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Planning Committee Meeting

Approved Minutes of the Planning Committee Meeting held on Wednesday 2 May 2018 at 7pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF

Minutes

Present: Councillor Helen Dean, Councillor Judy Lea, Councillor Lee Quinney, Councillor Marie Louise Marsden no members of the public.

1. Apologies
No apologies were received.

2. Declaration of Interests
There were no declarations of interest.

3. Public Forum
There were no members of the public present.

4. Planning Matters

(4.1) PL/2018/01128/PPF

Redundant Power Station, Frogmore Lane, Fen End, Solihull

Renewal of extant permission (PL/2015/52088/COU): Former auxiliary power station conversion of redundant former auxiliary power station (Use Class B2) to a 5 bedroom residential unit with integral garage.

Resolved to make no objection but state that the Parish Council would not wish to see any further development in the vicinity.

(4.2) PL/2018/01115/PPFL

209 Station Road, Balsall Common, Solihull CV7 7FE

Change of use from Class A1 (Retail) to Use Class A5 (Hot food takeaway) and the installation of an extraction/ventilation system and other external alterations.

Resolved to strongly object on the following grounds:

Location - Balsall Common retail area is not a town centre but a small parade serving a village surrounded by a rural hinterland. It is important to retain convenience stores locally to serve households that are some distance from large centres. The conversion from A1 to A5 would cause unacceptable harm to vitality and viability (SPG and draft SPD policies). The centre of Balsall Common has a high percentage of residential properties adjacent to and above the existing retail units. The area is normally quiet and residential in character during the critical times of operation of this proposal and so the development will cause significant, further, disturbance to residential properties (SPG). Balsall Parish Council support the comments of SMBC Public Protection should the proposal be considered for approval.

Overconcentration - The submission only considers other units that are A5 solely. There are another 5 units that serve hot food to take away, one having a dedicated entrance and reception area for that purpose. On the basis of 37 units in total, as Balsall Parish Council contest that first floor units do not make the same contribution to street scene as ground floor shop fronts, the percentage of existing units providing hot food takeaway in Balsall Common centre is 21.6%, approval to this proposal would take that to 24.3%. On the basis of 37 units, and with this proposed additional A5 only unit to the three existing solely A5 units, the percentage of A5 only would rise to 10.8% so exceeding the threshold of 10% in the draft SPD (SPG and draft SPD policies).

Highways and traffic issues – Additional units providing a delivery service add at least one delivery vehicle to the public parking pressure, often remaining occupying a space for most of the day. It seems unlikely that 3 spaces would be sufficient to provide for all staff including the delivery driver’s personal car and the company’s delivery vehicle.

Health – Living within close proximity to fast food takeaway outlets has been associated with rates of obesity and weight gain, Public Health England's Density of fast food outlets by local authority (October 2016), PHE's Healthy people, healthy places briefing on obesity and the environment: regulating the growth of fast food outlets. The centre of Balsall Common is extensively used by school children from the nearby Heart of England School.

5. **Date and Venue of Next Meeting:**
Wednesday 6 June 2018, 7.00pm in the Westlake Room, Village Hall, 112 Station Road, Balsall Common CV7 7FF

SIGNED Helen Dean (Chair)

DATE