

Planning and Highways Meeting
Tuesday 7th February 2023
Trinity Centre
6pm

Present

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

In Attendance

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

There was one resident in attendance.

Mr John Vickers spoke on behalf of residents of Carlton Close regarding planning application 2022/08441/PA. Residents object to the amended planning application on the following grounds:

- Road safety provision and access for emergency vehicles remains inadequate;
- The density of the building on the 0.28 hectare site has increased with the addition of six semi-detached garages forcing building on both boundaries on the south and west side of a private garden on Bedford Road;
- The mass and density is out of keeping with the majority of dwellings in the locality.

The Chairman thanked Mr Vickers for his comments and reminded him that all objections must be made to Birmingham City Council as the principal authority for planning matters.

78 Apologies for Absence

Apologies received from Cllrs Parmar and Puri.

Resolved to accept the apologies received.

79 Declarations of Interest

Cllr Allan declared a non-pecuniary interest in Agenda item 84, planning application no 1.
Cllr Allan will abstain from commenting or voting on this application.

80 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 10 January 2023 be signed as a true record of the meeting.

81 Matters Arising

82 Questions from Members

None.

83 Planning Applications

Four Oaks Ward 5th Jan - 1st Feb 2023

No	Application Number	Site Address	Development Description	SCTC Recommendation
1	2022/08706/PA	32 Little Sutton Lane Sutton Coldfield B75 6PB	Erection of two storey front and rear extensions	No Objection
2	2023/00086/PA	15 Park View Road Four Oaks Sutton Coldfield Birmingham B74 4PR	Erection of single storey rear and side extension with garage conversion to habitable room and increase roof height to form first floor level with roof lights to front and rear elevation.	No Objection
3	2022/08888/PA	74 Lichfield Road Sutton Coldfield B74 2SY	Erection of single storey side and rear extension, single and first floor front extension and material changes to the front elevation.	No Objection
4	2023/00059/PA	15 St Margarets Sutton Coldfield B74 4HU	Erection of single storey front extension to form entrance lobby	No Objection
5	2023/00352/PA	22 Clarence Road Birmingham B74 4AE	Erection of 6 metre deep single storey rear extension. Maximum height 4 metres, eaves height 4 metres	No Objection
6	2022/09553/PA	7 Cressington Drive Sutton Coldfield B74 2SU	Erection of single storey side and rear and basement extensions	No Objection
7	2022/09222/PA	8 Alston Close Sutton Coldfield Birmingham B74 2XZ	Application for a lawful development certificate for the retention of existing garage conversion with roof space and associated external alterations including installation of roof lights	No Objection
8	2022/08749/PA	2 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Erection of two storey side and single storey rear extension, increase in main roof height and dormer windows to front and rear elevations	No Objection

9	2022/08594/PA	11 Midgley Drive Sutton Coldfield Birmingham B74 2TW	Erection of first floor rear extension, front porch, dormer windows and alterations to front elevation	No Objection
10	2022/09225/PA	43 Knighton Road Four Oaks Sutton Coldfield Birmingham B74 4NX	Application to determine the details for conditions numbers 1 (contamination remediation scheme), 2 (contaminated land verification report), 5 (materials), 6 (architectural details), 7 (hard and/or soft landscape), 8 (hard surfacing materials), 9 (boundary treatment), 10 (ecological/biodiversity/enhancement measures), 11 (bird/bat boxes) and 12 (mitigation/enhancement plan) attached to approval 2021/05856/PA.	No Objection
Mere Green Ward 5th Jan - 1st Feb 2023				
No	Application Number	Site Address	Development Description	SCTC Recommendation
11	2023/00314/PA	366 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 4BH	Application to determine the details for condition number 3 (sample materials) attached to approval 2022/01616/PA	No Objection
12	2023/00248/PA	376A-378 Lichfield Road Land at rear of Sutton Coldfield B74 4BH	Demolition of existing garage and erection of 1no. two storey detached dwelling house (Use Class C3)	Objection. Committee object on the grounds of overdevelopment. The plot appears too small for a detached dwelling which would be out of character with the street scene.
13	2022/09033/PA	17 Trinity Road Sutton Coldfield B75 6TH	Erection of front and rear single storey extension	No Objection

14	2023/00224/PA	39 Balmoral Road Four Oaks Sutton Coldfield B74 4UF	Erection of single storey rear extension and porch to front	No Objection
15	2022/08339/PA	63 Cremorne Road Four Oaks Sutton Coldfield B75 5AG	Erection of part two, part single storey side and single storey rear extension.	No Objection
16	2022/09371/PA	15 Lowercroft Way Sutton Coldfield Birmingham B74 4XF	Erection of single storey rear extension	No Objection
17	2022/09361/PA	52 Hillwood Road Four Oaks Sutton Coldfield B75 5QN	Variation of Condition 2 (approved plans) attached to Planning Approval 2021/02726/PA	No Objection
18	2023/00137/PA	503c Lichfield Road Four Oaks Sutton Coldfield B74 4DL	Erection of two storey rear extension (RESUBMISSION)	No Objection
19	2022/09191/PA	1b Jordan Close Sutton Coldfield Birmingham B75 6TU	Erection of single storey rear extension	No Objection
20	2022/09151/PA	41 Hathaway Road Sutton Coldfield Birmingham B75 5HY	Erection of two storey side and single storey rear extensions and new render to front elevation	No Objection
21	2022/09086/PA	91 Hill Hook Road Sutton Coldfield B74 4ED	Erection of single storey side and rear extension	No Objection
	Reddicap Ward 5th Jan - 1st Feb 2023			
No	Application Number	Site Address	Development Description	SCTC Recommendation
22	2023/00331/PA	1 Crecy Close Sutton Coldfield Birmingham B76 1DQ	Erection of single storey rear extension.	No Objection

23	2023/00205/PA	26c Reddicap Trading Estate Sutton Coldfield Birmingham B75 7BU	Application to determine the details for condition number 7 (external lighting) 13 (cycle storage) 16 (gates at car park entrance) 17 (refuse storage) attached to approval 2020/03401/PA	No Objection
24	2022/09144/PA	55 Hollyfield Road Sutton Coldfield Birmingham B75 7SE	Erection of two storey side and rear and single storey rear extension, installation of roof lights to front and increase in roof height of main roof	No Objection
25	2022/09051/PA	60 Coleshill Road Sutton Coldfield B75 7BA	Erection of two storey rear extension	No Objection
26	2023/00013/PA	Land adjacent to 153 Reddicap Heath Road Sutton Coldfield B75 7EN	Erection of new dwelling	Objection. Committee object on the grounds of overdevelopment. The plot appears too small for a new dwelling which could be seen as infill development.
27	2022/09504/PA	Rear of 1 Hollyfield Road and 47-49 Reddicap Heath Road Sutton Coldfield Birmingham B75 7SN	Application to determine the details for condition 2 (sample materials), 3 (boundary treatment), 4 (hard and/or soft landscape) and 5 (level details) attached to planning approval 2018/00976/PA	No Objection
28	2022/09325/PA	35 St Martins Road Sutton Coldfield Birmingham B75 7QH	Erection of single storey rear extension with internal alterations	No Objection
29	2022/09255/PA	29 Reddicap Hill Sutton Coldfield Birmingham B75 7BQ	Variation of condition 2 (approved plans) attached to planning approval 2021/00783/PA to amend the approved house types to bungalows	No Objection

30	2022/09138/PA	15 Myring Drive Sutton Coldfield Birmingham B75 7RZ	Erection of single storey front and side extensions.	No Objection
31	2022/09113/PA	340 Rectory Road Sutton Coldfield Birmingham B75 7PA	**Amended Description** Erection of first floor side extension, alterations to existing single storey rear extension and alteration to front	No Objection
0	Roughley Ward 5th Jan - 1st Feb 2023			
No	Application Number	Site Address	Development Description	SCTC Recommendation
32	2023/00091/PA	33 Mayall Drive Sutton Coldfield Birmingham B75 5LR	Erection of two storey side extension and formation of front driveway	No Objection
33	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
34	2023/00019/PA	Markeaton Weeford Road Four Oaks Sutton Coldfield B75 5RF	Erection of single storey side extension	No Objection
35	2022/09720/PA	28 Little Sutton Road Sutton Coldfield Birmingham B75 6QL	Erection of single storey side extension to form garage and front and side boundary wall with railings/gates	No Objection
36	2022/09679/PA	20 West View Road Sutton Coldfield B75 6AY	Erection of two storey and single storey front and side extensions	Objection. Committee are concerned that the proposal appears too close to the boundary of an adjacent property on Homer Road and may be out of

				keeping with the street scene.
37	2022/08419/PA	36 Little Sutton Road Sutton Coldfield B75 6QL	Erection of first floor side and single storey rear extension.	No Objection
38	2022/09257/PA	77 Grosvenor Close Sutton Coldfield B75 6RP	Erection of part two storey, part single storey rear extensions with Juliette balcony to rear	No Objection
	Trinity Ward 5th Jan - 1st Feb 2023			
No	Application Number	Site Address	Development Description	SCTC Recommendation
39	2023/00246/PA	3 Bramcote Rise Sutton Coldfield Birmingham B75 6ED	Erection of two storey side extension and dormer window to side	No Objection
40	2023/00662/PA	Rail Bridge St Vincent Street Birmingham	Application for Prior Approval for the modification of parapets of bridge at St Vincent St	Members note that this is not a Sutton Coldfield address and is outside of the Town Council's remit to comment on.
41	2023/00646/PA	36 Rowan Road Birmingham B72 1NN	Erection of 3.5 metre deep single storey rear extension. Maximum height 2.9 metres, eaves height 2.9 metres	No Objection
42	2022/08338/PA	49 Maple Road Sutton Coldfield Birmingham B72 1JP	Installation of rooflights to front and dormer window to rear.	No Objection
43	2022/09050/PA	20 Knightswood Close Sutton Coldfield B75 6EA	Erection of single storey rear extension	No Objection
44	2022/09555/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

45	2022/09207/PA	69 Cotysmore Road Sutton Coldfield B75 6BL	Erection of single storey side and front extension, cladding and rendering to elevation (RESUBMISSION)	PREVIOUSLY DISCUSSED. Objection. The proposed cladding is not in keeping with surrounding properties.
46	2022/08607/PA	Christadelphian Hall and the Cottage Trinity Hill	Installation of replacement windows	No Objection
47	2022/08441/PA	4 Carlton Close Sutton Coldfield Birmingham B75 6BX	Reserved matters application for the erection of 7no. detached dwellings (layout, appearance, landscaping and scale to be determined)	Objection. Committee are disappointed to note that previous concerns raised have not yet been addressed. Committee's previous objections are still valid adding that the plans are still out of keeping particularly in terms of mass and size and this is an intense use of land. The detached dwellings will causes an increase in congestion and road traffic and will be particularly problematic for emergency vehicles and that proposals will overlook neighbouring properties and cause an invasion of privacy into private garden areas

Vesey Ward 5th Jan - 1st Feb 2023				
No	Application Number	Site Address	Development Description	SCTC Recommendation
48	2023/00283/PA	57 George Road Sutton Coldfield B73 5AN	Erection of single storey forward and rear extensions	No Objection
49	2023/00209/PA	77 College Road Sutton Coldfield B73 5DL	Erection of single storey side and forward extension	No Objection
50	2022/08870/PA	2 Beacon View Drive Sutton Coldfield B74 2AW	Erection of one new dwellinghouse	Objection. Committee object on the grounds of overdevelopment. The plot appears too small for a dwelling which would be out of character with the street scene.
51	2022/08019/PA	245 Station Road Sutton Coldfield B73 5LH	Erection of first floor side and single storey rear extensions	No Objection
52	2023/00128/PA	78 Sutton Oak Road Sutton Coldfield B73 6TH	Erection of single storey side and rear extension, garage conversion to habitable room.	No Objection
53	2022/09111/PA	203 Boldmere Road Sutton Coldfield B73 5UJ	Erection of new dwellinghouse	Objection. Committee object on the grounds of overdevelopment. The plot appears too small for a dwelling which would be out of character with the street scene.
54	2023/00016/PA	295 Boldmere Road Sutton Coldfield B73 5HQ	Erection of single storey side and rear extension	No Objection

55	2022/08871/PA	2 Beacon View Drive Land at side Sutton Coldfield B74 2AW	Erection of 2no. bungalows with associated access, parking and landscaping	Objection. Committee object on the grounds of overdevelopment. The plot appears too small for 2 bungalows which would be out of character with the street scene.
56	2023/00323/PA	22 Chester Road North Birmingham B73 6SR	Erection of 5.6 metre deep single storey rear extension. Maximum height 3 metres, eaves height 2.9 metres	No Objection
57	2022/08426/PA	Unit E1 Princess Alice Drive Sutton Coldfield Birmingham B73 6RB	Sub-division of unit and installation of replacement shopfront and associated external works	No Objection
Walmley & Minworth Ward 5th Jan - 1st Feb 2023				
No	Application Number	Site Address	Development Description	SCTC Recommendation
58	2023/00540/PA	7 Baxterley Green Sutton Coldfield Birmingham B76 2QF	Erection of two storey side, single storey rear extensions and canopy to front (RESUBMISSION).	Objection. Committee object as it has the potential to be overbearing and is infill development. The property will be visible from the road and will have a negative impact on the street scene and will not contribute to the appearance of the area.
59	2023/00144/PA	8 Sutton Square Sutton Coldfield B76 9DN	Erection of 1no. dwellinghouse	No Objection

60	2022/09145/PA	19 Crawford Road Sutton Coldfield B76 1NH	Erection of single storey side and rear extension	No Objection
61	2023/00116/PA	236 Eachelhurst Road Sutton Coldfield Birmingham B76 1EW	Erection of first floor side, single storey rear and front porch extension, garage conversion at the side to habitable rooms.	No Objection
62	2022/05480/PA	The Byre 22 The Greaves Minworth Sutton Coldfield Birmingham B76 9DJ	Listed building consent for the installation of replacement windows	No Objection
63	2023/00211/PA	35 Horsfall Drive Sutton Coldfield Birmingham B76 2BT	Non Material Amendment to approval 2022/05102/PA for alteration to roof.	No Objection
64	2023/00140/PA	Kimal Old Kingsbury Road Sutton Coldfield B76 9AE	Erection of new dwelling house (use Class C3)	Objection. The erection of a new dwelling container on this site would not be in keeping with the surrounding area.
65	2022/08714/PA	Minworth Trade Park Stockton Close Sutton Coldfield Birmingham B76 1DH	Application to determine the details for condition number 7 (cycle storage) 10 entry and exit sign details) 11 (car park layout) attached to approval 2021/03019/PA	No Objection
66	2022/09586/PA	44 Walmley Ash Road Sutton Coldfield Birmingham B76 1JA	Erection of new dwelling	No Objection

67	2022/09406/PA	Sutton Coldfield Recreational Trust Sports Ground 160 Walmley Road Sutton Coldfield Birmingham B76 2QA	Replacement of existing tennis court floodlighting with 36 no. LED floodlights mounted onto existing floodlighting columns	No Objection
68	2022/09403/PA	Sutton Coldfield Recreational Trust Sports Ground 160 Walmley Road Sutton Coldfield B76 2QA	Installation of 6 no. LED floodlights on Tennis Court 5 at Walmley Tennis Club	No Objection
69	2022/09186/PA	7 Guys Cliffe Avenue Sutton Coldfield Birmingham B76 2QE	Erection of first floor side and single storey front extension with the installation of window and door to side elevation.	No Objection
70	2022/09075/PA	56 Anton Drive Sutton Coldfield B76 1XG	Erection of single storey side and rear extension	No Objection
71	2022/09072/PA	25 Oak Farm Close Sutton Coldfield Birmingham B76 1PJ	Erection of single storey side, rear and front extensions and formation of new steps to rear	No Objection
72	2022/09039/PA	12 Brookhouse Mews Sutton Coldfield Birmingham B76 1PU	Erection of single storey rear extension and external alterations to front and side associated with garage conversion	No Objection
	Wylde Green Ward 5th Jan - 1st Feb 2023			
No	Application Number	Site Address	Development Description	SCTC Recommendation
73	2023/00600/PA	21 Kempson Avenue Sutton Coldfield Birmingham B72 1HL	Application for a non-material amendment to planning approval 2022/06988/PA for alterations to front elevation	No Objection

74	2023/00119/PA	129 Birmingham Road Sutton Coldfield Birmingham B72 1LX	Erection of two storey side, two and single storey front and rear extension, installation of dormer windows to rear and associated alterations to the roof and gates to front.	Objection. Committee are concerned that the proposal appears too close to the boundary line of Birmingham Road and may be out of keeping with the street scene.
75	2023/00105/PA	Vesey House Wylde Green Road Sutton Coldfield Birmingham B76 1QT	Application to determine the details for conditions 3 (roof materials), 4 (sample walling stonework/brickwork), 9 (rainwater goods) and 10 (sample materials) attached to listed building consent 2022/06517/PA	No Objection
76	2023/00096/PA	120 Maney Hill Road Sutton Coldfield B72 1JU	Erection of first floor side extension	No Objection
77	2022/08915/PA	1a Highbridge Road Sutton Coldfield Birmingham B73 5QA	Conversion of 2no. existing flats to 2no. semi-detached houses (Use Class C3) and erection of two storey side and single storey front extensions	No Objection
78	2022/09069/PA	89 Penns Lane Sutton Coldfield Birmingham B72 1BJ	Erection of single storey ground and basement extension to rear and external alterations to include loft conversion.	No Objection
79	2022/08645/PA	31 Highbridge Road Sutton Coldfield Birmingham B73 5QB	Application to determine the details for conditions 2 (cycle storage details), 3 (pavement boundary) and 5 (sample materials) attached to planning approval 2021/08845/PA	No Objection

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

(ii) Schedule of Amended Decisions

None.

(iii) Schedules of Planning Applications Decisions

Two 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.

84 Date of Next Meeting

Tuesday 7th March 2023, 6pm, Trinity Centre.

Committee **resolved** to move the Planning and Highways meeting originally scheduled for Tuesday 2nd May to Wednesday 3rd May 2023, 6pm Trinity Centre.

Meeting closed: 6.55pm.

Signed as a correct record:

Signed:

Date: