

**Appendix B**  
**PLANNING REVIEW – BEOLEY PARISH COUNCIL MEETING – AUGUST 2021**

<b>Update Date</b>	<b>Planning Ref.</b>	<b>Address and Planning Details</b>	<b>BDC Status</b>	<b>Bromsgrove DC &amp; Other additional Comments</b>	<b>BPC View</b>	<b>Beoley PC Comments</b>
8 July 2021	<b>21/01110</b>	<b>Glebe Cottage The Glebe Beoley</b>	Awaiting decision	Erection of new dwelling and associated works	Object	We at Beoley Parish Council object to this application on the grounds that it is within both the Greenbelt and Beoley Conservation area. This is green belt land so it should be cherished as such. Chapel Lane has seen a pprox 50% increase new buildings over the past few years and, as it is a single track lane the increase in traffic is also a consideration. The application suggests there is a regular bus service, which is incorrect as the regular bus service ceased a few years ago. There was an application for a second house on the adjacent land, which was refused last year, so we think this one should be too.
8 July 2021	<b>21/01109</b>	<b>Glebe Cottage The Glebe Beoley</b>	Pending	Erection of two-storey rear extension	Neutral	We at Beoley Parish Council do not have any specific objections to this application but have concerns that the plans exceed the 40% rule and that the existing building is of both local and historical interest.
7 July 2021	<b>21/01104</b>	<b>9 Ravensbank Business Park Hedera Road Redditch</b>	Pending	1x non-illuminated Wordmark Sign on the SW elevation of the building and non-illuminated signs across the site	Neutral	We at Beoley Parish Council are concerned with this particular area of the Parish becoming more and more 'tacky' and with, in most cases, unnecessary development. Other than that we see no reason to object to this application.
28 June 2021	<b>21/01045</b>	<b>7 Moss Lane Close Beoley Redditch Worcestershire B98 9AU</b>	Awaiting Decision	Proposed 2 storey front and side extension and a new porch. (Resubmission of 20/00704/FUL)	Support	We at Beoley Parish Council have no specific issue with this application other than it must be subject to the +40% extension rules.

25 June 2021	<b>21/01035/ CPE</b>	<b>Brockhill Wood Brockhill Lane Beoley Worcestershire B98 9DA</b>	Pending	Certificate of Lawfulness for the: Continued occupation of the application property as a C3 dwelling by Mr Owens and his family, in breach of condition 2 of consent B/1994/0188 which restricted the occupancy of the dwelling to that by agricultural workers and The erected side and rear extensions and a garage/store outbuilding constructed at the property.	Neutral	<p>We at Beoley Parish Council have concerns that the dwelling should be kept for occupancy by agricultural workers and not eligible for the open housing market.</p> <p><b><i>BDC Response ( Jo Chambers)</i></b></p> <p><i>'I would like to ensure that the PC is aware that this is an application a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition. This is NOT a planning application. Whereas a planning application seeks permission for development, a Lawful Development Certificate is asking whether the development set out in the description is lawful. Evidence has been submitted by the applicant. If this demonstrates that the development is lawful and the Bromsgrove District Council has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability. It is noted that the PC has provided no evidence with regard to the application in its comments.</i></p>
25 Jun 2021	<b>21/01033</b>	<b>Clevedon Farm Icknield Street Beoley</b>	Pending	Secure processed metal storage unit for copper, brass and zinc.	Neutral	We at Beoley Parish Council have no specific objection toward this application.
18 June 2021	<b>21/00990</b>	<b>S P Group Limited 9 Ravensbank Business Park Hedera Road</b>	Pending	Installation of new boundary fencing <b>Tree Officer - no objection.</b> <b>Highways - no objection.</b>	Neutral	We at Beoley Parish Council have no objection to this application as long as the site does not resemble 'Fort Knox' when completed.

		<b>Redditch Worcestershire</b>				
15 June 2021	<b>21/00964</b>	<b>Unit A Redditch Gateway Coventry Highway Redditch</b>	Pending	Erection of 1 No. Monument Sign	Neutral	We at Beoley Parish Council have no specific objection to this application so long as it does not look like 'something from Las Vegas' when completed.
4 June 2021	<b>21/00914/ CPL</b>	<b>The Woodlands Lilley Green Road Alvechurch</b>	<b>CPL Granted</b>	Construction of detached building for ancillary domestic use		Comments not accepted by BDC. <b>Cert of Lawfulness.</b>
31 May 2021	<b>21/00889</b>	<b>Land On North Side Of Ravens Bank Drive Redditch Worcestershire</b>	Pending	Temporary agricultural workers dwelling (Retrospective)	Object	We at Beoley Parish Council strongly object to this planning application. We wish to make the following points regarding our opposition: <ul style="list-style-type: none"> <li>• The Applicant's Statement makes a great deal regarding the vast amount of preparation and planning which has been put into this venture. One must ask, why then did they "overlook" the need to apply for Planning Permission for the building? In our view this is a clear attempt to force the hand of the Planning Authority by having intentionally constructed a building in the full knowledge that it was a breach of Planning Regulations. In our view the Applicant has clearly planned this approach from the outset;</li> <li>• The Applicant's own Statement openly acknowledges this breach of regulations. This is reinforced in our</li> </ul>

						<p>view by the fact that, despite the Applicant stating to the Parish Council at our June 2021 meeting that the oversight/delay was caused by their Solicitor "dragging his feet", it is clear from the documentation that the reports were only prepared last month;</p> <ul style="list-style-type: none"><li>• The land is in fact Green Belt so we oppose it as being unlawful development which is harmful by impacting the "openness of the Green belt";</li><li>• As this site was used for horticulture and agriculture until its closure in the <b>1980's</b> we cannot and do not at this point object to that aspect, however we do object to the building of a residential home on this site as it changes the site's historical use which could have a major impact in the future to the Beoley community. Should permission be granted the land could then be considered residential! Surely any development must be on the basis of an agricultural and/or horticultural basis;</li><li>• Why have they chosen to build their timber house in the very place where it can be seen? Why not chose a position</li></ul>
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						<p>on the site where it would be concealed from view, not abutting the Conservation Area right against Beoley Parish field in full view from Beoley Lane?</p> <ul style="list-style-type: none"><li>• They say this is a "temporary" structure but make it clear that they intend to build a proper house there in the future;</li><li>• The 'proposed' Polytunnels have been located immediately behind Holt End Grange and the Old Farmhouse (now Chimney Pot Cottage) They are an eyesore and similarly could have been located out of sight;</li><li>• Where exactly is their "Worm Farm" going to be located? What Health, Safety and Environmental restrictions are actually required to be enforced?</li><li>• We have seen an ever escalating number of these sort of applications within Beoley over the last couple of years, as this type of 'late Application' has been encouraged by the almost complete lack of enforcement from Bromsgrove District Council Planning Department;</li></ul>
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						<ul style="list-style-type: none"> <li>• There have recently been agricultural tied land and properties for sale within the area that the Applicant could have pursued. For example, the house next to the village hall was for sale at the same time, it has land as well as an agricultural tie;</li> <li>• We also have concerns regarding the Public Footpath as the submitted site plan indicates that the Public Footpath is within the Applicant's land boundary.</li> </ul> <p>In conclusion, you only have to ask yourself, where else could a lovely 8 Acre piece of countryside with a home on it be obtained for less than £200K, especially in Beoley? This is what granting this Application will result in. We <b>Object</b> in the strongest terms.</p>
4 May 2021	21/00637	8 Acanthus Road Redditch	Pending	Use of the site for the storage of operational vehicles, elevational alterations, installation of plant, sprinkler tanks and lighting, associated parking, vehicle barriers, guard hut, and associated infrastructure	Object	<b>Highways have completed a survey on 4 August and recommends 'no highways objection'. We at Beoley Parish Council object to this application on the grounds that the continued development of this site, and other nearby sites, greatly impacts upon local residents from increased traffic as well as noise and light pollution.</b>
15 April 2021	21/00421	Tranquil Paddock, Watery Lane, Weatheroak Hill	Pending	Establish the lawfulness of a Caravan associated with the smallholding	Object	<b>No further progress as of 6 August 2021. We at Beoley Parish Council oppose this application on the grounds that it sets a precedent that cannot be allowed. There</b>

						appears to be evidence that this caravan is currently inhabited with water, drainage and power facilities connected to it and that details submitted within the application are incorrect. Cllr David Barry, Beoley Parish Council
23 Feb 2021	<b>20/01502</b>	<b>Redditch Gateway Land Adjacent To The A4023 Coventry Highway Redditch Worcestershire</b>	<b>Granted</b>	Internal works to facilitate a new mezzanine level in the storage and distribution building approved under the reserved matter consent 19/00619/REM	Object	<b>Granted 14 July 2021. No decision notice posted as of 6 August 2021.</b> We at Beoley Parish Council have always, when considered a consultee, objected to the Eastern Gateway and do so again in this case. Due to the empty 'shed' space already prevalent within Redditch, the decimation of the greenbelt, wildlife and their habitat, and the balance of that against low skilled jobs and virtually saturated excess traffic, we see no need for it.
18 Nov 2020	<b>20/01455</b>	<b>2 Poplar Cottages Icknield Street</b>	<b>Application Withdrawn</b>	Removal of Condition 4 of 20/00099	Object	<b>Application withdrawn 22 June 2021.</b> We at Beoley Parish Council opposed the original application and, therefore, see no reason to support this application to remove condition 4 of 20/00099.
15 Sept 2020	<b>20/00121</b>	<b>The Croft Alcester Rd Portway</b>	<b>Refused -Pending Appeal</b>	Application to remove Class E from Condition 3 of previous application - Swimming Pool.	<b>Object</b>	<b>No further progress as of 6 August 2021.</b> Appeal form Sept 2020 Appeal lodged in late July 2020

Mar 2020	19/01584	<p><b>The Cross And Bowling Green, Alcester Road, Beoley</b></p> <p>Demolition of existing public house and re-build as a public house with 35 rooms for bed and breakfast accommodation, ancillary manager's accommodation including car parking.</p>	Pending	<p><b>9 March:</b> Katherine Else appeal to BPC for support to help persuade BDC Planning.</p> <p><b>20 Nov:</b> Katherine Else of Westbourne Leisure contacted BPC to try and get us to prompt BDC to push through the application, and to support demolition of the existing building. DB responded as in far column.</p> <p><b>23 October:</b> Letter from Applicants Planners reiterating the need to replace existing buildings.</p> <p><b>23 Oct:</b> Letter from Applicants agent adding detail to their cost to repair the existing building.</p> <p><b>29 July:</b> Conservation Officer observations: Costs for repair of the building not substantiated. Repair of the existing building could be a viable option.</p> <p><b>1 July:</b> Structural Report submitted with costs etc. Proposal to completely demolish and rebuild as renovation costs are inhibitive.</p>	Support	<p><b>No further progress as of 6 August 2021. Last activity Feb 2021.</b></p> <p>Support on the basis that it will re-vitalise the area around Branson's Cross, add to the local infrastructure and provide additional jobs for residents.</p> <p>Response letter to Westbourne Leisure emphasised our support for the application but that it is the responsibility of BDC to determine the conditions, including maintaining aspects of the existing building. BPC fully supports BDC in this stipulation.</p>
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### **Additional Planning Issues (Enforcement?)**

**Parkland House, Brockhill Lane:** No news from BDC enforcement, but further development taking place.

**Land Opposite Beoley Hall:** No news.

**Oakland:** No news from BDC but another development is being constructed and BDC informed again. The only response from Birch was a 'cut-and-paste' statement about the 4 years 'grace'.

**Wapping Lane:** Complaint registered with Planning awaiting news from BDC Enforcement. **Enforcement has not been to site as yet.**

**Pingles:** **Nothing done as yet.**

**Bransons Cross Farm at junction A435, B4101 B98 9DP (Walkers): Excerpt from letter of complaint from Mr Edward Carter:**

'I have heard that the occupiers plan to dispose of their remaining farming equipment through an auction sale and build/facilitate a Highways Agency site there, with hardcore, relevant buildings and a plan to deal with aggregates etc in a way that would create a real environmental nuisance including noise and pollution. There has already been a substantial development in a field just south of the farm on the West side of A435 and this may be connected. I have heard also that the owners want to build access of some kind to the nearby proposed Amazon warehouse to the South of the premises. Also there appears to have been erected permanent accommodation with no obvious planning permission'.

It has been reported that a BDC Enforcement Officer has attended the site only to discover that Worcestershire Highways have obtained the site for housing and storage of manpower and equipment for Motorway modifications due to HS2. BDC were totally unaware as no application had been forthcoming.