



**287/289 Kenilworth Road, Balsall Common CV7 7EL**

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## **Balsall Parish Council Meeting**

**Approved Minutes of Extraordinary Parish Council Meeting held on Wednesday 5 June 2019 at 7pm in the Westlake Room, The Village Hall, Station Road, Balsall Common CV7 7FF**

### **Minutes**

**Present:** Councillor Elizabeth Macdonald (Chair), Councillor Marion Keeley, Councillor Richard Lloyd, Councillor Sheila Cooper, and 10 members of the public.

**1. Apologies**

**Apologies were received and accepted from Councillor Andrew Burrow, Councillor Kay Howles, Councillor Keith Tindall and Councillor Richard Drake.**

**2. Declarations of Interest**

**Councillor Elizabeth Macdonald declared an interest in item 4.10. Councillor Richard Lloyd was nominated to take the Chair for this item.**

**Councillor Sheila Cooper declared an interest as a Berkswell Councillor and a member of CPRE. Councillor Marion Keeley lives 2 fields away from the building the subject of a proposal at item 4.9. Councillor Richard Lloyd declared an interest as a Berkswell Councillor.**

**3. Public Forum**

A member of the public made comments on item 4.1 as follows:

- Concerned that points raised and made to SMBC have not been regarded in the report to SMBC Planning Committee
- Parking is inadequate because of the impractical layout, no turning circle provided and if approved will result in permanent on street parking
- Ridge tile height on the plans is not accurate and will impact on the adjoining property
- Would argue that the impact of the new dwelling will be detrimental to the amenity of the area.

- Will be impact on rear windows of adjoining property

#### 4. Planning Matters

##### (4.1) PL/2019/00043/PPFL

##### 132 Station Road, Balsall Common, Solihull CV7 7FF

Change of use of empty veterinary premises (That may never had formal planning permission for business use, but whose ground floor was used as a veterinary surgery for 30+ years, with residential accommodation above) to entirely residential dwelling. Demolition of ground floor side/rear extension (Granted planning permission in 1996). Addition of a second two storey detached residential dwelling between 132 and 134 Station Road. Pre-application advice has been sought recently, reference PL/2018/02834/PREAPC.

Balsall Parish Council made an informal objection following the Parish Council Planning Committee Meeting of 1 May 2019 as follows.

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).

The council also understand that the residents of 134 Station Road have written a letter of objection in more detail to those summarised above.

Amended plans have been submitted since this date.

**Resolved to submit all previous comments made informally that are restated formally and in addition the council wish to stress these points of serious objection to the proposal as amended.**

**1. The parking provision indicated for both the new dwelling and existing premises is both impractical and inadequate. The existing veterinary premises converted to**

a 5 bedroom house with no garage will require more than two car parking spaces if on-street parking on Station Road is to be avoided. The configuration of parking and manoeuvring is unworkable and the council request the visit of the Highways officer to explain to the council how the proposal will work in practice to avoid having a negative impact on the highway and highway safety.

2. The character and appearance will be adversely affected as inevitably, existing hedges and verges will be removed to allow car movement.

3. Constructing a new two storey house on the boundary line on one side of the new plot and to a metre away from an existing dwelling does not provide sufficient separation between dwellings See SMBC House Extension Guidelines SPG 2010 which states:

p11: " The space around a dwelling and the gap(s) (if any) to the boundary usually make a very important contribution to the appearance of the house and the character of your neighbourhood. First floor extensions are therefore of particular concern, and the Council is anxious that such gaps are protected so that detached and semi-detached homes do not appear to be terraced, cramped, or unreasonably 'squeezed' into the plot. In some cases, in roads characterised by spacious settings, the gap to the boundary should never be filled, or the space to the boundary may need to be more generous. This is to protect the spacious character of the area and not necessarily to prevent terracing." This area is spacious in character with many gaps between houses affording views to gardens and trees behind the frontage. This development of a new dwelling does not follow this character. Although not an extension, the new dwelling should from the outset comply with this policy statement.

**(4.2) PL/2019/01248/TPO**

7A Burberry Grove, Balsall Common, Solihull CV7 7RB

Reduce by up to 5m 1 No. oak tree

**Resolved to object strongly on the basis that the reduction is excessive and request that the Tree Officer is involved.**

**(4.3) PL/2019/01179/MINFHO**

17 Asbury Road, Balsall Common, Solihull CV7 7QN

Single storey rear extension

**Resolved to make no comment.**

**(4.4) PL/2019/01178/MINFHO**

**19 Shenstone Drive, Balsall Common, Solihull CV7 7PG**

Single storey rear and side extension to form new dayroom and family room extensions.

**Resolved object in line with SMBC planning guidance contained in the SPD House Extension Guidelines namely:**

**P12. 'Some modern estates within the Borough are characterised by an "open plan" approach. This will include areas of open space on road corners and alongside properties. Such areas are very important to the appearance of the area and the Council will generally not allow them to be incorporated into a scheme for**

the extension of the property in their entirety, although some limited encroachment may be acceptable for a suitably designed scheme.’  
‘The space on corner plots between the dwelling and the road makes an important contribution to the open and green character of suburban areas and often emphasises a road junction. As each corner plot is unique, a side or indeed rear extension will need to be considered in context with the surrounding area, the building line to the rear of the plot and any existing landscaping features. Side extensions should not compromise road safety or visibility splays. A side extension must be in proportion to the existing dwelling and a generous gap should normally be retained to preserve the openness of the corner plot.’

**(4.5) PL/2019/01289/MINFHO**

1 Dunchurch Close, Balsall Common, Solihull CV7 7PN  
Single storey front extension

**Resolved to object as the extension is not compliant with the SMBC SPD House Extension Guidelines namely:**

**P9. ‘Extensions to the front of your house or any elevation that fronts a highway can often be obtrusive and such proposals are unlikely to be given planning permission where they introduce a prominent addition, detract from the overall appearance of the dwelling or unbalance existing harmony in the case of semi-detached and terraced properties.’**

**(4.6) PL/2019/01240/PPFL**

Box Moor, Meer End Road, Meer End, Solihull  
Erect hay barn

**Resolved to object on the basis that this is inappropriate development in a Green Belt location and that exceptional circumstances have not been substantiated. It is noted that this would be the third building for hay storage on a plot of around 6 acres. The unconventional design including windows in the roof is not characteristic of a hay barn.**

**(4.7) PL/2019/00900/PPFL**

Fernhill Barns, Fernhill Lane, Balsall Common, Solihull  
Change of use to residential curtilage and use of existing structure for additional residential accommodation to serve barns 1&3

**Resolved to object on the basis this development would cause a disproportionate addition in the Green Belt in contravention of the NPPF.**

**(4.8) PL/2019/00799/MINFHO**

12 Gipsy Lane, Balsall Common, Solihull CV7 7FW  
Construct a new orangery to the rear of the property off the kitchen

**Resolved to make no comment.**

**(4.9) PL/2019/00796/PPOL**

Stable Building, Oldwich Lane East, Fen End, Solihull

Outline application for demolition of stable and erection of chalet bungalow with access and layout only. (Appearance, landscape and scale are all reserved matters to be approved at a later date)

**Resolved to strongly object to this inappropriate development in the Green Belt.**

**In addition:**

- **The existing building has not been built in the approved location on the site.**
- **The use of the existing building is not as applied for being used as storage since constructed, with no stables provided.**
- **Confusion in what it being applied for, the application form indicates access and layout however there are no plans of access detail.**
- **the proposed access from the lane is on a right angle bend.**

**Councillor Richard Lloyd took the Chair at this point and Councillor Elizabeth Macdonald left the meeting.**

**(4.10) PL/2019/01373/MINFHO**

45 Laurels Crescent, Balsall Common, Solihull CV7 7ED

Single storey rear extension

**Resolved to make no comment.**

**Councillor Elizabeth Macdonald re-joined the meeting and took the Chair.**

**5. Informal Consultation**

**PL/2019/01276/HS2DIS**

Park Lane/Waste Lane, Berkswell, Solihull

Development authorised by the High Speed Rail (London-West Midlands) Act 2017 relating to submissions under Schedule 17 (6) for approvals of Lorry Routes (LR): A452 Park Lane compound (Leave A45 roundabout, A452 southbound, exit A452 at Park Lane to site access) and B4101

Waste Lane Compounds (Leave A45 roundabout, A452 southbound, exit A452 onto B4101 Waste Lane to site access) for the enabling works submissions ref: 1EW04-LMJ-TP-SCH-NS01\_NL05-051001.

**Resolved to adopt the submission prepared by Councillor Elizabeth Macdonald including inputs from Councillor Marion Keely and Councillor Richard Lloyd. Appendix attached.**

**6. Formal Notice and Statement of Representations Procedure:**

**Section 20 of The Planning and Compulsory Purchase Act 2004 And Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

Notice of Consultation on Policy Mcs 10 – Underground Coal Gasification - Warwickshire Minerals Plan 2018

Warwickshire County Council is consulting on the policy and its accompanying justification, between Tuesday 28th May 2019 and Tuesday 9th July 2019 (closing at 5pm). This policy was part of the proposed the Council for submission for independent examination but was unintentionally omitted from the version of the proposed Plan which was published during the consultation that took place between 31st October 2018 and 12th December 2018.

**Resolve to object on the following grounds:**

- **Concern that subsidence might result**
- **The overall impact of carbon intensive production.**

**7. Correspondence**

**(7.1) PL/2019/01124/MINFHO**

**Comments received from SMBC Ecology Officer:**

“Frogmore Wood Local Wildlife Site is approximately 60 metres away from the site of the proposed extension; this is greater than the 50m buffer distance recommended for ancient woodland by the Woodland Trust (Frogmore Wood is Ancient Replanted Woodland). The extension is not likely cause any significant greater impact to the woodland than the existing dwelling.”

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

**Parish Council, Wednesday 12 June 2019, 7.30pm in the Westlake Room, Village Hall, 112 Station Road, Balsall Common CV7 7FF**

**The meeting closed at 8.30pm**

**SIGNED ..... Andrew Burrow (Chairman)    DATE .....**