

Planning and Highways Meeting
Wednesday 10 January 2024
Trinity Centre
6pm

Present

Cllrs Briggs, Cooper (substituting for Cllr D. Allan), Hatton, Millichope (Chairman), and Perks.

In Attendance

Olive O'Sullivan, CEO and Natalia Gorman, Projects Officer.
Claire Edwards, Head of Project Delivery.

Two residents were in attendance.

The Chairman invited Tony Whitehead to speak.

Tony, a representative from Our Town campaign group spoke in support of the advisory note prepared by Town Council consultants for the amended plans at Land at Brassington and 14 Queen Street. Tony suggested an independent design review and the introduction of design codes via the Town Centre Regeneration Partnership, which could be fed into Birmingham City Council's pre application discussions with developers and suggested a review and expansion of designated Conservation Areas in the Royal Town.

The CEO responded advising that an independent design review had been raised with Birmingham City Council, however BCC felt this was not necessary. On a more positive note, the progression of a design code could potentially gain more traction in the short term and would be discussed at an upcoming review meeting of officers of the Town and City Councils.

The CEO advised the theory and relevance of expanding Conservation Areas in the town could also be looked at and officers would be happy to meet with Our Town representatives to discuss this idea further.

Regarding planning application 2023/07462/PA Land at Lindridge, Tony stated that Our Town feel the design and appearance for affordable housing was bland and repetitive and would prefer to see materials used that reflect the local area.

59 Apologies for Absence

The CEO reported apologies from Cllrs D. Allan, L. Allen, Parmar and Roberts. Under item 4(v) of the Town Council Standing Orders, the CEO advised Committee that for this meeting Cllr Cooper would be substituting, with voting rights, for Cllr D Allan.

Resolved to note the apologies.

60 Declarations of Interest

None.

61 Exclusion of the Press and Public

Resolved that due to the confidential nature of the business of item 68, under the Public Bodies (Admission to Meetings) Act 1960 s3, members of the public and press will be excluded during discussion of this item.

62 Minutes of the Previous Meeting

Resolved that the minutes of the meeting of Planning & Highways Committee Meeting held on Tuesday 5th December 2023 be signed as a true record of the meeting.

63 Matters Arising

None.

64 Questions from Members

None.

65 Planning Application 2023/07462/PA, Land at Lindridge Drive

The Chairman thanked Town Council consultants Andrew Tucker and Keith Neill-Smith for preparing an advisory note for this application.

Resolved to support concerns raised in the advisory report and note that:

- (i) Whilst acknowledging the site configuration is quite challenging the choice to create what is effectively a continuous run of semi-detached houses is bland, uninspiring and does not meet relevant planning policy tests in relation to design quality. House types should be more varied including possibly some terraced and single-storey properties with a wider variety of materials and styles;
- (ii) Details provided in terms of the type / tenure of affordable housing proposed are vague or non-existent and there is no apparent involvement of a registered housing provider. Given the applicants place great emphasis in the supporting documentation that the proposal is for exclusively affordable housing to help meet an acute need further clarification should be sought on this aspect;
- (iii) The site currently only shows one entrance which is at the eastern end. As the site directly adjoins a road on its western end, a pedestrian and cycle link at this point would significantly improve its integration into the adjoining areas and support sustainable transport objectives;
- (iv) The strip of land within the site along the long south-eastern boundary between the access road and existing rear gardens should be suitably landscaped with shrub and hedge planting to provide benefits both in terms of visual amenity and local ecology;
- (v) There are three existing trees on the south-western boundary of the site. One of them, on the edge adjoining the roundabout, appears to be of visual significance. All

three appear to be shown as being removed, even though some do not appear to be within the site. This should be the subject of further clarification and explanation.

66 Planning Applications

(i) Schedules of Planning Applications for Sutton Coldfield Town Council Area Four Oaks Ward 30th November 2023 - 3rd January 2024

Application Number	Site Address	Development Description	SCTC Recommendation
2023/08626/PA	6 The Moorlands Sutton Coldfield Birmingham B74 2RF	Erection of single storey side extensions, porch canopy, rendering and replacement windows.	No Objection
2023/08640/PA	6 Beaconsfield Road Four Oaks Sutton Coldfield Birmingham B74 2NX	Installation of gates to vehicular entrances at front	Objection. It appears from the design that the proposed gates are not set back far enough and therefore may cause an obstruction to the highway.
2023/08023/PA	129 Lichfield Road Four Oaks Sutton Coldfield Birmingham B74 2RX	Erection of first floor side and single storey rear extensions and external alterations to front and rear elevations to create a new dwellinghouse (Use Class C3)	Objection. Committee feel that the design is out of keeping with the street scene.
2023/08178/PA	100 Four Oaks Common Road Sutton Coldfield Birmingham B74 4NN	Erection of first floor side extension.	No Objection
2023/07663/PA	43 Knighton Road Four Oaks Sutton Coldfield Birmingham B74 4NX	Application to determine the details for condition 10 (scheme for ecological/biodiversity/enhancement measures) attached to planning approval 2021/05856/PA	No Objection
2023/08251/PA	28a Hartopp Road Four Oaks Sutton Coldfield	Application for a minor material amendment to planning approval 2021/07923/PA for the construction	No Objection

	Birmingham B74 2RB	of pavilion and installation of solar panels	
2023/08235/PA	Four Oaks Tennis Club Hartopp Road Four Oaks Sutton Coldfield Birmingham B74 2QR	Installation of 2no. uncovered padel tennis courts with 8no. 6m high floodlights and use up to 9pm daily	No Objection
2022/08818/PA	2a Streetly Lane Sutton Coldfield Birmingham B74 4TT	Demolition of existing bungalow and erection of 2no. two storey dwellinghouses with associated parking, amenity space and new access.	Objection. Committee are concerned that due to the size of both proposed properties, there could be a highway impact. Committee also feel that this is overdevelopment and out of keeping.
2023/08162/PA	22 Belwell Lane Sutton Coldfield Birmingham B74 4AL	Erection of two storey side and single storey rear extension	No Objection
2023/08091/PA	14 Hartopp Road Four Oaks Sutton Coldfield B74 2RQ	Erection of forward porch and associated amendments to the front	No Objection
2023/08075/PA	44 Rosemary Hill Road Sutton Coldfield Birmingham B74 4HJ	Erection of single storey rear and side extensions to house and garage, erection of gates and fence to front and alterations to front elevation	Objection on the grounds of overdevelopment of the site.
2023/08105/PA	150a Blackberry Lane Sutton Coldfield Birmingham B74 4JJ	Erection of first floor extension to form habitable living space at first floor level including changes to roof design and height, render finish, erection of single storey side extension and front porch canopy with supporting pillars	Objection. Committee raised concerns over the increased roof height and feel that the extra height will be out of keeping with the street scene.
2023/07420/PA	2 Hayward Road Four Oaks Sutton Coldfield West Midlands B75 6SG	Erection of single storey rear extension	No Objection

2023/08017/PA	8 Alston Close Sutton Coldfield Birmingham B74 2XZ	Erection of single storey rear extension and installation of first floor dormer windows to side and rear elevations.	No Objection
2023/07997/PA	43 Knighton Road Four Oaks Sutton Coldfield B74 4NX	Installation of gates and boundary wall to the front.	Objection. It appears from the design that the proposed gates are not set back far enough and therefore may cause an obstruction to the highway particularly as there is a school within the vicinity.
2023/07988/PA	4 The Fordrough Four Oaks Sutton Coldfield Birmingham B74 2XS	Erection of two storey side, front and rear extensions.	Objection. Committee feel that the scale and mass of the building is out of keeping and are concerned the 45 degree code may be in breach and respectfully request a site visit before a decision is reached.
2023/07959/PA	27 Oaklands Road Sutton Coldfield Birmingham B74 2TB	Erection of single and two storey side and rear extension	No Objection
Mere Green Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/08594/PA	Hill Village Road Sutton Coldfield Transmitting Station Sutton Coldfield Birmingham B75 5JJ	Telecoms License Advisory for the installation of telecommunications apparatus with associated ancillary development works	No Objection

2023/08412/PA	17 Saxton Drive Sutton Coldfield Birmingham B74 4XZ	Erection of single storey rear extension.	No Objection
2023/08409/PA	38 Cremorne Road Sutton Coldfield Birmingham B75 5AQ	Erection of ground and first floor rear extension, installation of new window to first floor rear, alterations to existing windows to rear and porch extension to the front.	No Objection
2023/08406/PA	241 Clarence Road Birmingham B74 4LP	Erection of 4.050 metre deep single storey rear extension. Maximum height 3.573 metres, eaves height 2.475 metres	No Objection
2023/08274/PA	262 Lichfield Road Mere Green Sutton Coldfield Birmingham B74 2UH	Application to determine the details of condition numbers 10. (cycle storage details) 11. (boundary treatment details) 12. (hard and/or soft landscape details) 13. (ecological/biodiversity/enhancement measures) and 14. (bird/bat boxes) attached to planning application 2020/10187/PA.	No Objection
2023/08148/PA	9 Ridgewood Drive Sutton Coldfield Birmingham B75 6TR	Erection of three storey side and single storey front extension	Objection on the grounds of overdevelopment of the site.
2023/08126/PA	Atlas House 4-6 Belwell Lane Sutton Coldfield Birmingham B74 4AA	Application to determine the details for condition number 21 (cycle storage) attached to approval 2021/08720/PA	No Objection
2023/08121/PA	33 Bickley Avenue Four Oaks Sutton Coldfield Birmingham B74 4DY	Installation of dormer window to the front.	No Objection
2023/08022/PA	Atlas House 4-6 Belwell Lane Sutton Coldfield Birmingham B74 4AA	Application to determine the details for condition numbers 26. (hard surfacing materials) and 28. (sample materials) attached to approval 2021/08720/PA.	No Objection

Reddicap Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/08098/PA	395 Walmley Road Sutton Coldfield Birmingham B76 1PB	Erection of single storey side and rear extension	No Objection
2023/08370/PA	Land adjacent 29 Reddicap Hill and rear of 25-27 Reddicap Hill Sutton Coldfield B75 7BQ	Application to determine the details for condition number 3 (prior submission of a contamination remediation scheme) attached to planning approval 2023/05227/PA.	No Objection
2023/08355/PA	17 Mills Avenue Sutton Coldfield Birmingham B76 1FW	Erection of two storey rear, first floor side and single storey front extensions.	Objection on the grounds of overdevelopment of the site particularly as the proposal is close to neighbouring properties.
2023/08106/PA	28 Coleshill Road Sutton Coldfield Birmingham B75 7BA	Erection of single storey side/rear extension	No Objection
Roughley Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/08519/PA	28 Heath Close Sutton Coldfield Birmingham B75 7JP	Application for a Lawful Development Certificate for a proposed single storey rear extension.	21/12/2023
2023/08495/PA	5 Bradwell Croft Sutton Coldfield Birmingham B75 5TQ	Erection of single storey rear extension.	No Objection

2023/08425/PA	4 Brockhurst Road Four Oaks Sutton Coldfield Birmingham B75 6NL	Erection of two storey front and side extensions, single storey rear and side extension and loft conversion with dormer window to rear and rooflights to front.	No Objection
2023/08275/PA	40 Bedford Drive Sutton Coldfield Birmingham B75 6AU	Erection of first floor front and side and single storey rear extensions, two single storey side extensions and alterations to external front including porch	No Objection
2023/08283/PA	20 Slade Road Sutton Coldfield Birmingham B75 5PG	Erection of two storey side and single storey rear extensions	No Objection
2023/08156/PA	Land to the rear of 31 Barnard Road Sutton Coldfield Birmingham B75 6AP	Erection of a bungalow (Use Class C3) with associated access and parking	Objection. This application was considered alongside 2023/08104/PA. Committee feel that both proposals are out of keeping with the street scene.
2023/08104/PA	31 Barnard Road Sutton Coldfield Birmingham B75 6AP	Erection of single storey front and two storey side and rear extensions.	Objection. This application was considered alongside 2023/08156/PA. Committee feel that both proposals are out of keeping with the street scene.
2023/07626/PA	175 Whitehouse Common Road Sutton Coldfield B75 6DU	Erection of single and two storey rear extension with rooflight.	No Objection
2023/08245/PA	Land at Kingston Road and Rectory Road Sutton Coldfield Birmingham B75 7NY	Application for a non-material amendment to planning approval 2021/09993/PA to amend the approved house types and bricks	No Objection
2023/08139/PA	16 Bodicote Grove Sutton Coldfield Birmingham B75 5TG	Erection of first floor side extension	No Objection

2023/08049/PA	29 Moor Hall Drive Sutton Coldfield Birmingham B75 6LP	Application to determine part of the details of condition number 4 (materials) and determine condition 5 (archaeological works) attached to Planning Application 2023/06104/PA	No Objection
2023/07933/PA	Cozicot Weeford Road Four Oaks Sutton Coldfield Birmingham B75 5RF	Erection of single storey rear extension and installation of 2no. dormer windows to front	No Objection
Trinity Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/08683/PA	5 Midland Drive Sutton Coldfield Birmingham B72 1TU	Erection of two and single storey rear extension.	No Objection
2023/08184/PA	10-10b Beeches Walk Sutton Coldfield Birmingham B73 6HN	Erection of ground floor rear extension to funeral parlour and extensions to existing retail unit to the front and side and extension to the first-floor side and rear to create 2no. 1-bedroom apartments and 1no. 1-bedroom apartment in the loft space	No Objection
2023/08411/PA	13 Driffold Land at side of Sutton Coldfield Birmingham B73 6HE	Erection of a two storey detached dwelling house (Use Class C3) with associated detached garage, access, parking and landscaping	No Objection
2023/08371/PA	1 High Street Sutton Coldfield Birmingham B72 1XH	Listed building consent for conversion of existing building to 5 no. apartments (Use Class C3) and erection of single storey side extension with associated internal alterations	No Objection
2023/08369/PA	1 High Street Sutton Coldfield Birmingham B72 1XH	Conversion of existing building to 5 no. apartments (Use Class C3) and erection of single storey side extension with associated internal alterations	No Objection

2023/08102/PA	2 Beeches Walk Sutton Coldfield Birmingham B73 6HN	Erection of single storey rear extension.	No Objection
Vesey Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/08629/PA	453 Jockey Road Sutton Coldfield Birmingham B73 5DE	Erection of single storey rear extension.	No Objection
2023/08543/PA	20 Rowton Drive Sutton Coldfield Birmingham B74 2AG	Erection of a single storey rear/side extension.	No Objection
2023/08517/PA	8 Western Road Sutton Coldfield Birmingham B73 5SP	Erection of first floor side extension.	No Objection
2023/08443/PA	35 College Road Sutton Coldfield Birmingham B73 5DJ	Rebuild of existing single storey side extension with new roof extending over existing garage.	No Objection
2023/08399/PA	19 Heathlands Crescent Sutton Coldfield Birmingham B73 5EP	Application to determine the details for condition number 3 (submission of sample materials) attached to planning approval 2023/02867/PA.	No Objection
2023/08413/PA	19 Mayland Drive Sutton Coldfield Birmingham B74 2DG	Erection of front and side single storey extension, front and side first floor extension.	Objection. Committee feel that by not continuing with the original roof line, the proposal is of poor design quality and could be designed to be more in keeping with the street scene.
2023/08359/PA	384 Jockey Road Sutton Coldfield	Erection of single storey rear extension, formation of parking space	No Objection

	Birmingham B73 5XJ	with associated access and formation of new pathway	
2023/08332/PA	357-359 Chester Road Land rear of Sutton Coldfield Birmingham B73 5BL	Erection of 2no. detached bungalows (Use Class C3) with associated parking, landscaping and access from Warden Avenue	No Objection
2023/08366/PA	103 Halton Road Sutton Coldfield Birmingham B73 6NX	Erection of a single storey rear extension.	No Objection
2023/08197/PA	79 George Frederick Road Sutton Coldfield Birmingham B73 6TD	Erection of single storey rear extension and alterations to front and rear elevations	No Objection
2023/08196/PA	8 Beacon Road Sutton Coldfield Birmingham B73 5ST	Erection of single storey rear extension	No Objection
2023/08136/PA	374 Chester Road North Sutton Coldfield B73 6RL	Demolition of existing bungalow and erection of 1 no. dwellinghouse (Use Class C3)	No Objection
2023/08059/PA	69 Darnick Road Sutton Coldfield Birmingham B73 6PF	Erection of single storey rear extension.	No Objection
Walmley & Minworth Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/08698/PA	Unit 2 Minworth Trade Park Stockton Close B76 1DH	Erection of three storage units (Use Class B8) and 2 grab and go food retail units (Use Class E) and associated car park and works	No Objection

2023/08545/PA	100A Plants Brook Road Land at rear Sutton Coldfield B76 1HG	Erection of single storey outbuilding to use for commercial storage (Use Class B8)	Committee respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use.
2023/08550/PA	11 Whitehead Drive Sutton Coldfield B76 9AN	Erection of single storey side and rear extension	No Objection
2023/03053/PA	20 Country Park View Sutton Coldfield B76 1TE	Erection of single storey detached office building.	Committee respectfully request that if approved, Birmingham City Council include a condition that states that the outbuilding is not for habitable use.
2023/08337/PA	9 New Leasow Sutton Coldfield Birmingham B76 1YL	Erection of two storey side and single storey front and rear extensions.	No Objection
2023/08362/PA	32 Lyneham Gardens Sutton Coldfield B76 1XH	Erection of single storey rear extension	No Objection
2023/08295/PA	New Hall Hotel Walmley Road Sutton Coldfield Birmingham B76 1QX	Continued use of existing marquee for weddings and functions within the grounds of hotel approved under Planning Application 2018/04758/PA	No Objection
2023/07981/PA	57 Springfield Crescent Land at side Sutton Coldfield Birmingham B76 2SS	Erection of a two storey detached dwellinghouse (Use Class C3) with associated landscaping	No Objection

2023/08161/PA	65 Water Orton Lane Land at rear Sutton Coldfield B76 9BD	Erection of a two storey detached dwelling house (Use Class C3) with associated access and parking	Objection. Committee feel strongly that this proposal is infill development and is not a practical design given the concerns of parking on private land owned by Severn Trent in an already congested area.
Wylde Green Ward 30th November 2023 - 3rd January 2024			
Application Number	Site Address	Development Description	SCTC Recommendation
2023/06552/PA	216 Birmingham Road Land at rear of Sutton Coldfield B72 1DD	Erection of a dormer bungalow with associated parking and access from Green Lanes	No Objection
2023/08516/PA	1a Highbridge Road Sutton Coldfield Birmingham B73 5QA	Application to determine the details for condition number 3 (prior submission of a contamination remediation scheme) attached to planning approval 2023/01927/PA.	No Objection
2023/08452/PA	87 Pilkington Avenue Sutton Coldfield B72 1LG	Erection of single storey rear basement/lower ground extension and internal alterations.	No Objection
2023/07103/PA	Vesey House Wylde Green Road Sutton Coldfield B76 1QT	Erection of single storey side extension	No Objection
2023/08219/PA	Wylde Green Public House Birmingham Road Sutton Coldfield B72 1DH	Application to determine the details for condition number 4 (contaminated land verification report) attached to approval 2021/00512/PA	No Objection
2023/07972/PA	Sutton Coldfield Tennis Club Highbridge Road Sutton Coldfield Birmingham B73 5QB	Installation of Tweener lighting system for use up to 10pm daily on Court 9	No Objection

Resolved to forward Committee's recommendations to Birmingham City Council

(ii) Schedule of Amended Decisions

a) Committee considered amendments made to planning application 2021/10840/PA, Land at Brassington Avenue.

Resolved to maintain its position of expressing support in principle for the proposals but subject to further details and satisfactory resolution of the following issues:

- (i) the provision of suitable high quality gates / boundary treatment to more effectively screen the service yard activity given its prominent location. Whilst welcoming the reduction in width of the entrance into the service yard from the original application the plans and Page 2 of 2 images still show virtually clear views into the yard due to a lack of gates and walls along its northern and eastern perimeter which should be addressed. More visible sections of boundary treatment should also be of suitably high quality;
- (ii) many of the drawings appear uncoordinated and inconsistent with one another. The annotated site plan differs, in the planting shown near the steps and the service yard, from the proposed site plan and landscape plan. The Design and Access Statement contains a site layout plan and CGIs' which do not accord with the main submission site layout. The CGIs' show a design for the eastern façade which does not match with the elevation drawings;
- (iii) As raised previously there is now ample space between the proposed steps from Manor Road to Brassington Avenue for these to be moved further south-eastwards rather than being directly adjacent to the service yard retaining wall. This would avoid unattractive views for users directly into the yard by positioning them in a new landscaped setting as depicted in the CGIs' which show extensive upper-level landscaping between the two;
- (iv) there are concerns about the attractiveness and functionality of the proposed public space shown adjacent to the store building along Brassington Avenue. As part of the more detailed design work for this area suitable strategic planting / landscaping should be incorporated to soften the impact of the long eastern elevation of the building when viewed from the road;
- (v) the space originally offered for landscaping at the northern end of the site adjacent to Park Road has been greatly reduced and the number of parking spaces increased slightly. Parking provision already exceeded relevant BCC standards and the omission of just a few spaces would allow for more substantial landscaping at this prominent gateway location marking a transition zone between the town centre and the link to Sutton Park; (vi) On the proposed site sections drawing 1 C-C fails to show the landscaped pedestrian route adjoining the Gracechurch car park ramp. BCC should ensure that the width of the combined footpath and cycleway within the site is acceptable;
- (vii) satisfactory assurances / details being provided in relation to the access and connectivity issues set out in the previous representation a copy of which is [attached](#).

b) Committee considered amendments made to planning application 2023/03794/PA, 14 Queen Street.

Resolved: Whilst being supportive in principle Committee raised a number of design concerns and it is disappointing that there has been no attempt to address these in the amended proposals. Accordingly these concerns remain and are restated below along with some additional comments / queries in relation to the changes made:

(i) In relation to the overall massing the eaves height of the new building is above that of the retained one and would sit much more comfortably if the new eaves were lowered so the extension read as a subsidiary element to the main corner building;

(ii) The overall form and detailing of the dormers looks overly large and imposing in relation to the rest of the building;

(iii) The existing corner building has an unsympathetic modern shopfront and the proposed new design only serves to exacerbate the situation. This prominent corner site would be an ideal place to start fitting more sympathetic shopfronts;

(iv) BCC as the local planning authority should satisfy itself as to the adequacy of the alternative servicing arrangements and the applicant's rights to use the yard to the south;

(v) The additional block should be clad in more appropriate materials in keeping with the rest of the building and Birmingham City Council should also satisfy itself that any plant, now shown as sitting on the building's flat roof, is not visible from street level.

(iii) Schedules of Planning Applications Decisions

Six applications were refused when Royal Sutton Coldfield Town Council made no objection.

Resolved that Committee note the decisions.

67 Date of Next Meeting

Tuesday 5th February 2024, 6pm, Trinity Centre.

The public session ended at 18:48

68 Exclusion of the Press and Public

a) Sutton Coldfield Active Travel

Resolved to recommend to Council:

- i) that Phil Jones Associates (PJA), be commissioned to undertake feasibility studies of the two priority packages outlined in the Sutton Coldfield Active Travel Delivery Plan;
- ii) that Financial Regulation 11.1 (d) relating to contracts be waived to enable PJA



- to be commissioned without competition, on the grounds of PJA’s detailed knowledge and understanding of the study areas and the Town Council’s vision, strategy and delivery plan for Active Travel in Sutton Coldfield, together with PJA’s strong working relationships with key delivery partners;
- iii) that £77,872 is allocated from the Active Travel earmarked reserve to fund the feasibility work.

Meeting ended: 19:30

Signed as a correct record.

Signed.....

Date.....