

Parish Council of Balsall

Minutes of the Balsall Planning Committee Meeting held on Thursday 28th June 2012 at 7.15pm at The Reading Rooms, Berkswell

Present

Cllr Peter Lea (Chair), Cllr Ian Hedley, Cllr Hope, Cllr Judy Lea, Cllr Lloyd and no members of the public

Headings are those set out on the Agenda

1. **Apologies**

Cllr Ritchie and Cllr Longfield

2. **Declarations of Interest**

None

3. **To approve as a correct record the Minutes of the previous Planning Committee Meeting held on Monday 11th June 2012**

Resolved: That the Minutes of the Planning Committee Meeting held on Monday 11th June 2012 are approved and the Chair signed these as a true and accurate record.

4. **Matters arising from the Minutes**

Cllr Hedley provided a report following inspection of the site as agreed at the last meeting. The application is:

- 4.1. **2012/356 – Hall Farm, Kenilworth Road, Knowle, Solihull** – Convert existing farm buildings into 6 No. residential dwellings and demolition of 4,941 square metres of modern buildings on site and erection of 7 No. dwellings with associated parking and landscaping

Comment: The Parish Council does not support the application. The Parish Council supports retention of the land as economic development land.

5. **Planning Applications**

- 5.1. **2012/773 - 4 Station road, Balsall Common CV7 7FL** - Ground floor rear extension to form a conservatory

Comment: Noted that full plans approval granted

- 5.2. **2012/776 - 29 Kemps Green Road, Balsall Common, CV7 7QE** - Two storey side extension to form new lounge with bedroom and en-suite above. Ground floor rear extension to form dining room plus internal alterations

Comment: Noted that full plans approval granted

- 5.3. **2012/793 - 6 Gipsy Close, Balsall Common, CV7** - Demolition of existing garage and erection of side extension

Comment: Noted that full plans approval granted

5.4. **2012/788 - Balsall Common Service Station, 107 Kenilworth Road, Balsall Common, CV7**

7EU - Demolition of existing service station and redevelopment to provide a new petrol filling station facility, comprising of canopy/forecourt, sales building with ATM, underground storage tanks, associated parking, landscaping, and other ancillary works

Comment: Object on grounds of:

A) Access & Egress

b) Use of Green Belt

c) Impact on neighbouring properties as parking on left hand side is too close to neighbouring property and shop on the other side is too close to the neighbouring property

5.5. **2012/861 - 11 Kenilworth Close, Balsall Common CV7 7DJ** - New Porch to the front of the house and extension to the side of the existing garage

Comment: No objection

5.6. **2012/889 - Lea Francis House, Station Road, Balsall Common CV7 7FD** - Change of Use from offices to 14 No. 1 bedroom flats (resubmission of 2010/727)

Comment: The parish council supports the redevelopment of this site for economic development use. The Parish council does not support this application on the grounds that:-

a) No amenity and;

b) Proximity to the delivery yard to the Co-op

6. **Correspondence**

6.1. **2012/922 - 213 Station Road, Balsall Common** - Erection of new building containing A1 retail unit and A1/A2/A3 unit at ground floor level and 14 No. apartments on the upper floors

Chair advised that the above planning application had been received. Although the matter would be considered at the next planning meeting, the following observations were made:-

Observation: The Parish Council objects to the application as it is Incongruous to the street scene, far too big and does not respect the urban grain

7. **Date for next meeting**

The next Planning Committee Meeting shall take place on Monday 23rd July 2012 at 7.00pm at the Jubilee Centre

There being no further business the Chair thanked everyone for attending and closed the meeting at 8.00pm

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

Cllr Peter Lea

Chair

Balsall Planning Committee