

Planning Report – January 2021

17/00169: Zourka Church Lane Broadwas – erection of 3 dwellings. Application number 20/01546 for non-material amendments to the existing planning consent has been refused by MHDC as the alterations to Plot 1 are not deemed to be “non-material”. Application for temporary relaxation of hours of working condition refused by MHDC.

19/00532: 1 Cotheridge Court Cotheridge – Conversion of outbuildings into ancillary living accommodation. The Parish Council has supported this application. No change.

19/01832: Tack Farm Broadwas – Erection of outdoor arena. Parish Council has submitted comments regarding vehicular access and drainage and in support of neighbours’ concerns regarding loudspeakers, flood lights and hours of use. Application refused by MHDC due to County Highways objections.

20/00332: 2 Eversfield Cottages Stoney Ley Broadwas – Two storey extension and detached garage. The Parish Council resolved to make no comments regarding this application. Approved by MHDC.

20/00708: Stoney Ley Farm Broadwas – New agricultural access. “No comments” response submitted by the Parish Council. Application refused by MHDC due to loss of hedgerows.

20/00972: Tack Farm Broadwas – erection of new barn. Objection submitted by Parish Council as application linked to application number 19/01832 above. No change.

20/01111: Ridgeacre Farm Broadwas – Development of live/work unit. Objection submitted by Parish Council as proposal relates to green field site with poor vehicular accessibility. Appeal submitted. All written representations to be made to the inspector by 03.02.2021.

20/01179: Bancroft Little Green Broadwas – Works to create apartment above existing garage. Parish Council has submitted “No comments” response. Approved by MHDC.

20/01190: Little Lightwood Farm Lightwood Lane Cotheridge – Change of use of land from agriculture to caravan storage. This is an application to extend the existing caravan storage facility behind the bund at Little Lightwood Farm into the adjoining field to the South. Parish Council has objected due to location and non-compliance with SWDP.

20/01200: Little Lightwood Farm Lightwood Lane Cotheridge – Lawful Development Certificate (LDC) for erection of single storey light industrial/warehouse unit. The Parish Council objected on the grounds that the matter should be dealt with by way of a full application but MHDC have granted the LDC.

20/01234 & 20/01508: Red Gables Court Lane Cotheridge. Application 20/01234 is for substantial 2 storey extensions and external recladding of the existing house. Application 20/01508 is a request to seek confirmation that, under recent planning changes, planning consent is not required for a 2-storey vertical extension – thus creating a 4 storey house. Following a site visit the Parish Council objected to 20/01508 and expressed concerns regarding the external finishes for 20/20134. Both applications have been refused by MHDC.

Revision to SWDP: Joint representation with other parish councils submitted expressing concern regarding change in methodology for assessing Category 2 settlements. No further progress.

Updating of Neighbourhood Development Plan (NDP) to reflect outcome of the Wolverley Homes appeal: Peter Yates has advised that updating the NDP is unlikely to be the easiest way of allocating a site for Affordable Housing due to the extent of the administrative processes that this would require. The SWDP is currently being reviewed and he suggested that as an alternative way forward, if a suitable site can be identified, the Parish Council could request MHDC that it is included within the updated SWDP. Does the Parish Council wish to form a sub-committee to consider potential sites and to report back to the full Council? This item was carried over from the November 2020 meeting.

RP

08.01.2021