

## PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 11<sup>th</sup> November 2015 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

### **Present**

Cllr Judy Lea,( Chair), Cllr Richard Lloyd, Cllr Lionel King and 0 members of the public

Headings are those set out on the Agenda

As the Chair was not present due to having a knee operation, the Vice Chair, Cllr Judy Lea chaired the meeting

### **1. Apologies**

Received and accepted from Cllr Sheila Cooper, Cllr Marie-Louise Marsden and Cllr Liz Macdonald

### **2. Declarations of Interest**

None

### **3. Public Participation**

No members of the public were present

### **4. Planning applications:**

4.1. PL/2015/52276/VAR - Blenheim Farm Cottage Meer End Road Meer End Solihull - Remove condition No. 4 on planning approval 2014/1210 (PL/2014/01995/FULL). Condition Number(s): 4 Conditions(s) Removal: The removal of general permitted development rights is not justified in this location and there are no exceptional reasons why it should have been included. There was no such condition on the previous permission and the removal of PD rights has not been imposed on any dwellings in the vicinity.

Comment: Object – The condition is fully justified due to the location and special nature of the area. The condition is necessary to protect the visual amenity of the area and residential amenities of adjacent properties. The Condition conforms with Local Planning Policy and should not be removed

4.2. PL/2015/52305/MINFHO - 2 Welby Gate Balsall Common Solihull CV7 7FA - Addition of 3 pane bow window with 2 side opening panes located south west side elevation on the ground floor. New window will match style, colour & material of existing windows & roof width 700mm, height 800mm, projection 370mm.

Comment: No objection

- 4.3. PL/2015/52268/MINFHO - 41 Stoneton Crescent Balsall Common Solihull CV7 7QR - Proposed first floor side extension to form bedroom/ensuite over existing garage and conversion of garage to form bedroom and en-suite for disabled use

Comment: Subject to the application conforming to House extension guidelines, the Parish Council has no objection

- 4.4. PL/2015/52304/MINFHO - 81 Station Road Balsall Common Solihull CV7 7FN - Single storey rear kitchen/dining room extension

Comment: No objection

- 4.5. PL/2015/52318/MINFHO - 165 Station Road Balsall Common Solihull CV7 7FG - Amendment of existing planning approval PL/2012/00132/FULL, to form additional living space at the second floor level. Existing gable wall to be built up to form larger roof space area with rear facing glazed juliet balcony, 2 No. new side windows and 6 No. rooflights.

Comment: Object - This is over intensification and detracts from the street scene. We question whether the total floor area is less than 40%. The proposed application is intrusive to neighbouring properties and impact upon the amenity of adjacent residential properties. This proposal seeks to create an additional storey which is out of keeping with the character of the area.

- 4.6. PL/2015/52399/MINFHO - Redwoods 33 Wootton Green Lane Balsall Common Solihull - Replacement of defective flat roof over swimming pool with pitched roof

Comment: The Parish Council has no objection to changing the flat roof to a pitched roof in principle. However, the Parish Council is concerned about the height of the roof and size of the proposal. The development must remain in keeping with the area and conform to house extension guidelines and ensure that this does not amount to over intensification. The current proposal is over intensive and a moderate approach is required.

- 4.7. PL/2015/52418/PPFL - Five Acre Farm Meer End Road Meer End Solihull - Revised application to replace temporary access drive to house and equestrian buildings with permanent access drive.

Comment: Strongly Object – This is inappropriate development in the Green Belt and detrimental to the character and appearance of the area. The applicant has adequate means of access. The current access is a temporary one for allowing construction vehicles to which is no longer required. The temporary access should be returned to its original condition. The creation of a permanent road would create substantial harm to the environment and Green Belt

**5. Sites 22 and 23 Kenilworth Road – Update from Clerk**

Clerk advised that the planning officer had informed her that the original plans were to be amended and a further period of consultation would take place. The Clerk had chased the planning department for an update as the developer Pegasus had not provided any further information or

amended plans. The planning department have advised that amended plans have been received and they shall be providing the information to allow further consultation to take place.

6. Consultation on Gambling Act 2005 – Statement of principles

It was agreed that this matter is deferred to the next meeting as the period of consultation will run until January 2016

7. Consultation on Community Infrastructure Levy – Draft Charging Schedule

Resolved – That the Clerk submits a response to the consultation stating that the Parish Council opposes a nil value being applied to Blythe Valley Park. The reasons being:-

- **All developers ought to contribute and such process will make other developers simply seek to avoid the levy claiming that the development is not financially viable**
- **The developer purchased the land with full knowledge of the CIL Levy and is now taking advantage of his position**
- **There must be consistency throughout without some developers given preferential treatment**
- **We have not seen the evidence of the developer claiming that the site is not viable**

8. Date for next meeting –The next Planning Committee meeting shall take place on Wednesday 16<sup>th</sup> December 2015 at 7.00pm at the Westlake Room, Village Hall, Station Road.

There being no further business the Chair thanked everyone for attending and closed the meeting at 19.32 pm

Signed..... Dated.....

Cllr Sheila Cooper

Chair

Balsall Planning Committee