

Planning and Highways Meeting
Tuesday 1st March 2022
Trinity Centre
6pm

Present

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

In Attendance

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

Cllr Alison Jolley as a non-voting observer.

Town Council Consultants Andrew Tucker and Keith Neil-Smith.

Seven members of the public and one representative from the press.

The Chairman invited Edmund Sung, Trinity ward to speak. Mr Sung respectfully requests that committee objects to 2021/06183/PA 4 Carlton Close for various reasons including:

- lack of parking facilities causing excessive use of on street parking which is already exacerbated on a daily basis;
- increased congestion particularly on Honeybourne Road and Carlton Close, potentially endangering pedestrians and motorists;
- in addition, a lack of provision for visitors parking on quite prolific and narrow streets, which will exacerbate on street parking;
- narrowed access which will cause difficulties in emergency services accessing Carlton Close;
- loss of ecology and greenery;
- invasion of privacy in both front and back of neighbouring homes;
- loss of tarmac on Mr Sung's home which could create blind spots when reversing.

The Chairman welcomed John Vickers, Trinity ward who also wished to object to planning application 2021/06183/PA from a viewpoint of Honeybourne Road, Bedford Road and Tamworth Road. Mr Vicars expressed concerns that the amended site plan shows inconsistencies making no reference to the height of the houses or the proximity of Good Hope Hospital. Furthermore, regardless of the plans being designed for 7 houses rather than the original proposed 8, this will not stop traffic congestion and significantly comprises access for emergency vehicles which has not been addressed in the amended plans. Mr Vicars feel that this is in fill development and asks committee to objects to this proposal.

The Chairman invited Tony Whitehead to speak. Tony spoke as a representative of Our Town campaign group regarding item 83, planning application 2021/10840/PA.

Tony was pleased to see that the Town Council have engaged with an Urban Designer consultant and that the application for this significant development will be considered by Council.

Tony expressed a concern that if the proposal for a discount food store on Brassington Avenue is approved, it will severely limit aspirations of the Masterplan particularly around the highways capacity. The car parking proposals and lack of pedestrian access Tony feels is extremely poor and is concerned that people who use the store would not visit the town centre as part of their journey or shopping experience.

Tony asked committee what influence can the Town Council have to developers and suggested a technical forum is created that could include Highway Engineers, consultants and community representatives who can collectively discuss significant planning applications for the town.

The CEO responded advising that it is not practice of the Town Council in its role as a statutory consultee on planning applications to circulate as a matter of course the views of individual campaign groups. Furthermore the principal partners on the Town Centre Regeneration Partnership have multi-disciplinary teams looking at bringing forward various aspects of the Masterplan which involves engagement with key landowners and further public consultation as appropriate in due course.

78 Apologies for Absence

Apologies received from Cllrs Ellis, Hodgins and Simper.

Resolved to accept the apologies received.

79 Declarations of Interest

None.

80 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 1 February 2022 be signed as a true record of the meeting.

81 Matters Arising

None.

82 Questions from Members

None.

83 Application 2021/10840/PA, Land at Brassington Avenue

The Chairman advised Committee that given the potentially significant implications of this application which is located within the area covered by the recently adopted Town Centre Masterplan, advice was sought from specialist planning consultants Andrew Tucker and Keith Neil-Smith.

Andrew began by summarising the report for a proposal of discount foodstore and ancillary facility. The new store comprises just over 1850 sq m of gross floorspace with net retail area of just over 1300 sq m. It also includes ancillary warehousing, servicing and staff welfare facilities, delivery bay and unloading area. Andrew advised that the key issues from the Town Council's perspective are likely to be the principle of the development and whether or not this could be seen as being helpful or demonstrably prejudicial to achieving aspirations as set out in the Masterplan SPD and the detailed design and layout of the proposed scheme.

Andrew advised that as stated in 5.5 of the report there are various uncertainties and the timing of the application may not be ideal however the Town Council and Birmingham City Council must consider the application as presented. The Town Council cannot object on the basis that the application is premature nor on highways concerns which could be difficult to do and therefore should focus on the design and layout of the scheme, which assessed against the Masterplan, falls significantly short in satisfying those principles.

Keith spoke from an urban design point of view advising that the building makes little attempt to integrate into the town centre being focussed instead on its service car park. The service area and its access are very prominent with a long elevation redolent of an industrial unit. The proposed boundary treatment includes a combination of boarded timber and open metalwork palisade fencing which seems rather utilitarian for such a prominent site and simply reinforces that impression.

Keith further advised that the plans include 119 car parking spaces time limited to 1.5 hours duration. This level of parking provision is in excess of the 93 spaces needed to meet Birmingham City Council's requisite parking standards for this size of store.

Furthermore, the plans are largely designed to work for cars with no attempt to encourage active travel. Keith advised that options to improve pedestrian and cycle infrastructure should be given further consideration to ensure that the site is fully integrated and connected with the wider town centre and nearby public transport facilities. The proposal does include public open space however Keith questioned if it does link with public transport routes.

Not included within the report but a point raised by Keith that committee might want to consider when making their recommendation is that there is an 85% reduction in biodiversity. Developments are required to demonstrate a 10% increase in biodiversity on or near development sites however this proposal indicates a loss of 85%.

Consultants agreed that there are serious concerns in relation to the design and layout, with connectivity to the town centre by active travel modes being poor. The landscape and design is dominant and there are concerns that if the route to the store along Brassington Avenue is not safe and attractive people will not use it. Whilst not all of the aspirations set out in the Masterplan are capable of being fulfilled, the design and layout is considered to be unacceptable.

Cllr Jolley expressed concerns over the ecological impact of the proposal and was extremely disappointed to learn of a large reduction in biodiversity at this site which is not the aspirations of town as a whole. Cllr Jolley would also like the developers to revisit their proposal in line with sustainable active travel modes.

Cllr L Allen raised concerns of the traffic in and out of the store based on the current plans and queries how they may affect traffic congestion further on Brassington Avenue.

Cllr D Allan thanked both Andrew and Keith for their input expressing his enthusiasm for investment in the town however noting that it needs to be done in an acceptable way in line with the adopted Masterplan. Cllr Allan supports the need for active travel however is mindful that for a supermarket, the car is usually the principal method of transport, particularly for large shopping.

Cllr Allan supports Keith's suggestion of a greener aspect adding that the Aldi proposal looks industrial in term of elevation and is not in keeping with the vision of the masterplan for the town centre.

The Chairman reiterated Cllr Allan's views adding that this potential investment is an example of national businesses seeing Sutton Coldfield as a great place to trade. However any investment should meet the needs of the residents not just shopping needs. The Chairman thanked Andrew and Keith for their technical advice.

Committee resolved to;

- a) object to the application in its present form for the reasons highlighted in the report which would result in a development contrary to Big Moves MT2, MT3 and MT6 in the adopted Masterplan to reduce segregation caused by the ring road, improve pedestrian and cycling infrastructure and connectivity across the town centre and to consolidate parking and promote flexible solutions
- b) Due to the poor accessibility of the proposed development by walking, cycling and public transport the proposed development also does not conform with adopted City Council policies in the Birmingham Transport plan and Route to Zero Action Plan
- c) the proposed development fails to satisfactorily address the provision of active frontage along Brassington Avenue which the Masterplan identifies as being key to its success as well as to the site's contribution to the town centre's regeneration as a whole
- d) the full report be forwarded to Birmingham City Council with an indication also being given that the Town Council would welcome the opportunity to further discuss, as appropriate, the issues and concerns raised prior to a decision being made.
- e) objects to the projected over 85% net loss in biodiversity across the site and the absence of proposals to increase the biodiversity net gain and / or suitable compensatory measures

Consultants left at 7.15.

The Chairman called a short comfort break.

Meeting resumed at 7.25

Before moving onto the next agenda item (schedule of planning applications) The Chairman advised Members that the given the large nature of planning application 29, Officers have agreed with BCC Planning officers that an extension of time is allowed for Members of this council to fully review the application before making a recommendation.

No 29 application will feature on April's agenda as a separate item and will not be discussed in detail at tonight's meeting.

84 Planning Applications

(i) Schedules of Planning Applications for Sutton Coldfield Town Council Area

Four Oaks Ward 27th January - 23rd February 2022

No	Application Number	Site Address	Development Description	SCTC Resolution
1	2022/00817/PA	5 Wavenham Close Sutton Coldfield Birmingham B74 4NZ	Demolition of existing dwelling and erection of replacement two storey detached dwelling house	Objection. Committee feel that the scale and design is not in keeping with the current street scene and may adversely impact on the character of the street.
2	2022/01053/PA	31 Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4AQ	Erection of single storey front and rear extensions	No Objection
3	2022/00962/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
4	2022/00802/PA	15 St Margarets Sutton Coldfield Birmingham B74 4HU	Erection of first floor rear extension	No Objection

5	2022/00145/PA	20 Knighton Close Four Oaks Sutton Coldfield Birmingham B74 4BA	Erection of single storey side extension and garage conversion	No Objection
6	2022/00649/PA	2 Blackberry Lane Sutton Coldfield Birmingham B74 4JE	Erection of single storey side and rear extensions and garage conversion into habitable room	No Objection
7	2022/00495/PA	134c Rosemary Hill Road Sutton Coldfield Birmingham B74 4HN	Erection of single storey rear extension	No Objection
8	2022/00189/PA	161 Russell Bank Road Sutton Coldfield Birmingham B74 4RJ	Erection of a single storey rear extension	No Objection
Mere Green Ward 27th January - 23rd February 2022				
No	Application Number	Site Address	Development Description	Date Registered
9	2022/01370/PA	4 Bodington Road Sutton Coldfield B75 5ES	Erection of 6 metre deep single storey rear extension. Maximum height 2.3 metres, eaves height 2.2 metres	No Objection
10	2022/01020/PA	13a Sherifoot Lane Sutton Coldfield Birmingham B75 5DR	Conversion of loft and the installation of 4 No.rooflights to the front and side.	No Objection
11	2022/00874/PA	Shell Four Oaks Lichfield Road Sutton Coldfield Birmingham B74 2XH	Provision of an EVC hub and associated works	No Objection

12	2022/00443/PA	17 Kittoe Road Sutton Coldfield Birmingham B74 4RY	Erection of two storey side and rear extension, single storey front extension and installation of 3no. roof lights to rear	No Objection
13	2022/00698/PA	174 Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4LB	Erection of single storey rear extension, roof alterations to existing rear extension and conversion of garage into habitable room	No Objection
14	2022/00672/PA	2 Hillwood Common Road Sutton Coldfield Birmingham B75 5QJ	Erection of first floor side and single storey side extensions, single storey forward garage extension with roof space.	No Objection
15	2022/00581/PA	8 Duncalfe Drive Sutton Coldfield Birmingham B75 5EX	Erection of two and single storey side extension and forward porch.	No Objection
16	2022/00558/PA	5 Kingsleigh Croft Sutton Coldfield Birmingham B75 5TL	Erection of single storey side extension	No Objection
17	2022/00598/PA	440 Lichfield Road Four Oaks Sutton Coldfield B74 4BL	Erection of 4.5 metre deep single storey rear extension. Maximum height 4 metres. Eaves height 2.5 metres.	No Objection
Reddicap Ward 27th January - 23rd February 2022				
No	Application Number	Site Address	Development Description	Date Registered
18	2022/00450/PA	2 Reddicap Hill Sutton Coldfield Birmingham B75 7BH	Erection of single storey side extension	No Objection
19	2022/00755/PA	46 Walsh Drive Sutton Coldfield Birmingham B76 2NU	Erection of two storey rear and single storey front and side extension	No Objection

20	2022/00860/PA	46 Hollyfield Road Birmingham B75 7SG	Erection of two 6 metre deep single storey rear extensions. Maximum height 4 metres, eaves height 2.5 metres.	No Objection
21	2022/00539/PA	30 Langley Hall Drive Sutton Coldfield Birmingham B75 5NQ	Erection of two storey and single storey rear extensions and outbuilding to rear	Whilst committee have no objection per se, they do respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use incidental to the main dwelling.
22	2022/00465/PA	2 Reddicap Hill Sutton Coldfield B75 7BH	Erection of 4.04 metre deep single storey rear extension. Maximum height 3.8 metres, eaves height 2.25 metres	No Objection
0	Roughley Ward 27th January - 23rd February 2022			
No	Application Number	Site Address	Development Description	Date Registered
23	2022/01026/PA	12 Holte Drive Sutton Coldfield Birmingham B75 6PR	Application for a Lawful Development Certificate for a proposed single storey rear extension	No Objection

24	2022/00767/PA	Land at Kingston Road and Rectory Road Sutton Coldfield Birmingham B75 7NYY	Application to determine the details of conditions 13 (lighting scheme), 15 (construction ecological mitigation plan), 16 (landscape and ecological management plan), 17 (ecological/biodiversity / enhancement measures) and 18 (bird/bat boxes) attached to planning approval 2020/05394/PA	No Objection
25	2022/00726/PA	The Bungalow Worcester Lane Birmingham B75 5QR	Prior Approval for enlargement of a dwellinghouse by construction of additional storeys	No Objection
26	2022/00610/PA	55 Moor Hall Drive Sutton Coldfield Birmingham B75 6LN	Erection of single storey side extension and installation of pitched roof to front	No Objection
	Trinity Ward 27th January - 23rd February 2022			
No	Application Number	Site Address	Development Description	Date Registered
27	2022/01126/PA	28 Upper Clifton Road Sutton Coldfield Birmingham B73 6BP	Erection of chimney stack to front elevation	No Objection
28	2022/01054/PA	3 Somerville Road Sutton Coldfield Birmingham B73 6JD	Erection of two and single storey side and rear extension and installation of dormer windows to rear.	No Objection

29	2022/00861/PA	Former Royal Works Coleshill Street Sutton Coldfield Birmingham	Demolition of the existing buildings and erection of 2 no. buildings, one containing retirement apartments (Use Class C3) and one containing assisted living units and communal/operational floorspace (Use Class C2), ancillary facilities, access, landscaping, and associated works	Deferred
30	2022/00816/PA	71 Lichfield Road Sutton Coldfield Birmingham B74 2NU	Erection of replacement boundary wall to rear	No Objection
31	2022/00635/PA	18 Somerville Road Sutton Coldfield Birmingham B73 6JA	Single storey rear extension, two storey rear extension with balcony including squaring off of first floor rear bedroom window and alterations to garden steps	No Objection
32	2022/00576/PA	Wyndley Cottage Wyndley Lane Sutton Coldfield B73 6ES	Erection of single storey side extension	No Objection
	Vesey Ward 27th January - 23rd February 2022			
No	Application Number	Site Address	Development Description	Date Registered
33	2022/01015/PA	9 Reay Nadin Drive Sutton Coldfield Birmingham B73 6UL	Erection of single storey rear extension, part garage conversion, installation of dormer window to rear with brick gable added to the side.	No Objection
34	2022/00968/PA	487 Jockey Road Sutton Coldfield Birmingham B73 5DE	Change of use from residential (Use Class C3) to supported living (Use Class C2)	No Objection

35	2022/00940/PA	105 Queslett Road East Sutton Coldfield Birmingham B74 2AJ	Erection of single storey detached structure to rear	Whilst committee have no objection per se, they do respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use incidental to the main dwelling.
36	2022/00887/PA	58 Westwood Road Sutton Coldfield Birmingham B73 6UN	Erection of single storey rear and first floor side and rear extensions and new hipped roof to existing flat roof first floor extension	No Objection
37	2022/01031/PA	56 Westwood Road Sutton Coldfield Birmingham B73 6UN	Erection of 7.10 metre deep single storey rear extension. Maximum height 3.4 metres, eaves height 2.6 metres	No Objection
38	2022/00832/PA	23 Kingswood Drive Sutton Coldfield Birmingham B74 2AN	Erection of first floor side extension	No Objection
39	2022/00783/PA	36 Welford Road Sutton Coldfield Birmingham B73 5DP	Erection of single storey front and rear and two storey side extensions	No Objection
40	2022/00470/PA	7A Kings Road Sutton Coldfield Birmingham B73 5AB	Erection of single storey side extension	No Objection
41	2022/00787/PA	526 Chester Road Sutton Coldfield Birmingham B73 5HL	Application to determine the details for condition number 3 (cycle storage details) attached to approval 2021/05501/PA	No Objection

42	2022/00854/PA	23 Kingswood Drive Sutton Coldfield Birmingham B74 2AN	Erection of 4 metre deep single storey rear extension. Maximum height 3.5metres, eaves height 3 metres	No Objection
43	2022/00612/PA	18-20 Princess Alice Drive Sutton Coldfield Birmingham B73 6RB	Display of 1 no. internally illuminated and 4 no. non-illuminated fascia signs	No Objection
44	2022/00891/PA	387 Chester Road Birmingham B73 5BL	Erection of 6metre deep single storey rear extension. Maximum height 4 metres, eaves height 2.7 metres	No Objection
45	2022/00850/PA	36 Welford Road Sutton Coldfield Birmingham B73 5DP	Erection of 4 metre deep single storey rear extension. Maximum height 4 metres, eaves height 3 metres	No Objection
46	2022/00691/PA	33 Beresford Drive Sutton Coldfield Birmingham B73 5QZ	Erection of two storey side extension	No Objection
47	2022/00671/PA	34 Stonehouse Road Sutton Coldfield Birmingham B73 6LP	Erection of single storey rear extension and replacement of existing dormers with rooflights	No Objection
48	2022/00613/PA	40 George Frederick Road Sutton Coldfield Birmingham B73 6TB	Erection of single storey side and rear extension	No Objection

49	2022/00394/PA	218-218B Highbridge Road (land behind 222 Highbridge Road) Sutton Coldfield Birmingham B73 5QU	Application to determine the details for condition numbers 1 (contaminated land verification report), 2 (contamination remediation scheme), 3 (hard and/or soft landscape details), 4 (boundary treatment details), 5 (architectural details required), 6 (pedestrian visibility splays to be provided) and 8 (vehicle charging point) attached to planning approval 2021/06551/PA	No Objection
50	2022/00638/PA	100 Bakers Lane Birmingham B74 2BA	Erection of 6 metre deep single storey rear extension. Maximum height 3.9 metres, eaves height 2.6 metres	No Objection
Walmley & Minworth Ward 27th January - 23rd February 2022				
No	Application Number	Site Address	Development Description	Date Registered
51	2022/01176/PA	75 Calder Drive Sutton Coldfield Birmingham B76 1YS	Erection of two storey rear and single storey front and side extension	No Objection
52	2022/01016/PA	Minworth Trade Park Stockton Close Sutton Coldfield Birmingham B76 1DH	Application to determine the details of conditions 3 (method statement for the removal of invasive weeds) and 4 (bird/bat boxes) attached to planning approval 2021/03019/PA	No Objection

53	2022/00952/PA	59 Hemlingford Road Sutton Coldfield Birmingham B76 1JG	Erection of single storey side and rear extension and construction of steps to rear	No Objection
54	2022/00882/PA	62 Windyridge Road Sutton Coldfield Birmingham B76 1HP	Erection of 4.5 metre deep single storey rear extension. Maximum height 3.4 metres, eaves height 2.4 metres.	No Objection
55	2022/00566/PA	84 Springfield Crescent Sutton Coldfield Birmingham B76 2ST	Erection of single storey side extension	No Objection
56	2022/00289/PA	2a Orton Avenue Sutton Coldfield Birmingham B76 1JP	Erection of two and single storey side and rear extension	No Objection
	Wylde Green Ward 27th January - 23rd February 2022			
No	Application Number	Site Address	Development Description	Date Registered
57	2022/01178/PA	4 Marchmount Road Sutton Coldfield Birmingham B72 1EF	Application for a Lawful Development Certificate for a proposed single storey rear extension	No Objection
58	2022/00908/PA	Wylde Green Public House Birmingham Road Sutton Coldfield Birmingham B72 1DH	Application to determine the details for condition number 5 (sustainable drainage operation and maintenance plan) attached to planning application 2019/02929/PA allowed under appeal reference APP/P4605/W/20/325576 3	No Objection
59	2022/00520/PA	40 Kempson Avenue Sutton Coldfield	Erection of first floor rear extension	No Objection

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Resolved to forward Committee's recommendations to Birmingham City Council

At 7:40 Cllr Horrocks proposed that in accordance with Standing Orders the meeting be extended for up to one hour.

Resolved to extend the meeting for one hour.

(ii) Schedule of Amended Decisions

Committee considered amended plans for application 2021/06183/PA

Committee agreed that there previous objections stated in August 2021 are still valid and wish to further object on the following grounds:

- The revised plans are still out of keeping particularly in terms of mass and size and this is an intense use of land;
- will causes an increase in congestion and road traffic and will be particularly problematic for emergency vehicles
- proposals will overlook neighbouring properties and cause an invasion of privacy into private garden areas

Resolved to forward Committee's recommendations to Birmingham City Council

(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.

85 Date of Next Meeting

Tuesday 5th April 2022, 6pm.

Meeting closed: 19:55

Signed as a correct record

Signed.....

Date.....