

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 1st October 2014 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Raymond Ritchie (Chair) Cllr Marie-Louise Marsden, Cllr Judy Lea, Cllr Peter Trend and 8 members of the public to include David Felthouse (Residents Association) and Keith Tindall (Chair, Residents Association)

Headings are those set out on the Agenda

1. **Apologies**

Cllr Liz Macdonald, Cllr Peter Lea, Cllr Richard Lloyd

2. **Declarations of Interest**

None

3. **To approve as a correct record Minutes of the Meeting held on 28th May 2014**

Resolved that the Minutes for 28th May 2014 are approved and the Chair signed these as a correct record

4. **Matters arising from the Minutes**

None

5. **Public Participation**

Members of the public wished to raise the Planning application 2014/1604 which was listed on the agenda.

Residents raised concerns over the application for the extension. A planning application to build a bungalow in the garden has already been approved. There is concern over the intrusion into neighbouring properties. It will have a detrimental effect on neighbouring properties and will overlook neighbouring properties.

Additionally, the access road is a narrow lane where parking is already congested. The additional property will add to the traffic problems with construction traffic and additional cars.

The extension will have a detrimental impact on the street scene and will create an overcrowded site. This is a clear case of over intensification.

The matter was raised by the Residents association in 2009 when the first planning applications were submitted. It has always been a concern of over development in a small area.

Members of the public also wished to raise comments on Planning application 2014/1592 which was also listed on the agenda.

Residents felt that the recent application failed to address any of the material issues. This is further intensification use of the site. There are serious concerns over health and safety of children. The access has not been properly considered. Children will be using one gate leading onto a narrow footpath.

There will also be increased traffic onto the site both from increased deliveries and vehicles entering and exiting the site.

The school is the biggest primary school in the borough on the smallest site.

Councillors agreed that the issues cannot be addressed by the current application. There are real safety concerns for children. There will be increased traffic onto the site. Additional parking spaces and the use of the drop off zone will create additional traffic. The area for children to walk safely is not adequate.

The school is entered via a narrow road and the proposals do not address the issues regarding traffic and child safety.

Chair advised that the comments would be taken on board when considering the applications.

6. Planning Applications

6.1.2014/1403 - 181 Kenilworth Road, Balsall Common - Erection of new front porch and replacement of roof tiles

Comment: No comment

6.2.2014/1513 - 32 Wooton Green Lane, Balsall Common – Retention of stable buildings and associated access drive, hard standing and fencing on land adjacent to 32 Wooton Green lane

Comment: Object on the grounds of lack of ownership and development is in the Green Belt

6.3.2014/1514 - Meres Broughton, Bakers Lane, Knowle, Solihull - Convert existing 3 bay garage to a 2 storey annex and form a new 2 bay garage

Comment: No comment

6.4.2014/1599 - 552E Kenilworth Road, Balsal Common - Ground floor front extension and internal alterations

Comment: No comment

6.5.2014/1604 - 7 Tudor Close, Balsall Common - Two storey rear extension and removal of existing link to neighbouring property

Comment: Object on the following grounds:-

- **Over intensification. Planning permission to build a bungalow on the site is in place and further development of the site will create overcrowding of the site and have a detrimental impact on neighbouring properties**
- **Noise and air quality affecting neighbouring properties**
- **Intrusion into neighbouring properties and lack of natural light reaching neighbouring properties due to the height of the proposed extension**
- **Traffic and parking issues – The access is from a narrow lane. The area is already severely congested and further development and construction traffic will have a detrimental impact on neighbouring properties**
- **Detrimental impact on the street scene – The proposed extension detracts from the street scene and neighbouring properties**

6.6.2014/1616 - Fernhill Fam House, Fernhill Lane, Balsall Common - Erection of single storey timber framed garden room, amendment to approved application 2013/139

Comment: No comment

6.7.2014/1622 - 103 Station Road, Balsall Common - Extension of existing rear dormer to accommodate a new staircase and layout

Comment: No comment

6.8.2014/1212 - Nailcote Farm, Nailcote Lane, Berkswell - An installation of a solar PV park with inverters, fencing, CCTV, soft landscaping, new footpath link, new mobility kissing gates, access road, switch gear and other ancillary equipment including the diversion of public footpath M186

Comment: The Parish Council supports the comments made by Berkswell Parish Council and the Residents Association. This is a development in the Green Belt and is strongly opposed

6.9.2014/1592 - Balsall Common Primary School, Balsall Street East, Balsal Common - Single storey nursery building including roof void area and improvements to car parking (amendment to 2014/0023/S)

Comment: Object on the grounds that the current application does not address the issues rose previously being:-

Comment: Object on grounds of over intensification. The Parish Council is concerned with the increased traffic and safety of children proposed by this development. The area is already congested.

The issues are not resolved by the current application. There are safety concerns for children. It is clear that the site will create additional traffic not only by the use of additional parking but the continual uses of the drop off/pick up zone. The pedestrian area is not adequate for the number of users and the safety of children should be paramount. Currently there are two points to enter and exit the school which will be reduced to one and therefore creating a safety hazard as all children will exit onto one narrow footpath.

7. Correspondence

None

- 8. Date for next meeting** – The date for the next Planning Committee meeting shall take place on Wednesday 22nd October 2014

There being no further business the Chair thanked everyone for attending and closed the meeting at 19.50pm

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

Cllr Peter Lea

Chair

Balsall Planning Committee