

Minutes of the Balsall Planning Committee Meeting held on Wednesday 23rd September 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 Marie-Louise Marsden, Cllr Richard Lloyd, Cllr Lionel King, Cllr Will Heard 0 members of the public

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 Planning Meeting held on 12th August 2015

RESOLVED - That the Minutes of the planning meeting held on 12th August 2015 are approved and the Chair signed these as a correct record

4. Matters arising from the Minutes

None

5. Public Participation

No members of the public were present

Cllr Will Heard raised the matter of the sites at Kenilworth Road now approved to be brought forward for development. Cllr Will Heard is aware that the developer Pegasus has approached Berkswell Parish Council for a meeting to discuss the proposed plans for the site.

It appears that Balsall Parish Council has not been offered the same opportunity despite the sites falling within its Parish. A meeting is also taking place with the residents as the plans proposed to be submitted now differ considerably to the plans displayed at the public exhibition. The current plans remove green space and increase the number of units which will affect neighbouring properties and the amenity value.

It was noted that an application has not yet been submitted to SMBC and this is part of a consultation phase by the developer.

Chair confirmed that she had sent an e-mail to Pegasus requesting a meeting.

ACTION – Clerk to contact SMBC to find out if any plans have been received and if they are aware of the revised plans

6. Planning Applications

- 6.1.** PL/2015/51834/MINFHO - 21 Bradley Croft Balsall Common Solihull CV7 7PZ - Increased roof pitch and loft conversion

Comment: subject to any comments made by the neighbours, the Parish Council has no comment

- 6.2.** PL/2015/51896/MINFHO - Old College House Oldwich Lane East Fen End Solihull - Demolition of existing garage and garden room and erection of new two storey side extension to create kitchen/dayroom and bedroom, en-suite, dressing area extension. Gablets to front first floor windows.

Comment: No comment

- 6.3.** PL/2015/51894/MINFHO - 105 Needlers End Lane Balsall Common Solihull CV7 7AE - Single storey front and rear extensions and alterations.

Comment: No comment

- 6.4.** PL/2015/51902/TPO - Knights Court Kenilworth Road Balsall Common Solihull - Crown lift 3 no. Norwegian spruces by 6.09 metres (20 feet).

Comment: Leave to tree officer although we would like to ask the tree officer to consider whether crown lift of 20ft is acceptable

- 6.5.** PL/2015/52000/MINFHO - Woodside Kelsey Lane Balsall Common Solihull - Replace flat and pitched felted roofs with pitched tiled roof to rear elevation.

Comment: subject to any comments by the neighbours, the Parish Council has no comment

- 6.6.** PL/2015/51935/MINFHO - Eidelweiss Cottage Balsall Street Balsall Common Solihull - Re-submission of withdrawn application PL/2015/50901/MINFHO to replace existing garage with Garden/Hobby room

Comment: No objections subject to any comments by neighbours and that there are suitable alternative parking arrangements

- 6.7.** PL/2015/51932/TPO - 135 Balsall Street East Balsall Common Solihull CV7 7FS - Cut back overhanging branches of 1 no. horse chestnut tree to boundary line of 4 Gipse Close

Comment: Leave to tree officer, however we would like the tree officer to ensure that any cut back is carried out in a balanced manner

6.8. PL/2015/51615/MINFHO - 2 Priors Close Balsall Common Solihull CV7 7FJ - Retrospective planning application for the erection of bar and post fence to front elevation that abuts public highway on Station Road.

Comment: No comment

6.9. PL/2015/51973/MINFHO - 7 Tudor Close Balsall Common Solihull CV7 7PU - Removal of existing dormer to front elevation and proposed new gable

Comment: No comment

7. Combined Authority plans

A discussion took place regarding the Combined Authority plans. This has been discussed at previous meetings

8. Solihull Planning approach

A discussion took place regarding the Solihull planning approach and concerns were raised.

ACTION – Clerk to request criteria for applications to be considered by the Planning Committee

9. To discuss registering rights of way on four private ‘white’ roads in the Parish to gauge Councillor and Public opinion before taking the matter further with SMBC.

A discussion took place over white roads

ACTION – Clerk to request from SMBC Street list and map of Right of Way footpaths

10. Correspondence

None

11. Date for next meeting –The next Planning Committee meeting shall take place on Wednesday 21st October 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 20.15pm

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

Cllr Sheila Cooper

Chair

Balsall Planning Committee