

Minutes of the Planning Committee Meeting held on Thursday 6th February 2020 at Earlswood Village Hall

Present: Councillor Saunders (Chair), Councillor Adams, Councillor Doidge, Councillor O'Brien, Councillor Oakley, Councillor Ross and Councillor Willmott

In attendance: Julie White, Parish Clerk

- 1. Public Forum** – There were 4 people in the public forum. Mr Norgrove spoke about his planning application for 45 The Common. He said that following a meeting with the Planning Officer, amongst others, a new plan has been submitted which appeases the previous concerns raised.

Mr Swanson was allowed to speak re Item 8 on the agenda – the request to extinguish part of footpath SD260. He reported that he has spoken to Ramblers Society as per the request from Warwickshire County Council to canvass the support of the Parish Council and the Ramblers Society.

- 2. Apologies for Absence** – Councillor Brougham, Councillor Burgess, Councillor Chaudry, Councillor Ebbutt and Councillor Jones
- 3. Declarations of Personal or Prejudicial Interest** – none
- 4. To confirm and sign the minutes of Planning Committee dated 5th December 2019**
Councillor Doidge proposed that the minutes of 5th December were a true and accurate record, seconded by Councillor Oakley. All those present at the meeting on 5th December were in favour. Councillor Saunders signed the minutes.
- 5. Matters arising from the Minutes, not otherwise dealt with** – It was reported that there is nothing to report re the sale of the Cank Farm site by Duchy Homes.
- 6. Planning Applications:**

Application No	Address	Proposal	Comments
20/00172/TREE	Merryfields, Vicarage Hill	T1- Leylandii- The tree has partially failed and fallen into next door's garden. Reduce remaining tree by 2/3 or suitable safe point.	No representation
19/03522/FUL	Ramynivas, 45 Earlswood Common	Demolition of garage and erection of 1 dwelling	No representation – A vote was taken on whether this application should be supported. There were 3 votes to support the application and 3 votes to make no representation with 1 abstention. Therefore the Chairman used his casting vote and the PC will make no representation.
19/03253/FUL	Pound Close Farm, Poolhead Lane	Proposed single storey extension to provide sitting area, study, bedrooms & bathroom.	
20/00035/FUL	49 Malthouse Lane	Convert existing room (previously converted garage) into downstairs toilet and snug. To create a new bay widow to replace permanently fixed garage door	No representation

19/01738/FUL	130 Malthouse Lane	Annex for private dance studio, gym and changing room with separate shed to store tractor. All replacing existing larger outbuildings.	No representation
19/01161/FUL	The Stables, rear of Little Ladbrook Farm, Penn Lane	Erection of a workers dwelling and associated works for associated equestrian use	Objection – There is insufficient justification for this house and concern is raised over the size and scale of it.
PL/2019/03173/MI RDW -Solihull	167A Wood Lane, Earlswood	Approval of reserved matters-1 appearance& 2 landscaping in planning approval PL/2017/02768/PPOL. Removal of existing storage containers, structures and redevelopment of the site for up to 3 detached dwellings.	No comments
19/03395/LBC	Olive Cottage, Stratford Road, Hockley Heath	Dismantling and reconstruction of two brick pillars to relocated position flanking new wider site access and replacement of gate.	No representation
20/00120/RAILPD	Footbridge, Clowes Wood, Earlswood	Request for prior approval under part 18 of the GDPO for proposed works to reconstruct the footbridge at Clowes Wood, Earlswood.	No representation

7. To Receive Planning Decisions: these were noted:

Application	Address	Proposal	Decision
19/03257/LDP	22 Malthouse Lane	Replacement outbuilding	Certificate of lawful proposed use or development
19/03376/LDP	12 Bell Field	Proposed detached garage	Certificate of lawful proposed use or development
Appeal Decision 19/01465/FUL	Ladbrook Hall East	Sub division of Coach House habitable accommodation to a separate dwelling	Appeal Dismissed
19/02742/FUL	Byeway, 98 Malthouse Lane	3 roof lights front & 2 in rear elevations. 2 obscured in side elevations	Permission with conditions
19/02611/FUL	Pasture farm, Rushbrook Lane	Change of use from agricultural to equestrian. Stables and tack room	Permission with conditions
19/03444/FUL	Highland, Poolhead Lane	Demolition of part of single storey dwelling; erection of first floor extension	Permission with conditions

8. To consider a request to extinguish part of footpath SD260 (200M) from where it crosses path SD259 travelling East to the A3400

It was agreed to defer this until some Councillors had made a site visit. Councillors Ross and Adams agreed to visit the footpath and would report back at the next meeting of the Full Council.

9. To discuss the meeting with WALC on 12th February re planning concerns

It was noted that Cllr Brougham is attending this meeting and Members were asked what issues they would like him to raise on behalf of the Parish Council.

- The issue of retrospective applications affecting original decisions needs clarification
- Re the change to the BUABS – giving the PC sufficient and reasonable information to allow them to respond
- Conditions to Planning Applications to be put in by Highways to make on site provision for all construction vehicles and materials on rural roads.

10. To discuss Built UP Area Boundaries (BUAB's) in the Parish

It was noted that the BUABs proposed by SDC in 2017 for all 3 of the LSVs in our Parish have been altered by SDC. It was felt reasonable to expect that the PC's attention should have been drawn to these changes by some means e.g. in a covering letter. The PC was specifically invited to comment on the proposed BUABs in 2017.

Councillor Saunders reminded the meeting that it is up to the PC to decide our BUABS. It is made clear in the draft NDP that the BUABS are based on SDC's boundaries with a few exceptions. Councillor Saunders asked if we should argue the point now –ie belatedly object to the changes made by SDC or not. Councillor Saunders also questioned the PC's relationship with District Councillor Tony Dixon and suggested that the PC writes to him and asks for his support in objecting to the way that the change in BUABS was handled. This suggestion was not supported by other Councillors.

11. Items for future agenda/any other business

It was noted that following a few minor clarifications in the NDP, SDC has insisted that the consultation begins again. Therefore the notices have had to go back in to the newspapers and the consultation period is now from 10am on 10th February until 27th March at 5pm.

Councillor Oakley asked that the way builders treat our parish by blocking pavements and destroying verges etc is placed on a future agenda.

12. Date of the Next Meeting: Thursday 5th March, Tanworth Village Hall

The meeting closed at 20.24 hours.

Signed _____ Chairman of Meeting _____ Date