

**Minutes of the Planning Committee Meeting
held on Thursday 4th April – Earlswood Village Hall**

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

In attendance: Sue Bauckham-Parish Clerk

1. **Public Forum** – Steve Hird from Duchy Homes addressed the meeting about the parish council concerns over the Cank Farm development. Mr Hird spoke about a recent meeting between Duchy Homes, the Planning Officers at Stratford, The Parish Council and Tanworth Residents’ Association. The meeting had been very useful and Mr Hird presented the Parish Council with revised plans which addressed the concerns raised.
2. **Apologies for Absence** – Councillor Sheppard, Councillor O’Brien, Councillor Ross, Councillor Cunningham
3. **Declarations of Personal or Prejudicial Interest** –Councillor Jones declared an interest in the Planning Application for Holywell in Blind Lane as the applicant is known to her.
4. **To confirm and sign the minutes of Planning Committee dated 7th March 2019**
Councillor Burgess proposed that the minutes of 7th February were a true and accurate record, seconded by Councillor Oakley. All those present at the meeting on 7th March were in favour. Councillor Saunders the minutes.
5. **Matters arising from the Minutes, not otherwise dealt with** - None

6. Planning Applications:

Application	Address	Proposal	Comments
19/00038/FUL	Claybank Farm, Tanworth Lane	Erection of prefabricated oak frame private garages	Unable to assess this plan due to it not being available on the website
19/00515/FUL	Four Oaks, Alcester Road, Beoley	Proposed portal framed agricultural building for animal welfare	No representation
19/00475/FUL	Haystacks, Penn lane	Replacement extensions and a first floor extension, external improvements and internal alterations to an existing dwelling	No representation
19/00716/FUL	Holywell, 34 Blind Lane	Retrospective application for rear single storey extension	No representation
19/00415/FUL	Arden Conifers, Vicarage Hill	Proposed front extensions, porch, detached garage and gates	No representation
19/00714/LBC	The Old House, The Green, Tanworth	Replacement of sash and casement windows on front elevation, incorporating slim line double glazing.	No representation
19/00736/FUL	159 Malthouse Lane, Earlswood	Rear and side extension with extension to front with canopy over	No representation

7. To Receive Planning Decisions:

Application	Address	Proposal	Decision
18/03696/FUL	The Barff, Poolhead Lane	New vehicular access and associated works off Poolhead Lane.	Permission with conditions
19/00296/FUL	Linden Lodge, Broad Lane	Demolition of existing house and erection of replacement dwelling and associated works	Permission with conditions
18/02882/FUL	The Leasowes, Umberslade Farm Park	Change of use of land to allow erection of a temporary marquee from March to October	Permission with conditions
18/03625/LDE	Nuthurst Grange Farm, Nuthurst Lane		Certificate of lawful existing use or development
Appeal	White Croft Barn, Kemps Green Road	SDC refusal to grant a certificate of lawful use or development.	Appeal dismissed
19/00334/VARY	Mulberry House, Broad Lane	Variation of 18/02776/FUL to add a roof overhang to stable building	Permission

8. To discuss the planning proposals for Westbrook, Valley Road

It was agreed that this would not be taken any further in the absence of any evidence of neighbours appealing the decision so even if it was so inclined there would not be sufficient strength for the PC to mount an appeal.

9. Response to Duchy Homes' revised proposal for the Cank Farm site and to decide if the Parish Council objection is to be maintained

Councillor Saunders outlined the current position and explained that the Parish Council had spent money objecting to the proposals mainly over affordable homes but also over other issues. It was felt that Duchy Homes have now addressed all concerns as much as possible so Councillor Saunders proposed that the Parish Council objection is withdrawn. Councillor Chaudry seconded the proposal. All in favour. Councillor Saunders to draft a letter.

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

Councillor Saunders reported that SDC have commented on the draft NDP and have raised 2 points - The policy restricting development and also they think that it should make its mind up over which site in Earlswood to support and suggests the land adjacent to 141 The Common to preserve the allotments. Councillor Saunders said that very shortly he will be sending out a new draft taking into account SDC's changes and this can be discussed further at the next meeting of the Full Council.

11. To discuss the proposed motorway services at Junction 4 of the M42

The Clerk to ascertain exactly what the situation is regarding this.

. 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

Councillor Burgess reported that he has been in touch with Earlswood Garden Centre as they previously investigated adopting a station in 2017. Councillor Burgess suggested that if Earlswood Garden Centre struggled to get this off the ground he doubts that we will be able to progress this any further.

Steve Hird from Duchy Homes said that he is looking at improving mobile and broadband and is talking to companies in this regard. The Parish Council agreed that this would be of interest to them.

12. Items for future agenda/any other business –

- Large lawn mowing signs on Broad Lane and Tom Hill

13. Date of the Next Meeting: Thursday 2nd May – Parish Office (due to elections) - 7.30pm

The meeting closed at 20.28

Signed _____ Chairman of Meeting _____ Date