

Planning and Highways Meeting
Wednesday 3rd May 2023
Trinity Centre
6pm

Present

Cllrs D Allan, Briggs (Chairman) Millichope and Perks.

In Attendance

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

Cllr Simon Ward as a non voting observer.

Andrew Tucker (AT) and Keith Neill-Smith (KNS), Town Council Consultants

One resident and one member of the press were in attendance.

The Chairman invited Tony Whitehead to speak.

Tony asked the following two questions:

Q1: Given recent experience with the Bordeaux and Mercia applications, has the committee shared this report's findings with members of the Birmingham Planning Committee to help influence a better outcome for the Town? Also, will the Town Council express its views in person to the Planning Committee?

The CEO responded to confirm that Birmingham City Council (BCC) officers are aware of the issues highlighted in the report as these have been raised previously. The report's findings will be shared with BCC following a consideration by the Planning and Highways committee in the normal way and can also be sent individually to members of the Birmingham Planning committee should town councillors so wish.

Q2: Despite the welcome detail improvements, Our Town campaign group remain concerned as to the implications the Aldi application for the wider Brassington and Station quarters regeneration in particular the impact that ALDI could replace the retail functions of the town centre.

The CEO advised that a written response to this question would be provided.

101 Apologies for Absence

Apologies received from Cllrs L. Allen, Parmar, Puri and Roberts.

Resolved to accept the apologies received.

102 Declarations of Interest

None.

103 Minutes of Last Meeting

The CEO made a point of clarification regarding agenda item 98 Parking Enforcement Around Schools. The officer report recommended that Committee considered a further allocation of funds for parking enforcement at schools in the summer term of the current academic year and in the 2023/24 academic year. Committee approved that a proposal is costed for parking enforcement in the Autumn 2023 term only.

Resolved that the minutes of the Planning and Highways Committee meeting held on Tuesday 4th April 2023 be signed as a true record.

104 Matters Arising

None.

105 Questions from Members

None.

106 Planning Application 2021/10840/PA, Land at Brassington Avenue

The Chairman welcomed Andrew Tucker and Keith-Neill Smith to deliver a presentation on the amended proposals submitted.

AT advised that the most significant change to the proposal is that the actual supermarket building would now be sited further northwards along Brassington Avenue to avoid building over the plants Brook culvert. The car park of 124 spaces filled the majority of the remainder of the site with the service yard area located to the south of the building as previously proposed.

A positive by-product of this change is that access into the service area is now much narrower, making it less of a barrier to movement by active travel modes, a concern previously raised by the Town Council. Some other detailed improvements were also made as identified in the report.

Whilst not all of the Masterplan aspirations had been met eg the lack of an active frontage on Brassington Avenue and the reduction in landscaped public space at the Park Road junction, on balance the Town Council was being recommended to support the application subject to certain critical detailed issues being satisfactorily addressed as highlighted in the report.

Cllr Allan expressed a concern that the servicing arrangements could have an impact on traffic along Brassington Avenue.

Cllr Perks expressed a similar concern, adding that goods lorries may have difficulty in manoeuvring in and out of the site in a forward direction.

KNS advised that he is not aware that Birmingham City Council highways department have expressed a concern over the adequacy of the access arrangements, however the issue raised could be referred to in commenting upon the application.

Cllr Ward thanked both AT and KNS for their work. Cllr Ward feels that with every development in particular major town centre development will see tension between the aspirations of the Masterplan and developers' requirements and it will often be the case that a balanced judgement needs to be made in the best interests of the town.

Committee resolved to support the application subject to further details and satisfactory resolution of the following issues:

- the provision of suitable high quality gates / boundary treatment to more effectively screen the service yard activity given its prominent location
- reconciling the apparent discrepancy between the layout plan and the CGI image looking northwards along Brassington Avenue ensuring that the steps are positioned as depicted in the latter further away from the service yard boundary to allow space for the necessary strategic landscaping shown to more effectively screen and separate the service yard
- as part of the more detailed design work for the new area of public space fronting Brassington Avenue suitable strategic planting / landscaping should be incorporated to soften the impact of the long eastern elevation of the building when viewed from the road
- omission of the 6 parking spaces shown at the northern end of the site to allow for more substantial landscaping at this prominent gateway location at the junction with Park Road marking a transition zone between the town centre and the link to Sutton Park
- satisfactory assurances / details being provided in relation to the access and connectivity issues as set out in paras 5.10 and 5.11 of the report.

Committee also resolved to

- forward this report to Birmingham City Council Planning department and Members of Birmingham's Planning Committee.
- Request that Birmingham City Council should ensure appropriate accessibility for HGV vehicles.

The Chairman called a short comfort break at 6.45pm

Cllr Ward, AT and KNS left the meeting at this point.

Meeting resumed 6.50pm

107 Planning Applications

Four Oaks Ward 30th March - 26th April 2023

Application Number	Site Address	Development Description	SCTC Recommendation
2023/02219/PA	9 Heathfield Road Four Oaks Sutton Coldfield B74 4JA	Formation of decking area with steps, railings and balustrade to rear garden	No Objection

2023/02172/PA	9 Highbury Road Four Oaks Sutton Coldfield Birmingham B74 4TF	Erection of two storey rear, forward & side extensions, single storey rear, side and forward extensions with front dormer window and Juliette balconies to rear and erection of front boundary electric gates, walls and railings.	Objection. Committee feel that the proposal is large in size and therefore out of keeping with surrounding buildings.
2023/02158/PA	11 St Margarets Sutton Coldfield Birmingham B74 4HU	Erection of single storey side/rear extension	No Objection
2023/02147/PA	12 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Erection of single storey side and rear and two storey side extension, alterations to front and side elevations	No Objection
2023/00251/PA	Flat C 101 Lichfield Road Sutton Coldfield B74 2RS	Installation of replacement windows	No Objection
Mere Green Ward 30th March - 26th April 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/02389/PA	172 Dower Road Sutton Coldfield Birmingham B75 6TB	Erection of single storey rear extension and erection of dormer window to first floor side	No Objection

2023/02291/PA	52 Hillwood Road Sutton Coldfield Birmingham B75 5QN	Application for a Lawful Development Certificate for a proposed detached 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.
2023/02287/PA	26 Cremorne Road Mere Green Sutton Coldfield Birmingham B75 5AH	Erection of single storey rear extension	No Objection
2023/02261/PA	58 Sherifoot Lane Sutton Coldfield Birmingham B75 5DU	Application for a lawful development certificate for proposed single storey rear extension	No Objection
2023/02146/PA	2 Hillwood Common Road Sutton Coldfield Birmingham B75 5QJ	Application to determine the details for condition number 4 (sample materials) attached to approval 2022/00672/PA	No Objection
2023/02130/PA	157 Hill Hook Road Sutton Coldfield Birmingham B74 4XH	Erection of single storey rear extension	No Objection
2023/01944/PA	Springhill Farm Camp Road Sutton Coldfield Birmingham B75 5QY	Erection of a replacement dwelling (Use Class C3) and replacement ancillary outbuildings, including carport and storage barn with associated landscaping works	Committee respectfully request a site visit is carried out before a decision is reached.

2023/01896/PA	38 Meadowside Road Sutton Coldfield Birmingham B74 4SJ	Erection of single and two storey rear, two storey side and single storey forward extension and formation of patio area with steps to rear	No Objection
2023/01866/PA	52 Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Application to determine the details of condition number 13 (contamination remediation scheme) attached to Planning Application 2021/02726/PA	No Objection
Reddicap Ward 30th March - 26th April 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/01908/PA	167 Rectory Road Sutton Coldfield B75 7RU	Installation of footway crossing	No Objection
2023/02087/PA	57 Woodington Road Sutton Coldfield B75 7PZ	Erection of two storey side extension and forward porch extension	No Objection
2023/00013/PA	Land adjacent to 153 Reddicap Heath Road Sutton Coldfield B75 7EN	Erection of new dwelling	Committee are concerned that this may be infill development and respectfully request a site visit is carried out before a decision is reached.
2023/01929/PA	1 Crecy Close Sutton Coldfield Birmingham B76 1DQ	Application to determine the details for condition number 3 (sample materials) attached to approval 2023/00331/PA	No Objection
2023/02013/PA	21 Nuthurst Sutton Coldfield Birmingham B75 7EZ	Application for a lawful development certificate for a proposed internal and external alterations	No Objection
Roughley Ward 30th March - 26th April 2023			

Application Number	Site Address	Development Description	SCTC Recommendation
2023/02470/PA	28 Little Sutton Road Sutton Coldfield Birmingham B75 6QL	Erection of single storey side extension to form garage	No Objection
2023/02095/PA	64 Bedford Drive Sutton Coldfield B75 6AX	Erection of single storey side and rear extension	No Objection
2023/01998/PA	15 Lockhart Drive Sutton Coldfield Birmingham B75 6RR	Erection of two storey and first floor front, two storey rear and first floor side extension, forward porch and installation of dormer windows to the rear and roof light to the front.	No Objection
2023/01930/PA	30 Holte Drive Sutton Coldfield Birmingham B75 6PR	Erection of single storey rear and forward extensions, first floor side extension and alteration to garage roof.	Objection. Committee raised concerns that the proposal is out of keeping with surrounding buildings, in particular, the first floor side extension.
2023/01879/PA	176 Tamworth Road Sutton Coldfield Birmingham B75 6DL	Application to determine the details of condition number 4.(sample materials) attached to Planning Application 2022/03157/PA	No Objection
2023/01867/PA	2 Bedford Drive Sutton Coldfield Birmingham B75 6AU	Erection of two storey side/rear and front extension with installation of new window to ground floor rear elevation.	No Objection
Trinity Ward 30th March - 26th April 2023			
Application Number	Site Address	Development Description	SCTC Recommendation

2023/02483/PA	68 St Andrews Road Sutton Coldfield B75 6UH	Erection of single storey front and side extension	No Objection
2023/02447/PA	20 Mulroy Road Sutton Coldfield Birmingham B74 2PY	Erection of single storey rear extension, installation of new windows to side and rear and door to rear elevation	No Objection
2023/01854/PA	8 College Hill Sutton Coldfield Birmingham B73 6HA	Erection of first floor side and rear extension, loft conversion with associated rooflights, dormer window and installation of Juliet balcony to rear elevation.	No Objection
2023/01710/PA	71 Park Road Sutton Coldfield Birmingham B73 6BT	Application for a Lawful Development Certificate for proposed replacement windows to front and side elevation	No Objection
2023/01686/PA	3 Gleneagles Drive Sutton Coldfield Birmingham B75 6UN	Application for a non-material amendment to planning approval 2021/03893/PA for the installation of new window to the side elevation.	Objection. Committee feel that the proposal could impinge on the neighbouring property and request that a site visit is carried out by BCC officers before a decision is reached.
2023/02129/PA	4 Carlton Close Sutton Coldfield Birmingham B75 6BX	Application to determine the details for condition 5 (amended car park layout) attached to planning approval 2022/08441/PA	No Objection
2023/01705/PA	26 Lichfield Road First Floor Sutton Coldfield Birmingham B74 2NJ	Application to determine the details for conditions 2 (Noise Insulation Scheme) and 3 (cycle storage details) attached to planning approval 2021/10607/PA	No Objection
2023/02043/PA	4 Carlton Close Sutton Coldfield Birmingham B75 6BX	Application to determine the details for condition 3 (architectural details) attached to planning approval 2022/08441/PA	No Objection

2023/02040/PA	4 Carlton Close Sutton Coldfield Birmingham B75 6BX	Application to determine the details of condition number 2. (sample materials) attached to Planning Application 2022/08441/PA	No Objection
2023/02039/PA	Holland Road Car Park Land off Holland Road Sutton Coldfield Birmingham B72 1RQ	Application to determine the details of condition number 4 (details of bird/bat boxes) attached to Planning Application 2021/10265/PA	No Objection
2023/01601/PA	5 Troon Close Sutton Coldfield B75 6UQ	Erection of single storey side extension	No Objection
2022/08649/PA	19 Tudor Hill Land at rear of Sutton Coldfield Birmingham B73 6BD	Erection of 2no. two storey detached dwellings with associated garages, access, parking and landscaping	Objection. Committee strongly object to this proposal on the grounds of overdevelopment, adding that the space is not appropriate for two detached dwellings.
Vesey Ward 30th March - 26th April 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/00668/PA	15 Churchill Close Sutton Coldfield B73 6SW	Erection of single and two storey rear extension	No Objection
2023/02428/PA	184 Station Road Sutton Coldfield B73 5LE	Erection of single storey rear extension	No Objection
2023/01950/PA	453 Jockey Road Sutton Coldfield Birmingham B73 5DE	Application for a lawful development certificate for proposed single storey rear extension, dormer window to rear and roof lights to front	No Objection
2023/01728/PA	14 Kinton Road Sutton Coldfield	Application to determine the details of condition number 4. (sample materials) attached to	No Objection

	Birmingham B73 5DN	Planning Application 2019/01356/PA	
2023/02331/PA	35 Queslett Road East Sutton Coldfield B74 2ER	Erection of single storey rear extension	No Objection
2023/02496/PA	15 Blackham Drive Sutton Coldfield Birmingham B73 5HG	Non material amendment to Planning Approval 2021/04981/PA to amend the design, scale and aesthetics of two dormer bungalows on Plot 9 and Plot 10	Objection. Due to significant changes proposed, committee feel that a full planning application should be submitted before a decision is reached.
2023/02307/PA	18 Maxstoke Road Sutton Coldfield Birmingham B73 5DR	Erection of first floor side extension, garage conversion and internal alterations.	No Objection
2023/01983/PA	Land rear of 61 College Road (fronting Kineton Road) Sutton Coldfield Birmingham B73 5DJ	Application to determine the details for conditions 3 (levels) and 9 (arboricultural method statement) attached to planning application 2020/02939/PA allowed under appeal reference APP/P4605/W/20/3256939	No Objection
2023/02240/PA	39 Donegal Road Sutton Coldfield Birmingham B74 2AA	Application for a Certificate of Lawfulness for a proposed loft conversion, installation of dormer window to rear and 1no. rooflight to front	No Objection
2023/02226/PA	8 Cherry Lane Sutton Coldfield Birmingham B73 5TW	Erection of replacement pitched roof with flat roof and creation of balcony to front and extension to existing driveway	No Objection
2023/02220/PA	207 Westwood Road Sutton Coldfield B73 6UQ	Erection of single storey rear extension	No Objection

2023/02111/PA	514 Chester Road Sutton Coldfield Birmingham B73 5HL	Change of use from dwelling house (Use Class C3) to care home for children and young people (Use Class C2)	Objection. Committee are disappointed to see the loss of a family home. Committee also understand that such proposals should, where possible, be within a detached or semi detached dwelling.
2023/02367/PA	15 Sheffield Road Sutton Coldfield B73 5HA	Erection of 6 metre and 4 metre deep single storey rear extensions. Maximum height 4 metres. Eaves height 3 metres.	No Objection
2023/02072/PA	95 Sutton Oak Road Streetly Birmingham B73 6TG	Demolition of existing conservatory by erection of single storey rear extension and new mono pitched roof over existing rear extension.	No Objection
2023/02024/PA	20 Mayfield Road Sutton Coldfield Birmingham B73 5QL	Erection of two storey side and single storey rear extension, installation of 1no. dormer and replacement of existing rear dormer, 1no. roof light to the front, creation of raised patio area, steps, and garden walls	No Objection
2023/01915/PA	147 George Frederick Road Sutton Coldfield Birmingham B73 6TE	Application to determine the details of condition number 5.(sample materials) attached to Planning Application 2021/02941/PA	No Objection
2023/01878/PA	89 Melrose Avenue Sutton Coldfield B73 6NS	Erection of single storey side extension.	No Objection
Walmley & Minworth Ward 30th March - 26th April 2023			
Application Number	Site Address	Development Description	SCTC Recommendation

2023/02590/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 Sutton Coldfield Birmingham B76	Application for a Non Material Amendment to Planning Approval 2021/04566/PA for minor amendments to the roof of Unit B in respect of the Solar Photovoltaic (PV) array mounted onto it	No Objection
2023/02113/PA	DC6 Midpoint Way Prologis Park Midpoint Sutton Coldfield Birmingham B76 9EH	Application to determine the details of condition numbers 2. (contaminated land verification report) 10. (ecological/biodiversity/enhancement measures) 17. (hard and/or soft landscape details) and 18. (boundary treatment details) attached to Planning Application 2021/07832/PA	No Objection
2023/02105/PA	Manor House Farm Bulls Lane Sutton Coldfield Birmingham B76 9QW	Demolition of existing buildings and erection of 3no. detached dwellings with associated garages, parking and landscaping	Objection. Committee feel that the design, in particular, the architectural appearance is out of keeping with the rural surrounding area.
2023/01411/PA	Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Display of 1no. non-illuminated sign	No Objection
2023/02115/PA	25 Oak Farm Close Sutton Coldfield Birmingham B76 1PJ	Erection of 4.78 metre deep single storey rear extension. Maximum height 2.8 metres, eaves height 2.8 metres	No Objection
Wylde Green Ward 30th			

March - 26th April 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/02415/PA	21 Beverley Close Sutton Coldfield Birmingham B72 1YF	Erection of single storey side and forward porch extension	No Objection
2023/02108/PA	26 Eastern Road Sutton Coldfield B73 5NU	Erection of single storey side extension and formation of decking area with steps to rear	No Objection
2023/01584/PA	Goldieslie Club Goldieslie Road Sutton Coldfield B73 5PF	Installation of floodlights mounted on 4no. 8m high columns	No Objection
2023/02196/PA	76 Pilkington Avenue Sutton Coldfield B72 1LQ	Erection of single storey rear extension, alterations to existing porch and installation of 3no. roof lights to front	No Objection
2023/02128/PA	21 Kempson Avenue Sutton Coldfield B72 1HL	Erection of single and two storey front and two storey rear extensions with Juliette balconies	No Objection
2023/02292/PA	33 Emmanuel Road Sutton Coldfield Birmingham B73 5LY	Application for a non-material amendment to planning approval 2022/05137/PA for alterations to ground floor bay window to front	No Objection
2023/01987/PA	72 Pilkington Avenue Sutton Coldfield B72 1LQ	Loft conversion with dormer windows to rear	No Objection
2023/01927/PA	1a Highbridge Road Sutton Coldfield 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

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.

108 Date of Next Meeting

Tuesday 6th June 2023, 6pm, Trinity Centre.

Meeting closed: 7.10pm.

Signed as a correct record:

Signed:

Date: