

## PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Monday 16<sup>th</sup> September 2013 at 7.00pm at the Jubilee Centre, Station Road, Balsall Common

### **Present**

Cllr Raymond Ritchie, Cllr Judy Lea, Cllr Richard Lloyd and around 50 members of the public to include David Felthouse (Residents Association)

As Chair was not present, it was proposed that Cllr Raymond Ritchie chair the meeting

Headings are those set out on the Agenda

#### **1. Apologies**

Cllr Douglas Money, Cllr Lionel King, Cllr Ian Hedley and Cllr Peter Lea

#### **2. Declarations of Interest**

None

#### **3. To approve as a correct record Minutes of the Meeting held on 12<sup>th</sup> August 2013**

**Resolved** – that the minutes are approved and the Chair signed these as a correct record

#### **4. Matters arising from the Minutes**

None

#### **5. Public Participation**

All members of public in attendance at the meeting were here to raise concern over the development at Magpie Lane. Various members expressed concern over the proposed development. Over two thirds of the members of public had attended the public exhibition and expressed their objection.

There were concerns expressed over the consultation and the way it was conducted. It was not presented fairly and the information was not clear or transparent.

A resident advised that they had spoken to Waterloo Housing to ask if they would attend the Parish Council meeting. Waterloo Housing had advised that they would not be able to attend as they had not been able to review the consultation responses.

The Chair detailed the initial consultation response submitted by Waterloo Housing.

The public detailed a number of reasons for objecting to the development. The public wanted the Parish Council's position.

The Chair advised that once the Parish Council had heard from the public, it would consider the matter as it appeared on the Agenda.

#### **6. Magpie Lane – proposed development**

Resolved – That the Parish Council objects to the proposed development by Waterloo Housing of land at Magpie Lane on a number of grounds to include:-

Land is within Green Belt

Land was rejected in the Local Plan produced by SMBC

Distance from amenities

Land forms part of Heart of England Way

Access issues – Magpie Lane is a narrow lane

Change of character of the area. There are several Listed buildings

Strong objection by local community and no evidence of support for the development

A formal response to the developer in co-ordination with the residents association is to be sent by the parish Council

#### **7. Meeting House Lane – proposed development**

Cllr Ken Meeson of Berkswell Parish Council advised that this land fell within the boundary of Berkswell Parish Council. The developer had been invited to attend a Parish Meeting.

It was agreed to leave the matter to be considered after Berkswell have had a presentation by the developer and the Parish Council to consult with Berkswell Parish Council

#### **8. Planning Applications**

- a. 2013/1326 – Holly Grange, Holly Lane, Balsall Common - Prior notification for a change of use from vacant office (B1a) use to sub divide into 4 No. residential units

Comment: No comment

- b. 2013/1258 - 148 Station Road, Balsall Common - Demolish existing health centre and erection of 4No. Dwellings (2 No. pairs of semi-detached dwellings)

Comment: Object on the following grounds, over intensification, impact upon traffic as this is a busy road. The residence is close to a bus stop and very busy roundabout. There are parking issues and it detracts from the street scene

- c. 2013/1400 – Chadwick End Farm, Oldwich Lane West, Chadwick End, Solihull - Listed building consent to install new first floor window to north facing rear elevation

Comment: Leave to conservation committee

- d. 2013/1363- 3 Wooton Green Lane, Balsall Common - Alterations to front and rear elevations

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

2013/1366 - 3 Wooton Green Lane, Balsall Common - Erect a 2 bedroom detached bungalow to rear of 3 Wooton Green Lane

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

- e. 2013/1356 - Fieldhouse, Netherwood Lane, Chadwick End, Solihull - Revised entrance porch linking main house to gym building

Comment: No objection

- f. 2013/1414 - Westacre Garden & Shed Centre, Southfields, Unit 6 Kenilworth Road, Balsall Common, Coventry - Change of use of land to garden shed display area for use in conjunction with adjoining garden and shed area and retention of previous stone and gravel surfacing to display area, car park and circulation space (resubmission of 2013/365)

Comment: Object on the grounds that the land is in Green Belt. The change of use impacts upon the street scene and neighbouring properties

- g. 2013/1453 - 23 Rushton Close, Balsall Common - Single storey front extension

Comment: No comment

**9. Correspondence**

**a. Various e-mails and objections to proposed development at Magpie Lane**

Details of e-mails had already been provided to Councillors and the matter had been dealt with earlier

**b. E-mail regarding land adjacent to Harper Fields Care Home**

Details of the e-mail was provided to Councillors

- 10. Date for next meeting** – The date for the next Planning Committee meeting shall take place on Monday 7<sup>th</sup> October 2013 at 7.00pm

There being no further business the Chair thanked everyone for attending and closed the meeting at 20.18

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

Clr Peter Lea

Chair

Balsall Planning Committee