

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 16th December 2015 at 6.00pm at the Westlake Room, Village Hall, Station Road, Balsall Common

Present

Cllr Sheila Cooper,(Chair), Cllr Judy Lea, Cllr Richard Lloyd, Cllr Lionel King, Cllr Liz Macdonald, Cllr Mark Tattum and 4 members of the public

Headings are those set out on the Agenda

1. **Apologies**

Received and accepted from Cllr Raymond Ritchie

2. **Declarations of Interest**

Cllr Liz Macdonald declared a non-pecuniary interest in item 5 as a resident of Laurels Crescent.

3. To approve the Minutes of the Panning Committee meetings held on 23rd September 2015, 12th October 2015 and 11th November 2015

Resolved – That the minutes of the meetings held on 23rd September 2015, 12th October 2015 and 11th November 2015 are approved and the Chair signed these as a correct record

4. Public Participation

Members of the public wished to comment on item 6.3. A number of concerns were raised over this proposed development

5. Laurels Crescent – Obstruction caused to public footpath by hedge - To resolve that the parish Council supports Solihull Council in taking all steps to remove the obstruction and make the footpath safe and accessible to the public

Cllr Liz Macdonald remained in the room but did not participate in the discussion or vote on the matter

Resolved – That the Parish Council supports Solihull MBC in taking all steps necessary to remove the obstruction caused by the hedge overhanging the public footpath and to make the footpath safe and accessible to all members of the public

6. Planning applications:

6.1. PL/2015/52538/MINFHO - 3 Malvern Road Balsall Common Solihull CV7 7DU - Proposed rear and side single storey extension.

Comment:- No comment

6.2. PL/2015/52467/MINFHO - 17 Greenfield Avenue Balsall Common Solihull CV7 7UG - Remodel existing property including increase in ridge height, hip to gable roof alteration, 2no. dormer windows, two-storey front extension and detached garage.

Comment:- Object on the grounds of over intensive development. The proposed development is out of character for this area and neighbourhood. We would question whether the development meets the house extension guidelines. The property would be substantially larger and out of place to the surrounding properties and neighbourhood in general. It would also detract from the street scene and not fit well with the surrounding properties.

6.3. PL/2015/52179/PPFL - 7 Tudor Close Balsall Common Solihull CV7 7PU - Erect detached 2 No. bedroom dormer bungalow.

Comment:- Object on the following grounds:-

- The proposed development conflicts with planning policy and guidance.
- Consideration must also be given to previous applications and comments submitted by the Parish Council. The history of the application and decisions is also a material consideration. Notably, a larger dwelling on this site has been refused as impacting on the amenity of the neighbours. Consideration must also be given to the development to the main residence.
- The proposed development is harmful to the character of the area and urban grain of the area. It detracts from the character and appearance of the area.
- The proposed development will cause harm to the amenity of the occupiers of all neighbouring properties
- The proposed development is over intensive and the proposed dwelling is too large in context of the new extension to the existing large dwelling already on the site.
- There is insufficient/inadequate parking and a lack of rear open space.
- The proposed development will impact negatively on the living amenity and wellbeing of residents in Tudor Close and Station Road
- The proposed development patently fails to meet the requirements of the Solihull LDF.

6.4. PL/2015/52630/MINFHO - 20 Balsall Street East Balsall Common Solihull CV7 7FR - Two-storey front and rear extensions, single storey rear extension, dormer window and roof alterations

Comment: No comment

6.5. PL/2015/52765/TPO - 20 Speedwell Drive Balsall Common Solihull CV7 7AU - Crown reduction of 1 No. ash tree (T1) by approximately 25-30% to the point it was previously reduced.

Comment:- Leave to tree officer

7. Sites 22 and 23 Kenilworth Road – Update from Clerk

Clerk provided an update. Clerk to arrange a meeting with James Carpenter at SMBC to be attended by Chair and Cllr Liz Macdonald. A response to the complaint raised was required as the response so far is not satisfactory

8. Solihull Local Plan – Consultation on Issues and Options – consultation ends 22nd January 2016
Resolved – That a Working Group is set up to review the consultation document and report back to the Committee. Members of the Working Group are:-
 - Cllr Sheila Cooper
 - Cllr Mark Tattum
 - Cllr Liz Macdonald

9. NDP Steering Committee – Review of Minutes and Actions proposed
Resolved – That Cllr Mark Tattum is a member of the NDP Steering Committee and will report back to the Committee

10. Consultation on Gambling Act 2005 – Statement of principles – consultation ends 10th January 2016
Resolved – That any comments are submitted to the Clerk to submit a response to the consultation

11. Consultation on Warwickshire Minerals Plan – consultation ends 4th January 2016

No action

12. Date for next meeting –The next Planning Committee meeting shall take place on Wednesday 20th January 2016 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 19.33 pm

Signed..... Dated.....
Cllr Sheila Cooper
Chair
Balsall Planning Committee