

Unapproved Minutes of Planning Committee Meeting

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 3rd December 2014 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Marie-Louise Marsden (Chair) Cllr Liz Macdonald, Cllr Richard Lloyd, and 8 members of the public to include Cllr David Bell

As the Chair was not present, Cllr Marie-Louise Marsden was nominated to chair the meeting. Cllr Marie-Louise Marsden duly accepted the appointment

Headings are those set out on the Agenda

1. Apologies

Apologies were received and accepted from Cllr Peter Lea, Cllr Judy Lea and Cllr Raymond Ritchie

2. Declarations of Interest

None

3. To approve as a correct record Minutes of the Meeting held on 22nd October 2014

Resolved that the Minutes for 22nd October 2014 are approved and the Chair signed these as a correct record

4. Matters arising from the Minutes

Clerk confirmed that a letter was sent to the Planning department following the public exhibition by Catesby regarding development of the sites at Kenilworth Road. Also, in relation to planning application W/14/1152, the Parish Council has received a copy of a letter sent by Caroline Spelman to Warwick planning department. A response has also been received and details were provided.

5. Traffic Issues facing Balsall – Discussion and comments from Councillor David Bell and Mr Ashley Prior (Head of Highway Services – Solihull MBC) concerning traffic and other issues facing the centre of Balsall Common and Berkswell

Clerk advised that Mr Ashley Prior had e-mailed this afternoon to advise that he would not be able to attend the meeting.

Cllr David Bell was present and advised that a meeting was held with Berkswell to look at traffic issues in Berkswell and the best suggestion Ashley Prior had was to recommend the appointment of a consultant who has quite a lot of experience with looking at traffic matters. Berkswell are employing this consultant to spend a day and devise a proposal to ease the traffic in Berkswell.

At the meeting, it raised the question of looking at the traffic in the whole area rather than just Berkswell. David feels that Balsall has a much bigger problem and perhaps Balsall should also be looking at doing something similar.

Councillor Macdonald asked if the consultant was on the Solihull framework. David Bell advised that he was not.

Mr William Heard advised that he had put forward radical solutions for dealing with the traffic issues in the village. He is happy to volunteer his services to look at this issue

It was agreed that a meeting with the Highways department and Councillor David Bell should be arranged to pursue the matter further and develop a plan to be put to SMBC.

ACTION – Clerk to arrange a meeting with SMBC, David Bell and Malcolm Hickin and to place matter on the agenda for the January meeting

6. Public Participation

Members of the public were present to comment on items 7.12 - 2014/1988 - Land between Kenilworth Road and Windmill Lane, Balsall Common and 7.13 - 2014/1989 - Land fronting Kenilworth Road, Balsall Common

The public were concerned at the proposals put forward by the developer. These concerns had been raised at the last meeting

Chair confirmed that the concerns had been noted and forwarded to the Planning department. Residents expressed serious concerns over traffic and speed along Kenilworth Road. Vehicles approach the blind dip at considerable speed. No consideration has been given to this. It is not clear how the pedestrian crossing on Kelsey Lane will address the dangers on Kenilworth Road. Children will need to cross this road to reach the school. No thought has been given to the traffic problems in this vicinity.

Councillors confirmed that the Neighbourhood Development Plan would look at these issues and that when the sites came for development in Phase 3, these matters would need to be addressed. The early development of these sites impacts on the Neighbourhood Development Plan. The reason these sites were listed for development in Phase 3 was to address the issues of infrastructure and Highways that would be dealt with in the Local Plan.

It is important that these sites are left for development in Phase 3 as by this date, Balsall Parish Council will have a clear picture as to the future and a neighbourhood plan.

It was agreed that a site meeting with the Planning Officer and Highways department is arranged to make these points and to illustrate the dangers of Kenilworth road and inadequacy of measures to address these issues.

ACTION – Clerk to arrange a site meeting

The matter will be presented to the Planning Committee on 11th February.

ACTION – Cllr Liz Macdonald to attend before the Planning Committee.

7. Planning Applications

- 7.1.** 2014/1648 - 70 Kenilworth Road, Balsall Common - Demolish existing bungalow and erect 1 No. two storey dwelling house

Comment: No comment

- 7.2.** 2014/1781 - Top Ten Beauty Ltd 210A Station Road, Balsall Common - Change of use of first floor flat from residential to beauty salon (expansion of existing ground floor business) (approval granted)

- 7.3.** 2014/1817 - 9 Gipsy Lane, Balsall Common - Temporary permission (up to two years) to erect a mobile home

Comment: The Parish Council objects on the grounds that the erection of a mobile home for a period of two years is unacceptable. This is a residential area and will affect neighbouring residents and properties. Furthermore, the applicant has simply stated that the reason is for “alterations” and has not given any further details. Such alterations should be carried out without erection of a temporary mobile home.

- 7.4.** 2014/1814 - 3 Chapel Drive, Balsall Common - First floor rear extension, removing tile hanging to front elevation and replacing with render. Addition of a mono-pitch roof over porch and garage

Comment: no comment

- 7.5.** 2014/1844 - 213 Station Road, Balsall Common - Erect 1 No. fascia sign,, 1 No. projecting sign and 3 No. internally applied and wall mounted vinyl advertisements

Comment: The proposed signs are too large and disproportionate. This is also a residential area and there should not be any flashing lights as this causes disturbance to residents. Additionally, the signs should not be any bigger than the existing signage in the area

- 7.6.** 2014/1846 - 68 Balsall Street East, Balsall Common - Ground floor front extension, Bat window, new porch and change existing flat roof to pitched

Comment: No comment

- 7.7.** 2014/1918 - 4 Oldwich Lane East, Kenilworth - Residential access crossing

Comment: Leave to Highways to comment

- 7.8.** 2014/1938 - 3 Grange Road, Balsall Common - Ground floor rear kitchen extension, ground and first floor side extensions

Comment: We support any comments made by neighbours

- 7.9.** 2014/1972 - 29 Alder Lane, Balsall Common - Two Storey extension

Comment: We support any comments made by neighbours

- 7.10.** 2014/1987 - 98 Station Road, Balsall Common - Two storey rear extension to form larger kitchen & dining room to ground floor and larger 2 No. rear bedrooms to first floor

Comment: We support any comments made by neighbours

- 7.11.** 2014/1962 - 9 Kemps Green Road, Balsall Common - Proposed single storey extension to rear and two storey side extension

Comment: Leave to neighbours to comment. We support any comments made by neighbours

- 7.12.** 2014/1988 - Land between Kenilworth Road and Windmill Lane, Balsall Common - Outline planning permission for residential development of up to 35 dwellings (use class C3) and associated works including means of access with all other matters (relating to appearance, landscaping, scale and layout) reserved

See actions agreed above

- 7.13.** 2014/1989 - Land fronting Kenilworth Road, Balsall Common - Demolish existing building and structures and outline planning permission for residential development of up to 80 dwellings (use class C3) and associated works including means of access. With all other matters (relating to appearance, scale & layout) reserved

See actions agreed above

- 7.14.** 2014/1892 - Former auxiliary power station, Frogmore Wood, Frogmore Lane, Fen End, Balsall Common - Change of use and conversion of former auxiliary power station (use class B2) to a 4 bedroom residential unit with integral garage (use class C3 (a))

Comment: No comment

8. Correspondence

8.1. Meriden Garden City – consultation by SMBC

This had been discussed at the Parish Council meeting. It was agreed that input is obtained from the Planning expert as to a response to the consultation as Balsall Common will be severely impacted by traffic if this development proceeds. How can we negate the impact on Balsall Common

Resolved that advice is taken from the Planning consultant Neil Pearce at Avon Planning Services

9. **Date for next meeting** –The next Planning Committee meeting shall take place on Wednesday 7th January 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 21.15pm

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

Cllr Peter Lea

Chair

Balsall Planning Committee