Erection of single storey rear extension	No Objection
61	2021/08736/PA	2 Coleville Road Walmley Sutton Coldfield B76 1XR	Erection of single storey side and rear extension	No Objection

62	2021/08427/PA	Rooftop at Ashfield ATE Fox Hollies Road Walmley Sutton Coldfield Birmingham B76 1NR	Proposed upgrade to existing rooftop telecommunications station to include installation of 8m high stub mast to support an array of new antennas, installation of an array of freestanding antennas and GPS modules, installation of radio equipment and associated ancillary works	Whilst Committee do not object per se, they expressed concerns over the design and that a 8m high pole is not in keeping with the street scene.
63	2021/08259/PA	1 Welton Close Sutton Coldfield Birmingham B76 2RG	Erection of two storey side and rear extensions.	No Objection
Wylde Green Ward 30th September - 27th October 2021				
	Application Number	Site Address	Development Description	SCTC Recommendation
64	2021/09065/PA	1a Boulton Road Sutton Coldfield B72 1DW	Alterations to existing front dormer roof and window and the installation of a rooflight to the front.	No Objection
65	2021/08926/PA	The Lanes Shopping Centre Birmingham Road Sutton Coldfield B73 5NE	Installation of 2no. rapid electric vehicle charging stations with associated equipment	No Objection
66	2021/08861/PA	17 Highbridge Road Sutton Coldfield Birmingham B73 5QA	Erection of two storey side and single storey rear extensions and alterations to existing front boundary wall	No Objection
67	2021/08790/PA	68 Brooks Road Sutton Coldfield B72 1HR	Erection of first floor and single storey rear extensions.	No Objection

68	2021/08581/PA	19 Boulton Road Sutton Coldfield Birmingham B72 1DW	Erection of first floor side and rear extension, installation of side and rear dormer windows with a Juliette balcony, roof lights to side and front with associated roof alterations.	No Objection
69	2021/08425/PA	Vesey House Wylde Green Road Sutton Coldfield Birmingham B76 1QT	Listed Building Consent for erection of replacement single storey side and rear extensions and installation of new wall and gates to front	No Objection
70	2021/08413/PA	Vesey House Wylde Green Road Sutton Coldfield Birmingham B76 1QT	AMENDED DESCRIPTION - Erection of single and two storey side and rear extensions, rear balcony and installation of new wall and gates to front	No Objection
71	2021/08549/PA	2 Monkseaton Road Sutton Coldfield B72 1LB	Erection of 4 metre deep single storey rear extension. Maximum height 3.77 metres. Eaves height 2.57 metres.	No Objection
72	2021/07683/PA	3 Florence Avenue Off Florence Road Wylde Green Sutton Coldfield B73 5NQ	Erection of single storey rear extension and installation of dormer window to rear.	No Objection

Resolved to forward Committee's recommendations to Birmingham City Council

(ii) Schedule of Amended Decisions

Committee note that there were no amended applications to discuss.

(iii) Schedules of Planning Applications Decisions

Five 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.

51 Date of Next Meeting

Wednesday 1 December 2021, 7pm.

Meeting closed: 20.10

Signed as a correct record

Signed.....

Date.....