

Unapproved Minutes of Planning Committee Meeting

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 7th January 2015 at 7.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Judy Lea, (Chair) Cllr Marie-Louise Marsden, Cllr Liz Macdonald, Cllr Richard Lloyd, and 6 members of the public to include David Felthouse and Cllr Douglas Money

As the Chair was not present, Cllr Judy Lea was nominated to chair the meeting. Cllr Judy Lea duly accepted the appointment

Headings are those set out on the Agenda

1. **Apologies**

Apologies were received and accepted from Cllr Peter Lea and Cllr Peter Trend

2. **Declarations of Interest**

None

3. **To approve as a correct record Minutes of the Meeting held on 3rd December 2014**

Resolved that the Minutes for 3rd December 2014 are approved and the Chair signed these as a correct record

4. **Matters arising from the Minutes**

Clerk confirmed that a meeting with the Highways officer and the planning officer took place on 16th December 2014 to illustrate the Highway issues relating to applications 2014/1988 and 2014/1989

5. **Traffic Issues facing Balsall – Update**

Clerk advised that a meeting with Cllr Bell and Bruce Brant took place on 16th December 2014. A further meeting has been arranged with the Chief Executive of SMBC who will visit Balsall Common and see the parking issues. This meeting will take place on 13th January 2015.

6. **Ward Action Plan for SMBC – to consider putting forward proposals to be included in Ward Action Plan**

Resolved that the following matters are put forward to SMBC to be included in the Ward Action Plan

- Christmas Tree pit outside the Library and additional planters
- Traffic Calming measures in the village. The Police have raised concerns over the speed of traffic coming into the village and we would like this matter to be addressed. This should to include improving the pedestrian crossing as vehicles are not slowing down to allow safe crossing
- Flood prevention measures in the centre of the village in particular improvement of the drainage outside Natwest Bank

- Bollards and double yellow lines outside the Sainsbury's as this is a major issue for safety of pedestrians
- Pond area at the Grange to be tidied up

7. Public Participation

2014/2042 – The applicant and his mother were present at the meeting and provided details of amendments made to the planning application. Chair advised that the Parish Council have not been informed of any amendments and therefore, we can only consider the existing application.

Applicant advised that the amended application and plans were submitted to SMBC last week. It was proposed to address concerns raised by residents concerning the height of the building and taken away dormers.

Chair advised that we shall inform SMBC of the information received but based on the current proposals, there were strong objections to the application on the grounds that the height of the building and the impact that it will have on the adjacent properties, character of the street scene and area.

Councillors agreed that this was over intensification and inappropriate development for the site.

A member of the public also raised concerns and provided a history of the applications relating to the site.

Cllr Douglas Money objected to the proposal. This is over development of the site and impact the property has on adjacent properties.

Details of the Inspectors report relating to an appeal concerning the site were provided. A previous attempt to construct a two storey dwelling was dismissed on the grounds that it would damage the character and appearance of the area. The current application seeks to impose a two storey dwelling.

It was agreed that the Parish Council would contact the Planning officer regarding the amended application and whether the consultation period will be extended to allow consideration of the amendments but with regards to the current application, this is objected to on the following grounds:-

- Over intensification of the site. This is an inappropriate development of the site. The development would seriously impact neighbouring properties and cause damage to the character and appearance of the area. The history of the application must be considered. The ridge itself is much bigger and the overall height is increased thereby impacting on the street scene

Residents commented upon planning applications 2014/1988 and it was agreed that a letter is sent to the planning department outlining the various objections. These relate to Highways, drainage, safety of pedestrians, safe crossings, lack of infrastructure and sustainability. It was agreed that all

these matters are set out in a letter to be sent to the Planning officer. Additionally, Cllr Liz Macdonald would like to appear before the Planning Committee to speak on the application

8. Planning Applications

- 8.1.** 2014/1988 - Land between Kenilworth Road and Windmill Lane, Balsall Common - Outline planning permission for residential development of up to 35 dwellings (use class C3) and associated works including means of access with all other matters (relating to appearance, landscaping, scale and layout) reserved

Comment: see letter

- 8.2.** 2014/1989 - Land fronting Kenilworth Road, Balsall Common - Demolish existing building and structures and outline planning permission for residential development of up to 80 dwellings (use class C3) and associated works including means of access. With all other matters (relating to appearance, scale & layout) reserved

Comment: see letter

- 8.3.** 2014/2050 - 4 Kelsey Court,, Kelsey Lane, Balsall Common4 Kelsey Court,, Kelsey Lane, Balsall Common - Ground floor rear extension and chimney

Comment: no objection

- 8.4.** 2014/2040 - 5 Hawthorn Drive, Balsall Common - Reduce by approximately 25%. Rebalance and remove deadwood on 1 no. Willow tree in rear garden

Comment: Leave to tree officer to comment

- 8.5.** 2014/1967 - 9 Gipsy Lane, Balsall Common - Demolish existing bungalow and erect replacement detached dwelling

Comment: Object on grounds of over intensification and the development would detract from the street scene and damage the character and appearance of the area. The proposed development has a higher ridge line (compared to other properties in the street) and will have a serious visual impact on adjacent properties. The height would also make the property visually large in relation to the other properties in the street.

- 8.6.** 2014/2168 - Dutch Barn, Manor Farm, Bradnochs Marsh Lane, Hampton In Arden - Prior notification for a proposed change of use/conversion from agricultural building to a dwelling

Comment: We draw your attention to the scope of works and limitations set out in Part NB of the permitted development regulations

- 8.7.** 2014/2042 - 7 Tudor Close, Balsall Common - Erect a 3 No. bedroom dormer bungalow

- Comment: Over intensification of the site. This is an inappropriate development of the site. The development would seriously impact neighbouring properties and cause damage to the character and appearance of the area. The history of the application must be considered. The ridge itself is much bigger and the overall height is increased thereby impacting on the street scene.

8.8. 2014/2215 - Brock Hill Farmhouse, Table Oak Lane - Demolition of car port and store. Alterations and extensions to farmhouse and cottage to form an additional two bedroom dwelling

Comment: No comment

8.9. 2014/2214 - 1 Welby Gate, Balsall Common - Rear extension

Comment: No comment

9. Correspondence

9.1. Meriden Garden City – consultation by SMBC

The main concern raised regarding these proposals is the traffic that will be generated and the ripple effect on this Parish. Cllr Macdonald read out the questions presented in the consultation.

Concern was raised as to whether any alternatives had been considered for the site and whether the houses will in fact meet a local housing need as it is likely that the majority of properties will be for commuting to London.

It was agreed that Councillors will submit comments to Cllr Liz Macdonlad for a response to the consultation to be submitted

10. **Date for next meeting** –The next Planning Committee meeting shall take place on Wednesday 4th February 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 20.31pm

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

Cllr Peter Lea

Chair

Balsall Planning Committee