



PLANNING COMMITTEE

MINUTES OF MEETING HELD

7.00pm, Thursday 26th August 2010

Catshill Village Hall, Golden Cross Lane

Present Cllrs A Kelly (Chairman), F Cook, P Masters, M Millward, M Shephard

In attendance Clerk: G Lungley

1 Apologies Cllr G Witcomb (annual leave)

2 Declarations of Interest None declared

3 Adjournment for public question time 15 members of the public were present; concerns related to application 10/0650 (log no. 471) proposal to erect changing rooms on Braces Lane Recreation Ground. Comments were discussed, see item 5 below. Members of the public were thanked for attending to express their views and they chose to leave after speaking.

4 Minutes of meeting held 05/08/2010

The minutes of the previous meeting were approved and signed.

5 Planning Notifications

Members commented as follows:

Log no.	Application no.	Address	Proposal
471	10/0650	Braces Lane Recreation Ground, Marlbrook B60 1ED	Erection of single storey detached building for use as changing rooms and extension of existing car park
<p>The application has been withdrawn, however in the light of public interest it was agreed to comment. Comment: It was agreed to pass on the comments made by members of the public in addition to the following... In summary, to object to the application due to lack of detailed information provided, lack of consultation regarding provision of a community building, failure to justify the application, lack of support from Sport England, the adverse impact on traffic, proposed siting and location.</p>			

1. Lack of detailed information – the application form fails to provide dimensions; the exact siting and location is not clear; the application form fails to show existing car parking provision and therefore is unclear about whether existing car park is to stay or be removed, and does not show where the new parking spaces are to be sited.
2. Lack of consultation – this is a new building for community use about which the parish council would expect to have been consulted, but was not; there appears to have been no consultation with neighbours, sports groups or local youth groups or the wider public in general.
3. Failure to justify the application – the Design and Access report is naïve in its scope; for a new community building we would expect far greater depth and detail including a justification for the building eg analysis of public consultation, analysis of existing provision in the locality / district, a hint at how often the building will be used and by whom.
4. Lack of support from Sport England – if funds are to be spent on a community facility then the application ought to at least comply with some of Sport England’s stipulations on new builds; to have ignored, or not even to have considered, Sport England’s design considerations is a cause of concern.
5. Adverse impact on traffic – the car park has already been extended yet cars continue to be parked on the grass verge and side of the road at a point where there is a ‘blind bend’ causing distress to other road users. It would be inconsiderate to neighbours and the community if the facility is to attract greater number of users without addressing this issue as it is unclear what the plans are for car parking.
6. Proposed siting and location – the siting of the proposal is adjacent to an electricity sub-station which may be a health and safety issue; it is also on raised ground and will therefore be more obtrusive on the landscape than if it were to be sited to the west of the existing car park.

Comments from members of the public:

7. Previous similar buildings have been used by youngsters gathering and causing late night rowdiness and anti-social behaviour such as vandalism, graffiti and arson.
8. Existing use of the pitch for football and training sees residents suffer from extra noise and foul language; greater use of the pitch would see an increase in this nuisance.
9. If a new support building is to be provided then the better location would be to the west of the car park, ie between the new car park extension and the stepped access from Braces Lane.
10. The current design of the building incorporates an overhang which will encourage children to use it as a shelter - whether from the weather or just as a meeting place.
11. If the overhang is necessary then it should be visible from the road.
12. There are concerns about the rateable value of neighbouring residential properties.
13. The building will take up much needed green space.
14. The building will attract use from the wider area and not be specifically for use by the children of Marlbrook; there is no other green-space play area specifically for Marlbrook children and there is therefore little benefit to be derived by local children.
15. The children’s play area is below the standard of other play areas in the district – if the district council is keen to spend local residents’ money on the area then the play area should be upgraded so that local tax payers can see some benefit for their money (play area) as well as those from outside the district who will be using the new changing rooms.
16. There have been recent instances of fires being set in the area (mattress set on fire in the car park recently).
17. Lack of information regarding infrastructure and services.
18. It is not known whether the building will be used for events, but there is concern that it may be used as a meeting room and would need to be sound-proofed.
19. Local tax payers will not benefit from this building.

472	10/0712	31 Halesowen Road Lydiate Ash, B61 0QL	Retrospective application for garden store and car port to serve the property and removal of porta-cabin from field.
Comment: Object – the application does not provide adequate information regarding the size / dimensions for the parish council to comment adequately; the materials are inappropriate for the setting.			
473	10/0686	80 Cottage Lane Marlbrook B60 1DT	To install two small 600mm x 300mm velux window in the main roof. Retrospective
Comment: No comment			
474	10/0782	8 Gibb Lane, B61 0JP	Change of use from a residential dwelling to a residential assessment centre providing overnight accommodation (resubmission of 10/0455)
Comment: Object. Use of no. 1 Gibb Lane for the car parking would affect two properties in the immediate vicinity and will bring about a change-of-use of that property also in which case there should be a planning application for change of use of 1 Gibb Lane. The change-of-use of 8 Gibb Lane concerns the parish council as it will set a precedent in this residential street and despite the applicants' promise to return to original state when vacating the property, by which time the precedent will have been established. There is insufficient detail regarding the conversion of land to the rear of 8 Gibb Lane for car parking use. Comments as submitted for 10/0455 still stand.			

6 Appeal Notifications None notified

7 Planning Authority Decisions

None notified, however from the Public Access pages the following information:

Log no.	Application no.	Address	Proposal	LPA Decision
460	10/0455	8 Gibb Lane, Catshill B61 0JP	Change of use from a residential dwelling to Residential Assessment Centre providing overnight accommodation with no internal alterations	Refused
461	10/0552	Catshill Piggeries Stourbridge Road B61 9LG	Proposed conversion of piggery and stables into 3 bed detached bungalow.	Withdrawn by applicant

8 Other issues

a) From the last meeting PDENQ10/029 referred to a pre-application enquiry to Bromsgrove DC and was not part of the consultation process with the parish council.

b) From the last meeting the question was asked relating to terminology on the Public Access website:

Pending Consideration = The Case Officer is working on the case.

Pending Decision = A draft decision has been entered awaiting senior officer approval or the case deadline is nearing.

In essence they mean to the same in that the case is still being worked on.

c) Alleged breach of planning rules. From the weekly list of enforcement investigations:

Address	Alleged breach
41 Wildmoor Lane, B61 0PA	Car repairs at residential property

d) Notification of planning application received 26/08/2010...

Log no.	Application no.	Address	Proposal
475	10/0795	224 Stourbridge Road, Catshill B61 0BW	Proposed Rear Extensions and Alterations to 224 Stourbridge Road - FULL - Full Application

9 Date and time of next meeting

Thursday 2nd September 2010 at 7.00pm

This meeting ended at 7.55pm.

.....
Chairman, Planning Committee

.....
Date