

Parish Council of Balsall

Minutes of the Balsall Planning Committee Meeting held on Monday 8th October 2012 at 7.00pm at The Jubilee Centre, Station Road, Balsall Common

Present

Cllr Peter Lea (Chair), Cllr Judy Lea, Cllr Richard Lloyd, Mr Andrew Juke (Solihull Community Housing) and Mr John Pitcher (SMBC)

Headings are those set out on the Agenda

1. **Apologies**

Cllr Raymond Ritchie, Cllr Ian Hedley and Cllr Lionel King

2. **Declarations of Interest**

None

3. To approve as a correct record the Minutes of the Planning Committee Meeting on 10th September 2012

RESOLVED

The Minutes are approved and Chair signed these as a true record

4. **Matters arising from the Minutes**

Clerk confirmed that a letter had been sent to the Planning Inspector in relation to Planning application 2011/1964 - Log Home Farm, Oldwich Lane West, Chadwick End

5. **Public Participation**

No members of the public present

A presentation was given by Mr Juke and Mr Pitcher regarding Planning application 2012/993. The site has evolved since the public consultation took place last year. Concerns raised by residents regarding access and the footpath have been addressed. The entrance has been improved and the footpath will be widened.

Mr Pitcher outlined the housing need within the borough. Mr Pitcher explained the allocations policy that is hoped to be in place once the development is completed. This will give greater priority to local residents and those with a connection to the area.

The Parish Council asked about the amenity that would be lost and possibility of improving the play area and football field. This will be considered jointly with Solihull Community Housing.

6. **Planning Applications**

6.1. 2012/448 - 2 Arden Close, Balsall Common - Single storey side/front extension

Comment: No objection in principle but consideration should be given to an alternative over a flat roof due to drainage issues.

- 6.2. 2012/993 - 42 Oakley, Honiley - Construct 11 new affordable homes with associated access and parking

Comment: Following the presentation given by Solihull Community Housing and the consultation, the Parish Council supports the application

- 6.3. 2012/1339 -165 Station Road, Balsall Common - Two storey rear extension and porch and gablette feature to front elevation

Comment: The ridge of the extension should be below the main ridge line. No further comments and leave to neighbour notification

- 6.4. 2012/419 - Woodside Fen End Road, Solihull - Retrospective application for the erection of walls, piers and gates to front boundary

Comment: Object on the grounds that it is not in keeping with the rural street scene. A more modest frontage would be appropriate

- 6.5. 2012/1452 - 12 Meeting House Lane Balsall Common - Two storey rear extension and single storey rear glass structure

Comment: No comment

- 6.6. 2012/1492 - Ye Old Saracens Head, Balsall Street, Balsall Common - 3 No. externally illuminated sign writing applied directly to walls, 1 No. externally illuminated double sided post sign, 1 No. internally illuminated menu cases

Comment: No comment

- 6.7. 2012/1431 - 8 Kenilworth Close, Balsall Common - Convert garage to habitable room and front extension

Comment: No comment

- 6.8. 2012/1436 - 23 Malvern Road, Balsall Common - Ground floor rear and side extension, garage conversion to habitable room

Comment: Over intensification. Proposed development is too large for the density of housing and is not in keeping with the street scene

- 6.9. **2012/1444 - Elm Farm, Meer End Road, Honiley** - Conversion of an existing barn into a single residential dwelling

Comment: No objection provided development satisfies Green Belt guidelines

6.10. 2012/1420 - 711 Kenilworth Road, Balsall Common - Two storey side extension amendment to application 2011/305 and alteration of materials to be used

Comment: No comment

6.11. 2012/1471 - 106 Needlers End Lane, Balsall Common - Crown Lift to 4 metres oak tree at front of property

Comment: Leave to tree officer to report. We have reservations as to the height of the change

7. Correspondence

No correspondence had been received

8. Date for next meeting – The next Planning Committee Meeting shall take place on Monday 5th November 2012 at 7.00pm at the Jubilee Centre, Balsall Common

There being no further business the Chair thanked everyone for attending and closed the meeting at 8.20pm

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

Cllr Peter Lea

Chair

Balsall Planning Committee