

Planning and Highways Meeting

Tuesday 6th September 2022

Trinity Centre

6pm

Present

Cllrs Allan, Allen, Briggs, Millichope, Perks, Puri and Roberts.

In Attendance

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

35 Apologies for Absence

Apologies received from Cllr Parmar.

Resolved to accept the apologies received.

36 Declarations of Interest

None.

37 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 2nd August 2022 be signed as a true record of the meeting.

38 Matters Arising

None.

39 Questions from Members

None.

40 Planning Applications

Four Oaks Ward 28th July - 1st Sept 2022

Application Number	Site Address	Development Description	SCTC Recommendation
2022/06371/PA	3 Knighton Road Four Oaks Sutton Coldfield B74 4NY	Erection of first floor rear and single storey rear extensions and rear dormer windows.	No Objection

2022/05415/PA	The Arthur Terry School Kittoe Road Four Oaks Sutton Coldfield Birmingham B74 4RZ	Application to determine the details for conditions numbers 1. (sustainable drainage scheme) 2. (Sustainable Drainage Operation and Maintenance Plan) and 3. (drainage scheme) attached to approval 2020/05415/PA.	No Objection
2022/06202/PA	124 Clarence Road Sutton Coldfield Birmingham B74 4AU	Erection of single storey, first floor side and single storey rear extensions, garage conversion to habitable room	No Objection
2022/06322/PA	27 Wyvern Road Sutton Coldfield Birmingham B74 2PS	Non Material Amendment to approval 2021/08818/PA for the removal of loft conversion and 3no. dormer windows to rear elevation	No Objection
2022/05837/PA	2a Luttrell Road Four Oaks Sutton Coldfield Birmingham B74 2SR	Erection of a two storey front extension with bay windows, a single storey rear, first floor side and a single storey porch extension. Loft conversion into habitable space, with no.2 dormer windows to front and no.3 dormer windows to rear. Gates and fencing to front and alterations to existing front boundary wall.	Objection. Committee feel strongly that the design, mass and appearance of the gates and fencing to the front is out of keeping with the local area.
2022/05790/PA	164 Blackberry Lane Sutton Coldfield B74 4JR	Erection of single storey rear extension.	No Objection
Mere Green Ward 28th July - 1st Sept 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/06262/PA	18 Saxton Drive Sutton Coldfield B74 4XZ	Erection of single storey rear extension.	No Objection
2022/06139/PA	204 Dower Road Sutton Coldfield B75 6SZ	Erection of forward porch	No Objection

2022/06003/PA	493 Lichfield Road Four Oaks Sutton Coldfield B74 4DL	Erection of two storey side, single storey rear and front porch extension with internal alterations.	No Objection
2022/06002/PA	88a Little Sutton Lane Sutton Coldfield B75 6PG	Erection of two storey side, forward and rear extensions, rear and front balconies'.	Objection. Committee feel that this is an overdevelopment of the site and with the addition of balconies, the proposals will result in a loss of privacy for neighbouring properties
2022/05865/PA	Oak View Rise Off Hill Village Road Sutton Coldfield Birmingham B75 5JL	Application to determine the details of condition number 4. (Arboricultural Method Statement and Tree Protection Plan) attached to planning application 2020/06607/PA	No Objection
2022/05864/PA	4 Bodington Road Sutton Coldfield Birmingham B75 5ES	Erection of two storey side and single storey rear extension, dormer window to rear and single storey forward extension with canopy above.	No Objection
2022/05778/PA	65 Mere Green Road Sutton Coldfield B75 5BY	Display of No.1 non illuminated signage to first floor level	No Objection
2022/05629/PA	65 Mere Green Road Sutton Coldfield Birmingham B75 5BY	Variation of Condition no. 2 (approved plans) attached to Planning Approval 2021/10818/PA to reinstate timber detailing around front windows and entrance door of corner of Mere Green Road and St James Road	No Objection
2022/05325/PA	168 Dower Road Four Oaks Sutton Coldfield Birmingham B75 6TB	Erection of two and single storey side and rear extension	No Objection
2022/04665/PA	27 Hillmorton Road Sutton Coldfield Birmingham B74 4SQ	Erection of single storey side and rear extension	No Objection
Reddicap Ward 28th July - 1st Sept 2022			

Application Number	Site Address	Development Description	SCTC Recommendation
2022/06308/PA	29 Reddicap Hill Sutton Coldfield Birmingham B75 7BQ	Application to determine the details for condition number 19 (construction method statement/management plan) attached to approval 2022/01395/PA.	No Objection
2022/06422/PA	291 Springfield Road Birmingham B75 7JL	Erection of 4.2 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2022/05957/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 details), 5 (hard surfacing materials), 6 (boundary treatment details), 10 (contamination remediation scheme), 11 (contaminated land verification report), 12 (cycle storage), 14 (drainage scheme) and 17 (S278/TRO Agreement) attached to planning approval 2019/03418/PA	No Objection
2022/05938/PA	90 Churchill Road Sutton Coldfield B75 7LB	Display of various internally illuminated signs	No Objection
2022/05505/PA	8 St Martins Road Sutton Coldfield Birmingham B75 7QL	Erection of first floor side extension, dormer window to rear and rooflights to front and side elevation.	No Objection
Roughley Ward 28th July - 1st Sept 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/06269/PA	117 Little Sutton Road Sutton Coldfield Birmingham B75 6PU	Erection of two storey side, forward and rear extensions to create additional first floor accommodation, single storey rear extensions, rear dormer window and basement extension, sunken garage and alterations to the front'	Whilst Committee have no objections per se, concerns were raised regarding excessive mass, therefore, they respectfully request that Birmingham City Council planning officers carry

			out a site visit to ensure that the proposals are in keeping with the street scene.
2022/05993/PA	3 Sentry Way Sutton Coldfield B75 7HZ	Erection of single storey rear extension.	No Objection
2022/05940/PA	105 Whitehouse Common Road Sutton Coldfield B75 6DT	Erection of single storey rear extension	No Objection
2022/05872/PA	215a Tamworth Road Sutton Coldfield B75 6DX	Erection of first floor front, part two storey, part single storey rear and single storey side extensions.	No Objection
2022/05972/PA	92 Willmott Road Birmingham B75 5NW	Erection of 5 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
Trinity Ward 28th July - 1st Sept 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/03750/PA	87 Bedford Road Sutton Coldfield Birmingham B75 6BG	Erection of two storey rear extension	No Objection
2022/06183/PA	48 Ebrook Road Sutton Coldfield Birmingham B72 1NY	Application for a Lawful Development Certificate for a proposed loft conversion, dormer window to rear, hip to gable and rooflights to front and single storey rear extension	No Objection
2022/05830/PA	1 Bishops Road Sutton Coldfield B73 6HX	Retrospective change of use from (Use Class C3) to supported living (Sui Generis)	No Objection
2022/05513/PA	Wyndley Clifton Drive Sutton Coldfield B73 6AJ	Erection of first floor side and single storey side extensions and increase in roof height of property.	Whilst Committee have no objections per se, they respectfully request that Birmingham City Council planning officers carry out a site visit to ensure that the height of

			the roof is in keeping with the street scene.
2022/04279/PA	123 Parade - Ground Floor Sutton Coldfield Birmingham B72 1PU	Display of 3no. internally illuminated fascia signs and 2no. internally illuminated signs	No Objection
2022/05824/PA	1 Knightswood Close Sutton Coldfield B75 6EA	Erection of two storey forward, single storey front and single storey rear extensions.	Objection. The forward extension on the Tamworth Road side of the property appears to be excessive in mass with dominant overall look.
2022/05528/PA	Land to rear of 2 High Street Sutton Coldfield Birmingham B72 1XA	Application for variation of condition 20 (listed approved plans) attached to planning approval 2020/06399/PA for amendments to the proposed site access and alterations to the car park layout	No Objection
Vesey Ward 28th July - 1st Sept 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/06446/PA	198 Chester Road North Sutton Coldfield Birmingham B73 6SH	Non Material Amendment to approval 2021/05034/PA for first floor bathroom window relocated - Conservatory design and side elevation and boundary wall raised and Internal alterations, optional rooflights indicated to first floor bathroom and hallway and reduction in extension size.	No Objection
2022/06297/PA	New Oscott Radio and TV 446 Chester Road North Sutton Coldfield B73 6RG	Telecoms Licence Application for the installation of 1no. equipment cabinet	No Objection
2022/06118/PA	30 Braemar Road Sutton Coldfield B73 6LN	Erection of two storey rear extension.	No Objection
2022/05563/PA	392 Jockey Road Sutton Coldfield Birmingham B73 5DQ	Change of use from single dwelling to 2no.self-contained flats (Use Class C3), installation of roof lights and window to the side and associated alterations	No Objection

2022/05853/PA	98 Redacre Road Sutton Coldfield B73 5EE	Alterations to existing single storey outbuilding	Whilst committee have no objection per se, they note that the proposed outbuilding appears excessive in size and respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use.
2022/00957/PA	364 Chester Road North Sutton Coldfield Birmingham B73 6RL	Erection of two storey rear extension.	No Objection
2022/05908/PA	374 Chester Road North Birmingham B73 6RL	Erection of 8 metre deep single storey rear extension. Maximum height 3 metres. Eaves height 3 metres	No Objection
2022/05797/PA	12 Coppice View Road Sutton Coldfield B73 6UE	Erection of two storey forward and side extension, single storey rear extension and porch to front.	No Objection
2022/05442/PA	47 Fernwood Road Sutton Coldfield Birmingham B73 5BQ	Erection of detached outbuilding to rear.	Whilst committee have no objection per se, they note that the proposed outbuilding appears excessive in size and respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use.
2022/05692/PA	17 Falstone Road Sutton Coldfield Birmingham B73 6PJ	Erection of single storey side/rear extension.	No Objection
Walmley & Minworth Ward 28th July - 1st Sept 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/06229/PA	24 Plants Brook Road Sutton Coldfield B76 1EX	Erection of two storey side and rear extension and single storey forward extension with canopy above.	No Objection

2022/06120/PA	259 Eachelhurst Road Sutton Coldfield B76 1DS	Erection of two storey side extension	No Objection
2022/06087/PA	60 Froggatts Ride Sutton Coldfield Birmingham B76 2TQ	Erection of single storey side extension	No Objection
2022/06428/PA	DC6 Midpoint Way Prologis Park Midpoint Sutton Coldfield Birmingham B76 9EH	Non Material Amendment to approval 2021/07832/PA for two additional level access doors on warehouse southern elevation with canopy. - Addition of main car park barrier within site. - Electric vehicle charging points relocated closer to offices. - Addition of a 1.3 metre timber fence around landscaped area to the west and an additional condition securing external lighting prior to installation.	No Objection
2022/05980/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Application to determine the details for condition number 5 (archaeology written scheme of investigation) attached to approval 2021/02972/PA.	No Objection
2022/05979/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Application to determine the details for condition number 5 (archaeology written scheme of investigation) attached to approval 2019/00108/PA.	No Objection
2022/05948/PA	Ox Leys Farm House Ox Leys Road Sutton Coldfield B76 9PA	Erection of two storey side extension	No Objection
2022/05546/PA	76 Plants Brook Road Sutton Coldfield B76 1HD	Application to part determine the details for condition number 3 (sample materials) attached to approval 2022/00815/PA.	No Objection

2022/04305/PA	Wishaw Lane/Hurst Green Road Sutton Coldfield B76 9AP	Application to determine the details of condition number 9 (native tree planting details) attached to planning application 2018/05201/PA.	No Objection
2022/05894/PA	450 Kingsbury Road Minworth Sutton Coldfield Birmingham B76 9DD	Erection of Use Class B8 small unit warehouse/storage park (2,968 sq.m GIA) and installation of automatic access gates; boundary treatments; hard and soft landscaping and associated works.	Objection. Committee have a major concern regarding the highways impact as the area already has a large volume of traffic using it on a daily basis.
2022/05787/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Application to determine the details for condition number 58 (bus stops on site) attached to approval 2019/00108/PA.	No Objection
Wylde Green Ward 28th July - 1st Sept 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/06209/PA	62 Wylde Green Road Sutton Coldfield B72 1HD	Erection of single storey rear extension.	No Objection
2022/06522/PA	Wylde Green Public House Birmingham Road Sutton Coldfield Birmingham B72 1DH	Non material amendment to modify the approved Construction Management Plan to include information on temporary time periods for the proposed sales cabin, advertising and associated car parking (7 months from April to Oct 2023)	No Objection
2022/06023/PA	6 Pilkington Avenue Sutton Coldfield B72 1LA	Erection of single storey front extension to existing garage	No Objection
2022/05964/PA	Wylde Green Public House Birmingham Road Sutton Coldfield B72 1DH	Application to determine the details for condition number 12 attached to approval 2021/00512/PA.	No Objection
2022/05962/PA	Wylde Green Public House Birmingham	Application to determine the details for condition number 20	No Objection

	Road Sutton Coldfield Birmingham B72 1DH	(package of highway measures) attached to approval 2021/00512/PA.	
2022/05895/PA	Wylde Green Public House Birmingham Road Sutton Coldfield B72 1DH	Application to determine the details for condition number 11 attached to approval 2021/00512/PA.	No Objection
2022/05888/PA	69 The Boulevard Sutton Coldfield Birmingham B73 5JE	Erection of two storey side and two and single storey rear extension with hip to gable loft conversion, installation of rear dormer windows and no.2 Juliette balconies.	Objection. Committee feel that the hip to gable loft conversion is out of keeping with the street scene and are concerned proposal will overlook private gardens.
2022/05565/PA	99 Birmingham Road Sutton Coldfield Birmingham B72 1LU	Erection of single and two storey rear and two storey side extension, roof terrace to rear and installation of roof lights to front, side and rear	Objection. Committee object to this application on the grounds of loss of privacy for neighbouring properties.
2022/04963/PA	9 Simpson Road Sutton Coldfield Birmingham B72 1EP	Application for a Lawful Development Certificate for a proposed single storey rear 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

Eight 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.

34 Date of Next Meeting

Tuesday 4th October 2022, 6pm, Trinity Centre.

Meeting closed: 18:45

Signed as a correct record:

Signed:

Date: