



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 7 November 2018 at 7.00pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF

Minutes

Present: Councillor Mark Tattum (Chair), Councillor Christina O'Sullivan, Councillor Marie-Louise Marsden, Councillor Judy Lea, Councillor Richard Lloyd and 10 members of the public.

1. Apologies: Apologies were received and accepted from Councillor Helen Dean
2. Declaration of Interests:
There were no declarations of interest
3. To approve the Minutes of the Planning Committee Meeting held on 3 October 2018 as a true record.
Resolved to approve the Minutes of the Planning Committee Meeting held on 3 October 2018 as a true record.
4. Update on the progress of resolutions of the last meeting
 - (6.1) withdrawn
 - (6.2) awaiting decision
 - (6.3) awaiting decision
 - (6.4) awaiting decision
 - (6.5) awaiting decision
5. Public Forum
Several members of the public spoke, all with objections to item 6.1 on the agenda.
A summary of all objections that had been submitted by email to the Parish Council was read out and some additional points raised.
6. Planning Matters
 - (6.1) PL/2018/02561/MINFW**
88 Station Road and Parts of 86 & 90 Station Road, Balsall Common, Solihull
Demolition of parts of 88 Station Road and erection of 5 No. four and five bedroom detached houses with access and ancillary site works.

Resolved to strongly object to the proposal and to submit a summary of the written and verbal objections received by Balsall Parish Council from residents providing evidence to support the objection:

- The houses are neither social nor affordable
- The removal of the trees already taken place some estimating the felled trees as 100yrs old, some were believed to be 150 – 200yrs old
- Borders of the development are up to boundaries of adjacent properties, some at 2m (beyond in some cases)
- Site contains an old outhouse with bats in residence
- Too many properties in a cramped layout immediately adjacent to boundaries
- Plot 2 shows a 9m high building less than 2m from the rear boundary of 16 Stoneton Crescent.
- No space for landscaping
- The properties will overlook neighbours
- The parking provision is insufficient
- The development is in breach of covenant deeds for 88 and 90 covering the density of their plot development and a restriction on building within 7 yards of the boundary (no 88)
- Roof are higher than the neighbouring properties, 1.4 m higher than the houses on Stoneton Crescent as their average is 2.35m compared to an average roof of 3.75m for this proposal
- Privacy issue because windows overlooking neighbouring existing properties
- Out of character with the housing density in this the area
- Spaces between properties is out of character
- Overbearing visual impact
- Development is disproportionate to the size of land
- Access road safety and width concerns
- Surface water concerns
- No room for visitors and tandem parking which will jam up the turning heads
- Likely parking overflow onto Station Road, already has been a fatality due to a parked car, any reversing out of the private drive will be out onto a blind bend
- Access road has 6 properties off it contrary to guidelines

In addition to the above, it was resolved to delegate to the Clerk the identification and submission of the relevant SMBC Planning policies and policies from the emerging Balsall NDP that support the objection.

It was agreed to circulate the full response made to all those who had contacted the Parish Council and anyone from the public forum who left their email contact details.

(6.2) PL/2018/02723/MINFHO

703 Kenilworth Road, Balsall Common, Solihull CV7 7HB

Demolish part of existing buildings and erect new single storey rear extension.

Resolved to make no objection.

(6.3) PL/2018/02785/PPFL

227, Station Road, Balsall Common, Solihull CV7 7FE

Change of use from A2 to A1 (permitted development). Rear and first floor extension with associated alterations.

Resolved to make no comment.

(6.4) PL/2018/02733/PPFL

Barn 2, Fernhill Barns, Fernhill Lane, Balsall Common

Conversion of barn to dwellings, with associated residential curtilage, parking and access drive.

Balsall Parish Council resolved to not object to this proposal subject to the following:

- that the conversion takes place on the existing footprint
- that future permitted development rights are removed to safeguard the Green Belt against further development.

(6.5) PL/2018/02829/PPFL

Street Record, Holly Lane, Balsall Common, Solihull
Erect American barn for equine use (Changing from existing L shape external stables to internal stables).

Resolved to make no comment.

(6.6) PL/2018/02842/MINFHO

25 Leveson Crescent, Balsall Common, Solihull CV7 7DR
Single storey side/rear extension and new glass lantern light and flat roof to existing extension.

Resolved to not object to this proposal and to request that the neighbours' views are taken into account.

(6.7) PL/2018/02801/TPO

29 Alder Lane Balsall Common, Solihull CV7 7DZ
Reduce by approximately 15ft (4.57m) to just past previous pruning points to reduce the overhang that is currently above the property, remove lower limb that is approximately 5inch (12.7cm) diameter that is pointing towards the neighbour's property to balance out the canopy, remove all epicormic growth from the trunk, remove several large dead limbs from the canopy and any remaining small deadwood on 1 No. common English oak tree (Quercus robur) (T1). Reduce by approximately 15ft (4.57m) to just past the previous pruning points to allow more light into the property and the neighbouring property and reduce any wind damage to neighbouring property, remove the lower fork of the lower limb to balance out the canopy on the south west side, remove epicormic growth from the trunk, remove all deadwood from the canopy on 1 No. common English oak tree (Quercus robur) (T2).

Resolved to not object to this proposal and request that the works if approved are in accordance with the Tree Officer's specification.

Resolved to comment that it was not possible to identify the trees concerned from the submitted plan.

(6.8) PL/2018/02869/MINFHO

1 Sedgemere Grove, Balsall Common, Solihull CV7 7GP
Rear, side and front extensions.

Resolved to object to the front extension element of this proposal as it would adversely affect the street scene by introducing an additional gable. The dwelling is one of several in this area that reflect the original building form and the Council feel that this proposal would have a negative visual impact on the character of this neighbourhood.

(6.9) PL/2018/02908/MINFHO

28 Wootton Green Lane, Balsall Common, Solihull CV7 7EZ
Two story side and rear extensions and new porch to front elevation.

Balsall Parish Council resolved to make no objection to this proposal and to request that comments from neighbours are taken into account.

(6.10) PL/2018/02727/TPO

Daycare Centre, 10 Gorton Croft, Balsall Common, Solihull CV7 7UQ
Crown lift to 4m over neighbouring gardens by removing secondary branches only, and removal of dead wood throughout crown.

Balsall Parish Council resolved to not object to this proposal and to request that the Tree Officer visits the site and any works that are approved are according to his/her specification.

(6.11) PL/2018/02278/MINFHO

2 Balsall Street, Balsall Common, Solihull CV7 7AR
Extension above existing flat roof kitchen to accommodate proposed study and additional bathroom.

Resolved to make no comment on this proposal.

(6.12) PL/2018/02963/PPFL

Chesterton Farm, Table Oak Lane, Meer End, Solihull CV8 1PX
Demolition of two agricultural buildings and the conversion and extension of an existing two storey farm building to form a dwelling.

Resolved to make no comment on this proposal.

(6.13) PL/2018/02943/PNCUDW

Oakes Farm Shop, Balsall Street, Balsall Common, Solihull CV7 7AQ
Prior notification for a change of use from an agricultural building to a dwelling.

Resolved to make the following comments on this proposal:

- the public footpath is not indicated on the plans
- the materials used in construction to be appropriate to the rural setting
- that any curtilage treatment eg fencing should be of an open type as appropriate to a rural setting
- that permitted development rights are removed.

(6.14) PL/2018/02987/MINFHO

1 Dunchurch Close, Balsall Common, Solihull CV7 7PN
Kitchen extension to the front elevation of the premises.

Resolved to make no comment on this proposal.

7. Date and Venue of Next Meeting:

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

SIGNED (Chair)

DATE