

**Minutes of the Planning Committee Meeting
held on Thursday 7th February – Earlswood Village Hall**

Present: Councillor Saunders (Chair), Councillor Willmott, Councillor Jones, Councillor Oakley, Councillor Burgess, Councillor Keogh and Councillor Instone

In attendance: Julie White, Parish Clerk

In the absence of Councillor Cunningham, Councillor Saunders chaired the meeting.

1. **Public Forum** – Two residents addressed the Planning Committee to object to the application to erect a new dwelling at Abbey Farm – 18/03621/FUL
2. **Apologies for Absence** – Councillor Chaudry, Councillor Sheppard, Councillor O’Brien, Councillor Ross and Councillor Cunningham
3. **Declarations of Personal or Prejudicial Interest** – none
4. **To confirm and sign the minutes of Planning Committee dated 6th December 2018**
Councillor Jones proposed that the minutes of 6th December were a true and accurate record, seconded by Councillor Willmott. All those present at the meeting on 6th December were in favour. Councillor Saunders signed the minutes.
5. **Matters arising from the Minutes, not otherwise dealt with** - None

6. Planning Applications:

Application	Address	Proposal	Comments
18/03621/FUL	Abbey farm, Earlswood Common	Erection of a proposed dwelling	Objection based on the application being outside of the Built Up Area Boundary (BUAB), intrusion in to the Green Belt and extending sprawl.
18/03455/FUL	Land at, Malthouse Lane	Variation of condition 4 (17/03455/FUL) to allow occasional sale of horses from the site, being an ancillary component to the aforementioned personal recreation use.	No Representation
18/03647/FUL	159 Malthouse Lane	Side and rear extensions. The PC were asked to look at this application again by Stratford District Council (SDC).	PC to maintain No Representation as it feels that this is a matter for the Officers at SDC to determine.
18/03746/VARY	Redditch Gateway	Adjoining Parish Council – Variation of conditions 2 & 8	No representation
18/03696/FUL	The Barff, Poolhead Lane	Construction of new vehicular access and associated works off Poolhead Lane to serve dwelling in association with planning permission 17/03549/FUL	No representation
19/00207/ADJCON	Land off, Billesley Lane, Alvechurch	Change of use of land for stationing caravans on 3 pitches for residential use with facilitating development (hard standing, access track, utility blocks) and keeping of horses.	No representation

19/00169/FUL	Dean Cottage, Well Lane	Replacement dwelling with integral garage and associated works	<p>Objection - In 1992 there was a mobile home on the site. In 2003 permission was granted for a 3 bed bungalow and in 2008 for a 3 bed house and modest detached garage. This application is for a 5 bed house with substantial basement for garaging and other uses. The PC is concerned at the ever increasing impact on a prominent site in the Green Belt.</p> <p>The applicant, Duchy Homes, proposes to incorporate the proposed dwelling into their reserved matters proposals for the Cank Farm development of 18 houses (granted outline permission in 2015) and argues that the design and size would be consistent with those proposals. But, those proposals – for street layout, house sizes and tenure, design and landscaping - have not been approved and are the subject of very strong opposition from the Parish Council, the Residents Association and a large number of residents. So much so that they took the unusual step of commissioning independent and expert advice which you have in the form of the report letter from MSC Planning Ltd. The report confirms the PC's concerns about the size, design and layout of the 18 proposed houses and the impact on the visual landscape, the adjoining Conservation Area and the openness of the Green Belt. The proposals do not comply with a number of policies in the SDC's Development Plan. Until these issues have been resolved it would be utterly wrong to make any decisions about what, if anything, would be appropriate on the Dean Cottage site.</p>
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Following the discussion on the application for Dean Cottage, Members then spoke about Duchy Homes' application for the development of the Cank Farm site. Councillor Saunders explained that Eddie Wrench at SDC had confirmed that there were 5 reasons why the proposal by Duchy Homes did not comply with the Core Strategy. Councillor Burgess asked whether the Parish Council shared the same view of the Cank Farm site as Tanworth in Arden Residents' Association (TiARA) and it was confirmed that both the Parish Council and TiARA shared exactly the same views regarding the site.

7. To Receive Planning Decisions:

Application	Address	Proposal	Decision
18/02142/FUL	Wood View, Cloweswood Lane	2 storey front extension to dining room with bedroom over and extension to front dormer.	Refusal
18/02852/FUL	139 Malthouse Lane	rear extensions and ground floor front extension.	Permission with conditions
18/02841/FUL	Heathfield Farm Stables Cut Throat Lane	Demolition of existing buildings, and erection of 3 detached dwellings	Permission with conditions
18/03386/VARY	Hideaway, Bates Lane	Variations of conditions 2&3 15/016882/FUL to allow for amended elevations & floorplans. Removal of condition 1.	Permission with conditions
18/03175/VARY	Brandon, Forshaw Heath Road	Variation of condition 2 –set 2 storey side extension 2m further back from front elevation	Permission
18/03723/HHPA & 18/03721/HHPA	169 Earlswood Common	Proposed erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8 metres, for which the height would be 2.4 metres (flat roofed)	Prior approval not required

18/03311/FUL	Obelisk Farm, Umberslade	Erection of a covered feed yard	Permission with conditions
18/03293/LDP	Pendeek, Danzey Green	3m two storey rear extension and single storey side extension	Certificate of Lawful proposed use or development
18/02917/FUL	Dinmor, Poolhead Lane	Replacement dwelling following demolition of existing bungalow (revisions to previously approved scheme 17/00112/FUL) with new access and boundary treatment	Permission with conditions
18/03631/COUQ	Gilberts Green Farm, Vicarage Hill	Prior approval for the change of use of an agricultural building to a dwellinghouse	Prior Approval Refused

8. To receive a draft of the Neighbourhood Development Plan (NDP) – MS

Councillor Saunders confirmed that the draft NDP is still with SDC but he was hopeful of having it back from them soon so that the draft can then be published.

9. Any report/update from the working party to:

- a) **Promote a Local Housing Needs Scheme**
- b) **Undertake a study of traffic flows and parking in Tanworth village centre**
- c) **Work with the District Council and providers to improve mobile telephone & broadband**
- d) **Promote one or more railway stations in the parish to be adopted by the local community**

The group comprising of Councillors Burgess, Chaudry, Oakley and Saunders is still yet to meet. Councillor Burgess suggested that contact is made with Earlswood and Forshaw Heath Residents' Association regarding the promoting of a railway station, as they looked in to this a few years ago. Councillor Oakley suggested speaking to Henley Parish Council regarding the mobile phone coverage as there is poor coverage in their area.

10. Items for future agenda/any other business –

- **Field opposite Abbey Farm has a lot of contractor vehicles in it**
- **The building work at the former Earlswood Court in Leafy Lane has encroached on to the road**

11. Date of the Next Meeting: Thursday 7th March – Tanworth Village Hall at 7.30pm

The meeting closed at 20.11

Signed _____ Chairman of Meeting _____ Date