

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

Present

Cllrs L. Allen, Briggs (Chairman), Millichope, Puri and Roberts.

In Attendance

Olive O'Sullivan Chief Executive Officer (CEO) and Natalia Gorman.
Cllr John Cooper as a non voting observer.

85 Apologies for Absence

Apologies received from Cllrs D. Allan Parmar and Perks.

Resolved to accept the apologies received.

86 Declarations of Interest

None.

87 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 7 February 2023 be signed as a true record of the meeting.

88 Matters Arising

None.

89 Questions from Members

None.

90 Community Infrastructure Levy (CIL) Walmley and Minworth ward

Cllr Millichope spoke in favour of the proposal adding that the verge protection measures align with the Town Council's clean and green improvements priorities.

Cllr L Allen asked for clarification on CIL funding if projects are not identified.

The CEO advised that if wards do not identify projects monies would go back into a time limited centralised pot.

Cllr Allen also asked that given the area is private land if the Town Council have permission for this expenditure. The CEO responded that the Town Council does have the legal powers

for this work and are in communication with Severn Trent, Birmingham City Council and residents of Robinson Way.

Resolved to agree open space protection measures at Robinson's Way.

Resolved to agree funding towards the costs of the proposed improvements as set out in the CEO's report and recommend to Full Council an allocation of £7,984.63 from the Walmley and Minworth CIL funds towards the total cost and a contribution of £1,305.60 from the Clean and Green Improvement budget.

Resolved that Birmingham City Council is commissioned to carry out the works, in liaison with Severn Trent.

91 Planning Applications

Four Oaks Ward 2nd Feb - 1st March 2023

Application Number	Site Address	Development Description	SCTC Recommendation
2023/00941/PA	45 Walsall Road Four Oaks Sutton Coldfield Birmingham B74 4NH	Application for a Lawful Development Certificate for an existing use as a dwelling house (Use Class C3)	No Objection
2023/00929/PA	145 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 2RY	Demolition of existing single storey side extension and erection of two storey side extension	No Objection
2023/00919/PA	3 Woodside Sutton Coldfield Birmingham B74 4TY	Loft conversion over existing garage with roof alterations from hip to gable end and associated dormer to rear.	No Objection
2023/00516/PA	26 Blackroot Road Sutton Coldfield B74 2QH	Erection of single and two storey rear and first floor side extension	No Objection
2023/00602/PA	2 Hartopp Road Four Oaks Sutton Coldfield B74 2RH	Erection of porch to front and installation of replacement windows	No Objection
2023/00599/PA	6 Russell Bank Road Sutton Coldfield Birmingham B74 4RE	Application to determine the details for condition 3 (sample materials) attached to planning approval 2021/07371/PA	No Objection

2023/00601/PA	44D Four Oaks Road Sutton Coldfield Birmingham B74 2TL	Erection of two storey forward and single storey side extension, rooflights to front and rear and forward double bay window columns	No Objection
2023/00507/PA	12 Wavenham Close Sutton Coldfield B74 4NZ	Erection of two storey side and rear and first floor side and front extension and alterations to front and rear elevations	No Objection
2023/00403/PA	23 Wentworth Road Four Oaks Sutton Coldfield B74 2SD	Erection of single storey rear extension.	No Objection
2023/00402/PA	23 Wentworth Road Four Oaks Sutton Coldfield B74 2SD	Application for a Lawful Development Certificate for a proposed detached outbuilding to rear.	No Objection
2023/00006/PA	6 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Erection of front porch	No Objection
2023/00383/PA	15 Highcroft Drive Sutton Coldfield Birmingham B74 4SX	Erection of two and first floor side extension, alterations to existing dormer window to front elevation and the chimney repositioned/extended.	No Objection
2023/00381/PA	15 Highbury Road Sutton Coldfield Birmingham B74 4TF	Erection of single storey rear extension, entrance canopy to front, dormer windows and roof lights to front, side and rear, alterations to roof and hip to gable roof extension and external alterations to front side and rear elevations	No Objection
2023/00365/PA	18 Crown Lane Sutton Coldfield Birmingham B74 4SU	Application to determine the details of condition number 3. (Sample Materials Required) attached to Planning Application 2022/00251/PA	No Objection
Mere Green Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation

2022/09500/PA	151 Mere Green Road Sutton Coldfield Birmingham B75 5DD	Erection of two storey side and rear extensions. forward porch extensions, internal alterations and new boundary wall	No Objection
2023/00828/PA	289 Lichfield Road Mere Green Sutton Coldfield Birmingham B74 4BZ	Variation of condition 1 (approved plans) attached to planning approval 2021/10022/PA to remove first floor extension	No Objection
2023/00939/PA	172 Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4LB	Erection of single storey front, side and rear extensions and formation of raised patio/decking area with steps to the rear	No Objection
2023/00935/PA	52 Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Application to determine the details of condition numbers 17. (No-Dig Specification) and 18. (European Protected Species Licence) attached to Planning Application 2022/06674/PA	No Objection
2023/00858/PA	16 Augustine Grove Sutton Coldfield B74 4XX	Erection of two storey rear extension with juliette balcony	No Objection
2023/00856/PA	52 Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Application to determine the details of condition number 8 (written scheme of investigation for a programme of historic building recording) attached to Planning Application 2022/06674/PA	No Objection
2023/00811/PA	11 Crockford Drive Sutton Coldfield Birmingham B75 5HH	Erection of two and single storey forward extensions with pitched roof and alterations to front elevation	No Objection
2023/00706/PA	262 Clarence Road Four Oaks Sutton Coldfield B74 4LP	Erection of two and first floor rear and first floor front extensions	No Objection
2023/00861/PA	65 Jordan Road Sutton Coldfield Birmingham B75 5AE	Erection of two storey forward and side extensions and two and single storey rear and forward extensions, replacement dormer windows to	No Objection

		side and rear elevations and render to all elevations (RESUBMISSION)	
2023/00595/PA	29 Meadowside Road Sutton Coldfield B74 4SL	Erection of single storey side and rear extension	No Objection
2023/00214/PA	26 Cremorne Road Mere Green Sutton Coldfield B75 5AH	Erection of single storey rear extension	No Objection
2023/00531/PA	160 Clarence Road Four Oaks Sutton Coldfield B74 4LB	Erection of first floor side and rear, two storey side and single storey forward extension	No Objection
2023/00428/PA	4-6 Belwell Lane Atlas House Sutton Coldfield Birmingham B74 4AA	Application to determine the details of condition numbers 9. (Details of bird/bat boxes) and 10. (Scheme for ecological/biodiversity/enhancement measures) attached to planning application 2021/08720/PA	No Objection
2023/00386/PA	15 Chelsea Drive Sutton Coldfield B74 4UG	Erection of two storey forward extension	No Objection
2023/00406/PA	157 Hill Hook Road Sutton Coldfield B74 4XH	Erection of single storey rear extension.	No Objection
2023/00338/PA	171 Little Sutton Lane Sutton Coldfield B75 6SL	Erection of single storey rear extension with balcony	No Objection
2022/09714/PA	437 Lichfield Road Four Oaks Sutton Coldfield B74 4DJ	Installation of footway crossing	No Objection
Reddicap Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/00968/PA	262 Rectory Road Sutton Coldfield B75 7SA	Erection of single storey rear and two storey side and front extension	No Objection
2023/00780/PA	14 Glenfield Close Sutton Coldfield B76 1LD	Erection of two storey side extension	No Objection

2023/00593/PA	Whynot Service Station 68 Reddicap Hill Sutton Coldfield Birmingham B75 7BG	Variation of Condition 2 (opening hours) attached to planning application 2022/08207/PA to allow for hand car wash to operate with amended hours Monday to Sunday	Objection. Committee are concerned that the increased opening hours could generate additional noise which may have an adverse impact for nearby residents.
2023/00605/PA	12 Rectory Park Close Sutton Coldfield Birmingham B75 7BW	Erection of single storey rear and first floor side extensions, installation of two rear dormers and rooflights to front and side.	No Objection
2023/00483/PA	68 Reddicap Hill Sutton Coldfield Birmingham B75 7BG	Erection of first floor side extension and change of use from single dwelling (Use Class C3) to 6-bed HMO (Use Class C4)	Objection. The application refers to HMO status which Committee feel is not appropriate for the area and raised concerns over an increased in parking demand. Committee would be disappointed to see the loss of a family home and that it may set a precedent for future applications.
2023/00380/PA	102 Falcon Lodge Crescent Sutton Coldfield Birmingham B75 7LX	Erection of single storey forward extension	No Objection
Roughley Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation

2023/00962/PA	188 Whitehouse Common Road Sutton Coldfield B75 6DN	Demolition of existing bungalow and erection of 2no. detached dwellings	No Objection
2023/00913/PA	157 Whitehouse Common Road Sutton Coldfield B75 6DU	Erection of single and two storey rear extensions including Juliette balcony's	No Objection
2023/00548/PA	39 Willmott Road Sutton Coldfield Birmingham B75 5NR	Application to determine the details for condition number 3 (sample materials) attached to approval 2022/00288/PA	No Objection
2023/00532/PA	70 Worcester Lane Sutton Coldfield Birmingham B75 5NB	Erection of single storey rear and front extensions (including pitched roof to front), dormer window to rear, alterations to existing side passage structure, rooflights to front and side, and installation of render to front and rear elevations, new side windows and window alterations	No Objection
2023/00213/PA	4 Wyrley Road Four Oaks Sutton Coldfield B75 6NN	Erection of single and two storey side and single storey rear extensions	No Objection
2023/00426/PA	15 St Blaise Road Sutton Coldfield Birmingham B75 5NH	Erection of two storey side and single storey front, side and rear extensions, garage conversion and alterations to the existing property including the installation of render and window changes	No Objection
2023/00343/PA	Berachah Worcester Lane Sutton Coldfield Birmingham B75 5QR	Erection of two storey front, side and rear and single storey rear extensions and window alteration and Juliette balcony to rear	No Objection
Trinity Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/00514/PA	67 The Parade Sutton Coldfield West Midlands B72 1PD	Installation of replacement ATM machine	No Objection

2023/00775/PA	2 Woodland Rise Sutton Coldfield Birmingham B73 6EL	Erection of first floor balcony and staircase to rear leading to garden and garage conversion to habitable room.	No Objection
2023/00468/PA	41 Bedford Road Sutton Coldfield Birmingham B75 6BE	Erection of single storey front and side extension and rendering to side and rear elevations.	No Objection
2023/00442/PA	Cull's House 36-36A High Street Sutton Coldfield Birmingham B72 1UP	Listed building consent for change-of-Use of Upper Floors to create 4 no apartments (1 x studio plus 3 x 1 bed). External and internal alterations to include addition of a high level window to side courtyard at first floor and a high level window at ground floor to rear elevation; 1 new door opening between rooms and re-configuration of the existing kitchenette / WC area	No Objection
2023/00433/PA	Cull's House 36-36A High Street Sutton Coldfield Birmingham B72 1UP	Change of Use of Upper Floors to create 4 no apartments (1 x studio plus 3 x 1 bed). External alterations to include addition of a high level window to side courtyard at first floor and a high level window at ground floor to rear elevation	No Objection
2023/00734/PA	Tudor Crest 20 Tudor Hill Sutton Coldfield Birmingham B73 6BH	Erection of a detached building to the side of the existing dwelling to provide ancillary living accommodation	No Objection
2023/00229/PA	Prudential House 1 Midland Drive Sutton Coldfield Birmingham B72 1TU	Erection of rear extension with addition of 3 apartments and rear entrance canopy	No Objection
2023/00654/PA	5 Richmond Road Sutton Coldfield B73 6BJ	Erection of single storey rear extension.	No Objection
2023/00628/PA	Land to rear of 2 High Street Sutton Coldfield Birmingham B72 1XA	Application to determine the details of condition numbers 3. (contaminated land verification report) 5. (ecological/biodiversity/enhancement measures) 6. (hard surfacing materials) 7. (hard and/or soft landscape details) 8. (Noise	No Objection

		Insulation Scheme) and 10. (vehicle charging point) attached to Planning Application 2022/07458/PA	
2023/00558/PA	71 Lichfield Road Sutton Coldfield Birmingham B74 2NU	Application to determine the details of condition numbers 3. (materials) and 4. (mortar) attached to Planning Application 2022/00816/PA	No Objection
2023/00555/PA	53 St Andrews Road Sutton Coldfield Birmingham B75 6UH	Installation of replacement flat roof with pitched roof to existing single storey side and front extension	No Objection
2022/08199/PA	11 Digby Road Sutton Coldfield Birmingham B73 6HG	Listed Building consent for extension to existing garden room including full height glazing and bi-fold doors	Committee respectfully request a site visit is carried out by Birmingham City Council Planning Officers before a decision is reached.
2023/00506/PA	10 Cotysmore Road Sutton Coldfield Birmingham B75 6BH	Erection of single storey front, single storey side and rear and first floor rear extensions and addition of roof lights to front, side and rear elevations.	No Objection
2023/00453/PA	Somerfield 1 Manor Drive Sutton Coldfield B73 6ER	Change of use of garage and incidental accommodation to form annex	No Objection
2023/00427/PA	Plantsbrook Academy Sutton Coldfield B72 1RB	Creation of 6 additional permanent car parking spaces	No Objection
2023/00382/PA	90 Rectory Road Sutton Coldfield Birmingham B75 7RP	Erection of two storey side and two and single storey rear extension and garage conversion to habitable room	No Objection
Vesey Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/00989/PA	38 Stonehouse Road Sutton Coldfield Birmingham B73 6LL	Application for a lawful development certificate for the erection of garden room and garage to rear garden	No Objection

2023/00937/PA	29 Melrose Avenue Sutton Coldfield Birmingham B73 6NT	Erection of single storey rear extension	No Objection
2023/00298/PA	18 Avery Road Sutton Coldfield Birmingham B73 6PX	Erection of single storey side and front extension, new roof to existing side extension and new front dormer window with external balcony	No Objection
2023/00949/PA	31 The Greenway Sutton Coldfield Birmingham B73 6SE	Erection of single storey rear conservatory	No Objection
2023/00880/PA	127 Queslett Road East Sutton Coldfield Birmingham B74 2AJ	Erection of single storey rear extension	No Objection
2023/00835/PA	25 Marston Road Sutton Coldfield Birmingham B73 5HH	Erection of two storey side extension and alterations to existing driveway	No Objection
2023/00808/PA	29 Church Road Sutton Coldfield Birmingham B73 5RX	Application to determine the details for condition number 3 (contamination remediation scheme) 4 (contaminated land verification report) 5 (level details) 6 (architectural details and materials) 7 (sample materials) 10 (hard and/or soft landscape) 11 (boundary treatment) attached to approval 2022/06081/PA	No Objection
2023/00800/PA	356 Jockey Road Sutton Coldfield Birmingham B73 5XJ	Retention of detached building in rear garden of property	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.
2023/00772/PA	395 Chester Road Sutton Coldfield B73 5BN	Erection of single storey detached garage	No Objection

2022/08801/PA	251 Jockey Road Sutton Coldfield Birmingham B73 5XE	Erection of single storey rear extension, dormer window to rear and roof lights to front, erection of single storey detached building to rear garden with linking covered way and formation of decking area	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.
2023/00279/PA	Land rear of 61 College Road (fronting Kineton Road) Sutton Coldfield Birmingham B73 5DJ	Application to determine the details for conditions 3 (finished levels), 4 (sample materials), 5 (hard and soft landscape works) and 8 (pedestrian visibility splay) attached to planning application 2020/02939/PA allowed under appeal reference APP/P4605/W/20/3256939	No Objection
2022/08629/PA	79 Western Road Sutton Coldfield Birmingham B73 5SS	Erection of outbuilding	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.

2023/00852/PA	Monmouth Drive Opposite No. 123-125 Sutton Coldfield Birmingham B73 6JL	Application for a prior notification for the installation of 15m high telecommunications mast with associated equipment cabinets and ancillary development works	Objection. Committee are disappointed to learn of an application for a 15m high mast near Sutton Park. Committee are concerned that the proposed mast is visually intrusive and would encourage developers to seek out alternative locations.
2023/00862/PA	90 George Frederick Road Sutton Coldfield Birmingham B73 6TD	Erection of two storey side and rear extensions and single storey rear and front extensions including tiled canopy and detached outbuilding to rear. (RESUBMISSION)	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.
2023/00615/PA	2 Donegal Road Sutton Coldfield Birmingham B74 2AA	Erection of single storey side extension	No Objection
2023/00287/PA	545 Chester Road Land adjacent Sutton Coldfield Birmingham B73 5HS	Erection of a two storey dwellinghouse	Objection. The proposal appears to show that the two story dwellinghouse will protrude beyond the building line therefore making it excessive in mass and out of keeping with the current street scene.

2023/00443/PA	The Clock Tower Princess Alice Drive Sutton Coldfield Birmingham B73 6RB	Display of various internally illuminated and non-illuminated signage	No Objection
2023/00435/PA	The Clock Tower Princess Alice Drive Sutton Coldfield Birmingham B73 6RB	External alterations to include installation of new entrance door, new cladding to drive-thru elevation, re-spraying of existing shopfront frames and brickwork and installation of new timber gates to existing bin store	No Objection
2023/00723/PA	33 Braemar Road Birmingham B73 6LS	Erection of 4.5 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2023/00348/PA	40 Falstone Road Sutton Coldfield Birmingham B73 6PJ	Erection of first floor side and single storey rear extension	No Objection
2022/08668/PA	374 Chester Road North Sutton Coldfield Birmingham B73 6RL	Construction of first floor accommodation with dormer windows to front and rear and erection of single storey rear extension	No Objection
Walmley & Minworth Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/01278/PA	DC6 Midpoint Way Prologis Park Midpoint Sutton Coldfield B76 9EH	Application for a non-material amendment to planning approval 2021/07832/PA	No Objection
2023/00926/PA	147 Walmley Road Birmingham B76 1PX	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
2023/00981/PA	3 Birch Close Sutton Coldfield B76 2PF	Application for a lawful development certificate for proposed single storey side extension	No Objection
2023/01081/PA	Ramada Birmingham Sutton Coldfield	Application for a prior notification for the installation of replacement of	No Objection

	Penns Lane Sutton Coldfield Birmingham B76 1LH	existing rooftop 3no. antennas with 6no. antennas and associated ancillary development works	
2023/00985/PA	Peddimore (Unit B, Development Zone 1a) comprising land north of Minworth, land predominantly to the east of the A38 and the west of Wiggins Hill Road	Application for a Non Material Amendment to Planning Approval 2021/04566/PA for minor changes to the external areas, building elevations and the seasonal gatehouse.	No Objection
2023/00724/PA	33 Orton Avenue Sutton Coldfield Birmingham B76 1JP	Erection of first floor side/rear and front porch/garage extensions with associated internal alterations.	Objection. The proposal appears to show that the development will protrude beyond the building line therefore making it excessive in mass and out of keeping with the current street scene.
2023/00078/PA	4 Penns Wood Drive Sutton Coldfield Birmingham B76 1HZ	Erection of single storey rear extension, dormer windows to side and Juliette balcony to rear	No Objection
Wylde Green Ward 2nd Feb - 1st March 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/00994/PA	59 Conchar Road Sutton Coldfield Birmingham B72 1LJ	Erection of single storey front and side extensions	No Objection
2023/00990/PA	57 Conchar Road Sutton Coldfield Birmingham B72 1LJ	Erection of single storey rear extension and front porch, alterations to existing roof and erection of dormer windows to front, side and rear	No Objection
2022/09469/PA	109 Kempson Avenue Sutton Coldfield Birmingham B72 1HQ	Erection of first floor side extensions and installation of dormer window to front and rear	No Objection

2023/00898/PA	Wylde Green Public House Birmingham Road Sutton Coldfield Birmingham B72 1DH	Application to determine the details for condition number 25 (details of refuse storage) attached to approval 2021/00512/PA	No Objection
2023/00758/PA	443-447 Birmingham Road Sutton Coldfield Birmingham B72 1AX	Display of 1 no. externally part illuminated fascia sign and 1 no. set of glazing graphics	No Objection
2023/01000/PA	59 Conchar Road Birmingham B72 1LJ	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres. Eaves height 2.85 metres.	No Objection
2023/00620/PA	23 Hawthorn Road Sutton Coldfield Birmingham B72 1ES	Erection of single storey rear extension and associated alterations to rear patio	No Objection
2023/00604/PA	106 The Boulevard Wylde Green Sutton Coldfield B73 5JG	Erection of two and single storey side/front and single storey rear extension.	No Objection
2023/00515/PA	12 Oakhurst Road Sutton Coldfield Birmingham B72 1EJ	Erection of two storey front, side and rear extensions.	No Objection
2023/00495/PA	289 Orphanage Road Sutton Coldfield Birmingham B72 1BH	Erection of 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

Six 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.

92 Date of Next Meeting

Tuesday 4th April 2023, 6pm, Trinity Centre.

Meeting closed: 6.55pm.

Signed as a correct record:

Signed:

Date:

DRAFT