



287/289 Kenilworth Road, Balsall Common CV7 7EL

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Planning Committee Meeting

Approved Minutes of the Planning Committee Meeting held on Wednesday 6 June 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 Christina O'Sullivan and Councillor Richard Lloyd and no members of the public.

1. Apologies
Apologies were received and accepted from Councillor Marie-Louise Marsden and Councillor Lee Quinney.
2. Declaration of Interests
There were no declarations of interest.
3. To approve the Minutes of the Planning Committee Meeting held on 18 April 2018 as a true record.
The Minutes of Planning Committee Meeting held on 18 April 2018 were approved as a true record.
4. To approve the Minutes of the Planning Committee Meeting held on 2 May 2018 as a true record.
The Minutes of Planning Committee Meeting held on 2 May 2018 were approved as a true record.
5. To receive an update on the progress of resolutions of the last meeting.
The Terms of Reference for Planning Committee were approved by Parish Council at the meeting of 16 May 2018.
6. Public Forum
There were no members of the public present.
7. Planning Matters

- (7.1) PL/2018/01226/TPO
23 Hawkswood Drive, Balsall Common, Solihull CV7 7RD
Crown thin by 15%, crown lift to 4m and also remove dead wood on protected oak tree.
Resolved to leave the matter to the Tree Officer.
- (7.2) PL/2018/01211/PNCURE
Arden House, 341 - 343 Kenilworth Road, Balsall Common, Solihull CV7 7DL
Notification for prior approval for a proposed change of use from office use to 8 residential apartments.
Resolved to submit the following concerns:
There is no indication of the provision of bin storage or for the management of domestic waste.
There is no dedicated visitor parking on-site.
- (7.3) PL/2018/01281/TPO
93 Kemps Green Road, Balsall Common, Solihull CV7 7QF
Removal of epicormic growth up to 8 metres, remove all dead wood, retain the existing height and shape of canopy with crown thinning up to 15% on 1 No. oak tree (TPO 91) in rear garden of 93 Kemps Green Road.
Resolved to make no comment
- (7.4) PL/2018/01310/PPFL
1 Kelsey Lane, Balsall Common, Solihull CV7 7GR
Partial demolition of existing dwelling and garage, erection of attached garage and construction of new dwelling.
Resolved to make no comment
- (7.5) PL/2018/01318/MINFHO
7 Burberry Grove, Balsall Common, Solihull CV7 7RB
Two storey side extension.
Resolved to make no comment
- (7.6) PL/2018/01322/PPFL
Land North Of The Willows, Meer End Road, Meer End, Solihull
Siting of temporary dwelling (log cabin) for a period of three years to support a rural enterprise.
Resolved to object on the following grounds:
a) There is insufficient evidence to justify a dwelling for an agricultural worker
b) Inappropriate development of a residential dwelling in the Green Belt
c) The proposed dwelling is large enough to be a family home
d) There is no indication what the position would be at the end of the three year period.
- (7.7) PL/2018/01387/MINFHO
165 Needlers End Lane, Balsall Common, Solihull CV7 7AA
Ground floor rear extension and first floor link extension.
Resolved to make no comment

(7.8) PL/2018/01432/PPFL
Lady Katherine Leveson Church Of England School, Fen End Road West, Knowle, Solihull
Removal of existing low-level picket fencing and replacement with 1.8m high roll top/bow top fencing (in black). Works include the replacement of existing gates (pedestrian and vehicle) in new matching metal roll top gates.
Resolved to make no objection in principle to the proposal but comment that would like to see a fence colour that is more sympathetic to the setting of the building in the conservation area (green or terracotta).

(7.9) PL/2018/01419/MINFHO
1 Welby Gate Balsall Common Solihull CV7 7FA
Erect garden room
Resolved to make no comment

(7.10) PL/2018/01533/MINFHO
115 Needlers End Lane, Balsall Common, Solihull CV7 7AA
Ground floor rear lounge extension, side kitchen extension and bedrooms and en suites over.
Resolved to make no comment

(7.11) PL/2018/01327/MINFHO
Nine Elms 9A Balsall Street East Balsall Common Solihull CV7 7FQ
Ground floor side extension.
Resolved to make no comment

(7.12) PL/2018/01467/MINFHO
Coach House, Wootton Grange, Wootton Green Lane, Balsall Common
Kitchen extension
Resolved to make no comment

8. Premises Licence application PREM912/18
Ale Rooms, 227 Station Road, Balsall Common CV7 7FE
Proposal to provide: Recorded Music Monday - Sunday 14:00 - 23:00, Supply of alcohol 12:00 - 24:00, Opening hours Monday - Sunday 12:00 - 24:00
Representation invited on the following licensing objectives:
Prevention of crime and disorder
Public safety
Prevention of public nuisance
Protection of children from harm
Resolved to make no comment

9. Correspondence
(9.1) Appeal ref: APP/Q4625/W/18/3193029
Application PL/2017/02004/PPFL
Trevina, Honliey Road, Balsall Common, Solihull CV8 1NQ
Appeal dismissed for the development of a new dwelling to reinstate a previously demolished dwelling.

The appeal decision was noted.

- (9.2) Barrowden Parish Council, Leicestershire
Request to complete a survey concerning the division of responsibility between
planning bodies and building control.
Resolved that the Clerk respond with support to the linkage in principle.

- 10.** Date and Venue of Next Meeting:
Wednesday 4 July 2018, 7.00pm in the Westlake Room, Village Hall, 112 Station Road, Balsall
Common CV7 7FF

SIGNED **Helen Dean (Chair)**

DATE