

## Minutes of the Planning Committee Meeting held on Thursday 4<sup>th</sup> July at Tanworth Village Hall

**Present:** Councillor Willmott (Chair), Councillor Chaudry, Councillor Doidge, Councillor Ross, Councillor Jones and Councillor Oakley  
In attendance: Julie White - Parish Clerk

**1. To appoint a Chairman of the Committee**

Councillor Ross proposed that Councillor Willmott chaired this meeting and a Chairman for the rest of the year is agreed at a future meeting. This was seconded by Councillor Doidge. All in favour.

**2. Public Forum – no one present**

**3. Apologies for Absence – Councillor Saunders, Councillor O’Brien and Councillor Burgess**

**4. Declarations of Personal or Prejudicial Interest – none**

**5. To confirm and sign the minutes of Planning Committee dated 6<sup>th</sup> June 2019**

Councillor Ross proposed that the minutes of 6<sup>th</sup> June were a true and accurate record, seconded by Councillor Doidge. All those present at the meeting on 6<sup>th</sup> June were in favour. Councillor Willmott signed the minutes.

**6. Matters arising from the Minutes, not otherwise dealt with - None**

**7. Planning Applications:**

Application	Address	Proposal	Comments
19/01620/FUL	Holly Bush Inn, Gorcott Hill	Single storey rear extension	No representation

**8. To Receive Planning Decisions:**

Application	Address	Proposal	Decision
19/01099/FUL	11 Aspley Heath Lane	Proposed front porch and single storey rear and side extension	Permission with conditions
19/01206/FUL	Brackendale, Rushbrook Lane	External fenestration alterations, new front gable and replacement porch.	Permission with conditions

**9. To discuss S106 play area for Cank Farm Development**

It was agreed to defer this item although Councillor Oakley stressed that this is not a simple matter as the legality of access needs to be addressed and Church law and Trust law will need to be applied. Councillor Chaudry agreed to look in to the legal aspect.

**10. To discuss the churchyard extension**

Councillor Doidge said that he has read all of the exchanges between some Councillors in this regard and pointed out that a Neighbourhood Development Plan (NDP) is a ‘live’ document and therefore can be reviewed at any time if there are substantial changes to be considered. Councillor Doidge also pointed out that there is a requirement to review the document at 5 years in any case. It was noted that the Full Council had made the resolution for the field to be identified in the NDP for a churchyard extension and it was felt that this meant the whole of the field. Councillor Ross

asked that this item is put on a future agenda of the Full Council that a further motion is proposed to request that the NDP Committee identifies the entire field to the east of the churchyard for a churchyard extension. All in favour.

**11. To discuss the request received to include the Merewood Farm site in the BUAB/NDP**

A letter from the owners of the site asking that the Merewood Farm site is included in the Earlswood BUAB within the NDP had been previously circulated. It was agreed that a recommendation should be made to Full Council to write back to the site owners including the following points.

- The draft NDP for public consultation has been previously agreed. They can comment then along with everyone else.
- We have drawn a tight BUAB based on the SDC proposal from last year.
- It is not a small change - it would allow several houses
- They claim that there are special circumstances but there is no evidence for this.
- They should apply for planning permission and the application will be judged on its own merit - advice previously offered to the couple.

**12. 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**

No updates. It was agreed that item d) should be removed as Councillor Burgess had previously researched this item and it appeared that it would be difficult to get a scheme off the ground as Earlswood Nurseries had previously considered the idea and found it unworkable. Councillor Oakley commented that he has never had any communication from anyone about this working party and has never been invited to a meeting.

**13. Items for future agenda/any other business**

- **AOB** – Councillor Oakley gave an update on the recent Arden Clerks and Chairs Meeting
- **Future agenda – hedges and ditches (Cllr Oakley) including**
  - i. overgrown hedges in the parish which affect the ditches
  - ii. the abandonment of ditch maintenance
  - iii. the pulling out of ancient hedgerows and replacing with fences
  - iv. the rise of putting up walls and fences with no visual splay access

**14. Date of the Next Meeting: Thursday 1<sup>st</sup> August – Earlswood Village Hall - 7.30pm**

The meeting closed at 20.28

Signed \_\_\_\_\_ Chairman of Meeting \_\_\_\_\_ Date