



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

Approved Minutes of the Planning Committee Meeting held on Wednesday 1 May 2019 at 7.00pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF

Minutes

Present: Councillor Helen Dean (Chair), Councillor Mark Tattum, Councillor Richard Lloyd and 1 member of the public.

1. Apologies: Apologies were received and accepted from Councillor Christina O’Sullivan, Councillor Judy Lea and Councillor Marie-Louise Marsden.

2. Declaration of Interests: None

3. To approve the Minutes of the Planning Committee Meeting held on 3 April 2019 as a true record.

Resolved to approve the Minutes of the Planning Committee Meeting held on 3 April 2019 as a true record.

4. Update on the progress of resolutions of the last meeting

- (6.1) withdrawn
- (6.2) withdrawn
- (6.3) approved
- (6.4) approved
- (6.5) approved
- (6.6) awaiting decision
- (6.7) approved
- (6.8) awaiting decision
- (6.9) awaiting decision
- (6.10) withdrawn

5. Public Forum

The member of the public present presented a case of objection to PL/2019/00043/PPFL as an immediate neighbour of the proposal. The areas of concerns identified were:

- Effect of the proposal on the character and appearance of the area;
- Effect of the proposal, associated proposed parking arrangements and their resultant impact on traffic, highway and pedestrian safety;

- The effects on the living conditions and amenity of the adjoining residents of 134 Station Road and also future occupants of 132 Station Road.

There were also concerns expressed over the poor neighbourhood notification process, the inaccuracy of the plan showing a garage in the new proposed dwelling but not shown on the elevation and the incorrect height of the roof ridge in relation to neighbouring properties.

6. Planning Matters

PL/2019/00043/PPFL 132 Station Road – this application was not placed on the agenda and therefore comments of the meeting are informal, the application will be placed on the agenda of the 5 June 2019 Planning Committee meeting to formalise the council's comments.

Object to the proposal on the following basis:

The three principal areas of neighbour concern, namely –

- **Effect of the proposal on the character and appearance of the area.**
- **Effect of the proposal, associated proposed parking arrangements and their resultant impact on traffic, highway and pedestrian safety.**
- **The effects on the living conditions and amenity of the adjoining residents of 134 Station Road and also future occupants of 132 Station Road.**

In addition:

- **Over intensification of site development.**
- **Parking identified is not adequate and will have a negative impact on highway safety. Policy BE9 Local Parking Standards in the emerging Balsall Parish Neighbourhood Development Plan indicates that there should be 'at least three off- road parking places for four or more bedroom dwellings (excluding garages).'**
- **Negative impact on neighbour amenity and the unacceptable proximity to windows of habitable rooms both for 134 (existing) and 132 Station Road (proposed).**
- **The development at first floor level is not 2m from the boundary between the new dwelling and 134 or 132 Station Road and is out of character with the openness between dwellings characteristic of the neighbourhood.**
- **The development will not provide any front gardens for 132 Station Road and the proposed dwelling which is not in keeping with the character with the area (Balsall Parish Neighbourhood Development Planning Character Assessment Zone F).**

PL/2019/00887/MINFHO 4 Dunchurch Close - this application was not placed on the agenda and therefore comments of the meeting are informal, the application will be placed on the agenda of the 5 June 2019 Planning Committee meeting to formalise the council's comments.

Object to the proposal on the following basis:

- **The extension at first floor level is not 2m from the boundary and therefore not in compliance with the SMBC House Extension Guidelines**
- **The proposal is an over intensive development of the site**

(6.1) PL/2019/00927/PPFL

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

Self-build detached dwelling on land adjacent to Heronfoot, Fernhill Lane (Resubmission of application PL/2018/00721/PPFL).

Resolved to object on the following grounds:

The development is in the Green Belt and contrary to policy.

The development is outside the Built Up Area Boundary as defined in the emerging Balsall Parish Neighbourhood Development Plan.

The need for housing in this location is not demonstrated and is approximately ½ mile from 120 houses being proposed on the strategic housing site on Frog Lane.

(6.2) PL/2019/00981/MINFHO

711 Kenilworth Road, Balsall Common, Solihull CV7 7HB

Detached garage in front of the existing dwelling house (Revised application to the previously approved application PL/2017/00139/MINFHO approved 14 March 2017).
Resolved to make no comment.

(6.3) PL/2019/00747/MINFHO

50 Station Road, Balsall Common, Solihull CV7 7FL
Single storey extension to the garage at the front of the property.
Resolved to make no comment.

(6.4) PL/2019/01037/MINFHO

3 Hathaway Close, Balsall Common, Solihull CV7 7EP
Two storey rear extension.
Resolved to make no comment.

(6.5) PL/2019/01025/MINFHO

3 Balsall Street, Balsall Common, Solihull CV7 7AR
Single and 2 story rear extensions, two story side extension, new porch and associated roof.
Resolved to make no comment.

(6.6) PL/2019/01092/PPFL

Five Acre Farm, Meer End Road, Meer End, Solihull CV8 1PW
Retention of as built building as an equestrian barn.
Resolved to support the return of the building to equestrian use and the SMBC enforcement action.

(6.7) PL/2019/01074/PPFL

Cottage Farm, Meer End Road, Meer End, Solihull CV8 1PU
Retention of storage shed for keeping equipment and machinery to maintain land at Cottage Farm (Revised application to PL/2018/01734/PPFL).
Resolved to support the previous refusal of this proposal.

(6.8) PL/2019/01124/MINFHO

Forge House, Table Oak Lane, Meer End, Solihull CV8 1PZ
Formation of new double garage to the side of the existing garage with garden store building behind and home office space in the roof with velux roof lights, new entrance gates to front access.

Resolved to object on the following grounds:

The development is in the Green Belt and contrary to policy;

The development is in close proximity and would cause harm through disturbance to the ecologically important site of Frogmore Wood -see pages 10 and 11 of the Balsall Parish Ecological report December 2018 which identifies the wood as 'one of the best remaining examples of an acid woodland in the vice-county of Warwickshire and is very close to two more, with Hay Wood LWS situated 3km to the south-south-west and Poors Wood LWS just 1.5km to the south-east, with both sharing a similar history.'

7. Date and Venue of Next Meeting:

Wednesday 5 June 2019, 7.00pm in the Westlake Room, Village Hall, 112 Station Road, Balsall Common CV7 7FF

SIGNED Andrew Burrow (Chairman) DATE