

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Annual Planning Committee Meeting held on Wednesday 10th June 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 Judy Lea, Cllr Raymond Ritchie, Cllr Mike Longfield and Cllr Lionel King and 3 members of the public

Cllr Judy Lea conducted the meeting until handover to Chair. Headings are those set out on the Agenda

1. Election of Chair

Cllr Sheila Cooper was nominated as Chair. No other nominations were received. Cllr Sheila Cooper duly accepted the appointment and took over as Chair

RESOLVED – That Cllr Sheila Cooper is Chair of the Planning Committee appointed in accordance with the Terms of Reference and Standing Orders until the next Annual Planning Meeting

2. Election of Vice Chair

Cllr Judy Lea was nominated as Vice Chair. No other nominations were received. Cllr Judy Lea duly accepted the appointment

RESOLVED – That Cllr Judy Lea is appointed as Vice Chair of the Planning Committee appointed in accordance with the Terms of Reference and Standing Orders until the next Annual Planning Meeting

3. Apologies

None

4. Declarations of Interest

Cllr Raymond Ritchie declared an interest in item 10.6 of the Agenda being planning application PL/2015/50730/PPFL

5. To approve as a correct record Minutes of the Meeting held on 8th April 2015

RESOLVED - That the Minutes of the meeting held on 8th April 2015 are approved and the Chair signed these as a correct record

6. Matters arising from the Minutes

None

7. Review Terms of Reference of Planning Committee

RESOLVED – That the Terms of Reference are approved and adopted

8. Protection of Green Belt and Neighbourhood Development Plan – To pass a formal resolution to oppose any further development on the remnants of the Ancient Forest of Arden, within the triangle of land bounded by Windmill Lane, Kenilworth Road and Kelsey Lane, and indeed all green belt land

within the Parish. Further, we support residents who want to protect the area from windfall developments whilst the NDP is developed. We will fight to ensure the protection of Green Belt land.

RESOLVED – That the Parish Council is opposed any further development on the remnants of the Ancient Forest of Arden, within the triangle of land bounded by Windmill Lane, Kenilworth Road and Kelsey Lane, and indeed all green belt land within the Parish. Further, we support residents who want to protect the area from windfall developments whilst the NDP is developed. The Parish Council will endeavour to protect the Green Belt

9. Public Participation

Members of the public wished to comment on:-

PL/2015/50730/PPFL - The Old Telephone Exchange, Gipsy Lane, Balsall Common - Change of use from B1 office use to mixed use as B1 office and D1 childcare facility

This item was brought forward from the agenda. Cllr Judy Lea expressed concern as the new parking restrictions on Gipsy Lane appear to be working well and this Change of use could severely impact upon traffic and parking in the location and cause the same problems.

The applicant was present at the meeting and advised that they no longer planned to build at the school and were looking at an alternative site. It was not intended to impact on parking and traffic.

A resident expressed concern that the applicant would seek to extend the property as a previous application to extend had lapsed. This would increase the number of children entering the site and cause a considerable problem.

Cllrs expressed concern at the parking situation and took the view that any change of use must be conditional upon restricted hours to ensure that the parking problem was not further exacerbated.

10. Planning Applications

10.1. PL/2015/50724/PNCUDW - Fernhill Barns, Fernhill Lane, Balsall Street, Balsall Common - Prior approval of proposed change of use from existing agricultural building to form 3 No. two storey dwellings and ancillary curtilage

Comment: No comment

10.2. PL/2015/50746/MINFHO - 704 Kenilworth Road, Balsall Common - Proposed two storey front extension

Comment: No comment

10.3. PL/2015/50862/MINFHO - 7 Tudor Close, Balsall Common - Existing garden wall to be removed and re-built in different position to increase rear garden area. Planting area to front to be removed to allow increased hardstanding area

Comment: The Parish Council is concerned at the continued restriction of the residents in terms of highways, access and egress for residents. Also, if it is intended to increase hardstanding, then the Parish Council would request permeability to ensure proper drainage

- 10.4.** PL/2015/50929/PNDEM - Southfields Poultry Farm, Kenilworth Road, Balsall Common - Prior notification for demolition of buildings

Comment: No comment

- 10.5.** PL/2015/50853/MINFHO - Dean Forest, 16A Alder Lane, Balsall Common - Erection of detached garage to front of dwelling

Comment: No comment

- 10.6.** PL/2015/50730/PPFL - The Old Telephone Exchange, Gipsy Lane, Balsall Common - Change of use from B1 office use to mixed use as B1 office and D1 childcare facility

Comment: Any change of use of the site should be conditional upon strict restrictions upon the entry of vehicles to the site and parking in peak times 8.15am to 9.30am and 3pm- 4pm. This area is a highly congested area with the school located opposite and frequently used by buses and other vehicles. The safety of all children must be considered.

- 10.7.** PL/2015/50883/TPO - 7 Burberry Grove, Balsall Common - Crown reduction of 20% to 1 No. Oak tree T25

Comment: Leave to tree officer

- 10.8.** PI/2015/50870/TPO - 31 Alder Lane, Balsall Common - 30% crown reduction and removal of deadwood on oak tree protected by TPO 454 (marked T6)

Comment: Leave to tree officer

- 10.9.** PL/2015/50901/MINFHO - Eidelweiss Cottage, Balsall Street, Balsall Common - Replace existing garage with garden/hobby room

Comment: No objections subject to any comments by neighbours and that there are suitable alternative parking arrangements

11. Correspondence

None

- 12. Date for next meeting** –The next Planning Committee meeting shall take place on Wednesday 15th July 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 19.58pm

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

CLr Sheila Cooper

Chair

Balsall Planning Committee