

Planning and Highways Meeting
Tuesday 1st August 2023
Trinity Centre
6pm

Present

Cllrs D. Allan, L. Allen, Briggs, Hatton, Millichope (Chairman), Parmar, Perks and Roberts.

In Attendance

Olive O'Sullivan, CEO and Natalia Gorman, Projects Officer.

No press or public in attendance.

18 Apologies for Absence

None.

19 Declarations of Interest

Cllrs D. Allan, L. Allen, Briggs, Millichope, Parmar, Perks and Roberts declared a non-pecuniary interest in planning applications 2023/04359/PA and 2023/04347/PA.

20 Minutes of Last Meeting

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

21 Matters Arising

Natalia Gorman reported that despite several requests to Birmingham City Council requesting a costed proposal for parking enforcement as Sutton Coldfield primary schools during the first term of the new academic year, to date a response had not been received.

Resolved to note the Project Officer's update.

22 Questions from Members

None.

23 Planning Applications

(i) Schedules of Planning Applications for Sutton Coldfield Town Council Area Four Oaks Ward 30th June - 26th July 2023

Application Number	Site Address	Development Description	SCTC Recommendation
2023/05093/PA	129 Lichfield Road Four Oaks Sutton Coldfield B74 2RX	Erection of 4.5 metre deep single storey rear extension. Maximum height 3.5 metres. Eaves height 3.2 metres.	No Objection
2023/04406/PA	31 Walsall Road Four Oaks Sutton Coldfield B74 4ND	Erection of single storey rear and first floor side extensions	No Objection
2023/04365/PA	104 Russell Bank Road Sutton Coldfield B74 4RJ	Erection of single storey rear and two storey side extension.	No Objection
2023/04313/PA	4 Wyvern Road Sutton Coldfield B74 2PT	Application for a Lawful Development Certificate for a proposed loft conversion	No Objection
2023/04101/PA	44 Hartopp Road Four Oaks Sutton Coldfield B74 2QR	Addition of first floor to existing detached garage.	No Objection
2023/04819/PA	Outside 25 Barker Road Four Oaks Sutton Coldfield Birmingham B74 3NY	Telecoms License Advisory for the installation of fixed line broadband electronic communications apparatus	No Objection
2023/03697/PA	9 The Orchards Sutton Coldfield Birmingham B74 2PP	Installation of front boundary wall, railings and sliding gate	No Objection
2023/03904/PA	Brackenwood 6 Halloughton Road Sutton Coldfield Birmingham B74 2QG	Erection of two storey rear and first floor side extension, roof extension and loft conversion with dormer windows, balconies and erection of detached garage.	No Objection

2023/04269/PA	4 Barker Road Sutton Coldfield B74 2NY	Erection of single storey 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.
2023/04119/PA	The Pines 1b Luttrell Road Four Oaks Sutton Coldfield Birmingham B74 2SR	Application to determine the details for condition numbers 3 (sample materials) and 4 (arboricultural method statement) attached to approval 2020/07638/PA	No Objection
Mere Green Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/04332/PA	4-6 Belwell Lane Atlas House Sutton Coldfield Birmingham B74 4AA	Application to determine the details of condition numbers 5. (Sustainable Drainage Operation and Maintenance Plan) 6. (drainage scheme) and 7. (sustainable drainage scheme) attached to Planning Application 2021/08720/PA	No Objection
2023/04141/PA	2 Queenswood Road Four Oaks Sutton Coldfield Birmingham B75 6UB	Erection of two storey side, single storey rear extensions, front porch extension, alterations to existing garage, installation of footway crossing, creation of hardstanding area and new boundary fencing.	Objection. The proposed extension appears to extend beyond the building line of the Dower Road side and therefore is out of keeping with the current street scene.
2023/04281/PA	526 Lichfield Road Four Oaks Sutton Coldfield	Erection of a two storey front and first floor side extension, double garage and loft conversion with	No Objection

	Birmingham B74 4EJ	associated dormer window to rear and a single storey rear extension.	
2023/04711/PA	4 Hillmorton Road Birmingham B74 4SG	Erection of 4.5 metre deep single storey rear extension. Maximum height 2.6 metres, eaves height 2.25 metres	No Objection
2023/04231/PA	61 Little Sutton Lane Sutton Coldfield B75 6SJ	Erection of single storey rear extension	No Objection
2023/04110/PA	172 Dower Road Sutton Coldfield Birmingham B75 6TB	Erection of single storey rear extension and first floor side extension	Committee note that the external works of this proposal appear to be complete. The application is out of keeping and is dominant in size and height and respectfully request that a site visit is carried out before a decision is granted.
Reddicap Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03729/PA	68 Reddicap Hill Sutton Coldfield Birmingham B75 7BG	Erection of first floor side extension over existing extension and first floor side extension over existing garage to create single duplex apartment	No Objection
2023/04993/PA	Langley Sustainable Urban Extension Land at Springfield Road / Churchill Road	Full planning application for the creation of an access junction (Site Access 8: Springfield Road / Churchill Road)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved

			network to key local centres and facilities off site.
2023/04992/PA	Langley Sustainable Urban Extension Land at Springfield Rd. / Reddicap Heath Rd. / Ox Leys Road	Full planning application for the creation of an access junction (Site Access 7: Springfield Road / Reddicap Road / Ox Leys Road)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved network to key local centres and facilities off site.
2023/04735/PA	Langley Sustainable Urban Extension Land at A38 / Ox Leys Road / Bulls Lane B76 9PA	Full planning application for the creation of an access junction (Site Access A38 North)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved network to key local centres and facilities off site.

2023/04355/PA	Rectory Road Street Works Sutton Coldfield Birmingham B75 7RU	Application for Prior Notification for proposed installation of 15m 5G telecoms H3G street pole, additional equipment cabinets and associated ancillary works	Objection. Committee strongly object to the installation of a 15m 5G telecoms pole as it creates a substantial obtrusive structure within the residential street scene which due to its appearance and prominent siting, would represent an incongruous and dominant feature having a detrimental impact on the visual amenity of the surrounding area. In addition, the lack of any similar vertical structures in the vicinity and absence of any background feature, such as trees to help assimilate the proposed mast, would mean that it would appear as a discordant and unsightly feature in the street scene. Committee also note that the proposal appears to only be considered in relation to a nursery and fails to include Good Hope Hospital and Rectory Park. Committee are disappointed to note that there is limited evidence provided to demonstrate robustly that there are no potential alternative suitable sites available in less sensitive locations for 5G masts.
2023/04474/PA	404 Rectory Road Sutton Trinity	Erection of 4.2 metre deep single storey rear extension. Maximum	No Objection

	Sutton Coldfield B75 7PJ	height 3.4 metres. Eaves height 3 metres.	
2023/03228/PA	Fairfax School Fairfax Road Sutton Coldfield Birmingham B75 7JT	Erection of 2.4m high fence to front, installation of pedestrian and vehicle gates, new footway crossing and alterations to existing footway crossing	No Objection
Roughley Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/02638/PA	Collets Farm Withy Hill Road Sutton Coldfield Birmingham B75 6JT	The retention of change of use from agricultural to storage of agricultural equipment including two lockable containers and associated boundary fencing.	No Objection
2023/03875/PA	46 Slade Road Four Oaks Sutton Coldfield B75 5PG	Erection of two storey side and rear and single storey rear extensions and single storey front porch	Objection. Committee are concerned that the proposed hip to gable is out of keeping in terms of height. Committee respectfully request that Birmingham City Council clarify building and roof lines for the Sutton Coldfield area.
2023/04203/PA	29 Moor Hall Drive Sutton Coldfield B75 6LP	Listed Building Consent for the creation of basement level under the rear garden	Considered alongside application 2023/04199/PA. Committee wish to record that Birmingham City Council should ensure that previous concerns raised in relation to the impact of the proposals on ground levels and trees have been

			satisfactorily addressed.
2023/04199/PA	29 Moor Hall Drive Sutton Coldfield B75 6LP	Creation of basement level under the rear garden	Committee feel that there is still some ambiguity around finished ground levels and references to physical manifestations above ground level being kept to a minimum are unclear. Committee strongly request that Birmingham City Council ensure that, in accordance with national policy advice, appropriate conditions are incorporated in any consents granted to make sure that any significant archaeological features found are properly investigated and recorded.
2023/04228/PA	120 Wheatmoor Road Sutton Coldfield B75 7JS	Application for a Lawful Development Certificate for a proposed single storey rear extension	No Objection
2023/04471/PA	145 Grange Lane Sutton Coldfield B75 5LL	Erection of 6 metre deep single storey rear extension. Maximum height 3.5 metres. Eaves height 3 metres.	No Objection
Trinity Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/04721/PA	14 Queen Street Sutton Coldfield	Application for a Prior Notification for the proposed demolition of former cafe and takeaway	No Objection

	Birmingham B72 1RY	restaurant consisting of single storey and two storey brick structures	
2023/04359/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) with associated internal alterations and cycle storage and bin store.	No Objection
2023/04347/PA	Cull's House 36-36A High Street Sutton Coldfield Birmingham B72 1UP	Change of Use of Upper Floors to create 4no. apartments (1 x studio plus 3 x 1 bed) and associated cycle storage and bin store.	No Objection
2023/04221/PA	10 Riland Road Sutton Coldfield Birmingham B75 7AT	Erection of two and single storey side and single storey rear extension	No Objection
2023/03160/PA	2 Birch Croft Road Sutton Coldfield B75 6BP	Erection of two storey side and front extension	Objection. The proposed extension appears to be larger than the house making it overbearing in size and mass and therefore out of keeping with the street scene.
Vesey Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/04362/PA	29 Church Road Sutton Coldfield Birmingham B73 5RX	Application to determine the details of condition numbers 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 details) and 11. (boundary treatment details) attached to Planning Application 2022/06081/PA	No Objection

2023/03843/PA	2 Woodchurch Grange Sutton Coldfield B73 5GA	Erection of single storey rear extension	No Objection
2023/03811/PA	Sutton Sailing Club Monmouth Drive Sutton Coldfield Birmingham B73 6JL	Display of 1no. non illuminated projecting sign	No Objection
2023/04432/PA	53 Stirling Road Birmingham B73 6PS	Erection of 5 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No Objection
Walmley & Minworth Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/04484/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 approval 2021/07832/PA.	No Objection
2023/04395/PA	Peddimore (Unit B, Development Zone 1A) Land north of Minworth, land predominantly east of the A38 and west of Wiggins Hill Road Sutton Coldfield	Application to determine the details of condition number 57 (commercial travel plan) attached to planning approval 2021/02972/PA.	No Objection

2023/04807/PA	Langley Sustainable Urban Extension Land at Thimble End Road Sutton Coldfield Birmingham B76	Full planning application for the creation of an access junction (Site Access 6: Thimble End Road)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved network to key local centres and facilities off site.
2023/04806/PA	Langley Sustainable Urban Extension Land at Thimble End Road/Signal Hayes Road Sutton Coldfield Birmingham B76	Full planning application for the creation of an access junction (Site Access 5: Thimble End Road / Signal Hayes Road)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved network to key local centres and facilities off site.
2023/04350/PA	195 Walmley Road Sutton Coldfield B76 2PP	Erection of single storey rear and first floor side extension	No Objection

2023/04777/PA	Langley Sustainable Urban Extension Land at Fox Hollies / Webster Way / Thimble End Road Birmingham B76 2BJ	Full planning application for the creation of an access junction (Site Access 4: Fox Hollies / Webster Way / Thimble End Road)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved network to key local centres and facilities off site.
2023/04776/PA	Langley Sustainable Urban Extension Land at Webster Way Birmingham B76 1GB	Full planning application for the creation of an access junction (Site Access 3: Webster Way)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network within the site, and a much improved network to key local centres and facilities off site.
2023/04742/PA	Langley Sustainable Urban Extension Land at Calder Drive / Webster Way Birmingham B76 1GB	Full planning application for the creation of an access junction (Site Access 2: Calder Drive / Webster Way)	Committee are pleased to see improvements from an active travel perspective to the junction adding that the cycle facilities at this junction must align with a comprehensive cycle network

			within the site, and a much improved network to key local centres and facilities off site.
2023/04293/PA	7 Bovey Croft Sutton Coldfield Birmingham B76 1YN	Application for a Lawful Development Certificate for a proposed single storey rear extension.	No Objection
2023/04627/PA	76 Plants Brook Road Sutton Coldfield Birmingham B76 1HD	Application for a Non Material Amendment to planning approval 2022/00815/PA to enlarge velux windows to roof to 1.2m x 1.15m and to change the roof covering from grey tile to grey felt.	No Objection
Wylde Green Ward 30th June - 26th July 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/05005/PA	160 Green Lanes Birmingham B73 5LT	Erection of 5 metre deep single storey rear extension. Maximum height 3.6 metres, eaves height 2.6 metres	No Objection
2023/04128/PA	Sutton Coldfield Tennis Club Highbridge Road Sutton Coldfield Birmingham B73 5QB	Installation of replacement floodlight lamp units with LED lamps to existing 10m high floodlight columns at Courts 4-7.	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 approved when Royal Sutton Coldfield Town Council stated objections.

Resolved that Committee note the decisions.

24 Date of Next Meeting

Tuesday 5th September 2023, 6pm, Trinity Centre.



Meeting closed: 6.50pm

Signed as a correct record

Signed.....

Date.....