



**287/289 Kenilworth Road, Balsall Common CV7 7EL**

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**Approved Minutes of Extraordinary Parish Council Meeting held on Wednesday 3 May 2017 at 6pm in the Westlake Room, The Village Hall, Station Road, Balsall Common.**

**Minutes**

**Present:** Councillor Mark Tattum (Chairman), Councillor Judy Lea (Vice Chair), Councillor Christina O'Sullivan, Councillor Helen Dean and 7 members of the public.

- 1. Apologies:** Councillor Lee Quinney, Councillor Will Heard, Councillor Marie-Louise Marsden, Councillor Sheila Cooper, Councillor Lionel King and Councillor Richard Lloyd
- 2. Declaration of Interests:** Councillor Helen Dean declared a non-pecuniary interest.
- 3. Public Forum**

The Chairman allowed a public forum for comments.

The public made comment on item (3.9) on the agenda and the following views were expressed:

The proposed development:

- Will dominate and blight the privacy of adjacent properties as the site is on a plot high from the road level (Balsall Street East)
- Eliminates the open outlook due to its bulk
- Is an over intensive use with 6 families occupying 12 bedrooms
- Will cause access issues off Balsall Street East near the junction of Frog Lane
- Creates car parking demand for visitors that should not be met by on street parking on Balsall Street or Frog Lane
- Is out of character
- Appears to take up open amenity space at the front of the site
- Has made an incorrect assumption that Frog Lane is subject to road widening and proposed to remove a mature tree and natural hedge unnecessarily

- Will exacerbate the existing flooding problems suffered by 25, 27 and 29 Balsall Street. These occur around twice a year and result in water standing in front gardens and up to the air bricks of properties.
- Will detract from the visual appearance of existing buildings
- Does not take into account the relevant street scene of Frog Lane nor the open and rural appearance of Balsall Street East generally.

4. Item (3.9) was brought forward on the agenda by the Chairman

**(4.1) 00939**

Silver Birches, Frog Lane, Balsall

Demolition of existing bungalow and replace with a single 2 storey building comprising 6 no. apartments

**Resolved: To strongly object to the proposal on the following basis:**

**Development is not in keeping with the area, it is over intensification, will be over dominant in a semi-rural location. The bulk and mass of the development will be out of character with neighbouring properties, especially on Frog Lane and out of character for the area which is one of semi-rural openness. It will adversely impact on privacy and visual amenity of adjoining properties. The access is not appropriate. The car parking is inadequate and will result in visitors parking on Balsall Street East causing a potential hazard. Its impact on the Green Belt to the rear is detrimental to visual amenity and biodiversity. The field to the rear is of significant ecological merit with ancient trees and natural hedgerows. There will be a significant disturbance impact on wildlife – bats, owls, badgers etc. due to noise, proximity and light pollution. The nature of the documentation provided is misleading, the streetscene presented reflects Balsall Street East, does not take account of the height of the site from the road, does not show the effect on the streetscene of Frog Lane and the reference to the widening of Frog Lane is inaccurate. It will exacerbate the surface water drainage problem that exists. Amenity space at the front of the development should be retained.**

**(4.2) 00800**

Land adjacent to 4 Hawkswood Drive, Balsall Common

Erection of a three bedroom detached house with detached two car garage

**Resolved: To object on the basis of over intensification, further compromise to car parking and drainage issues not addressed.**

**(4.3) 00879**

Frogmore Cottage, Frogmore Lane, Fen End

Proposed two storey front extension and first floor side extension

**Resolved: To make no comment**

**(4.4) 00877**

82 Kemps Green Road, Balsall Common

Side garage extension

**Resolved: To make no comment**

**(4.5) 00933**

2 Sear Hills Close, Balsall Common CV7 7QL

First floor rear extension

**Resolved: To make no comment**

**(4.6) 00760**

72 Shenstone Drive, Balsall Common CV7 7PH

Change of use of land from open amenity space to residential garden land including extension of existing driveway, erection of wall and fence 1.2m in height and relocation of boundary fence

**Resolved: To make no comment**

**(4.7) 00813**

Land on the south west side of Fen End Road, Fen End

Erection of 9,720m<sup>2</sup> of horticultural production glasshouses, 5 roof water irrigation tanks and associated engineering operations

**Resolved: To support the proposal as welcome investment appropriate for the local economy. However the level of car parking is inadequate to accommodate a potential 20 more employees. There should be provision for lorries to turn adequately on site, a clearer indication of site layout for this and the car parking provision.**

**(4.8) 00955**

The Cottage, Meer End Road, Meer End

New access and extension of driveway off Meer End Road, plus erect stables to the rear

**Resolved: To make no comment**

**(4.9) 00978**

179 Kenilworth Road, Balsall Common CV7 7ES

Rear extension to provide additional living accommodation and side garage

**Resolved: To make no comment**

**(4.10) 00946**

33 Chattaway Drive, Balsall Common CV7 7QH

First floor side extension

**Resolved: To make no comment**

5. **Date and Venue of Next Meeting: Wednesday 17 May, 7pm in the Westlake room at the Village Hall, Balsall Common CV7 7FF**