

Appendix B

PLANNING REVIEW – BEOLEY PARISH COUNCIL MEETING – NOVEMBER 2022

Update Date	Planning Ref.	Address and Planning Details	BDC Status	Bromsgrove DC & Other additional Comments	BPC View	Beoley PC Comments
21 Oct 2022	22/01377/ CUPRIO	Roseacre Alcester Road	Pending	Application for prior approval under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to change the use of 500sq m of former piggery units into commercial use (use Class B8 storage and distribution and Use Class E(g))	Object	We at Beoley Parish Council object to this application. There were suspicions that something would happen with this site when the drop curb permission was applied for and granted. It is plain to see that there is enough business activity happening in this small area of Portway, without adding any more. We do understand that it would be appropriate to try and tidy up the area a little from existing buildings, perhaps a house or two, however the area cannot sustain yet more traffic, parked cars and people feeding off already stretched utilities. The site owner also owns the site where Headway is based and the current parking, litter and traffic problems will only escalate if this application is allowed.
20 Sept 2022	22/01253/ S73	Cross And Bowling Green Alcester Road	Pending	Application Reference Number: 19/01584/FUL Date of Decision: 03/02/2022. Variation of condition 2 - proposed site layout drawing No. 1106/03H to be replaced by drawing No. 1106/03M.	Support	We at Beoley Parish Council support this application.
6 October 2022	22/01324/ FUL	Fields off Icknield Street Beoley	Pending	Erection of a New Agricultural Building	Object	We at Beoley Parish Council wholeheartedly support this application as the revised scheme is a great improvement upon the original.

23 Sept 2022	22/01270/ FUL	Woodlands Farm Lilley Green Road	Pending	Erection of agricultural building and hard standing	Neutral	<p>We at Beoley Parish Council have no specific objection toward this application as long as it is utilised for its proposed agricultural use.</p> <p>We feel there is intrusion into the Green Belt and the height of the building (8 Metres) will inevitably make it obtrusive in its surroundings, and its outward appearance does little to mitigate this, despite the assertions of the Planning Agent</p> <p>We feel we must insist that a restriction of use be applied as this is basically just a huge mechanical workshop, complete with internal crane, a use which could easily be subverted, and we would not want to see this turned into yet another commercial heavy goods workshop.</p>
9 Sept 2022	22/01220/ FUL	Rose Cottage Farm Seafield Lane	Pending	Demolition of one existing agricultural building, repair of three further agricultural buildings (retrospective)	Support	<p>We at Beoley Parish Council have no objection toward this application. Although the development has already happened, we would like to point out that we only support the application if it is for agricultural purposes only.</p>
7 Sept 2022	22/01208/ FUL	The Cottage Holt Hill Beoley	Withdrawn	Single storey rear extension, conversion of existing garage and side extension to connect garage to main dwelling	Support	<p>We at Beoley Parish Council support this application on the grounds that it enhances a character property in the area. The application has no negative impact upon other residents.</p>

2 Sept 2022	22/01184/ FUL	The Lodge Newlands Barns Billesley Lane Portway	Refused	Erection of outbuilding (part-retrospective) Decision: <ul style="list-style-type: none"> • affects the visual and spatial openness of Green Belt • when original application was granted, no further extensions allowed • possibly agricultural not domestic curtilage • inappropriate development in GB 	Object	We at Beoley Parish Council object to this application on the grounds that it is too large to be sited in the middle of a field and is a retrospective application that does not carry enough detail.
23 August 2022	22/01241/ S73	Attwell Farm Park Seafield Farm Seafield Lane Portway	Pending	Variation of condition 8 planning permission 19/01544/FUL - Variation of opening hours to visiting members of the public	Object	We at Beoley Parish Council object to this application which, if granted, will inflict even more misery upon local residents. Seafield Lane is already over congested with traffic at the best of times, both with Attwell Farm Park and Oakland International, but with winter dark evenings approaching and no streetlights on a 60 mph Lane, the risks are massive. The original granting of permission was based upon restrictions to both parking and opening hours and now this business simply wants to over-ride these restrictions. They were put there for valid and sensible reasons, which remain. We object.
26 Sept 2022	22/00801	Seafield Farm Seafield Lane Portway	Granted	As below plus: <ul style="list-style-type: none"> - redn in floor area by 73 sq mtrs - height increased from 8.4 mtrs to 10.4 mtrs - posn further away from northern boundary 	Object	We at Beoley Parish Council maintain our objection to this application in line with our original statement. We also have further concerns regarding the increase in height. What does that have to do with livestock? Are they going to breed Giraffes? We object.

				<p>- remains detached</p> <p>Decision:</p> <ul style="list-style-type: none"> • if building ceases to be for Agricultural purposes, it shall be dismantled within 6 months. • not to be open to public • water course restrictions 		
15 Aug 2022	22/01114	Units 2B To 2D Oakland Seafield Lane Portway (Oakland International)	Pending	Demolition of a warehouse and its replacement with an agricultural building for vertical farming	Neutral	We at Beoley Parish Council can see no technical reason to object to this application. The problem we have is that Oakland have continued to build on their site without any application for planning permission, this over a number of years. Although we are encouraged by the fact that they are now seeking permission in the accepted form, there remains a number of buildings on the site that do not have formal permission which would allow all parties the opportunity to consider.
23 Aug 2022	22/01154	Parkland House. Brockhill Lane	Refused	<p>Application for the removal of conditions 12, 13, 19 and 20 attached to Planning Application ref B/2000/1229 dated 15/05/2001 which currently restrict permitted development rights under the provisions of the Town and Country Planning (General Permitted Development) (England) Order</p> <p>Decision:</p>	Object	We at Beoley Parish Council strongly object to this application. The restriction on PD rights was agreed by previous owners and when the applicant bought the property, he would have been made well aware of the situation from his searches. Therefore, he should not expect to change it now to suit his extravagant underhanded construction. If the owner wishes to carry out any development, he should make an appropriate planning application <u>before</u> construction so that all parties can consider the proposals in the usual way, not seek to remove

				<ul style="list-style-type: none"> • original decision (2001) to be upheld • enforcement notice served 10 October • effective on 5 Dec pending appeal 		the restriction on PD rights.
9 Aug 2022	22/01069	VVS Service Station Beoley Garage Alcester Road	Granted	<p>New powder coated aluminium shopfront to replace existing shopfront to existing garage</p> <p>Decision:</p> <ul style="list-style-type: none"> • proposal does not increase the size of the building • Parish Council support • acceptable proposal 	Support	We at Beoley Parish Council support this application.
19 July 2022	22/00656	Beoley Equestrian Centre, Icknield Street	Pending	<p>Erection of 12 detached dwellings and associated garages.</p> <p>H&W NHS Trust have stated in a letter to BDC that extra health care investment would be required should this application be granted.</p>	Object	<p>We at Beoley Parish Council object to this application on the following grounds.</p> <p>1. There is no planning statement in support of the application, which would be useful to provide some planning context. The application form gives little information about what the site is currently used for (other than it is part of Beoley Equestrian Centre). Are there any existing buildings being demolished?</p> <p>2. The site is quite a long way from Icknield Street (as was the previous withdrawn application) so our main concern is about sustainability. How are occupiers meant to access public transport? The site is a long way from public services (such as shops or GP surgery) so this would mean lots of vehicle movements.</p>

						<p>3. We assume the site is in the green belt, in which case this would constitute inappropriate development unless special circumstances exist (none of which have been demonstrated in the application). There is no shortage of 4-bedroom detached houses in Bromsgrove and Redditch and, therefore what is the need for this sort of application in the green belt?</p> <p>4. Just what are the applicants up to, when you consider this application in context to their previous application.</p> <p>In summary we object to this application.</p>
10 July 2022	22/00704	Dominion Racing Stables, Seafield Lane	Pending	Construction of a new access track from Billesley Lane to Dominion Racing Stables	Object	<p>We at Beoley Parish Council object to this application on the grounds that it is inappropriate in the Green Belt. We have evidence of similar applications being refused for this reason and expect consistency in this regard.</p> <p>Also, there are a number of inaccuracies within the application documentation, for example in paragraph 9 it is stated that "access to this development will be via the existing access on Church Road to the south". It looks like that has been copied and pasted from a report for a different site - there is no Church Road that we are aware of.</p> <p>We see this application as laying plans for future development of the site.</p>

10 Jun 2022	22/00801 (see resub above)	Seafield Farm Seafield Lane Portway	Pending	Demolition of 2 existing poultry buildings and erection of clear span portal frame building to form additional seasonal livestock area and secure farm storage, with internal area for hay and straw storage (see additional comment above for amended plans in regard to resubmission)	Object	We at Beoley Parish Council object to this application. From our informed agricultural sources, it appears that a large clear span building does not help livestock setups due to the greater area for 'no herd control', with no corale system to minimise the risk of animal casualties. Also, Hay and straw storage within the same building; health and safety and fire hazard issues are obvious.
30 April 2022	22/00618	Churchill Farm, Beoley Lane	Granted Cllr English - response from Dale Birch?	<p>Certificate of Existing Lawful Use for the use of the site for car sales, and ancillary internal and external storage, showroom, forecourt, office and workshop (Sui Generis) as a business for a period in excess of 10 years</p> <p>Decision:</p> <p>- The application alleges that the business commenced on site in 2007, <u>the final conversion works to the car show room being completed and operational in 2010 and the western parking area in 2011. (Planning Apps?)</u></p> <p>- The submitted evidence, to include: signed statements of truth, statutory declaration, aerial photography and VAT receipts would evidence, on the balance of probabilities, that</p>	Object	<p>We at Beoley Parish Council vehemently object to this application. We as a Parish Council have reported and raised concerns on a number of occasions over the past 12 years, regarding an illegitimate business being undertaken at this property. Indeed, BDC Planning physically audited the property a couple of years ago only to be convinced by the householder that a business was not being conducted there. Now it miraculously appears to have been there for over 10 years, just as we knew! The property is within the Green Belt and is a domestic residence opposite one of the oldest Churches in Worcestershire. The traffic emanating to and from this illegitimate concern is extremely dangerous and a concern for the nearby junior school. We Object!</p> <p>Decision:</p> <p>Views expressed (BPC) on the planning merits of the case are irrelevant when determining the application for a Certificate of Lawfulness.</p>

				the business has been in operation for a period in excess of 10 years and therefore the certificate is granted.		
13 Dec 2021	21/01830 (Redditch)	Proposed Hither Green Lane Development	Pending	Proposed extension to the existing estate by removal of some of the Golf Course	Object	Although outside the remit of BPC from a planning perspective the Deputy Chairman, Cllr Joynes, is representing BPC and providing advice and ongoing feedback.
20 Dec 2021	21/01861	Attwell Farm Park Seafield Farm Seafield Lane Portway	Permission required	Replacement Agricultural Building No progress since 11 Jan 2022	Neutral	We at Beoley Parish Council do not have any specific objection to this application as long as it is genuinely for a replacement agricultural building.
25 Jun 2021	21/01033	Clevedon Farm Icknield Street Beoley	Pending	Secure processed metal storage unit for copper, brass and zinc.	Neutral	No progress since 3 Aug 21 We at Beoley Parish Council have no specific objection toward this application.
15 Sept 2020	20/00121	The Croft Alcester Rd Portway	Appeal Allowed Refused - Pending Appeal	Application to remove Class E from Condition 3 of previous application - Swimming Pool.	Object	Appeal allowed. Appeal form Sept 2020 Appeal lodged in late July 2020

Additional Planning Issues (Enforcement?)

- Newlands Barns - Building in Field