TANWORTH -IN-ARDEN PARISH COUNCIL

R/o Earlswood Village Hall
Shutt Lane
Earlswood
Solihull
B94 6BZ
Clerk to the Council: Hayli Jennings

Planning Committee

To: All Members of the Planning Committee
You are summoned to attend a meeting of the Planning committee - Hayli Jennings, Clerk to the Parish.

Date: Tuesday 28th May 2025 **Place: Parish Office** **Time: 9.30am**

The Public Forum will commence at 09.30 hours and finish no later than 10.00 hours. Members of the Public are welcome to come and address the Parish Council in the Public Forum and are asked to register in advance. Speaking time is restricted to 3 minutes. Priority will be given to members of the public who have registered in advance. The Planning meeting will commence immediately following the conclusion of the public forum.

AGENDA

1. **To elect a Committee Chair.**
2. **To receive apologies**
3. **Declarations of Personal or Prejudicial Interests**
4. **To confirm and sign the minutes of the Parish Council meeting of 28th April 2025.**
5. **To confirm recommendations on the following planning applications for consideration by Full Council and to discuss any other applications received after the publication of this agenda**
   Stratford-on-Avon District Council: Eplanning

Reference	Due Date	Address	Proposal
25/00813/FUL	29.05.25	6 Malthouse Lane	2 storey rear and side extension and cosmetic changes to elevations.
25/00767/FUL	29.05.25	Brook House Gardens Brook House Farm Stratford Road	Two storey rear extension with decking area
25/00785/FUL	03.06.25	Woodlands Forshaw Heath Lane	Change of use from a dwelling (use Class C3) to a day centre (use Class E)
25/00582/FUL	06.06.26	2 Malthouse Lane	Erection of two storey side and rear extension, single storey rear extension and alterations to the front

25/01014/FUL	06.06.25	Tinkers Farm Stratford Road	Proposed replacement of existing cabin at Tinkers Farm for residential purposes with new enlarged cabin for residential purposes in Warwick District Council area ref W/25/0440, private track access road from A3400 Stratford Road to Tinkers Farm is in Stratford-on-Avon District Council area
25/00996/VARY	09.06.25	Marvern, Broad Lane	Variation of condition 2 of planning permission 23/02379/FUL dated 05 January 2024 to refer to an alternative drawing (drawing no. 2038/33L) which incorporates a different arrangement of access to the rear paddock and condition 10 to refer to specific drawings (drawing nos. 2038/33L and 2038/15R) which provides all necessary detail for hard and soft landscaping
25/00753/FUL	12.06.25	Brock Cottage Poolhead Lane	Erection of dwelling and detached garage with annexe over (self-build) and creation of vehicular access.

6. To note comments made under delegated authority by the Clerk since the last meeting.

Reference	Address	Proposal	Comments
25/00879/COUQ	Warings Green Farm Warings Green Road	A notification for prior approval for the proposed change of use of an agricultural building to two dwellings (3a and 3b), and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)	Object. The Parish Council is not equipped to form an expert view on all the technical issues raised by the notifications. But it has been impossible to form any view because of the difficulty relating the individual notifications to individual buildings on the site. This has not been helped by the inability to access the site. Nor has it been possible to relate the plans to the existing farmhouse. What is needed is a plan showing all the buildings on the site, and the buildings proposed for conversion.
25/00880/COUQ	Warings Green Farm Warings Green Road	A notification for prior approval for the proposed change of use of an agricultural building to two dwellings (3a and 3b), and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)	Object. The Parish Council is not equipped to form an expert view on all the technical issues raised by the notifications. But it has been impossible to form any view because of the difficulty relating the individual notifications to individual buildings on the site. This has not been helped by the inability to access the site. Nor has it been possible to relate the plans to the existing farmhouse. What is needed is a plan showing all the buildings on the site, and the buildings proposed for conversion.

25/00881/COUQ	Warings Green Farm Warings Green Road	A notification for prior approval for the proposed change of use of an agricultural building to three dwellings (3a and 3b), and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)	Object. The Parish Council is not equipped to form an expert view on all the technical issues raised by the notifications. But it has been impossible to form any view because of the difficulty relating the individual notifications to individual buildings on the site. This has not been helped by the inability to access the site. Nor has it been possible to relate the plans to the existing farmhouse. What is needed is a plan showing all the buildings on the site, and the buildings proposed for conversion.
25/00882/COUR	Warings Green Farm Warings Green Road	An application for prior notification of the change of use of an agricultural building to an office use falling within Class E (g) (i). Please refer to submitted planning statement for more information.	Object. The Parish Council is not equipped to form an expert view on all the technical issues raised by the notifications. But it has been impossible to form any view because of the difficulty relating the individual notifications to individual buildings on the site. This has not been helped by the inability to access the site. Nor has it been possible to relate the plans to the existing farm house. What is needed is a plan showing all the buildings on the site, and the buildings proposed for conversion. In addition the existing brick buildings are attractive and their retention would benefit the local environment,
25/00883/COUR	Warings Green Farm Warings Green Road	An application for prior notification of the change of use of an agricultural building to an office use falling within Class E (g) (i). Please refer to submitted planning statement for more information	Object. The Parish Council is not equipped to form an expert view on all the technical issues raised by the notifications. But it has been impossible to form any view because of the difficulty relating the individual notifications to individual buildings on the site. This has not been helped by the inability to access the site. Nor has it been possible to relate the plans to the existing farmhouse. What is needed is a plan showing all the buildings on the site, and the buildings proposed for conversion. In addition the existing brick buildings are attractive, and their retention would benefit the local environment.
25/00919/LDP	Ladbrook Hall Farm Penn Lane	Confirmation of lawful commencement of planning permission 20/00545/FUL (Demolition of existing dwelling and change of use of equestrian / agricultural land to residential use to provision of	No representation

		replacement dwelling located in new position on the site to provide a better standard of accommodation and environmental improvements)	
25/01036/TREE	Brumbill Cottage Bates Lane	- T1 Robinia - reduce by 1-1.5m, cut away from neighbouring property and reshape - T2 laurel - reduce to approx 4m height and reshape, in rear corner of garden - T3 Ilex Latifolia - reduce by 1-1.5m and reshape	No representation
25/00736/VARY	Glebe Farm Vicarage Hill	Variation of condition 2 of planning permission 22/03502/FUL dated 10th February 2023 to alter the elevations of the dwelling and internal alterations to facilitate creation of a first floor within existing dimensions of the building as previously approved. Original Description of Development: Conversion of existing buildings to provide a new separate dwelling, where conversion of the building to residential use has already approved and implemented as part of application no. 20/02958/FUL, with other ancillary alterations	No representation
DISCN/00234/25	Land Adjacent To 4, Bell Field,	Application for discharge of conditions, Related Application Reference: 23/01068/FUL	No comments
25/00786/OUT	Hilltop Supplies (Gorcott) Limited Gorcott Hill	Outline planning application with all matters reserved except for access, for conversion and any associated alterations of existing shop and office building to single dwelling, and erection of two new build dwellings, with all associated works. Demolition of all buildings on site except that proposed for conversion.	Object – overdevelopment in greenbelt
25/01066/FUL	Wood End Farm Broad Lane	Erection of no.1 infill dwelling with associated parking. Access and position of said dwelling based on previously approved outline application (reference 23/03138/OUT)	No representation
25/01052/AGNO	Land East of Poolhead Lane Earlswood	Hay store and agricultural implements	Object – The Parish Council do not feel that this application overcomes the reasons for refusing the previous application.

7. To note decisions received.

Reference	Address	Proposal	Decision
25/oo621/HHPA	1 Aspley Heath Lane	The construction of a single storey rear extension which would extend beyond a rear wall of the original house by 6m for which the maximum height would be 3.8m and for which the height to the eaves would be 3m.	Householder Prior Approval not Required
25/00398/OUT	Rosedene Cottage Penn Lane	Demolition of existing dwelling and replacement with new 4 bedroomed custom and self-build (CSB) dwelling	Outline Planning Permission Permitted
25/00664/FUL	Cedar House Cut Throat Lane	Part single storey, part two storey rear extension, conversion of garage to a snug room and the laying of hardstanding to provide an additional parking space.	Refused
25/00632/FUL	Old Timbers Warings Green Road	Demolition of existing dwelling and outbuildings. Erection of replacement self-build dwelling	Withdrawn
25/00880/COUQ	Warings Green Farm Warings Green Road	A notification for prior approval for the proposed change of use of an agricultural building to two dwellings (3a and 3b), and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)	Withdrawn

6: Any other business.

Clerk to the Parish

H Jennings

22nd May 2025