



287/289 Kenilworth Road, Balsall Common CV7 7EL

Telephone: 01676 535679 (Answering Machine)

Email: balsallparishcouncil@gmail.com

Web: www.balsallparishcouncil.gov.uk

Planning Committee Meeting

Unapproved Minutes of the Planning Committee Meeting held on Wednesday 4 July 2018 at 7pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF

Minutes

Present: Councillor Helen Dean, Councillor Richard Lloyd, Councillor Marie-Louise Marsden and Councillor Lee Quinney and one member of the public.

1. Apologies
Apologies were received and accepted from Councillor Judy Lea and Councillor Christina O'Sullivan.
2. Declaration of Interests
There were no declarations of interest
3. To approve the Minutes of the Planning Committee Meeting held on 6 June 2018 as a true record.
Resolved to approve the Minutes of the Planning Committee Meeting held on 6 June 2018 as a true record.
4. To receive an update on the progress of resolutions of the last meeting.
 - (7.1) Approved
 - (7.2) Prior Approval not required
 - (7.3) Approved
 - (7.4) Awaiting decision
 - (7.5) Awaiting decision
 - (7.6) Awaiting decision
 - (7.7) Awaiting decision
 - (7.8) Awaiting decision
 - (7.9) Approved
 - (7.10) Awaiting decision
 - (7.11) Approved
 - (7.12) Awaiting decision
8. In consultation
5. Public Forum

There were no comments from the public forum relating to items on the agenda.

6. Planning Matters

(6.1) PL/2018/01616/PNAG

Brees Lane Farm, Brees Lane, Fen End, Solihull CV8 1PY

Prior notification for the erection of an agricultural building for the storage of animal feed and pallet truck.

Already determined.

(6.2) PL/2018/01630/MINFHO

4 Runnymede Drive, Balsall Common, Solihull CV7 7GQ

Single storey rear extension.

Resolved to not object to this proposal in principle but to make the following comments:

note that the extension is close to the boundary and would like to be assured that if to be considered for approval, that neighbour has no objection to this.

(6.3) PL/2018/01645/MINFHO

9 Stoneton Crescent, Balsall Common, Solihull CV7 7QG

Rear single storey extension.

Resolved to make no comment.

(6.4) PL/2018/01737/MINFHO

117 Needlers End Lane, Balsall Common, Solihull CV7 7AA

Ground & first floor side extension.

Resolved to make no comment to make on this proposal.

The plans, particularly the 3D presented the information in a clear way that aids decision making.

(6.5) PL/2018/01801/MINFHO

16 Wilton Road, Balsall Common, Solihull CV7 7QW

Proposed first floor extension above existing garage and utility room and conversion of existing garage to family room.

Resolved to make no objection in principle to this proposal however make the following comments:

- There are concerns that that the bedroom window overlooks the neighbouring property which also has a window in that elevation;
- Should the extension appear as subservient to the original dwelling in line with the SMBC House Extension Guidelines?

(6.6) PL/2018/01702/MINFOT

Forge Stores, Balsall Street, Balsall Common, Solihull

Resolved to not object to this proposal however make the following comments:

- The poor quality of the drawings do not aid decision making;
- That SMBC ensure compliance with Building Regulations has taken place.

(6.7) PL/2018/01827/ADV

702 Kenilworth Road, Balsall Common, Solihull CV7 7HD

Sign A - A white 4" diameter aluminium post, height 3000mm. With a black ornate steel bracket, with hanging white oval sign 750mm wide x 600 mm high. Text is black, height 93mm. There are two white lower plates hanging below 600mm wide x 200mm high, with black text 93mm. Sign B - A small low level entrance arrow sign. White panel size 914mm wide x 457 mm high. Black text height of 104. Mounted on two timber posts, top of sign is 1000mm from ground level.

Resolved to object to 2 separate signs being erected. It is suggested that a single sign is permitted that incorporates sign B into sign A without expanding the overall size of sign A.

- (6.8) PL/2018/01734/PPFL
Cottage Farm, Meer End Road, Meer End, Solihull
New storage shed for ground maintenance replacing former open permanent horse walker machine.

Resolved to object to this development and comment:

- the size is considered excessive for domestic purposes
- the building proposed is replacing an open structure in the Green Belt
- if approved, black should be replaced with natural hues.

7. Correspondence

- (7.1) Appeal ref: APP/Q4625/C/17/3190846, 17/3190847, 17/3190848
Appeal ref: APP/Q4625/C/17/3190850, 17/319851, 17/3190852
Yard, Wootton Green Lane, Balsall Common
Notification of appeal hearing and the opportunity to make representation by 18 July 2018.

Resolved to make the following comments for both appeals:

Balsall Parish Council strongly object to this proposal for the following reasons:

The 1997 appeal decision accepted the change of use from agriculture to agriculture and the storage of vehicles, equipment and materials for agricultural and building contracting. This is no longer the case and for some time it is evident from the spread of buildings, equipment and waste materials that now cover the whole site. The uses previously ancillary to agricultural contracting now appear to dominate ie a building contractor's yard.

The retrospective consent for a mobile home in not justifiable as provision for residential accommodation for key worker (public sector) or rural worker status as it is indicated that it will provide family accommodation for the purposes of security to site storage for non-agricultural uses. The establishment of a home and potentially an office in this site is inappropriate development in the Green Belt.

8. Date and Venue of Next Meeting:

Wednesday 1 August 2018, 7.00pm in the Westlake Room, Village Hall, 112 Station Road, Balsall Common CV7 7FF