

Appendix B
PLANNING REVIEW – BEOLEY PARISH COUNCIL MEETING – OCT 2022

Update Date	Planning Ref.	Address and Planning Details	BDC Status	Bromsgrove DC & Other additional Comments	BPC View	Beoley PC Comments
6 October 2022	22/01384	Fields off Icknield Street Beoley	Pending	Erection of a New Agricultural Building		
23 Sept 2022	22/01270/FUL	Woodlands Farm Lilley Green Road	Pending	Erection of agricultural building and hard standing	Neutral	We at Beoley Parish Council have no specific objection toward this application as long as it is utilised for its proposed agricultural use. 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 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.
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	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.
7 Sept 2022	22/01208/FUL	The Cottage Holt Hill Beoley	Pending	Single storey rear extension, conversion of existing garage	Support	We at Beoley Parish Council support this application on the grounds that it enhances a

				and side extension to connect garage to main dwelling		character property in the area. The application has no negative impact upon other residents.
2 Sept 2022	22/01184/ FUL	The Lodge Newlands Barns Billesley Lane Portway	Pending	Erection of outbuilding (part-retrospective)	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	Pending	As below plus: - redn in floor area by 73 sq mtrs - height increased from 8.4 mtrs to 10.4 mtrs - posn further away from northern boundary - remains detached	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.
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 still 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	Pending	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	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 the restriction on PD rights.
9 Aug 2022	22/01069	VVS Service Station Beoley Garage Alcester Road	Pending	New powder coated aluminum shopfront to replace existing shopfront to existing garage	Support	We at Beoley Parish Council support this application.
15 Aug 2022	22/01113	Oakland Poultry Farm, Seafield Lane	Application Withdrawn	Erection of an agricultural building for growing mushrooms	Neutral	We at Beoley Parish Council do not support this application, but we make the point that it is a positive move that Oakland is actually submitting applications and not just building illegally. We disagree with the comment within their statement that states that no other buildings have been erected.
9 Aug 2022	22/01091	Oakland International,	Granted (Prior	Prior approval for a non-domestic 390.39kWp	Object	We at Beoley Parish Council do not, in general, usually have objections toward applications

		Seafield Lane	approval not required)	roof-mounted solar PV system. Submission under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J		promoting 'green energy', but in this case the first question that should be considered is 'has the building, that the solar panels are proposed to be fitted to, been erected legally via previously granted planning permission?' If the building has been erected with permission, we have no objection to 22/01091/PRIOR, if erected without permission, we object.
9 Aug 2022	22/01073	20 Moss Lane Close	Granted	Loft conversion with hip to gable extension and side dormer Decision: CofL approved as correct materials now attributed to application.	Support	We at Beoley Parish Council have no objection to this application.
19 July 2022	22/00656	Beoley Equestrian Centre, Icknield Street	Pending	Erection of 12 detached dwellings and associated garages. H&W NHS Trust have stated in a letter to BDC that extra health care investment would be required should this application be granted.	Object	We at Beoley Parish Council object to this application on the following grounds. 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? 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

						<p style="text-align: center;">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 BeoleyParish 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>

27 May 2022	22/00750	20 Moss Lane Close	Refused	Conversion of attic space with change of roof from hip to gable and new side dormer (see 01073 above)	No Comment	No Comment
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 ammended 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.
28 May 2022	22/00752	Parkland House Brockhill Lane	Refused	Retention of detached garage outbuilding (retrospective) with amendments to reduce its height to single storey with pitched roof Decision: - inappropriate development - adverse impact on openness of Green Belt - no special circumstances	Object	We at Beoley Parish Council strongly object to this application. the original application was refused; the occupant built anyway; and is now seeking Bromsgrove's blessing! The previous application was refused on the grounds of its impact upon the Green Belt and is contrary to the Bromsgrove District Plan. This is a further development in Green belt which has not been recorded or accounted for from what we can see. The New 2 x storey dwelling presents a big, tall and substantial structure even after the lowering by 1m and has been built beyond the boundary line and over a right of way of the neighbouring property. The sewage, power and drainage is all in place.
25 May 2022	22/00731	Parkland House Brockhill Lane	Refused	Two-storey front extension to dwelling (retrospective) Decision: - disproportionate extension	Object	We at Beoley Parish Council strongly object to this application. the original application was refused; the occupant built anyway; and is now seeking Bromsgrove's blessing!

				<p>- inappropriate development - adverse impact on openness of Green Belt - no special circumstances</p>		<p>Previous applications have been granted which already takes the development well over the 40% rule.</p>
13 May 2022	22/00671	Parkland House Brockhill Lane	Refused	<p>Construction of gates and gate piers (retrospective) Decision: - inappropriate development - already refused in Feb</p>	Neutral	<p>Although we are completely against house owners building first and then attempting to influence BDC Planning to grant retrospective permission, we at Beoley Parish Council do not object to this application in this instance.</p>
30 April 2022	22/00618	Churchill Farm, Beoley Lane	<p>Granted Cllr English - response from Dale Birch?</p>	<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: - 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> - The submitted evidence, to include: signed statements of truth, statutory declaration, aerial photography and VAT receipts would evidence, on the balance of probabilities, that the business has been in</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 actually 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: Views expressed (BPC) on the planning merits of the case are irrelevant when determining the application for a Certificate of Lawfulness.</p>

				operation for a period in excess of 10 years and therefore the certificate is granted.		
24 March 2022	22/00438	The Firs, Alcester Road, Portway	Refused	First floor side extension to create en-suite bedroom (resubmission of 21/01091) Decision: - inappropriate in green belt - scale unacceptable - detrimental impact on rural character of the street scene - scale is above 40% rule	Support	We at Beoley Parish Council have no objection to this application as long as the 40% rule is not breached.
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