

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 15th July 2015 at 6.30pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Sheila Cooper, (Chair) Cllr Liz Macdonald , Cllr Marie-Louise Marsden, Cllr Richard Lloyd, Cllr Judy Lea, Cllr Mike Longfield, Cllr Lionel King, Cllr Will Heard and 5 members of the public to include Cllr Mark Tattum

Headings are those set out on the Agenda

1. Apologies

Received and accepted from Cllr Raymond Ritchie

2. Declarations of Interest

None

3. To approve as a correct record Minutes of the Annual Planning Meeting held on 10th June 2015

RESOLVED - That the Minutes of the annual planning meeting held on 10th June 2015 are approved and the Chair signed these as a correct record

4. Matters arising from the Minutes

4.1. Cllr Liz Macdonald advised that planning application PL/2015/50730/PPFL - The Old Telephone Exchange, Gipsy Lane, Balsall Common - Change of use from B1 office use to mixed use as B1 office and D1 childcare facility had been withdrawn

5. Points of Order and Code for Planning Committee

Chair advised that she is liaising with the Clerk to present a Code for the Planning Committee and will present this at the next meeting

6. Training – To agree minimum training requirements for Committee members

Chair advised that she has recently attended a planning course which was very useful and informative. Chair encouraged all Councillors to book themselves onto a course

ACTION – Clerk to circulate details of training courses

7. Public Participation

Members of the public were present to comment upon item 8.11 on the agenda being PL/2015/51200/PPFL – 130-132 Station Road, Balsall Common - Erection of 2No. Detached dwellings. They were concerned with the proposals put forward and the impact it would have on neighbouring properties.

It was also noted that the plans are misleading as they suggest that the neighbouring property has been extended which is not the case. Additionally, the plans show a garage that is not present.

The Parish Council reviewed the plans and also raised a number of concerns.

Chair confirmed that the comments would be taken into account.

8. Planning Applications

8.1. PL/2015/50839/PPFL – 42 Meeting House Lane, Balsall Common – Demolition of existing detached single dwelling and erection of 4 No. new eco family residential homes and associated external works inclusive of landscape proposals

Comment: The attached letter was approved by the parish council

8.2. PL/2015/51044/MINFHO - White Lodge, 78 Station Road, Balsall Common - Proposed new detached double garage

Comment: Leave to neighbours to comment

8.3. PL/2015/51127/ADV - 213 Station Road, Balsall Common - 1no. Fascia sign and 1no. Projecting sign

Comment: The Parish Council would like the signage to be in keeping with the street scene. Also, the signage should be no larger than current signage of the neighbouring business.

8.4. PL/2015/51128/PPFL - 213 Station Road, Balsall Common - External seating area for a Costa Coffee shop to include double sided barriers

Comment: The pavement is very narrow and access is required at all times. The property is adjacent to an access road leading to a busy car park. Shoppers will frequently use the pavement along the side and front of the shop. Therefore, no barriers should be allowed as this restricts area for pedestrians and makes disabled access difficult. The line of tables should be restricted to one line with the other café that operates in the street.

8.5. PL/2015/51099/MINFHO - 61 Balsall Street East, Balsal Common - Two storey side/rear extension and single storey rear extension

Comment: No comment. Leave to neighbours to comment

8.6. PL/2015/51241/MINFHO - 14 Dengate Drive, Balsall Common - New 1.8m garden wall

Comment: No comment

8.7. PL/2015/51158/MINFHO - 21 Bradley Croft, Balsal Common - Remodel existing property to include increasing ridge height to provide first floor accommodation

Comment: No comment

8.8. PL/2015/51159/MINFHO - The Cottage, Meer End Road, Meer End Solihull - Single storey rear extension enlarging the kitchen diner and two storey side extension connecting the house to the garage

It was agreed that further information is requested from the planning authority.

ACTION – Chair to contact SMBC for further information

8.9. PL/2015/51322/MINFHO - 2 Newhouse Croft, Balsall Common - Single storey front extension to provide WC with a two storey rear extension, extending existing kitchen and bedrooms

Comment: No comment

8.10. PL/2015/51385/MINFHO - 6 Kemps Green Road, Balsall Common - Single storey side and rear extension with minor alterations

Comment: No comment

8.11. PL/2015/51200/PPFL - 134 Station Road, Balsall Common - Erection of 2No. Detached dwellings

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 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 proposed development will cause harm to the amenity of the occupiers of all neighbouring properties
- The proposed development is over intensive and the proposed dwellings are too large
- There is insufficient/inadequate parking and a lack of rear open space.
- There is insufficient room for access to the site
- The proposed development will impact negatively on the living amenity and wellbeing of residents in Burleigh Close and Station Road
- The plans are misleading as they suggest that the neighbouring property has been extended which it has not. Additionally, the plans suggest a garage that is not present. The impact on the neighbouring properties is severe and will restrict light reaching the property
- The boundary is too close to the neighbouring property that will impact on the amenity of the neighbours
- Local Plan Policies

- 4.34 Local Plan Policy P14 advises inter alia that the Council will seek to protect and enhance the amenity of existing and potential occupiers of houses, businesses and other uses in considering proposals for new development, and will permit development ONLY if it respects the amenity of existing and proposed occupiers and WOULD BE A GOOD NEIGHBOUR.
- 4.35 Local Plan Policy P15 sets out that all development proposals will be expected to achieve good quality..... which meets certain key principles which include conserving and enhancing local character, distinctiveness and streetscape quality and ensuring the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural built and historic environment.

Supplementary Planning Documents

- 4.43 A common feature is stated to be the steady rhythm of streets with strong building lines, matching building plot widths, and repeated architectural motifs. This has created streets which have a pleasing homogeneity and which character or local distinctiveness that is worth maintaining when a new development is considered.
- 4.44 The landscape is also noted in the SPD as an important and integral element of local distinctiveness from the mature landscape setting of many of Solihull's settlements to the presence of uniform boundary treatments and key common features such as lawns and the occurrence and variety of trees and planting within gardens.

- 8.12.** PL/2015/51111/PPFL – Barrets Lane Farm, Barrets lane, Balsall Common - Conversion of grade 2 listed barn to a dwelling, demolition of pre-fabricated farm building and garage, and construction of new timber garage

Comment: No comment

- 8.13.** PL/2015/51080/MINFHO – Barrets Lane Farm, Barrets Lane, Balsall Common - Internal alterations and two storey extension with single storey link to rear of property

Comment: No comment

- 8.14.** PI/2015/51081 - Barrets Lane Farm, Barrets Lane, Balsall Common – Listed building consent for internal alterations and two storey extension with single storey link to rear of property

Comment: No comment

- 8.15.** PL/2015/51031/CLEUD - Lavender Hall Farm Lavender Hall Lane Berkswell Solihull CV7 7BN - Certificate of lawful development for the existing use of Unit 1 for the sale of motor vehicles sui generis and Unit 2 for the repair of motor vehicles and tyres (B2).

Comment: No comment

8.16. PL/2015/51358/MINFDW - Land Rear Of 175 Kenilworth Road Balsall Common Solihull - Erection of 1 No. 3 bedroom bungalow

Comment: Object on the following grounds:-

- 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 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 proposed development will cause harm to the amenity of the occupiers of all neighbouring properties
- The proposed development is over intensive and the proposed dwelling is too large
- The access road does not meet the minimum standard and as such parking and access are an issue

9. Correspondence

9.1. Jaguar Land Rover – Fen End exhibition

9.2. SMBC – Combined Authority Statement

10. Date for next meeting –The next Planning Committee meeting shall take place on Wednesday 2nd September 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 19.58pm

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

Clr Sheila Cooper

Chair

Balsall Planning Committee