

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 12th October 2015 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Sheila Cooper, (Chair) Cllr Judy Lea (Vice Chair) Cllr Richard Lloyd, Cllr Lionel King, Cllr Liz Macdonald and 8 members of the public to include Cllr Mark Tattum

In attendance: Mr Daniel Weaver (Pegasus Group), Sarah Hartass (Crest Nicholson), Glen Brown (Crest Nicholson)

Headings are those set out on the Agenda

1. Apologies

Received and accepted from Cllr Raymond Ritchie and Cllr Marie-Louise Marsden

2. Declarations of Interest

None

3. Pegasus Group – Developer of sites 22 and 23 Kenilworth Road to attend meeting – To receive information and answer questions relating to the following planning applications:-

3.1. Planning applications – PL/2015/52057/PPRM - 703 Kenilworth Road Balsall Common Solihull CV7 7HB 703 Kenilworth Road Balsall Common Solihull CV7 7HB - Application for Reserved Matters Approval for the Erection of 35 no. Dwellings (Use Class C) Including Associated Works Pursuant to Outline Planning Permission PL/2014/012175/OLM

3.2. PL/2015/52058/PPRMPL - Land Previously Southfields Poultry Farm Kenilworth Road Balsall Common Solihull Reserved Matters application for appearance, landscaping, layout and scale for the erection of 80 dwellings pursuant to outline planning permission PL/2014/02176/OLM.

A presentation was given by Mr Daniel Weaver of Pegasus group regarding the Reserved matters applications and to provide details of the changes to the original design and layout.

Mr Weaver confirmed that a meeting with neighbouring residents had taken place that afternoon and some options are being considered that will result in further layout changes.

A brief outline of the changes and layout for both sites was provided.

The Parish Council expressed concern at the loss of recreational areas. The sites will bring in a large number of families and there appeared to be very little green space and facilities provided.

The current location of the Green space is right next to open water and the busy main road. This cannot be considered safe or healthy given the levels of pollution from vehicles on the busy road.

Mr Weaver advised that due to site constraints and having to provide an ecological area, the green space has been reduced and this is not provided at each site. Mr Weaver advised that the term doorstep play is terminology used by SMBC and in fact all that is being provided is a bench and some green space. It is not intended to provide any play facilities on the two sites. Mr Weaver also advised that an agreement had been reached with SMBC to pay additional monies under the Section 106 agreement to provide facilities at a local recreation facility.

The Parish Council felt that this was not acceptable as the closest play facilities are located nearly a mile and half away and it is unlikely that the residents will walk there regularly.

The Parish Council advised that it is very important for such large sites to have recreation facilities as there are a substantial number of family homes.

The Parish Council questioned the mix of housing and why on one site only 2 three bed homes were being provided with 27 four bedroom homes for market sale. The Parish Council already has substantial executive properties and the local demand is for 3 bed properties for younger people.

Mr Weaver stated that this was the mix proposed and 2 bed properties were also being provided.

The Parish Council asked why the ecological area is being restricted to the public. Most nature reserves are open to the public and are of interest to the public.

Crest advised that provided Nature England is happy for public to have access, this will be provided.

Questions were raised concerning a number of other matters to include drainage, public footpath and the flatted block. Mr Weaver advised that the drainage scheme is being finalised and the issue of flooding of neighbouring properties will be taken into consideration.

Details were also given of the construction phase and requirement to ensure that neighbouring properties are kept informed of planned activities on site.

Chair emphasised to Mr Weaver the importance of keeping the Parish Council and residents informed of the changes and progress as this will prevent the current situation from arising again. The Parish Council felt that adequate information had not been provided

Public forum was opened to allow members of the public to ask questions and make comments

Questions relating to the layout and boundary were raised by members of the public.

Mr Weaver and Crest agreed to look at these matters together with other items raised

Members of the public and Mr Weaver, Sarah Hartass and Glen Brown left the meeting

3.3. Thereafter Parish Council to consider action and comments to the above applications

RESOLVED – That the Parish Council sends a letter of to SMBC setting out the concerns and objections as discussed at the meeting

4. Public Participation

None

5. Planning applications:

5.1.PL/2015/52063/MINFDW - Pine Lodge 140 Meeting House Lane Balsall Common Solihull -
Erection of 1 No. dwelling with attached garage and new access from Meeting House Lane.

Comment: Object on the following grounds:-

- The proposed development conflicts with planning policy and guidance.
- The land to be developed is primarily garden land. The NPPF recognises that such land is not to be treated as brownfield and is categorised as Green Belt. The developer has not shown exceptional circumstances to overcome this policy.
- The proposed development does not constitute sustainable development.
- The proposed development is harmful to the character of the area and urban grain of the area. It detracts from the character and appearance of the area.
- The development will result in loss of mature trees including some with TPO's harming the distinct character of the area.
- The proposed development is over intensive and the proposed dwelling is too large.
- The access is too close to the road junction and creates safety issues

5.2.PL/2015/52088/COU - Redundant Power Station Frogmore Lane Fen End Solihull - Change of use to convert redundant former auxillary power station (Use class B2) to a 5 No. bedroom residential unit with integral garage.

Comment: No comment provided that the development conforms with planning policy to protect the natural environment and ecology of the area

5.3.PL/2015/52129/MINFHO - Old College House Oldwich Lane East Fen End Solihull - Demolition of existing garage and garden room and erection of single storey side extension to create kitchen/dayroom and gablet to existing windows to the front elevations

Comment: No comment

5.4.PL/2015/52075/PNCUK - The Old Telephone Exchange Gipsy Lane Balsall Common Solihull - Change of use from B1 (Offices) to D1 Childrens Nursery.

Comment: Any change of use of the site should be conditional upon strict restrictions upon the entry of vehicles to the site and parking in peak times 8.15am to 9.30am and 3pm- 4pm. This area is a highly congested area with the school located nearby and frequently used by buses and other vehicles. The safety of all children must be considered as paramount. The Parish Council would also request that a Green Travel plan is put in place by the proposed user to ensure that traffic is monitored and this is a sustainable venture.

5.5. PL/2015/52149/PPFL - Brock Hill Farmhouse Table Oak Lane Meer End Solihull - Demolition of existing garage, carport and store, alteration and extension of existing farmhouse and erection of detached garage

Comment: No comment

5.6. PL/2015/51967/PREAPP - Burton Green Farm, Hob Lane, Burton Green, Kenilworth, Warks, CV8 1QB - proposed renovation of barns

Comment: No comment

5.7. PI/2015/51636/PPFL - Hawkhurst Moor Farm, Broad Lane, Berkswell - Erect a 8.5MW Photovoltaic solar farm and associated infrastructure

Comment: The Parish Council supports the comments made by Berkswell parish Council. This is a development in the Green Belt and is strongly opposed

6. Date for next meeting –The next Planning Committee meeting shall take place on Wednesday 11th November 2015 at the Westlake Room, Village Hall, Station Road.

There being no further business the Chair thanked everyone for attending and closed the meeting at 20.25pm

Signed..... Dated.....
Cllr Sheila Cooper
Chair
Balsall Planning Committee