

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 20th January 2016 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Sheila Cooper,(Chair), Cllr Judy Lea, Cllr Richard Lloyd, Cllr Lionel King, Cllr Liz Macdonald, Cllr Mark Tattum and Cllr Marie-Louise Marsden as a member of the public

Headings are those set out on the Agenda

1. Apologies

None

2. Declarations of Interest

None

5. To approve the Minutes of the Panning Committee meeting held on 16th December 2015

Resolved – That the minutes of the meetings held on 16th December 2015 are approved and the Chair signed these as a correct record

Cllr Liz Macdonald raised a point of Order over the Agenda and Minutes of the last meeting. Cllr Liz Macdonald advised that item 9 on the agenda at the 16th December meeting (Neighbourhood Development Plan Committee proposal) should not have been on the agenda or discussed as this did not form part of the areas of responsibility of the Planning Committee as set out in the Terms of Reference.

Chair accepted the Point of Order and it was agreed that the proposal would be placed on the agenda for the Full Parish Council meeting to consider.

6. Public Participation

None

7. Planning applications:

- 7.1. PL/2015/52903/PPFL - 491 Kenilworth Road Balsall Common Solihull CV7 7DT - Erect 1 no. new dwelling on land adjacent to 491 Kenilworth Road

Comment:- Object on the following grounds:-

- Over intensive development.

- There is insufficient/inadequate parking and a lack of rear open space. Currently the two cottages recently developed use the space in front of the garages for parking. In the planning application for the two cottages, this area was proposed for parking. There is concern over whether adequate parking is available given the busy road that it fronts. The parking for the existing properties would be lost and further issues created due to lack of parking for the new proposed dwelling
- The development of a further property will impact negatively on neighbouring properties and the street scene. There is also a lack of open space to the front or rear of the property which is contrary to Planning policy
- 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
- 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.
- Harmful to existing character and urban grain of the area
- The Parish Council has concerns over whether The Parish Council has concerns over the drainage and the area is subject to frequent flooding

7.2. PL/2015/52890/MINFHO - 536 Kenilworth Road Balsall Common Solihull CV7 7DQ - Proposed new detached double garage.

Comment: No comment

7.3. PL/2015/52936/TPO - 47 Ashley Way Balsall Common Solihull CV7 7UP - Balance 1 No. oak tree by reducing the canopy on the side of 47 Ashley Way by 25%, that is estimated to reduce the overall canopy by 15%.

Comment: Refer to Tree officer for inspection and comment

7.4. PL/2015/52827/PPFL - Cemetery Temple Lane Temple Balsall Solihull - Change of use from agriculture to a green burial cemetery including access, car park, landscaping and associated works.

Comment: Object on the following grounds:-

- Inappropriate Development of the Green Belt. We do not consider that exceptional circumstances have been established to develop in the Green Belt. Harm to the character and openness of the area
- The Parish Council Cemetery is situated opposite this proposed development. We question whether there is a need for Green burials as the Parish Council can offer this service but to date no request has been made. There is sufficient capacity to meet the needs in the existing Cemetery that is available to residents and non-residents and all faiths
- Concern over flood risk to neighbouring properties and Cemetery. This is a high flood risk area with the location of the site and proximity to open water
- Contrary to Policy P17 as this would result in the loss of versatile agricultural ground and provide a Cemetery that a need has not been demonstrated for.

- Insufficient parking provision. Temple Lane is a narrow single track lane. The provisions made are insufficient given the size of the plot and future users/visitors to the site. This will create dangerous parking on the narrow lane
- Neighbour Amenity – The development would impact on local residences and therefore is in breach of planning policy

7.5. PL/2015/52955/MINFHO - 161 Station Road Balsall Common Solihull CV7 7FG - Two storey side extension and single storey rear extension rendered externally

Comment: No comment subject to development meeting House extension guidelines

7.6. PL/2015/52972/MINFHO - 5 Barston Lane Barston Solihull CV7 7BU - First floor extension to side and rear to form two additional bedrooms.

Comment: No comment subject to development meeting house extension guidelines

7.7. PL/2015/52898/MINFHO - Little Acre Honiley Road Balsall Common Solihull - Two storey side extension.

Comment: No comment subject to development meeting house extension guidelines

8. Sites 22 and 23 Kenilworth Road – Update from Clerk

Clerk advised that a meeting with the Highways officer is scheduled for next week when the conditions and highway details are obtained. A further report will follow. Clerk to check compliance with S106 agreement

9. Solihull Local Plan – Consultation on Issues and Options – consultation ends 22nd January 2016

9.1.1. To receive report from Working Group and agree recommendations to be made to Full Parish Council to respond to Consultation

Resolved:- That Cllr Mark Tattum shall finalise the consultation response by liaising with Councillors and produce a final version to Full Council for approval

10. Date for next meeting –The next Planning Committee meeting shall take place on Wednesday 24th February 2016 at 7.00pm at the Westlake Room, Balsall Common Village Hall, Station Road.

There being no further business the Chair thanked everyone for attending and closed the meeting at 19.33 pm

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

Cllr Sheila Cooper

Chair

Balsall Planning Committee