

Minutes of the Balsall Planning Committee Meeting held on Wednesday 12th August 2015 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Sheila Cooper, (Chair) Cllr Liz Macdonald , Cllr Marie-Louise Marsden, Cllr Richard Lloyd, Cllr Lionel King and 0 members of the public

Headings are those set out on the Agenda

1. Apologies

Received and accepted from Cllr Raymond Ritchie and Cllr Judy Lea

2. Declarations of Interest

None

3. To approve as a correct record Minutes of the Planning Meeting held on 15th July 2015

RESOLVED - That the Minutes of the planning meeting held on 15th July 2015 are approved and the Chair signed these as a correct record

4. Matters arising from the Minutes

- 4.1. Training course details circulated by Clerk
- 4.2. Comments submitted to Planning Authority

5. Public Participation

No members of the public were present

6. Planning Applications

6.1. PL/2015/51450/MINFHO - Blenheim Farm Cottage, Meer End Road, Honiley - Two storey side extension

Comment: No comment

6.2. PL/2015/51400/PNAG - Brees Lane Farm, Brees Lane - Prior notification of an agricultural building

Comment: No comment

6.3. PL/2015/51410/MINFHO - 52 Kemps Green Road, Balsall Common - First Floor side extension

Comment: No comment

- 6.4.** PL/2015/500919/MINFHO - Ravensbridge, Fernhill Lane, Balsall Common - Demolition and replacement of existing attached stable block

Comment: No comment

- 6.5.** PL/2015/51396/MINFHO - Box Moor, Meer End Road, Solihull - Front single storey ground floor extension, two/single storey rear extension, new single storey outbuilding to form games room, changing room, office and kitchen

Comment: Object on grounds that the proposed development is over intensive. The land is within the Green Belt and the development contravenes National Planning policy. We agree with the comments made by the Planning officer and endorse and reiterate those comments

- 6.6.** PL/2015/51599/PNCUDW - Oakes Farm Shop, Balsall Street East, Balsall Common - Prior notification for a change of use from agricultural barn to dwelling

Comment: No comment except that we would like to point out that the maps provided are incomplete as they do not show Rights of Way

- 6.7.** PI/2015/51481/MINFHO - 24 Needlers End Lane, Balsall Common - Erection of detached double garage

Comment: Object on the grounds that the proposed garage is excessive in size and the proposed development would be over intensive and out of character in the area and the street scene.

- 6.8.** PI/2015/51397/MINFHO - 3 Malvern Road, Balsall Common - Side and rear and single storey extension

Comment: Object on the grounds that the proposed extension takes the property right up to the boundary line and detracts from the street scene and character of the area. There is a lack of open space and the proposed development impacts on amenity of neighbouring properties.

- 6.9.** PI/2015/51637/MINFHO - 296 Kenilworth Road, Balsall Common - Single storey rear extension, single storey front porch extension, increase height of existing garage and loft conversion

Comment: Object on grounds of over intensive development. We question whether the floor plan of the proposed development exceeds house extension guidelines. The proposed development is out of character in the area and detracts from the street scene. The proposed increase in height is out of character.

- 6.10.** PL/2015/51655/MINFHO - 704 Kenilworth Road, Balsall Common - Proposed two storey front extension and alterations to existing detached dwelling (resubmission of PL/2015/50746/MINFHO)

Comment: We have no objection provided the proposed extension does not exceed house extension guidelines

- 6.11.** PAP/2014/0339 - Daw Mill Colliery, Daw Mill Lane, Arley - Major outline planning application - Redevelopment of the colliery site for employment use within Classes B1 (business) and B2 (general industry) with ancillary open storage areas, car park, service yards, infrastructure and facilities

Comment: Observe application and place on agenda when further action is proposed

7. Combined Authority plans

Cllr Lionel King confirmed that he attended the briefing event held by Solihull MBC. Cllr King advised that the proposal is to bring together representatives from various boroughs to discuss the economic development of the West Midlands. There is already a degree of co-operation such as transport. Cllr King advised that the intention is not to give away any sovereignty of Solihull MBC but to look at areas where different authorities could work together to bring economic prosperity to the West Midlands

Chair thanked Cllr King for attending the briefing and providing a report

8. Correspondence

None

- 9. Date for next meeting** –The next Planning Committee meeting shall take place on Wednesday 2nd September 2015 at 7.00pm at the Westlake Room, Village Hall, Station Road.

There being no further business the Chair thanked everyone for attending and closed the meeting at 20.00pm

Signed..... Dated.....

Cllr Sheila Cooper

Chair

Balsall Planning Committee