

Planning and Highways Meeting

Tuesday 1st October 2024

Trinity Centre

6pm

Present

Cllrs Briggs, Hatton, Millichope and Perks

Cllr Cooper attended as a non-voting observer

In Attendance

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

Communications and Events.

42 Apologies for Absence

The CEO reported apologies received from Cllrs D. Allan, L. Allen, Parmar and Roberts

Resolved to accept the apologies received.

43 Declarations of Interest

No declarations of interest received.

44 Minutes of the Previous Meeting

Resolved that the minutes of the meeting of Planning and Highways Committee held on 10th September 2024 be signed as a true record.

45 Matters Arising

No matters were raised.

46 Questions from Members

No questions were received

47 Planning Applications

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

Birmingham City Council has approved additional time for the Town Council to consider its response to Planning Application [2023/04517/PA](#) for the phased delivery of strategic infrastructure at the Langley Sustainable Urban Extension .

The application will be considered by the Town Council at either the 5th November, or 3 December 2024 meeting.

**Four Oaks Ward 9th September - 25th
September 2024**

	Application Number	Site Address	Development Description	RSCTC Recommendation
1	2024/05328/PA	10 Highbury Road Sutton Four Oaks Sutton Coldfield Birmingham B74 4TF	Application to determine the details of condition number 7 (External Materials) attached to planning approval 2023/08556/PA.	No Objection
2	2024/05470/PA	64 Bennett Road Sutton Coldfield Birmingham B74 4TG	Erection of outbuilding to rear	Comment: Request that a no habitation clause is included as a condition.
3	2024/05443/PA	8 Farncote Drive Sutton Coldfield Birmingham B74 4QS	Erection of single storey front extension.	No Objection
4	2024/05299/PA	9A Walsall Road Sutton Coldfield Birmingham B74 4ND	Erection of single storey front extension.	No Objection
5	2024/05285/PA	8 Hawkesford Close Sutton Coldfield Birmingham B74 2TR	Installation of front dormer window	No Objection
6	2024/04699/PA	34 Grounds Road Sutton Coldfield Birmingham B74 4SE	Installation of dormer window to rear	No Objection
7	2024/05211/PA	17 Parkfields Sutton Coldfield Birmingham B74 4GA	Erection of single storey rear and first floor forward extensions, entrance porch extension and Juliet balcony to side.	No Objection
8	2024/04818/PA	2 The Fordrough Four Oaks Sutton Coldfield Birmingham B74 2XS	Erection of 2no. 5-bed detached dwellings with integral garages	Objection

Objection - This represents an undesirable form of backland development which would be out of keeping with and detrimental to the character and amenity of the area. As such it would be contrary to relevant adopted planning policies and would result in significant harm which would far outweigh the limited benefits associated with providing a small number of additional houses.

The access to the site is narrow and unsuitable to serve further development with the highway drawings appearing to show cars being unable to access / exit the new properties without driving on the verges in some manoeuvres. Necessary highway improvement works would be difficult to undertake without detracting from the informal green nature of the lanes.

It should also be noted that apparently some tree clearance has taken place in anticipation of development which is unfortunate and should be taken into account in any Biodiversity Net Gain calculation.

9	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>
10	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>

Mere Green Ward 9th September - 25th September 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
11	2024/05080/PA	52 Hillwood Road Four Oaks Sutton Coldfield Birmingham B75 5QN	Application to determine the details of condition numbers 3 (sample materials), 4 (architectural details), 8 (level details), 9 (earthworks details), 12 (arboricultural method statement), 13 (tree protection), 14 (no-dig specification), 16 (habitat protection plan), 17 (ecological/biodiversity/enhancement measures), 19 (bird/bat boxes) and 21 (drainage scheme) attached to planning approval 2020/10291/PA.	<i>No Objection</i>

12	2024/05296/PA	111 Sherifoot Lane Sutton Coldfield Birmingham B75 5DU	Erection of first floor rear extension, single and first floor single storey rear extension, erection of a new porch and Juliet balcony to existing gable	No Objection
13	2024/05600/PA	376 A Lichfield Road Sutton Four Oaks Sutton Coldfield Birmingham B74 4BH	Application to determine the details of condition number 4 (hard and soft landscape) attached to planning approval 2023/00248/PA.	No Objection
14	2024/05269/PA	1 Pudsey Drive Sutton Coldfield Birmingham B75 5EZ	Proposed single storey porch extension on front of existing dwelling	No Objection

Reddicap Ward 9th September - 25th September 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
	2024/05254/PA	46 Lingard Road Sutton Coldfield Birmingham B75 7EB	Erection of single storey side and rear extension with a part conservatory.	No Objection

Roughley Ward 9th September - 25th September 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
15	2024/05028/PA	176 Tamworth Road Sutton Coldfield Birmingham B75 6DL	Application for a proposed lawful development certificate for the erection of an outbuilding to rear.	Comment: Request that a no habitation clause is included as a condition.
16	2024/05327/PA	39 Ramblers Way Sutton Coldfield Birmingham B75 5DJ	Proposed single storey side extension	No Objection

17	2024/05374/PA	10 Mayall Drive Sutton Coldfield Birmingham B75 5LR	Application for a proposed lawful development certificate for the erection of single storey rear extension.	No Objection
Trinity Ward 9th September - 25th September 2024				
	Application Number	Site Address	Development Description	RSCTC Recommendation
18	2024/05383/PA	19 Allesley Close Sutton Coldfield Birmingham B74 2NF	Application for a Lawful Development Certificate for garage conversion	No Objection
19	2024/05324/PA	Land at Brassington Avenue Sutton Coldfield Birmingham B73 6EJ	Application to determine the details of condition number 7 (Replacement Culvert Scheme) attached to planning approval 2021/10840/PA.	An extension of time has been agreed with Birmingham City Council for Committee to submit their consultation response.
20	2024/05093/PA	Bishop Veseys Academy 36 Lichfield Road Sutton Trinity Sutton Coldfield Birmingham B74 2NH	Application to determine the details of condition number/s 12 (External Materials) & 14 (Architectural Details) attached to planning approval 2020/06426/PA.	No Objection
21	2024/06083/PA	106 Coles Lane Birmingham B72 1NL	Erection of 4.5-metre-deep single storey rear extension. Maximum height 3 metres, eaves height 2.75 metres	No Objection
22	2024/06051/PA	111 Ebrook Road Birmingham B72 1NU	Erection of 6-metre-deep single storey rear extension. Maximum height 3 metres, eaves height 3.2 metres	No Objection
23	2024/05221/PA	18 Tudor Hill Sutton Coldfield Birmingham B73 6BH	Application to determine the details of condition number 3 (materials) attached to planning approval 2024/00912/PA.	No Objection
24	2024/05703/PA	29 Maney Corner Sutton Coldfield Birmingham B72 1QL	Application to determine the details for condition number 8 (sample materials)	No Objection

			attached to approval 2022/00122/PA	
25	2024/05464/PA	Capital House 39 Anchorage Road Sutton Coldfield B74 2PJ	Change of use from offices (Class E) to police station (Sui Generis)	Objection
Objection -The intensification of police related activity extending outside of normal office hours adjacent to residential properties along the Anchorage Road frontage would be detrimental to the character and amenity of the area and contrary to relevant adopted policies to protect such areas. The Town Council is also concerned about the apparent dependency on the parking area to the rear of the site (outside the red line boundary) for staff and operational parking and the mechanism for ensuring this area remains available in the event that planning consent is granted and following the intended closure and disposal of the main police station.				
26	2024/03948/PA	43-45 South Parade Sutton Coldfield Birmingham B72 1QU	Demolition of existing semi-detached dwellings and erection of a building comprising 10no. apartments (Use Class C3)	Objection
Objection - There are concerns given the much more extensive plot coverage and scale of the development that it could have an overbearing impact and be detrimental to the amenity of the adjoining houses 39-41 South Parade. Taken together with the very limited on-site amenity space and parking to serve the number and types of units proposed this could constitute over-development of the site.				
27	2024/05191/PA	50 Gracechurch Shopping Centre Parade Sutton Trinity Sutton Coldfield Birmingham B72 1PD	Replacement shopfront to retail units	<i>No Objection</i>
28	2024/04841/PA	29 Maney Corner Sutton Coldfield Birmingham B72 1QL	Replacement of existing adverts with various illuminated advertisements	<i>No Objection</i>
Vesey Ward 9th September - 25th September 2024				
	Application Number	Site Address	Development Description	RSCTC Recommendation

29	2024/05788/PA	76 The Greenway Sutton Coldfield Birmingham B73 6SG	Erection of single storey rear extension.	No Objection
30	2024/05445/PA	51 New Church Road Sutton Coldfield Birmingham B73 5RP	Erection of single storey rear, side and front extensions	No Objection
31	2023/05412/PA	87a Chester Road Sutton Coldfield Birmingham B73 5BA	Change of use of second floor from residential (Use Class C3) to hair and beauty salon (Use Class E)	No Objection
32	2024/05234/PA	153 Chester Road Sutton Vesey Sutton Coldfield Birmingham B73 5BB	Erection of conservatory to rear	No Objection
33	2024/05182/PA	43 Elizabeth Road Sutton Vesey Sutton Coldfield Birmingham B73 5AR	Erection of two storey rear and single storey rear extensions and 2No. Juliet balconies to rear.	No Objection
Walmley & Minworth Ward 9th September - 25th September 2024				
	Application Number	Site Address	Development Description	RSCTC Recommendation
34	2024/05885/PA	DC6 Midpoint Way Prologis Park Midpoint Sutton Coldfield B76 9EH	Nonmaterial amendment to Planning Approval 2021/07832/PA for the addition of windows and relocation of door on eastern elevation	No Objection
35	2024/04378/PA	21 New Leasow Sutton Coldfield Birmingham B76 1YL	Erection of single storey rear extension and garage conversion to habitable room.	No Objection
36	2024/05457/PA	DC6 Midpoint Way Prologis Park Midpoint Sutton Coldfield Birmingham B76 9EH	Application to determine the details of condition number 6 (BREEAM) attached to planning approval 2021/07832/PA.	No Objection

37	2023/04517/PA	Langley Sustainable Urban Extension Lindridge Road/Springfield Road/Webster Way Sutton Coldfield Birmingham B76	Full planning application for the phased delivery of strategic infrastructure at the allocated Langley Sustainable Urban Extension in Sutton Coldfield. Works to include: the demolition of Langley Park House buildings to the east of Langley Hall, Springfield Farm buildings, Langley Gorse Farm buildings, and barn to the south of Fox Hollies House; diversion or alteration of overhead lines; site clearance / remediation works and engineering earthworks to remodel site levels; provision of utilities infrastructure including substations; the creation of an internal primary and secondary highway network with connections to the surrounding highway; internal cycle and pedestrian network; strategic green infrastructure comprising formal and informal open space, amenity space, and play areas; the stopping up / diversion of the existing public highway and public rights of way, and the creation of new routes; strategic sustainable drainage system; the realignment of the Langley Brook and the creation of a new linear park; and the creation of acoustic mitigation along the eastern boundary with the A38	<i>An extension of time has been agreed with Birmingham City Council for Committee to submit their consultation response.</i>
Wylde Green Ward 9th September - 25th September 2024				
	Application Number	Site Address	Development Description	RSCTC Recommendation
37	2024/05821/PA	180 Maney Hill Road Sutton Coldfield Birmingham B72 1JW	Erection of two and single storey rear extension with the addition of first floor balcony, first floor side	<i>No Objection</i>

			extension and porch extension.	
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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 25th September - 1st October 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
1	2024/06000/PA	188 Walsall Road Sutton Four Oaks Sutton Coldfield B74 4RH	Nonmaterial amendment to Planning Approval 2024/03735/PA for addition of 2 no. rooflights	<i>No Objection</i>

Trinity Ward 25th September - 1st October 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
2	2024/05573/PA	59 Honeyborne Road Sutton Coldfield Birmingham B75 6BN	Application to determine the details for condition number 4 (sample materials) attached to approval 2020/04995/PA	<i>No Objection</i>
3	2024/05611/PA	Toby Carvery (formerly Park House) Sutton Park Sutton Coldfield Birmingham B74 2YT	Application to determine the details of condition number 4 (extraction a dodour control details) attached to planning approval 2023/08706/PA.	<i>No Objection</i>

4	2024/05381/PA	Land at Brassington Avenue Birmingham Sutton Coldfield	Variation of condition 2 (approved plans) attached to previous application 2021/10840/pa for a revised layout including removal of retaining structure, changes to parking layout and landscaping	An extension of time has been agreed with Birmingham City Council for Committee to submit their consultation response.
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Resolved to forward the Committee's recommendations to Birmingham City Council.

(iii) Schedule of Planning Applications and Decisions Made

None to date to report.

(iv) Schedule of Amended Decisions

None to date to report.

(v) Schedule of Planning Applications Decisions

Seven applications were either approved or refused by Birmingham City Council, contrary to observations made by Royal Sutton Coldfield Town Council.

Resolved to note the schedule.

41 Date of Next Meeting

Tuesday 5th November 2024, 6pm at The Trinity Centre.

The meeting closed at 6.36pm.

Signed as a correct record:

Signed:

Date: