

Planning and Highways Meeting
Tuesday 6th December 2022
Trinity Centre
6pm

Present

Cllrs Allan, Allen, Briggs (Chairman), Millichope, Parmar and Roberts.

In Attendance

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

There were no press or public in attendance.

The CEO confirmed there had been no questions from residents received prior to the meeting.

60 Apologies for Absence

Apologies received from Cllrs Perks and Puri.

Resolved to accept the apologies received.

61 Declarations of Interest

None.

62 Minutes of Last Meeting

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

63 Matters Arising

None.

64 Installation of a Pavement on Weeford Road

Cllr Allan spoke in support of the proposal. Cllr Allan expressed disappointment with Birmingham City Council who confirmed that that this area is not a high enough priority to be considered for development proposals. Cllr Allan disagrees, adding that this is a well-used footpath that serves a network of public footpaths beyond Chase Farm shop.

Cllr Parmar spoke in favour of the proposal adding that it supports the Town Council's Active Travel plans.

Cllr. Millichope was fully supportive of the application recognising the benefits for the residents of Sutton Coldfield, but queried in which incidences the Town Council would fund such projects and when the Town Council would expect them to be funded by BCC.

Cllr. Millichope also had concerns that if RSCTC continued to fund these types of works, which fall within the responsibility of BCC highways, it could set a precedent for BCC to expect the Town Council to fund Highways works, and Town Council funds could quickly be depleted.

The CEO advised that each proposal received is considered on its own merit and whilst this would utilise the Road Safety Measure budget previously considered in November, should an urgent scheme of similar nature arise, funds could be used from other budgets.

Resolved to recommend to Full Council an allocation of £4,584.11 from the Roughley Ward Community Infrastructure Levy (CIL) funds towards the total cost of the installation of a new pavement on Weeford Road between Slade Road and Chase Farm Shop.

Resolved to recommend to Full Council a maximum contribution of £35,000 from the Road Safety Measures earmarked reserves to fund the installation of a new pavement on Weeford Road between Slade Road and Chase Farm Shop.

65 Planning Application 2021/10567/PA, Land at Langley

Committee note that the latest consultation is a re-consultation as the Environmental Statement has been resubmitted with updated information relating predominately to highways matters and that the substantive application remains the same.

Committee's previous concerns from May 2022 still stand ([attached](#)) and members have no further comments at this stage.

66 Planning Applications

Four Oaks Ward 27th Oct - 30th Nov 2022

Application Number	Site Address	Development Description	SCTC Recommendation
2022/08446/PA	78 Blackberry Lane Sutton Coldfield B74 4JF	Erection of single storey side and rear extensions	No Objection

2022/07786/PA	6 Berkswell Close Sutton Coldfield Birmingham B74 4PB	Erection of first floor rear, single storey side, rear and front extensions and erection of boundary wall with railings and gates to front	No Objection
2022/08595/PA	15 Park View Road Sutton Coldfield Birmingham B74 4PR	Application for a non-material amendment to planning approval 2021/10786/PA to increase the height of extension by 900mm	No Objection
2022/08331/PA	17 The Moorlands Sutton Coldfield B74 2RF	Erection of detached outbuilding to side.	No Objection
2022/08315/PA	21 Hawkesford Close Sutton Coldfield B74 2TR	Erection of single story rear extension.	No Objection
2022/08300/PA	14 Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2RQ	Application to determine the details for conditions numbers 3 (materials) and 6 (glazing to windows) attached to approval 2022/05150/PA.	No Objection
2022/07718/PA	36 Wyvern Road Sutton Coldfield Birmingham B74 2PT	AMENDED DESCRIPTION - Demolition of existing dwelling and erection of new dwelling	Objection. Committee are concerned that the proposed dwelling is not in keeping with the current street scene.
2022/08114/PA	27 Irnham Road Sutton Coldfield B74 2TN	Erection of single storey side extension.	No Objection
2022/07476/PA	85 Lichfield Road Sutton Coldfield B74 2RP	Listed Building Consent for replacement sash windows to rear	No Objection
2022/07865/PA	26 Harcourt Drive Sutton Coldfield B74 4LJ	Erection of single storey side and rear extension	No Objection
2022/07831/PA	23 All Saints Drive Sutton Coldfield B74 4AG	Erection of two storey side, single storey front extensions, new tiled roof to existing conservatory and new doors to rear elevation.	No Objection
Mere Green Ward 27th Oct - 30th Nov 2022			

Application Number	Site Address	Development Description	SCTC Recommendation
2022/08380/PA	3 Devereux Road Sutton Coldfield Birmingham B75 6TQ	Erection of two storey rear extension	No Objection
2022/07121/PA	7 Gresley Close Sutton Coldfield Birmingham B75 5HT	Erection of two storey side extension and single storey forward and rear extensions	Objection. Committee were opposed to the scale and mass of the building adding that it would appear too bulky for the current street scene.
2022/08348/PA	289 Lichfield Road Mere Green Sutton Coldfield B74 4BY	Display of 2no. non illuminated fascia signs	No Objection
2022/07868/PA	609 Lichfield Road Four Oaks Sutton Coldfield B74 4EG	Erection of two storey side and first floor rear extensions	No Objection
2022/08030/PA	68 Little Sutton Lane Sutton Coldfield Birmingham B75 6PE	Erection of single storey rear extension, internal works and installation of three roof lights to side extension.	No Objection
2022/01467/PA	50-56 Mere Green Road Sutton Coldfield Birmingham B75 5BT	Outline planning permission with all matters reserved for the demolition of existing buildings and erection of 2no. apartment buildings to provide up to 28no. apartments	Objection. Whilst committee appreciate that the street scene around this area is everchanging, they raise concerns of the loss of two family homes and feel that the scale and mass of the proposal are out of keeping.
2022/07990/PA	131 Tower Road Sutton Coldfield Birmingham B75 5EE	Application for a lawful development certificate for proposed single storey side and rear extension	No Objection
2022/08202/PA	64 Trinity Road Birmingham B75 6TJ	Erection of 3.5 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection

2022/07825/PA	153 Little Sutton Lane Sutton Coldfield Birmingham B75 6SW	Erection of two and single storey rear and single storey side extensions, installation of first floor rear dormer window, enclosed rear Juliette balcony and alterations to front	No Objection
Reddicap Ward 27th Oct - 30th Nov 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/08775/PA	1 Crecy Close Birmingham B76 1DQ	Erection of 5.6 metre deep single storey rear extension. Maximum height 3 metres, eaves height 2.9 metres	No Objection
2022/08207/PA	Whynot Service Station Reddicap Heath Road Sutton Coldfield B75 7ET	Continued use as car valeting and jet wash operation (Sui Generis)	Whilst committee have no objections per se, representation has been received from local residents who are keen to ensure that if approved, conditions are put in place to mitigate any noise disruptions as part of daily operations.
2022/08179/PA	30 Glover Road Sutton Coldfield B75 7RE	Erection of single storey side extension.	No Objection
2022/08044/PA	462 Walmley Road Sutton Coldfield Birmingham B76 1PA	Erection of single storey side and rear, first floor side and single storey front extensions	No Objection
2022/07978/PA	1 Firbarn Close Sutton Coldfield B76 1AG	Erection of single storey side and rear extension and alterations to front elevation	No Objection
2022/07267/PA	402 Rectory Road Sutton Coldfield B75 7PJ	Erection of single storey front extension	No Objection

2022/07740/PA	90 Churchill Road Sutton Coldfield Birmingham B75 7LB	Variation of Condition no.8 attached to planning application 2019/03418/PA to allow opening hours between 06:00 to 23:00 (Monday to Sunday)	No Objection
Roughley Ward 27th Oct - 30th Nov 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/08812/PA	20 West View Road Birmingham B75 6AY	Erection of 4 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2022/08240/PA	69 Whitehouse Common Road - Flat Sutton Coldfield B75 6EY	Erection of two storey rear extension, loft conversion with dormer window to rear and rooflights to front elevation.	No Objection
2022/08059/PA	Raconor Weeford Road Sutton Coldfield Birmingham B75 5RF	Application for a Lawful Development Certificate for the proposed erection of porch to front, single storey side and rear extensions, enlargement of rear dormer window and installation of roof lights and erection of 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.
2022/06057/PA	1 Randle Drive Mere Green Sutton Coldfield	Erection of two storey side and single storey forward and rear extension	No Objection
2022/07943/PA	28 Little Sutton Road Sutton Coldfield B75 6QL	Erection of single storey side extension to form garage and front boundary wall	Objection. Committee note from the plans submitted that the proposal is out of keeping and overpowering from the Homer Road aspect.

2022/08307/PA	188 Whitehouse Common Road Sutton Coldfield B75 6DN	Prior Approval for enlargement of a dwellinghouse by construction of additional storeys	No Objection
2022/08305/PA	Raconor Weeford Road Birmingham B75 5RF	Prior Approval for enlargement of a dwellinghouse by construction of additional storeys	No Objection
2022/07871/PA	Land at Kingston Road and Rectory Road Sutton Coldfield Birmingham B75 7NY	Application to determine the details for condition 5 (completion of highway works) attached to planning approval 2020/05394/PA	No Objection
2022/07438/PA	51 Withy Hill Road Rear of Sutton Coldfield Birmingham B75 6HR	Erection of a bungalow with associated parking	Objection. Committee feel that the proposal is infill development and too intense for the area.
Trinity Ward 27th Oct - 30th Nov 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/07256/PA	Jordan Financial Management 32 Lichfield Road Sutton Coldfield B74 2NJ	Listed Building Consent for repair to damaged front curtilage wall pillar	No Objection
2022/07280/PA	185 Bedford Road Sutton Coldfield B75 6DB	Erection of two storey side, single storey rear and single storey forward extensions	No Objection
2022/08050/PA	1 Somerville Road Sutton Coldfield Birmingham B73 6JD	Erection of two storey rear extension, dormer windows to rear and alterations to front	No Objection
2022/08227/PA	11 Moor Meadow Road Birmingham B75 6BU	Erection of 7 metre deep single storey rear extension. Maximum height 3.8 metres, eaves height 2.8 metres	No Objection
2022/07357/PA	12 Birmingham Road Sutton Coldfield B72 1QG	Change of use from retail (Use Class E) to Public House (Sui Generis)	No Objection
2022/07794/PA	26 Tamworth Road Sutton Coldfield B75 6DG	Erection of two and single storey rear extension	No Objection

2022/07364/PA	27 Somerville Road Sutton Coldfield Birmingham B73 6HH	Increase and alterations to roof of dwelling in connection with loft conversion.	No Objection
Vesey Ward 27th Oct - 30th Nov 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/08813/PA	16 Redacre Road Sutton Coldfield B73 5EA	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres. Eaves height 3 metres.	No Objection
2022/08421/PA	105 Queslett Road East Sutton Coldfield B74 2AJ	Erection of replacement boundary wall with railings and gates to front and fence to side	No Objection
2022/08417/PA	23 Britwell Road Sutton Coldfield B73 5SN	Erection of single storey forward, side and rear extension.	No Objection
2022/08773/PA	19 Melrose Avenue Birmingham B73 6NT	Erection of 3.97 metre deep single storey rear extension. Maximum height 3.75 metres, eaves height 2.70 metres	No Objection
2022/08656/PA	67 Welford Road Birmingham B73 5DP	Erection of 4.5 metre deep single storey rear extension. Maximum height 4 metres, eaves height 3 metres	No Objection
2022/08499/PA	38 Stonehouse Road Sutton Coldfield Birmingham B73 6LL	Application to determine the details of condition number 3. (Construction Management details) and 9. (hard and/or soft landscape details) attached to planning application 2022/02047/PA	No Objection
2022/07692/PA	Car Park at Princess Alice Retail Park Princess Alice Drive Sutton Coldfield B73 6RB	Reconfiguration of car park, to include tree removal and replacement planting, removal of canopies and trolley bay, demarcation of pedestrian route and increase in parking space widths	No Objection
2022/07966/PA	17 Wakefield Close Sutton Coldfield B73 5UT	Erection of two storey and single storey rear extensions	No Objection
2022/06620/PA	9 Reay Nadin Drive Sutton	Application for a lawful development certificate for	No Objection

	Coldfield Birmingham B73 6UL	proposed single storey rear extension and roof extensions	
2022/07888/PA	20 Oakwood Road Sutton Coldfield Birmingham B73 5EG	Erection of first floor side and two storey rear and single storey rear extensions	No Objection
2022/07836/PA	8 Elizabeth Road Sutton Coldfield B73 5AT	Erection of single storey side extension	No Objection
2022/06911/PA	229 Monmouth Drive Sutton Coldfield Birmingham B73 6JS	Installation of hardstanding to front and dropped kerb to highway.	No Objection
Walmley & Minworth Ward 27th Oct - 30th Nov 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/07947/PA	71 Walmley Road Sutton Coldfield Birmingham B76 2QJ	Erection of first floor side and front extension	No Objection
2022/08342/PA	20 Tudman Close Sutton Coldfield Birmingham B76 1GP	Erection of single storey rear extension.	No Objection
2022/08270/PA	163 Springfield Road Sutton Coldfield Birmingham B76 2SR	Erection of single storey side and rear extension	No Objection
2022/08236/PA	5 Bonner Drive Sutton Coldfield Birmingham B76 1DY	Erection of single storey side and rear extension and garage conversion to habitable room.	No Objection
2022/08248/PA	56 Anton Drive Birmingham B76 1XG	Erection of 6 metre deep single storey rear extension .Maximum height 4 metres, eaves height 2.5 metres	No Objection
2022/07923/PA	Marian House 32 Walmley Ash Road Sutton Coldfield Birmingham B76 1JA	Display of 3no. poles with fixed flags	No Objection

Wylde Green Ward 27th Oct - 30th Nov 2022			
Application Number	Site Address	Development Description	SCTC Recommendation
2022/05525/PA	16 Whichford Close Sutton Coldfield Birmingham B76 1WQ	Extension and alterations to existing front garage to include increase in roof height and 2no. dormer windows to front to provide workshop, WC and office space to the main dwelling	Objection. Members feel strongly that this is not a suitable area for a business and raised concerns around additional traffic and visitors to the workshop which may cause noise and disruption to nearby residents
2022/08721/PA	12 Monkseaton Road Birmingham B72 1LB	Erection of 7.078 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2022/08361/PA	220 Penns Lane Sutton Coldfield B76 1JT	Erection of first floor side and two storey rear extension.	No Objection
2022/08325/PA	77 Maney Hill Road Sutton Coldfield B72 1JS	Erection of single storey side/rear extension.	No Objection
2022/08273/PA	23 Goldieslie Close Sutton Coldfield B73 5PS	Erection of porch to front.	No Objection
2022/08139/PA	Wylde Green Public House Birmingham Road Sutton Coldfield Birmingham B72 1DH	Application to determine the details for conditions numbers 27 (privacy screens) and 28 (obscure glazing for specific areas of the approved building)	No Objection
2022/08133/PA	Wylde Green Public House Birmingham Road Sutton Coldfield B72 1DH	Application to determine the details for condition number 16 (parking management strategy)	Objections. Committee are concerned of the additional traffic caused around this site and that there may not be sufficient parking spaces.
2022/08031/PA	37 Lime Grove - site adjacent Erdington B73 5JN	Erection of two storey building to create two self-contained flats	No Objection

2022/07432/PA	106 The Boulevard Wylde Green Sutton Coldfield	Erection of single storey rear extension and first floor side extension	Objection. The hip to gable roof is not in keeping with the street scene.
2022/07872/PA	57 Wylde Green Road Sutton Coldfield B72 1HD	Erection of single storey detached building to rear garden	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.
2022/07433/PA	192 Maney Hill Road Sutton Coldfield B72 1JX	Erection of single storey rear and first floor side extensions and installation of dormer window to rear and rooflights to front and rear	No Objection

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

(ii) Schedule of Amended Decisions

Committee reviewed planning application 2022/01268/PA – Land adjacent to 1 Gannahs Farm Close, Walmley B76 2TF.

Committee previously objected on the following grounds:

Committee feel that this is infill development and the intensity of the design is out of keeping with the area. Committee respectfully request a site visit to ensure that the 45-degree code is not breached.

Resolved that committee's objection from May 2022 still applies.

(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.

67 Date of Next Meeting

Tuesday 10th January 2022, 6pm, Trinity Centre.

Meeting closed: 6.45pm.

Signed as a correct record

Signed:

Date:

DRAFT