

Planning and Highways Meeting
Tuesday 04 June 2024
Trinity Centre
6pm

Present

Cllrs L. Allen, Briggs, Hatton, Millichope, Perks, Roberts and Cllr Cooper substituting for Cllr D. Allan.

In Attendance

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

No members of the press or public were in attendance.

1 Election of Chairman

The CEO asked for nominations from Committee members.

Resolved that Cllr Tony Briggs be elected as Chairman of the planning and highways Committee.

2 Election of Deputy Chairman

The Chairman asked for nominations from Committee members.

Resolved that Cllr Amy Millichope be elected as Deputy Chairman of the planning and highways Committee.

3 Apologies for Absence

The CEO reported apologies received from Cllrs Allan and Parmar. For this meeting Cllr Cooper will be substituting for Cllr D. Allan with voting rights.

Resolved to note the apologies received

4 Declarations of Interest

Cllr Tony Briggs declared an interest in item 40 on the planning applications document on the grounds of being a board member for the Sutton Coldfield Rugby Football Club.

5 Minutes of the Previous Meeting

Resolved that the minutes of the meeting of Planning and Highways Committee held on 30th April 2024 be signed as a true record.

6 Matters Arising

The CEO reported that the Aldi application **2021/10840/PA** was approved by Birmingham City Council on Monday 3rd June 2024.

Although members welcome this long-awaited investment in the town centre and the provision of a new improved food store there are concerns about details, in terms of landscaping and boundary treatment which have also been picked up via planning conditions (14 and 15), with explicit reference to the need to screen the service yard. Committee felt that before these conditions are discharged there needs to be assurance that details are of suitable quality. Committee remain concerned about the form and function of the proposed public space adjacent to Brassington Avenue as previously expressed.

The CEO reported that 2024/01357/PA, which is listed on the planning applications schedule under agenda item 8i, had been approved by Birmingham City Council (BCC) on Wednesday 24th April 2024.

7 Questions from Members

Cllr John Perks asked why planning application 2024/02308/PA did not appear on the agenda for Committee consideration.

The CEO responded that there is a 21-day notice period for Statutory Consultees and any member of the public to make comments from when an application is registered on BCC's planning portal. As Committee meets monthly, some applications exceed this 21-day consultation period. BCC is prepared to receive objections after this period, but some applications have had a decision made, before Committee is due to meet. The planning application for 4 Forge Croft was registered on 2 May 2024 and would have ordinarily appeared for consideration on the agenda but was not included due to a decision already being made by BCC before the agenda was circulated. The Town Council, as a Statutory Consultee, have raised the issue with BCC to see if a notification process can be built into the planning system. In the meantime, any applications that fall into this category will be included on the agenda for Committee.

8 Planning Applications

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

1st April – 24th April 2024

Four Oaks Ward 25th April - 28th May 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
1	<u>2024/01901/PA</u>	The Four Oaks Ph 62 Belwell Lane Four Oaks Sutton Coldfield Birmingham B74 4TR	Erection of new pergola structure to side elevation	No objection

2	<u>2024/02198/PA</u>	104 Four Oaks Common Road Sutton Coldfield Birmingham B74 4NN	Erection of two storey side and single storey rear extension, loft conversion with associated dormer window to rear and rooflights to front.	No objection
3	<u>2024/02443/PA</u>	3 Oaklands Road Sutton Coldfield Birmingham B74 2TB	Erection of single storey rear and first floor rear extension.	No objection
4	<u>2024/02369/PA</u>	10 Waters Drive Sutton Coldfield Birmingham B74 4TQ	Erection of two storey side, rear and front extensions, increase in roof height with new gable features to front and rear and Juliette balconies to rear.	No objection
5	<u>2024/02247/PA</u>	42 Irnham Road Sutton Coldfield Birmingham B74 2TQ	Erection of single storey rear extension.	No objection
6	<u>2024/02220/PA</u>	168 Walsall Road Four Oaks Sutton Coldfield Birmingham B74 4RH	Erection of detached outbuilding to the rear, widening of existing footway crossing to the front and installation of new gate and door to the front, replacement of existing boundary fencing with new timber fencing, new gate to the side and alterations to external design of dwellinghouse	Comment: Request that a no habitation clause is included as a condition.

7	<u>2024/02282/PA</u>	45 Wyvern Road Sutton Coldfield Birmingham B74 2PS	Erection of single storey rear extension, installation 1 No. Juliette balcony and new chimney to the rear, and alterations to existing rear dormer windows.	No objection
8	<u>2024/02192/PA</u>	18 Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2RE	Application for a lawful development certificate for a proposed single storey rear extension	No objection
9	<u>4/02166/PA</u>	68 Rosemary Hill Road Sutton Coldfield Birmingham B74 4HJ	Demolition of existing dormer bungalow and erection of replacement dwelling, detached garage and front gates	No objection
10	<u>2024/02267/PA</u>	29 Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2RE	Loft conversion with associated dormer window to front/side of gable roof and rooflight to the side.	No objection

Mere Green Ward 25th April - 28th May 2024

11	<u>023/07775/PA</u>	Mills Court - Apartment 40 263 Lichfield Road Mere Green Sutton Coldfield Birmingham B74 2XH	Conversion of managers flat into a sheltered apartment as part of the existing sheltered apartments for elderly residents	No objection
12	<u>2024/02502/PA</u>	16 Sherifoot Lane Sutton Coldfield Birmingham B75 5DR	Erection of single storey rear and first floor side extensions	No objection
13	<u>2024/02455/PA</u>	105 Mere Green Road Sutton Coldfield Birmingham B75 5BY	Erection and replacement of single storey rear extension.	No objection

14	2024/02280/PA	Hill West Junior and Infant School Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4LD	Application to determine the details for condition number 9. (contamination remediation scheme) and 10. (contaminated land verification report) attached to planning application 2023/05774/PA.	No objection
15	2024/01514/PA	14 Weymouth Drive Four Oaks Sutton Coldfield Birmingham B74 4LF	Erection of single storey rear extension.	No objection
16	2024/02222/PA	Hill West Junior and Infant School Clarence Road Four Oaks Sutton Coldfield Birmingham B74 4LD	**AMENDMENT TO ORIGINAL APPLICATION NUMBER BELOW** Application to determine the details for condition numbers 6. (extraction and odour control details) 8. (construction method statement/management plan) 19. (Temporary construction compound) 20. (Playing field maintenance) 22. (Tree Protection MUGA root damage) 26. (bird/bat boxes) 27. (CEcMP condition) and 28. (LEMP Condition) attached to planning application 2023/05774/PA.	No objection

Reddicap Ward 25th April - 28th May 2024

Application Number	Site Address	Development Description	RSCTC Recommendation
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17	2024/02507/PA	14 Herringshaw Croft Sutton Coldfield Birmingham B76 1HT	Erection of single storey rear extension	No objection
18	2024/02407/PA	180 Reddicap Heath Road Sutton Coldfield Birmingham B75 7ET	Erection of two storey and single storey rear extensions including Juliette balcony to rear, and a roof canopy feature to the front.	No objection
19	2024/03115/PA	Pavement opposite 21 Churchill Road Sutton Coldfield Birmingham B75 7LD	Application for a prior notification for the installation of 17.5m M-Range V2 pole with 6no. antennas, 1no. 300mm transmission dish, 3no. equipment cabinets, 1no. meter cabinet and ancillary development	No objection
20	24/02714/PA	231 Rectory Road Birmingham B75 7SA	Erection of 5 metre deep single storey rear extension. Maximum height 3.2 metres, eaves height 3 metres	No objection

Roughley Ward 25th April - 28th May 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
21	2024/01889/PA	78 Whitehouse Common Road Land at side Sutton Coldfield Birmingham B75 6HB	Erection of a two storey detached dwelling house (Use Class C3) with associated access, parking and boundary fencing	No objection

22	2024/02519/PA	109 Moor Hall Drive Sutton Coldfield Birmingham B75 6LS	Outline planning application for the erection of 1no. dwelling house with all matters reserved	No objection
23	2024/02909/PA	10 Mayall Drive Birmingham B75 5LR	Erection of 4 metre deep single storey rear extension. Maximum height 3.77 metres, eaves height 2.67 metres	No objection
24	2024/02807/PA	42 Grange Lane Sutton Coldfield Birmingham B75 5JX	Erection of 6 metre deep single storey rear extension. Maximum height 3.5 metres. Eaves height 3 metres.	No objection

Trinity Ward 25th April - 28th May 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
25	024/02073/PA	Bishop Vesey's Grammar School Lichfield Road Sutton Coldfield Birmingham B74 2NH	Retention of existing two storey portable building to provide classroom facilities	No objection
26	024/00209/PA	Land adjacent to 55 Upper Holland Road Sutton Coldfield Birmingham B72 1SU	Erection of 1no. dwelling house (Use Class C3) with associated access, parking and landscaping	Objection: Highway Impact - Loss of corner plot could lead to high traffic congestion. Scale, Mass and Overdevelopment - Overdevelopment of a corner plot.

27	024/02564/PA	41 Tudor Hill Sutton Coldfield Birmingham B73 6BE	Erection of two storey front extension and two storey rear extension with dormer window, new gable roof with no3. dormer windows, new roof over existing garage and internal changes.	Objection: Committee feel that the scale and mass of the long dormer is of poor design quality and out of keeping with the wider street scene. Consequently, Committee respectfully request that the design works of the dormer be reviewed, with the consideration of separating them.
28	2024/02562/PA	14 Catherine Drive Sutton Coldfield Birmingham B73 6AX	Changes to front dormer windows, forward porch extension and alterations to front elevation.	No objection
29	2024/02555/PA	Bishop Veseys Academy 36 Lichfield Road Sutton Coldfield Birmingham B74 2NH	Application to determine the details for condition numbers 5. (contamination remediation scheme) 10. (earthworks details) and 13. (level details) attached to planning application 2020/06426/PA	No objection

Vesey Ward 25th April - 28th May 2024

	Application Number	Site Address	Development Description	RSCTC Recommendation
30	2024/02315/PA	28 Greenway Drive Sutton Coldfield Birmingham B73 6SF	Erection of two storey forward and side extension, single storey side extension and dormer window to the front.	No objection
31	2024/02232/PA	41 Denholm Road Sutton Coldfield Birmingham B73 6PN	Erection of single storey rear and first floor extension side extensions.	No objection

32	2024/01847/PA	9 Banners Gate Road Sutton Coldfield Birmingham B73 6TY	Demolition of existing garage and erection of detached dwellinghouse	Objection: Highway Impact - The proposed dwelling is situated on a busy junction between George Fredrick Road and Longmoor Road near to a primary school.
33	2024/01777/PA	4 Coppice View Road Sutton Coldfield Birmingham B73 6UE	Erection of single storey rear and first floor rear extensions	No objection
34	2024/02611/PA	414 Chester Road North Sutton Coldfield Birmingham B73 6RG	Application to determine the details for condition numbers 3. (noise insulation scheme) and 6. (cycle storage details) attached to planning application 2023/07454/PA	No objection
35	2024/03143/PA	8 Coppice View Road Birmingham B73 6UE	Erection of 6 metre deep single storey rear extension. Maximum height 3 metres, eaves height 3 metres	No objection
36	2024/03046/PA	363 Chester Road Birmingham B73 5BL	Erection of 4.31 metre deep single storey rear extension. Maximum height 2.55 metres, eaves height 2.32 metres	No objection
37	2024/02998/PA	8 Western Road Sutton Coldfield Birmingham B73 5SP	Non material amendment to Planning Approval 2023/08517/PA for replacement of rear window with double Doors and Juliet balcony and removal of window to front	No objection
Walmley & Minworth Ward 25th April - 28th May 2024				

38	2024/02016/PA	59 Walmley Road Sutton Coldfield Birmingham B76 2QJ	Erection of first floor front/side extension, single storey front porch extension and loft conversion with rooflights to front and rear elevations.	No objection
39	2024/02504/PA	11 Hurst Green Road Sutton Coldfield Birmingham B76 9AP	Erection of first floor side and rear extension, addition of pitched roof over rear flat roof, dormer widow to rear elevation and partial garage conversion.	No objection
40	024/02475/PA	Sutton Coldfield Recreational Trust Sports Ground Sutton Coldfield Rugby Football Club 160 Walmley Road Sutton Coldfield Birmingham B76 2QA	Erection of single storey flat roof extension to front elevation of existing rugby club building forming community room and larger entrance hall	No objection
41	2024/02418/PA	21 Argus Close Sutton Coldfield Birmingham B76 2TG	Erection of single storey side extension and garage conversion to habitable room.	No objection
42	2024/02488/PA	11 Whitehead Drive Sutton Coldfield Birmingham B76 9AN	Erection of single storey side and rear extension	No objection
43	2024/02996/PA	Webster Way Opposite 8 The Haybarn Sutton Coldfield Birmingham B76 1DE	Application for a prior notification for the installation of a 20m high telecommunication s mast with associated 6no. antennas, 1no. dish, 3no. equipment cabinets, 1no. meter cabinet and ancillary development works	No objection

44	2024/02769/PA	Prologis Park Midpoint Midpoint Way Sutton Coldfield B76 9EH	Notification for Prior Approval for the installation of rooftop Solar PV solar panels	No objection
Wylde Green Ward 25th April - 28th May 2024				
45	2024/02392/PA	38 Salisbury Grove Sutton Coldfield Birmingham B72 1YE	Erection of single storey sides and first floor side extensions.	No objection
46	2024/02376/PA	170 Green Lanes Sutton Coldfield Birmingham B73 5LX	Erection of single storey side and first floor rear extension, addition of rooflight to rear and internal alterations.	No objection
47	2024/02348/PA	25 Beech Hill Road Sutton Coldfield Birmingham B72 1BY	Changes to front elevation including dormer windows, internal roof terrace, new full height glazed entrance bay, replacement windows and ground floor bay window, solar roof lights and full lime render to all elevations, rear loft terrace balcony and erection of detached outbuilding to rear.	Objection: Committee would like to raise concerns about the rear loft terrace balcony which could impact on the privacy of neighbouring properties. Would agree to the condition if privacy concerns addressed. Committee would also request that a no habitation clause on the outbuilding is included as a condition.
48	2024/02260/PA	115 Pilkington Avenue Sutton Coldfield Birmingham B72 1LQ	Erection of single storey rear extension.	No objection
49	2024/02020/PA	14 Boulton Road Sutton Coldfield Birmingham B72 1DW	Retrospective application for the demolition of existing dwelling and erection of a new dwellinghouse and rear outbuilding	No objection

50	2024/02566/PA	137 Birmingham Road Sutton Coldfield Birmingham B72 1LX	Erection of two storey front, side and rear extensions, loft conversion with no.2 dormer windows to rear elevation.	No objection
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Resolved to forward the Committee's recommendations to Birmingham City Council.

(ii) Schedule of Amended Decisions

None.

(iii) Schedule of Planning Applications Decisions

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

Resolved that Committee note the decisions.

9 Date of Next Meeting

Tuesday 2nd July 2024, 6pm at The Trinity Centre.

The CEO proposed an additional Planning and Highways meeting on 16th of July 2024 to discuss any additional business other than routine applications.

Resolved to schedule an additional Committee meeting on Tuesday 16th July at 6pm.

The meeting closed at 7:17pm.

Signed as a correct record:

Signed:

Date: