

Planning and Highways Meeting
Tuesday 10th September 2024
Trinity Centre
6pm

Present

Cllrs L. Allen, Briggs, Hatton, Parmar and Perks

In Attendance

Olive O'Sullivan - Chief Executive Officer (CEO) and Becky Oldham - Project Manager
Communications and Events.

33 Apologies for Absence

The CEO reported apologies received from Cllrs D. Allan, Millichope and Roberts.

Resolved to accept the apologies received.

34 Declarations of Interest

No declarations of interest received.

35 Minutes of the Previous Meeting

Resolved that the minutes of the meeting of Planning and Highways Committee held on 6th August 2024 be signed as a true record.

36 Matters Arising

No matters were raised.

37 Questions from Members

No questions were received.

38 Birmingham Local Plan Preferred Options Consultation

Committee commended the report prepared by the Town Council's advisors.

Resolved to approve the Town Council's response to the Birmingham City Council consultation on its preferred options for the Birmingham Local Plan.

39 Wildflowers

Resolved to approve the following locations (Lichfield Road, Mossy Bank, Harvest Fields Park, Park Road, Tamworth Road, Churchill Road, Bund by Thimble End Road/Walmley Traffic Island) the 2025 Wildflower scheme, that idverde is commissioned to deliver the 2025 scheme as part of the existing contractual arrangements with idverde for grounds

maintenance and allied services in Sutton Coldfield and an allocation of up to £10,000 from the Environmental Enhancements budget for Idverde to deliver the scheme.

40 Planning Applications

(i) Schedule of Planning Applications for the Sutton Coldfield Town Council Area

Four Oaks Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/04483/PA	8 Alston Close Sutton Coldfield Birmingham B74 2XZ	Application to determine the details of condition number 3 (Sample Materials) attached to planning approval 2024/01979/PA.	<i>No objection</i>
2024/03955/PA	41 Bennett Road Sutton Coldfield Birmingham B74 4TH	Erection of single storey front/side extension, loft conversion incorporating flat roof dormers to front and rear elevations, addition of rooflights and proposed silicone render to extension and existing dwelling.	<i>No objection</i>
2024/04235/PA	Streetly Tennis Club Park View Road Sutton Coldfield Birmingham B74 4PT	Erection of three additional floodlighting columns	<i>No objection</i>
2024/04404/PA	6 Beaconsfield Road Four Oaks Sutton Coldfield Birmingham B74 2NX	Application to determine the details for condition number 3 (architectural and specification) 4 (sample materials) attached to approval 2023/06652/PA	<i>No objection</i>

2024/04079/PA	6 Heather Court Gardens Sutton Coldfield Birmingham B74 2ST	Erection of replacement two storey dwelling and landscaping to forecourt	Comment - Committee would like to clarification on whether the proposed development is already in development.
2024/04995/PA	10 Bennett Road Sutton Coldfield Birmingham B74 4TJ	Single storey rear extension comprising kitchen, family and dining accommodation	<i>No objection</i>
2024/04697/PA	20 Park View Road Four Oaks Sutton Coldfield Birmingham B74 4PT	Installation of new roof replacement the existing flat roof	<i>No objection</i>
2024/04425/PA	18 Belwell Drive Four Oaks Sutton Coldfield Birmingham B74 4AH	Erection of single storey rear extension.	<i>No objection</i>

Mere Green Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/03850/PA	Atlas House 4-6 Belwell Lane Sutton Coldfield Birmingham B74 4AA	Display of 4 external signs..	<i>No objection</i>
2024/04778/PA	Springhill Farm Camp Road Sutton Coldfield Birmingham B75 5QY	Application to determine the details of condition numbers 6 (Building Site Levels), 8 (Bird/Bat Boxes), 9 (IBat Inspection), 10 (Construction Ecological Management Plan) and 11 (Landscape and Ecological Management Plan) attached to planning approval 2023/01944/PA.	<i>No objection</i>
2024/04533/PA	4 Hill Hook Road Sutton Coldfield Birmingham B74 4EF	single storey rear extension and garage conversion	<i>No objection</i>

2024/04525/PA	Springhill Farm Camp Road Sutton Coldfield Birmingham B75 5QY	Variation of condition 2 (approved plans) attached to planning permission 2023/01944/PA to accommodate amendments to the location of the single storey wing and the installation of three pitched roof dormer, six rooflights and internal staircase, along with the location of solar panels	<i>No objection</i>
2024/04411/PA	243 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 2XD	Replacement single storey detached garage.	<i>No objection</i>
2024/04725/PA	157 Hill Village Road Sutton Coldfield Birmingham B75 5JH	Erection of single storey front extension, front porch, installation of canopy to front, single storey rear extension and raised patio.	<i>No objection</i>
2024/04942/PA	Oak Cottage Hillwood Road Sutton Coldfield Birmingham B75 5QN	Erection of two storey side extension	<i>No objection</i>
2024/04822/PA	307 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 4BZ	Extension to existing sun room	<i>No objection</i>
2024/04664/PA	Hillwood House Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Certificate of lawfulness for the existing breach of condition 7 in excess of 10 years attached to 1992/03158/PA limiting occupants to persons solely or mainly employed in connection with the management or control of the neighbouring riding/livery stables	<i>No objection</i>
2024/04629/PA	108 Little Sutton Lane Sutton Coldfield Birmingham B75 6PG	Proposed alterations to front including gable roof to the existing garage and installation of first floor front window and gable roof and other alterations	<i>No objection</i>

2024/04586/PA	4 Cremorne Road Sutton Coldfield Birmingham B75 5AW	Application for a Lawful Development Certificate for a proposed single storey rear extension	<i>No objection</i>
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Reddicap Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/04514/PA	31 Cattell Drive - Land at side Sutton Coldfield Birmingham B75 7LQ	Application to determine the details of condition number/s 5 (External materials) 8 (Vehicular Visibility Splay) and 9 (Pedestrian Visibility Splay) attached to planning approval under 2023/05357/PA.	<i>No objection</i>
2024/04637/PA	Land at Lindridge Road Sutton Coldfield Birmingham	Application to determine the details of condition number/s 3 (Lighting Scheme) 8 (Siting/Design for access) and 10 (S278/TRO Agreement) attached to planning approval 2022/09519/PA.	<i>No objection</i>
2024/04080/PA	2 Fledburgh Drive Sutton Coldfield Birmingham B76 1ED	Application for a Lawful Development Certificate for a proposed garage conversion into habitable room	<i>No objection</i>
2024/04332/PA	57 Woodington Road Sutton Coldfield Birmingham B75 7PZ	Erection of new dwelling	<i>No objection</i>

2024/05466/PA	Langley Mill Off Lindridge Road Sutton Coldfield Birmingham B75 7JB	Application for a prior notification for the demolition of derelict and unoccupied dwelling and outhouse	<i>No objection</i>
2024/04993/PA	18 Farmers Close Sutton Coldfield Birmingham B76 1DX	Erection of two storey side and single storey front extensions	<i>No objection</i>
2024/05196/PA	outside 5 Langley Hall Road Sutton Coldfield B75 7NG	Telecoms License Advisory for the installation of fixed line broadband electronic communications apparatus	<i>No objection</i>

Roughley Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/03971/PA	120 Ashfurlong Crescent Sutton Coldfield Birmingham B75 6EW	Erection of single and two-storey rear extension.	<i>No objection</i>
2024/04685/PA	Opposite 38 Lindridge Road Sutton Coldfield Birmingham B75 6HJ	Telecoms Licence Application for the installation of fixed line broadband electronic communications apparatus.	<i>No objection</i>
2024/04351/PA	1 Streather Road Sutton Coldfield Birmingham B75 6RB	Erection of two storey side and rear and single storey rear extension and new bay window to front elevation.	<i>No objection</i>

2024/04973/PA	35 Sentry Way Sutton Coldfield Birmingham B75 7HZ	Erection of hip to gable roof extensions with increase in roof height, rear dormer extension and rooflights to front and garage conversion with window to front.	Objection. Scale, Mass and Overdevelopment - Committee feel that the scale and mass of the proposal is large and out of keeping with the wider street scene. Consequently, Committee respectfully request that the design works be reviewed.
2024/04773/PA	28 Worcester Lane Sutton Coldfield Birmingham B75 5NA	Erection of two storey side extension (including a bay window column to the front) and a front canopy roof.	<i>No objection</i>

Trinity Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/03731/PA	Station Hotel 44 Station Street Sutton Coldfield Birmingham B73 6AT	Display of 3no. externally illuminated and 2no. internally illuminated fascia signs, 1no. externally illuminated projecting sign and 1no. non illuminated mural	<i>No objection</i>
2024/03413/PA	69 Honeyborne Road Sutton Coldfield Birmingham B75 6BN	Erection of single storey side and rear and two storey rear extensions.	<i>No objection</i>
2024/04567/PA	14 Midland Drive Sutton Coldfield Birmingham B72 1TU	Application to determine the details of condition numbers 7 (Architectural Details), 10 (Sample Details), 11 (Hard and Soft Landscape Details), 12 (Hard Surfacing Materials), 13 (Earthworks Details), 14 (Boundary Treatment) and 15 (Level Details) attached to planning approval 2020/09585/PA.	<i>No objection</i>

2024/04336/PA	48 Shooters Hill Sutton Coldfield Birmingham B72 1HX	Extension and conversion of existing single storey garage to habitable room.	Objection - Highway Impact - The proposed development is situated on a corner plot and overdevelopment could lead to high traffic congestion. Committee respectfully request that the traffic concerns be reviewed.
2024/04451/PA	2-4 Emmanuel Court Mill Street Sutton Coldfield Birmingham B72 1TJ	Replace existing timber frame windows to the front and side elevations with double glazed sash UPVC windows.	<i>No objection</i>
2024/05454/PA	177 Tamworth Road Birmingham B75 6DY	Erection of 7.2 metre deep single storey rear extension. Maximum height 3 metres, eaves height 2.6 metres	Objection. Scale, Mass and Overdevelopment - Committee feel that the scale and mass of the proposal is very large and out of keeping with the wider street scene. They would also like to raise concerns about the height of the rear view extension which could block the light of neighbouring properties. Highway Impact - Overdevelopment of the plot could lead to high traffic congestion. Committee respectfully request that the traffic concerns be reviewed.
2024/04405/PA	Land at Brassington Avenue Sutton Coldfield Birmingham B73 6EJ	Application to determine the details of condition numbers 10 (Construction Management Plan) and 11 (Detail of Measures to Prevent Mud on Highway) attached to planning approval 2021/10840/PA.	<i>No objection</i>

2024/04385/PA	70 Honeyborne Road Sutton Coldfield Birmingham B75 6BN	Erection of first-floor rear extension.	<i>No objection</i>
2024/04648/PA	69 Lichfield Road Sutton Coldfield Birmingham B74 2NU	Amendments to exterior through the addition of a new external door for disabled access, including associated works	<i>No objection</i>
2024/04482/PA	14 Midland Drive Sutton Coldfield Birmingham B72 1TU	Application for a proposed lawful development certificate for the demolition of existing dwellinghouse and erection of 2.no semi-detached dwellings with associated parking.	<i>No objection</i>
Application Number	Site Address	Development Description	RSCTC Recommendation
2024/04998/PA	53 Maple Road Sutton Coldfield Birmingham B72 1JP	SINGLE STOREY REAR EXTENSION	<i>No objection</i>
2024/04464/PA	Former Royal Works Coleshill Street Sutton Coldfield Birmingham	Application to determine the details of condition number 6 (Architectural Details) attached to planning approval 2022/00861/PA.	Comment - architectural details did not appear to be available on the application for Committee to review. Committee would like to request an extension to review this application
2024/04493/PA	Bishop Veseys Academy 36 Lichfield Road Sutton Coldfield Birmingham B74 2NH	Application to determine the details for condition number 19. (bird/bat boxes) planning application 2020/06426/PA.	<i>No objection</i>
2024/05589/PA	53 Maple Road Birmingham B72 1JP	Erection of 8 metre deep single storey rear extension. Maximum height 3.8 metres, eaves height 2.4 metres	<i>No objection</i>

2024/05188/PA	Outside 124 Rectory Road Sutton Coldfield B75 7RS	Telecoms License Advisory for the installation of fixed line broadband electronic communications apparatus	<i>No objection</i>
2024/05187/PA	Outside 146 Rectory Road Sutton Coldfield B75 7RS	Telecoms License Advisory for the installation of fixed line broadband electronic communications apparatus	<i>No objection</i>
2024/05195/PA	10M Medium, OS 98 Rectory Road Sutton Coldfield B75 7RS	Telecoms License Advisory for the installation of fixed line broadband electronic communications apparatus	<i>No objection</i>
2024/05189/PA	OS 116 Rectory Road Sutton Coldfield B75 7RS	Telecoms License Advisory for the installation of fixed line broadband electronic communications apparatus	<i>No objection</i>
2024/04886/PA	170 Bedford Road Sutton Coldfield Birmingham B75 6AL	Application to determine the details of condition number/s 6 (External Materials) 7 (Hard & Soft Landscape Details) and 8 (Boundary Treatment Details) attached to planning approval 2023/05980/PA.	<i>No objection</i>

Vesey Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/04317/PA	113 Monmouth Drive Sutton Coldfield Birmingham B73 6JJ	Erection of two storey and single storey rear extensions, first floor side extension and forward porch extension including new roof to existing garage	<i>No objection</i>
2024/05366/PA	197 Station Road Birmingham B73 5LD	Erection of 6 metre deep single storey rear extension. Maximum height 4 metres, eaves height 2.4 metres	<i>No objection</i>
2024/04996/PA	23 Buxton Road Sutton Coldfield Birmingham B73 5RR	Erection of hip to gable extensions and rear dormer extension	<i>No objection</i>

2024/04756/PA	11 Roxburgh Road Sutton Coldfield Birmingham B73 6LD	Proposed change of use of garage into habitable room/office and erection of single storey side extension	<i>No objection</i>
2024/04617/PA	29 Bakers Lane Sutton Coldfield Birmingham B73 6XA	Erection of two storey side and single storey rear extensions	<i>No objection</i>
2024/05588/PA	9 Melrose Avenue Birmingham B73 6NT	Erection of 6 metre deep single storey rear extension. Maximum height 3.9 metres, eaves height 2.7 metres	<i>No objection</i>

Walmley & Minworth Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/05168/PA	80 Plants Brook Road Birmingham B76 1HD	Erection of 6 metre deep single storey rear extension. Maximum height 4 metres, eaves height 3 metres	<i>No objection</i>
2024/04485/PA	1 Ledbury Way Sutton Coldfield Birmingham B76 1EH	Erection of first floor side extension above existing garage to create additional bedroom and ensuite	<i>No objection</i>
2024/04219/PA	Prologis Park Midpoint Unit 4 Midpoint Way Sutton Coldfield Birmingham B76 9EH	Removal of existing canopies, ramps and level access doors to reinstate dock leveller doors, together with associated works	<i>No objection</i>
2024/04552/PA	204 Eachelhurst Road Sutton Coldfield Birmingham B76 1EE	Erection of two storey side and rear extension, single storey rear extension, loft conversion with dormer window to rear and rooflights to front, forward porch and outbuilding to rear.	Comment: Request that a no habitation clause is included as a condition.
2024/05501/PA	18 Orton Avenue Birmingham B76 1JP	Erection of 3.8 metre deep single storey rear extension. Maximum height 3.75 metres, eaves height 2.4 metres	<i>No objection</i>

Wylde Green Ward 6th August - 3rd September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/04319/PA	345 Birmingham Road Wylde Green Sutton Coldfield Birmingham B72 1DP	Erection of single storey front extension, creation of first floor over the existing ground floor footprint and new flat roof to replace existing roof.	<i>No objection</i>
2024/04276/PA	5 Foxford Close Sutton Coldfield Birmingham B72 1YT	Erection of two storey front and side extension and replacement pitched roof to rear.	<i>No objection</i>
2024/04232/PA	29 Vesey Road Sutton Coldfield Birmingham B73 5NP	Application to determine the details for condition number 4 (building and site levels) and condition 5 (external materials and detailing) attached to planning application 2023/05986/pa	<i>No objection</i>
2024/03176/PA	3 Blackwell Road Sutton Coldfield Birmingham B72 1HG	Increase roof height to match rear gable height. Creating two bedrooms spaces on the first floor level.	Objection. Scale, Mass and Overdevelopment - Committee feel that the scale and mass of the proposal is large and out of keeping with the wider street scene. Consequently, Committee respectfully request that the design works be reviewed.
2024/04002/PA	11 Finstall Close Sutton Coldfield Birmingham B72 1HA	Erection of two and single storey front, side and rear extensions and 3.no Juliet balconies to rear elevation.	<i>No objection</i>

2024/03981/PA	38 Salisbury Grove Sutton Coldfield Birmingham B72 1YE	Erection of single storey and first floor side extension.	<i>No objection</i>
2024/04618/PA	99 Wylde Green Road Sutton Coldfield Birmingham B72 1HH	Demolition of existing bungalow and erection of five-bed dwelling with associated works	<i>No objection</i>
2024/04412/PA	58 Wylde Green Road Sutton Coldfield Birmingham B72 1HD	Erection of two-storey and first-floor side extension, and enlargement of dormer to the rear.	<i>No objection</i>

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

(ii) Other Planning Applications for Sutton Coldfield Town Council Area

To consider submitting comments and/or objections on applications for the planning consent registered on the Birmingham City Council Planning Portal after circulation of the agenda and schedules.

Four Oaks Ward 4th - 9th September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/04873/PA	28a Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2RB	Application to vary condition 15 attached to planning permission 2021/07923/PA to permit amendments to approved plans	<i>No objection</i>
2024/05795/PA	99 Russell Bank Road Birmingham B74 4RQ	Erection of 6 metre deep single storey rear extension. Maximum height 3.8 metres, eaves height 2.5 metres	<i>No objection</i>
2024/05174/PA	39 Bennett Road Sutton Coldfield Birmingham B74 4TH	Erection of single storey rear extension, installation of dormers and bay windows to front, roof alterations and extension to porch	<i>No objection</i>

2024/05173/PA	156 Rosemary Hill Road Sutton Coldfield Birmingham B74 4HN	Erection of first floor side extension, single storey rear extension, forward dormer window and forward porch.	<i>No objection</i>
2024/05151/PA	4 Alston Close Sutton Coldfield Birmingham B74 2XZ	Installation of rooflights to side and alterations to rear elevations	<i>No objection</i>

Mere Green Ward 4th - 9th September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/05175/PA	144 Hill Village Road Sutton Coldfield Birmingham B75 5HX	Erection of first floor side extension, alteration to front dormer window, forward porch canopy and conversion of garage to habitable room.	<i>No objection</i>
2024/04950/PA	St James Church 63 Mere Green Road Sutton Coldfield Birmingham B75 5BW	Application to determine the details of condition number 3 (materials) attached to planning approval 2023/06240/PA.	<i>No objection</i>

Trinity Ward 4th - 9th September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/05192/PA	9 Elms Road Sutton Trinity Sutton Coldfield Birmingham B72 1JE	Erection of single storey side/rear extension and dormer window to rear.	<i>No objection</i>
2024/05037/PA	Land at Brassington Avenue Sutton Coldfield Birmingham B73 6EJ	Application to determine the details of condition numbers 14 (hard and soft landscaping) and 16 (landscape management plan) attached to planning approval 2021/10840/PA.	Comment: Committee would like to request an extension to review this application

2024/05006/PA	Land at Brassington Avenue Sutton Coldfield Birmingham B73 6EJ	Application to determine the details of condition number/s 18 (Parking Management Strategy), 19 (Disabled Spaces) and 20 (Staff Travel Plan) attached to planning approval 2021/10840/PA.	Comment: Committee would like to request an extension to review this application
2024/04726/PA	31 Coleshill Street Sutton Coldfield Birmingham B72 1SD	Erection of single storey rear extension	No objection

Walmley & Minworth Ward 4th - 9th September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/05658/PA	73 Springfield Crescent Birmingham B76 2ST	Erection of 4 metre deep single storey rear extension. Maximum height 3.85 metres, eaves height 2.7 metres	No objection
2024/05055/PA	14 Harington Way Sutton Coldfield Birmingham B76 1RG	Erection of two storey front and side and single storey rear extension	No objection
2024/04964/PA	4 Ledbury Way Sutton Coldfield West Midlands B76 1EH	Erection of first floor side and single storey rear extensions.	No objection

Vesey Ward 4th - 9th September 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
2024/03343/PA	29 Church Road Sutton Coldfield Birmingham B73 5RX	Alterations to detached garage and store and retrospective permission for detached outbuilding in rear garden	Comment: Request that a no habitation clause is included as a condition.
2024/05659/PA	7 Gate Lane Birmingham B73 5TR	Application to determine if prior approval is required for a proposed change of use from office (Use Class E) to a dwellinghouse (Use Class C3)	No objection
2024/04983/PA	28 Greenway Drive Sutton Coldfield Birmingham B73 6SF	Erection of two storey forward and side and single storey rear extensions	No objection

Wylde Green Ward 4th - 9th September 2024			
Application Number	Site Address	Development Description	RSCTC Recommendation
2024/05390/PA	18 The Boulevard Sutton New Hall Sutton Coldfield Birmingham B73 5JQ	Non material amendment to Planning Approval 2021/02921/PA for roof alterations and an additional dormer	<i>No objection</i>
2024/04893/PA	1a Highbridge Road Sutton Coldfield Birmingham B73 5QA	Application to determine the details of condition numbers 8 (hard and soft landscaping) and 9 (boundary treatment) attached to planning approval 2023/01927/PA.	<i>No objection</i>

Committee noted applications 2024/05037/PA & 2024/05006/PA regarding travel, car parking and landscaping plans for the land at Brassington Avenue. Committee will be seeking advice on these from professional advisors and have asked for an extension from Birmingham City Council to review them to submit a more detailed response.

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

(iii) Schedule of Planning Applications and Decisions Made

Resolved to note the schedule

(iv) Schedule of Amended Decisions

None

(v) Schedule of Planning Applications Decisions

Eight applications were either approved or refused by BCC, contrary to observations made by Royal Sutton Coldfield Town Council.

Resolved to note the schedule.

41 Date of Next Meeting

Tuesday 1 October 2024, 6pm at The Trinity Centre.

The meeting closed at 7:11pm.

Signed as a correct record:



Signed:

Date: