



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 1 August 2018 at 7pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF

Minutes

Present: Councillor Helen Dean, Councillor Christina O'Sullivan, Councillor Richard Lloyd, Councillor Marie-Louise Marsden and Councillor Judy Lea.

1. Apologies:
Apologies were received and accepted from 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 4 July 2018 as a true record.
Resolved to approve the Minutes of the Planning Committee Meeting held on 4 July 2018 as a true record.
4. To receive an update on the progress of resolutions of the last meeting.
(6.2) Approved
(6.3) Approved
(6.4) Awaiting decision
(6.5) Awaiting decision
(6.6) Awaiting decision
(6.7) Awaiting decision
(6.8) Awaiting decision

Item 4.2 2 May 2018
Resolved to make representation to the SMBC Planning Committee on 8th August 2018 with regard to PL/2018/01115/PPFL and to seek professional advice from Avon Planning to support this.
5. Public Forum
There were no members of the public present.

6. Planning Matters

(6.1) PL/2018/01483/PPFL

227 Station Road, Balsall Common, Solihull CV7 7FE
Change of use from a bank (A1) to a bar (A4)

Resolved to make no objection.

(6.2) PL/2018/01457/MINFHO

702 Kenilworth Road Balsall Common Solihull CV7 7HD

Single and two rear, front and side extensions to the existing property, associated alterations and landscaping.

Resolved to make no objection.

(6.3) PL/2018/01841/PPFL

Arden House 341 Kenilworth Road Balsall Common Solihull CV7 7DL

Erect detached single dwelling.

Resolved to object on the following grounds:

- **over intensive development of the site**
- **further compromise of car parking provision for Arden House**
- **overlooking objection by neighbour**
- **concern over access by fire vehicles if the parallel parking spaces for Arden House are occupied**
- **the low amenity provision for the accommodation is not in keeping with the standards appropriate in the wider area - it is bordered on 3 sides by car park/delivery yard**

(6.4) PL/2018/01967/ADV

Roundabout at Kenilworth Road / Hall Meadow Road Balsall Common Solihull CV7 7EX

Sponsorship advertising boards on 1 No. roundabouts (3 medium).

Resolved to object to this proposal on the following grounds:

Not in keeping with 2013 Solihull Local Plan policies P15 – ‘Securing Design Quality vii. Creates attractive, safe, active, legible and uncluttered streets and P14/NPPF - Amenity; Developments that affect people’s visual amenities....require careful siting to minimise impacts’.

(6.5) PL/2018/01962/TPO

5 Welby Gate Balsall Common Solihull CV7 7FA

Reduce by 3.5m all the way round 1 No. ash tree (T1).

Resolved that unable to make a comment as there was no documentation supplied to indicate the location, size and condition of the tree. The proposal should be subject to the requirements of the Tree Officer.

The Council request that any future proposals made are supported by the required information.

(6.6) PL/2018/01994/MINFHO

26 Albany Meadows Albany Lane Balsall Common Solihull CV7 7SR

Orangery extension to existing semi-detached property.

This item was deleted as it is already on the agenda at item 6.12.

(6.7) PL/2018/01731/PPFL

Cottage Farm Meer End Road Meer End Solihull Kenilworth West Midlands CV8 1PU

Retention of all weather sports area with Supersport asphalt surface, fencing enclosure and lighting for private family use only - Replacing former larger ménage area.

Resolved to object to the fencing height and style which is not in keeping with a rural residential development.

(6.8) PL/2018/01995/MINFHO

25 Albany Meadows Albany Lane Balsall Common Solihull Solihull CV7 7SR
Orangery extension to existing semi-detached property.

Resolved to make no comment on this proposal.

(6.9) PL/2018/01985/PPFL

Ye Olde Saracens Head Balsall Street Balsall Common Solihull CV7 7AS
Installation of a double sided retractable awning and new fixed booth seating to existing patio area. Change the existing tarmac area of garden to grass/decking, not affecting any existing parking spaces. Installation of new permanent teepee structure.

Resolved to object to the installation of a teepee on a permanent basis.

Valid neighbour objections have been made with regard to noise and security.

The use of the teepee has not been defined ie will it be used for functions and/or regular public house use, will the licensing apply to the teepee for music and hours of opening, will there be heating for use all year round.

(6.10) PL/2018/01996/MINFHO

24 Albany Meadows Albany Lane Balsall Common Solihull CV7 7SR
Orangery extension to existing semi-detached property.

Resolved not to object in principle to this proposal but require that application of a 'no dig foundation' methodology, if proven and approved by the Tree Officer, is applied to this application as per PL/2018/020708/MINFHO.

This is because the proposed orangery impinges on the root protection zone of the adjacent tree.

(6.11) PL/2018/01867/TPO

29 Speedwell Drive Balsall Common Solihull CV7 7AU
Reduce 3 large pine trees by approximately 5 metres situated in the rear garden of the property.

Resolved that unable to make a comment as there was no documentation supplied to indicate the location, size and condition of the tree. The proposal should be subject to the requirements of the Tree Officer.

The Council request that any future proposals made are supported by the required information.

(6.12) PL/2018/01994/MINFHO

26 Albany Meadows Albany Lane Balsall Common Solihull CV7 7SR
Orangery extension to existing semi-detached property.

Resolved to make no comment on this proposal.

(6.13) PL/2018/02028/MINFHO

8 Wootton Green Lane Balsall Common Solihull CV7 7EZ
Single storey rear extension.

Resolved to make no comment on this proposal.

(6.14) PL/2018/02023/MINFHO

199 Needlers End Lane Balsall Common Solihull CV7 7AA
Demolition of car port to side and erection of two storey side extension, single storey rear extension, front canopy extension, addition of new dormer to front and back and single storey side extension to form garage.

Resolved to make no comment on this proposal.

(6.15) PL/2018/02012/MINFHO

29 Alder Lane Balsall Common Solihull CV7 7DZ

Single storey domestic extension (Resubmission of PL/2018/00990/MINFHO).

Resolved to make no comment on this proposal.

(6.16) PL/2018/02078/MINFHO

23 Albany Meadows Albany Lane Balsall Common Solihull CV7 7SR

Orangery extension to existing semi-detached property.

Resolved to make no objection in principle to this proposal but require that application of a 'no dig foundation' methodology, to be proven and approved by the Tree Officer, is applied to this development.

This is because the proposed orangery significantly impinges on the root protection zone of the adjacent tree.

7. Date and Venue of Next Meeting:

Wednesday 5 September 2018, 7.00pm in the Westlake Room, Village Hall, 112 Station Road, Balsall Common CV7 7FF

SIGNED Helen Dean (Chair)

DATE