

Planning and Highways Meeting
Tuesday 4th July 2023
Trinity Centre
6pm

Present

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

In Attendance

Natalia Gorman, Projects Officer.

There were 33 members of the public in attendance.

The Chairman invited Gill Walsh, a Four Oaks resident to speak.

Gill spoke on behalf of residents of Wyvern Road regarding planning application 2023/03623/PA. The residents in attendance wish to express their concerns over plans to demolish the existing building at 36 Wyvern Road and erect a replacement dwelling.

Gill cited that the plans, by architectural and historical merit are out of keeping with the street scene and do not compliment the character of the area. Residents feel that the plans are overwhelming by virtue of mass and scale and are not in harmony with the street scene. Gill also commented that the footprint of the proposal, with extremely large windows and huge double frontages does not enhance the character of the current street scene.

The Chairman invited Victoria Davis, Walmley & Minworth ward to speak.

Victoria spoke on behalf of residents of Fowey Close, Dovey Drive, Bovey Close and Wellend Way regarding planning application 2023/03808/PA who strongly object to the proposals. Residents feel that the proposed care homes will undoubtedly result in increased traffic and parking issues, with delivery vehicles, staff commuting and visitors inundating the small cul-de-sac. They are concerned that the off-road parking spaces will lead to congestion, safety hazards and significant parking difficulties for residents and visitors. Residents note that the road is already used as a drop off point for local schoolchildren.

Ms Davis spoke regarding concerns of loss of privacy, noise and disruption, hampering the serenity of the neighbourhood. As care homes operate 24/7 with medical visits, inspections and staff shifts changes, the disruption would compromise the well-being of residents, particularly those who work from home. Lastly, residents feel that the scale and visual impact of the proposals do not compliment the existing architectural character of the area.

The Chairman thanked the residents for speaking and advised that their comments would be taken on board and the applications discussed in full during the formal part of the meeting. The Chairman also reminded residents that whilst the Town Council is a statutory consultee, Birmingham City Council are the final decision maker and residents should write, individually to the City Council stating their objections.

11 Apologies for Absence

Apologies received from Cllr Roberts.

Resolved to accept the apologies received.

12 Declarations of Interest

None.

13 Minutes of Last Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 6th June 2023 be signed as a true record of the meeting.

14 Matters Arising

None.

15 Questions from Members

None.

16 Planning Applications

(i) Schedules of Planning Applications for Sutton Coldfield Town Council Area Four Oaks Ward 1st June - 29th June 2023

Application Number	Site Address	Development Description	SCTC Recommendation
2023/03905/PA	116 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 2TA	Application to determine the details for condition number 3 (construction method statement/management plan) 4 (contamination remediation scheme) 6 (tree protection) 7 (no-dig specification) attached to approval 2022/04958/PA	No Objection
2023/03276/PA	168 Walsall Road Four Oaks Sutton Coldfield Birmingham B74 4RH	Erection of replacement dwellinghouse (Use Class C3) with alterations to footway crossing.	No Objection

2023/03623/PA	36 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Demolition of existing dwelling and erection of replacement dwelling	Objection:
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Committee strongly feel that the proposal is inappropriate in terms of its scale and design and out of harmony with its neighbouring houses on either side, resulting in the introduction of a discordant and overly dominant feature which would have a detrimental visual impact on the existing street scene and the character of the area. Committee add that the design of the proposed development is not informed by and does not enhance the identity or character of the area. No synergy between the existing and proposed is evident and the design does not demonstrate a coherent architecture which responds to the site and enhances its surroundings.

Committee also agreed to query a number of potential anomalies in the submitted plans including: concerns that the full extent of the lift shaft has not been shown on the elevations and it may project above the ridge line;

the front elevation shows a wall and gate on the west of the building with a flat roof detail above them however nothing is shown on the plans;

If a business is to be operated from the property, how would it affect vehicle movements and parking;

As the front doorstep appears to be four brick course (approx. 300mm above the driveway, is accessibility sufficiently addressed?

2023/03646/PA	12 Wavenham Close Sutton Coldfield Birmingham B74 4NZ	Erection of two storey side and rear extensions, first floor side and forward extension, alterations to main roof design and front elevation	No Objection
2023/03614/PA	74 Lichfield Road Sutton Coldfield Birmingham B74 2SY	Application to determine the details of condition number 3 (sample materials) attached to planning approval 2022/08888/PA	No Objection
2023/03154/PA	158 Blackberry Lane Sutton Coldfield Birmingham B74 4JJ	Erection of two and single storey rear and two storey front and side extension with the installation of roof lights to front elevation.	No Objection

2023/03569/PA	57 Four Oaks Road Sutton Coldfield Birmingham B74 2XU	Two storey extension to existing coach house, two storey side and rear extensions, single storey side and rear extensions and Installation of new entrance and exit gates.	No Objection
2023/03400/PA	2 Wyvern Road Sutton Coldfield Birmingham B74 2PT	Erection of two storey side and single storey rear extensions, increase in main roof height and dormer windows to front and rear elevations	Objection. Committee feel that the extension is too large and too far forward making it totally out of keeping with surrounding properties.
2023/02720/PA	24 All Saints Drive Sutton Coldfield Birmingham B74 4AG	Erection of forward garage extension	No Objection
Mere Green Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03985/PA	73 Hillside Road Four Oaks Sutton Coldfield Birmingham B74 4DE	Application to determine the details of condition number 3.(sample materials) attached to Planning Application 2022/01168/PA	No Objection
2023/03936/PA	25 Hillside Road Four Oaks Sutton Coldfield Birmingham B74 4DG	Application to determine the details for condition number 3 (sample materials) attached to approval 2021/06806/PA	No Objection
2023/03908/PA	10 Shelley Drive Four Oaks Sutton Coldfield Birmingham B74 4YE	Erection of first floor side and single storey rear extensions	No Objection
2023/03650/PA	52 Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Application to determine the details of condition number 6 (sample materials) attached to Planning Application 2021/02726/PA	No Objection

2023/03577/PA	35 Jordan Road Sutton Coldfield Birmingham B75 5AD	Erection of single storey rear extension and alterations to front	No Objection
2023/03627/PA	Pavement at Mere Green Road Mere Green Sutton Coldfield Birmingham B75 5BW	Application for Prior Notification for installation of a 17.5m high street works column supporting 6 no. antennas and 2 no. dishes, 2 no. equipment cabinets and ancillary development thereto	Objection. Committee strongly object to this application and the location chosen for the proposed mast. The proposed mast is out of scale and would be situated too close to a primary school. Members understand the need for connectivity but not in the location proposed. Committee feel that there are other proposed sites nearby that the mast would be better suited instead of near a school.
2023/03376/PA	Vacant land at Oak View Rise Sutton Coldfield Birmingham B75 5JL	Erection of 1no. dwelling house (Use Class C3) with associated access, parking and landscaping	Objection. Committee feel that this is infill development and object on the grounds of overdevelopment and out of keeping with the current street scene.
Reddicap Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03558/PA	30 Seal Close Sutton Coldfield West Midlands B76 1FJ	Erection of single storey rear extension and single storey garage extension	No Objection
2023/03749/PA	21 Freeman Drive Sutton Coldfield Birmingham B76 1NT	Erection of single storey side/rear extension	No Objection
2023/03325/PA	50 Betteridge Drive Sutton Coldfield Birmingham B76 1FN	Erection of two storey front extension and alterations to rear	No Objection

Roughley Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03480/PA	192 Whitehouse Common Road Sutton Coldfield Birmingham B75 6DN	Erection of single storey rear extension, installation of 3.no front bay windows and loft conversion with 2.no dormer windows to side and rear elevation.	No Objection
2023/03802/PA	15 St Blaise Road Sutton Coldfield Birmingham B75 5NH	Application to determine the details of condition number 4 (Arboricultural Method Statement) attached to planning approval 2023/00426/PA	No Objection
2023/03540/PA	2 Homer Road Four Oaks Sutton Coldfield Birmingham B75 6QN	Erection of single storey front forward and rear extension and installation of roof light to rear	No Objection
2023/03544/PA	70 Worcester Lane Sutton Coldfield Birmingham B75 5NB	Application to determine the details of condition number 3. (sample materials) attached to Planning Application 2023/00532/PA	No Objection
2023/03662/PA	15 Old Marl Close Birmingham B75 5NF	Erection of 4 metre deep single storey rear extension. Maximum height 3.5 metres, eaves height 2.3 metres	No Objection
2023/03414/PA	132 Willmott Road Sutton Coldfield Birmingham B75 5NW	Application for a Lawful Development Certificate for a proposed erection of a single storey rear extension	No Objection
2023/03402/PA	69 Whitehouse Common Road - Flat over Sutton Coldfield Birmingham	Erection of first floor rear extension to create an additional bedroom for the existing flat	No Objection
Trinity Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation

2023/03884/PA	5 Tamworth Road Sutton Coldfield Birmingham B75 6EB	Erection of two storey rear and single storey rear extensions	No Objection
2023/03857/PA	11 Digby Road Sutton Coldfield Birmingham B73 6HG	Extension of existing outbuilding garden room	Whilst committee have no objection per se, they respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use.
2023/03637/PA	Milford House 4 Tudor Hill Sutton Coldfield Birmingham B73 6BB	Erection of single storey rear extension to existing garage	No Objection
2023/03667/PA	20 Upper Clifton Road Sutton Coldfield Birmingham B73 6BP	Application to determine the details of condition number 3. (sample materials) attached to Planning Application 2022/08648/PA	No Objection
2023/03367/PA	57 St Andrews Road Sutton Coldfield Birmingham B75 6UH	Erection of single and two storey and first floor front extension	Objection. The front extension breaks the building line and would have a detrimental impact on the visual amenity of the street scene
Vesey Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03974/PA	67 Stirling Road Sutton Coldfield Birmingham B73 6PS	Erection of single storey rear extension	No Objection
2023/04087/PA	15 Blackham Drive Sutton Coldfield Birmingham B73 5HG	Application for a Non Material Amendment to planning approval 2021/04981/PA to amend materials and fenestration on the approved dwelling designs	No Objection

2023/03321/PA	10 Boldmere Road Sutton Coldfield Birmingham B73 5TD	Change of use from retail and office (Use Class E) to private tuition centre (Use Class F1)	No Objection
2023/03353/PA	29 Church Road Sutton Coldfield Birmingham B73	Retention of single storey detached outbuilding to rear	No Objection
2023/03498/PA	22 Oakwood Road Sutton Coldfield Birmingham B73	Erection of two storey and single storey side and rear extension	No Objection
2023/03456/PA	44 New Church Road Sutton Coldfield B73 5RP	Erection of single storey rear extension	No Objection
2023/03415/PA	44 New Church Road Sutton Coldfield Birmingham B73 5RP	Application for a Lawful Development Certificate for a proposed erection of a single storey rear extension	No Objection
Walmley & Minworth Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03886/PA	1 Brookhouse Mews Sutton Coldfield B76 1PU	Erection of single storey rear extension and garage conversion into habitable room	No Objection
2023/03885/PA	Peddimore (Unit B Development Zone 1A) Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Display of 4no. backlit Amazon signs (one to each elevation) and 1no Amazon blue tick sign to the south-east elevation	No Objection
2023/04095/PA	Peddimore (Unit B Development Zone 1A) Land north of Minworth, east of A38 and west of	Non material amendment to Planning Approval 2021/04566/PA for alterations to external areas including the service yard	No Objection

	Wiggins Hill Road Sutton Coldfield Birmingham B76		
2023/03808/PA	7 Fowey Close Sutton Coldfield Birmingham B76 1YP	Change of use from dwelling house (C3) to childrens care home (C2) and replacement of garage door with window to front	Committee objects on the basis that the proposed use with its attendant staffing and support activity cannot be satisfactorily accommodated within the relatively restricted confines of the application site without detriment to the residential character of the area and causing additional traffic / parking congestion in this residential street
2023/03804/PA	2 Fowey Close Sutton Coldfield Birmingham B76 1YP	Change of use from a dwelling house (Use Class C3) to a residential children's care home (Use Class C2) for up to 3 children, alterations, and installation of windows to garage front	Committee objects on the basis that the proposed use with its attendant staffing and support activity cannot be satisfactorily accommodated within the relatively restricted confines of the application site without detriment to the residential character of the area and causing additional traffic / parking congestion in this residential street
2023/03373/PA	149 Walmley Road Sutton Coldfield Birmingham B76 1PX	Erection of single storey rear extension and increase in roof height of existing single storey side extension	No Objection
2023/03543/PA	46 Penns Lake Road Sutton Coldfield Birmingham	Erection of single storey rear extension and ground floor bay window to front	No Objection
2023/03564/PA	172 Plants Brook Road Sutton Coldfield Birmingham B76 1HL	Erection/Replacement of single storey rear extension	No Objection
2023/03489/PA	The Shrubbery School 5-7 Walmley Ash Road	Erection of single storey rear extension to create a sports hall	No Objection

	Sutton Coldfield Birmingham		
2023/02410/PA	Located at access road between 27 and 29 Walmley Ash Road Sutton Coldfield Birmingham B76 1JA	Application for a lawful development certificate for the installation of steel railing gates	No Objection
2023/03501/PA	Peddimore (Unit B Development Zone 1A) Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76	Application to determine the details of condition number 59. (details of stack, vent or extract system) attached to Planning Application 2021/02972/PA	No Objection
Wylde Green Ward 1st June - 29th June 2023			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/03703/PA	Land adjacent 27 Wylde Green Road Sutton Coldfield Birmingham B72 1HD	Erection of 1 no. dwelling house with car parking and alterations to existing vehicular access	Objection. This is a small site and the proposal appears to be infill development. Committee object on the grounds of overdevelopment of site.
2022/02863/PA	9 Stag Walk Sutton Coldfield Birmingham	Erection of single storey front extension	No Objection
2023/03561/PA	105a Pilkington Avenue Sutton Coldfield Birmingham B72 1LQ	Erection of single storey rear and front porch extensions, roof alterations for loft conversion and associated installation of dormer window to rear with 2.no Juliette balconies, roof lights and garage extension.	No Objection
2023/03440/PA	Land to the side of 1 Pilkington Avenue Sutton	Erection of 1no. dwelling house (Use Class C3) and single storey garage with	Objection. Committee raised a number concerns against this proposal.

	Coldfield Birmingham B72 1LA	associated access, parking and landscaping	Committee feel that as this is a busy junction there would be a highways impact on neighbouring roads, the proposal is overdevelopment and development of the corner plot would be eroding the open character and further exceed the building lines of neighbouring properties.
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Resolved to forward Committee's recommendations to Birmingham City Council.

A comfort break was called at 6.45pm.

Meeting resumed at 6.50pm.

(ii) Schedule of Amended Decisions

None.

(iii) Schedules of Planning Applications Decisions

Nine 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.

17 Date of Next Meeting

Tuesday 1st August 2023, 6pm, Trinity Centre.

Meeting closed: 7.20pm

Signed as a correct record

Signed.....

Date.....