



**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 3 April 2019 at 7.00pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF**

### **Minutes**

**Present:** Councillor Helen Dean (Chair), Councillor Christina O’Sullivan, Councillor Marie-Louise Marsden and Councillor Richard Lloyd and 9 members of the public.

1. Apologies: Apologies were received and accepted from Councillor Judy Lea
2. Declaration of Interests: Councillor Helen Dean declared a non-pecuniary interest in item 6.5 on the agenda. Councillor Marie-Louise Marsden will chair the meeting for that item.
3. To approve the Minutes of the Planning Committee Meeting held on 27 February 2019 as a true record.  
**Resolved to approve the Minutes of the Planning Committee Meeting held on 27 February 2019 as a true record.**
4. Update on the progress of resolutions of the last meeting
  - (6.1) refused
  - (6.2) awaiting decision
  - (6.3) approved
  - (6.4) awaiting decision
5. Public Forum  
Several members of the public spoke in relation to item 6.8 on the agenda. Points made in objection to the proposal were noted as were the views of residents not objecting to the proposal.
6. Planning Matters
  - (6.1) **PL/2019/00517/PPFL**  
107 Station Road, Balsall Common, Solihull CV7 7FG  
Erection of 4 bedroom detached house and attached garage.

**Resolved to object to this proposal on the following grounds:**

- **there is no floor plan indicating the second floor rooms or access**

- the tree officer should comment on the impact of the development on the adjacent oak tree;
- the back garden space does not conform to SMBC Housing Development Guidelines SPG (1994), page 12 - 'normally an individual house should not occupy more than a third of the plot', 'length of back gardens should be at least 11m or 5m for each storey';
- the development of a three storey house is not in keeping with the character of the area as defined in the emerging Balsall Parish NDP, Character Assessment zone F where a 3 storey house in such a location would not be compatible with the existing properties, particularly on Hawkswood Drive;
- the proposal is not in conformity with the emerging Balsall Parish NDP, Policy H4: 'Development on garden land within the Built up Area Boundary will only be supported if it can be demonstrated that proposals will:
  - a) Preserve or enhance the character of the area, and particularly to preserve and enhance the mature garden landscape with retained trees. There must be full assessment to British Standard 5837:2012. Trees in relation to design, demolition and construction recommendations should be used to plan all developments.

**(6.2) PL/2019/00361/PPFL**

662 Kenilworth Road, Balsall Common, Solihull CV7 7DY

Single storey extension to the rear elevation and a loft conversion to include a hip to gable roof extension with a new dormer window to the rear elevation.

Application withdrawn.

**(6.3) PL/2019/00585/MINFHO**

187 Station Road, Balsall Common, Solihull CV7 7FG

First floor side and roof extension with loft conversion and rear loft dormer. Alteration to roof canopy above existing garage.

**Resolved to make no comment.**

**(6.4) PL/2018/02023/MINFHO**

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

Resubmission of approved planning application PL/2018/02023/MINFHO. 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.**

**(6.5) PL/2019/00628/MINFHO**

23 Balsall Street East, Balsall Common, Solihull CV7 7FQ

Ground floor rear extension.

**Resolved to make no comment.**

**(6.6) PL/2019/00746/TPO**

22 Alder Lane Balsall Common Solihull CV7 7DZ

Fell and remove dead horse chestnut tree (T21).

**Resolved to not object to the felling of T21 as illustrated however raise the following points:**

- the attached tree schedule identifies the tree concerned as T22 (ringed);
- the Tree Officer should advise on the tree species to be used for replanting.

**(6.7) PL/2019/00780/PPFL**

Brook Farm, Oldwich Lane East, Fen End, Solihull CV8 1NR  
Change of use of four agricultural buildings to Class B8 Storage.

**Resolved to object on the following basis:**

- there should be a full traffic analysis due to highway safety concerns including consideration of the number of vehicle movements likely to be generated by the full occupation of the site, the access onto a narrow lane with no pedestrian pathways and near a sharp bend;
- if allowed, the hours operation should be only be open for general use on Monday to Saturday between 0800hrs to 1800hrs, Sunday and Bank Holidays between 1000 hrs to 1300hrs. To safeguard nearby dwellings from any potential noise and disturbance associated with the use of the barns in accordance with Policy P14 the Solihull Local Plan 2013;
- the public footpaths crossing the site should be diverted properly with due regard to public safety.

**(6.8) PL/2019/00772/MINFDW**

88 Station Road, Balsall Common, Solihull CV7 7FL  
Demolition of part of 90 Station Road and erection of 4 No. five bedroom detached houses together with access and ancillary site works (Resubmission of PL/2018/02561/MINFDW).

**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 which does not appear to have been assessed for signs by the bat survey work.
- Too many properties in a cramped layout immediately adjacent to boundaries
- The properties are too high in comparison with those in the neighbourhood and will dominate existing properties.
- 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)
- Roofs are higher than the neighbouring properties to enable a second storey, this is not in keeping with the area
- 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 with others in the vicinity
- Overbearing visual impact
- Development is disproportionate to the size of land
- Access road safety due to the narrow width and lack of pavement
- Surface water concerns
- No room for visitors and tandem parking which will jam up the turning heads
- Likely parking overflow onto Station Road where there has already has been a fatality due to a parked car, any reversing out of the private drive will be out onto a blind bend.

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.

**(6.9) PL/2019/00773/MINFHO**

490A Kenilworth Road, Balsall Common, Solihull CV7 7DQ  
Two storey extension and refurbishment of existing dwelling.

**Resolved to make no comment.**

**(6.10) PL/2019/00824/PN**

Fen End House, Fen End Road, Fen End, Solihull  
Prior notification for a open-fronted barn with storage and hay loft.

**Resolved to object to this proposal on the following grounds:**

- the agricultural use is not substantiated
- the construction and location is tantamount to dwelling.

**7. Correspondence**

**(7.1) Notification of Appeal Decision 22 February 2019**

**APP/Q4625/W/18/3209163**

Heronfoot, Fernhill Lane, Balsall Common, Solihull CV7 7AN

The appeal decision was noted.

**8. Date and Venue of Next Meeting:**

**Wednesday 1 May 2019, 7.00pm in the Westlake Room, Village Hall, 112 Station Road, Balsall Common CV7 7FF**

SIGNED ..... (Chair)

DATE .....