

Approved Minutes of Planning Committee Meeting

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Thursday 10th April 2014 at 7.00pm at the Jubilee Centre, Station Road, Balsall Common

Present

Cllr Peter Lea (Chair) Cllr Raymond Ritchie, Cllr Rob Horsfield and 4 members of the public to include Keith Tindall (Residents Association)

Headings are those set out on the Agenda

1. Apologies

Cllr Peter Trend and Cllr Marie-Louise Marsden

2. Declarations of Interest

Chair declared an interest in planning application 2014/460

3. To approve as a correct record Minutes of the Meeting held on 19th March 2014

Resolved that the Minutes for 19th March 2014 are approved and the Chair signed these as a correct record

4. Matters arising from the Minutes

None

5. Public Participation

Members of the public wished to raise the Planning application 2014/460 which was listed on the agenda.

Detailed objections were received from residents concerning the proposed plans to introduce parking from Laurels Crescent.

Residents advised that a strip of land was unregistered and had been maintained and used by residents for over 25 years. The developer has no right of access over this land and does not own this land.

The developer has omitted parking already available from Kenilworth Road. This is deliberate.

The impact of the development will have a drastic impact on residents in Laurels Crescent. The area assists drainage.

6. Planning Applications

6.1. 2014/445 - Malthouse Farm, Meer End Road, Honiley - Prior notification for a steel portal framed building to house agricultural equipment

Comment: No comment

6.2. 2014/429 - 112 Needlers End Lane, Balsall Common - Two storey side extension, single storey front extension, front porch and bay window and ground floor rear extension

Comment: Neighbour notification. We support any comments made by the neighbours

6.3. 2014/460 - 491 Kenilworth Road, Balsall Common - Convert one dwelling into three dwellings. Single storey side extension. First floor rear extension. Parking area for 3 No. vehicles and works to highway to facilitate new turning area

Comment: Object – Please see attached letter from residents. The Parish Council supports the comments made and objects to the application on the following grounds:-

- **No Right of Access from the street:**
- **Loss of Public Open Space and Infrastructure**
- **Flood Risk & Available Infrastructure**
- **Traffic and Parking issues**
- **Noise and Air Quality**
- **Impact on Surroundings**

Full details of the reasons for the objections are set out in the attached letter sent to the Planning Officer

6.4. 2014/397 - Fen End House, Fen End Road - Ground floor extension to converted barn

Comment: No comment subject to the development complying with Green Belt Policy and conservation

6.5. 2014/482 - 582 Kenilworth Road, Balsall Common - Alterations to fenestration in rear elevation , block up side kitchen door. Construction of wood burning chimney to the side gable. Part garage conversion and front extension to garage and porch with pitched roof

Comment: No comment

6.6. 2014/540 - St George's Arbour Tree Lane, Solihull - Ground floor front extension - amendment to planning approval 2010/1549 to show garage door (footprint and height as previously approved)

Comment: No comment

6.7. 2014/495 - Horseshoe Barn, Wooton Lane, Balsall Common - Single storey rear extension

Comment: No comment subject to development complying with Green belt policy

7. Correspondence

None

8. Date for next meeting – The date for the next Planning Committee meeting shall take place on a date to be advised in due course.

There being no further business the Chair thanked everyone for attending and closed the meeting at 19.37pm

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

Cllr Peter Lea

Chair

Balsall Planning Committee

