

## **Planning Report – November 2020**

**17/00169:** Zourka Church Lane Broadwas – erection of 3 dwellings. See attached email for latest update from MHDC. 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”.

**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. No change – see also application number 20/00972 below.

**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. No change.

**20/00708:** Stoney Ley Farm Broadwas – New agricultural access. “No comments” response submitted by the Parish Council. No change.

**20/00972:** Tack Farm Broadwas – erection of new barn. Objection submitted by Parish Council as application linked to application number 19/01832 above.

**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. Application refused by MHDC.

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

**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. In broad terms, it would double the size of facility. Bearing in mind that this land is designated as “Open Countryside” in the SWDP and that the proposal would constitute a significant expansion of the storage facility, it is recommended that the Parish Council opposes this application.

**20/01200:** Little Lightwood Farm Lightwood Lane Cotheridge – Lawful Development Certificate for erection of single storey light industrial/warehouse unit. Does the Parish Council wish to object to the erection of this additional building at Lower Lightwood Farm? If so, there may be technical reasons to argue that a Lawful Development Certificate should not be granted which would force the applicant to make a full application in the normal

way. Alternatively, if the Parish Council has no objections to this proposal, it would be simplest not to oppose the grant of the Lawful Development Certificate.

**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 the fairly recent planning changes, planning consent is not required for a 2 storey vertical extension – thus creating a 4 storey house. It could be considered that this second application is an attempt to put pressure on MHDC – i.e. if you do not approve 20/01234 we shall build a vertical extension instead. Nevertheless, the Parish Council should judge 20/01234 on its own merits – if 20/01234 is refused there is no certainty that the owners would proceed with 20/01508. Also, if the applicant is correct, they could build the vertical extension anyway irrespective of the outcome of 20/01234. Arguably the existing house has limited visual appeal. The Parish Council may wish to consider whether 20/01234 would be an over-development of the plot. That would appear to be the only substantive grounds for an objection.

**Revision to SWDP:** Joint representation with other parish councils submitted expressing concern regarding change in methodology for assessing Category 2 settlements. Response from the SWDP Team attached for information/comment. Feedback from the other parish councils awaited.

**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. It has been suggested that the Parish Council forms a sub-committee to consider potential sites and to report back to the full Council. Is there any enthusiasm to pursue this?

RP

08.11.2020