

Unapproved Minutes of Planning Committee Meeting

PARISH COUNCIL OF BALSALL

Minutes of the Balsall Planning Committee Meeting held on Wednesday 4th February 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 Raymond Ritchie, and 9 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 Richard Lloyd

2. Declarations of Interest

None

3. To approve as a correct record Minutes of the Meeting held on 7th January 2015

Resolved that the Minutes of the meeting held on 7th January 2015 are approved and the Chair signed these as a correct record

4. Matters arising from the Minutes

Clerk confirmed that the matters proposed to be included in the Ward Action Plan have been sent to Kath Hemmings. We have been advised that Kath will look at these and to incorporate them in the plan. However, some matters such as traffic calming are not within the remit of the Ward Plan so they will provide us with links to officers that may be able to help.

Clerk confirmed that a response to the Meriden Garden City consultation has been submitted.

Clerk advised that in respect of planning application 2014/2042, enquiries had been made with the planning officer but he application was withdrawn. Another application has been submitted and forms part of the agenda today.

5. Public Participation

A member of the public asked for details of the Parish Council's response to the Meriden Garde City consultation. Cllr Liz Macdonald provided details. It was agreed that the response is put on the website.

ACTION – Clerk to place Meriden Garden City response to consultation on the website

6. Planning Applications

- 6.1. 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 – Proposed off-site Highway works

Comment: Object on the grounds set out previously (see letter dated 7th January 2015). The proposals are inadequate and unsafe. The matters and concerns regarding safety of pedestrians and road users have not been dealt with.

The Parish Council still considers that a roundabout is the only safe option to deal with safety. A full and proper traffic assessment and report must be undertaken. The Parish Council has met with officers who have witnessed the volume of traffic. Safety of residents living along the Kenilworth Road will be placed at risk.

We consider these factors make it inappropriate for the sites to be brought forward.

The Parish Council would like to attend before the Planning Committee regarding this application

- 6.2. 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- Proposed off-site Highway works

Comment: repeat comments set out above at 6.1

- 6.3. 2014/2237 - 4 Balsall Street, Balsall Common - Ground floor rear extension to form kitchen and dining room, two storey side extension to form study, WC, utility, bedroom and en-suite

Comment: object on grounds of over intensification. The property is a semi-detached dwelling and the proposal is very large and intrusive on neighbouring properties. It will impact on the amenity value of the neighbouring property. It detracts from the existing street scene. The proposal also exceeds 40% of the original footprint of the building.

- 6.4. 2014/2300 - 175 Kenilworth Road, Balsall Common - 2. No. New 5 bedroom houses to be sited to the rear of 175 Kenilworth Road

Comment: Object on the grounds of over intensification. This is a development in the Green Belt. We refer to the NPPF that requires garden land to be treated as green belt. This development of the garden should be resisted. The proposal is out of character to the existing street scene. This will have a serious impact on neighbouring properties and harmful to residents of Rose Court. It will be out of character and will create highway issues as the A452 is a very busy road and the proposed access is considered unsafe given the number of vehicles anticipated to enter and leave the site.

- 6.5. 2014/2308 - Land adjacent Harper Fields, 724 Kenilworth Road, Balsall Common - Vary condition No.1 on planning application 2014/314 to amend site layout and amend size and design of building no's 2, 3,, 9 &10 including alterations to access road

Comment: Object. This application was approved against officer’s recommendations. We reiterate our concerns regarding the development and we have serious concerns over the footpath and safety of pedestrians. This development is within the green belt and remains opposed.

The Parish Council would like to attend before the Planning Committee regarding this application

- 6.6. 2015/51 - 7 Tudor Close, Balsall Common - Erect 1 No. two bedroom detached bungalow (resubmission of planning application 2009/1051 as time extended by planning permission 2012/74)

Comment: Object. We would like to draw attention to the background and history of this site. We consider this to be a very important factor. Planning consent was given in 2006. Since that date, there have been steady applications to modify the plans to allow for a larger property. Planning consent has been renewed in 2009 and 2012. Since the original consent was given, the planning policy regarding development of garden land has changed. We urge SMBC to review this application in light of this and the fact that since the original consent, the main building is subject to a large two storey extension. This is over intensification of the site and we consider that the development should be rejected entirely. The site is cramped. The applicant has no intention of constructing a dwelling in accordance with the plans but continues to seek to modify the dwelling and we consider that this is unacceptable. There is also a serious issue with the Highways. The road is a cul-de-sac with residents’ already experiencing difficulty with parking and entering/exiting the Close.

The Parish Council requests that it is allowed to present itself before the Planning committee

- 6.7. 2015/16 - 11 Sear Hills Close, Balsall Common - Ground floor rear extension to form a conservatory

7. Correspondence

- 7.1. E-mail from Caroline Spelman MP to confirm opposition to planning applications 2014/1988 & 2014/1989

Clerk confirmed details of the e-mail

- 8. **Date for next meeting** –The next Planning Committee meeting shall be confirmed as scheduled date clashes with SMBC Planning Committee meeting.

There being no further business the Chair thanked everyone for attending and closed the meeting at 19.45pm

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

Cllr Peter Lea
Chair
Balsall Planning Committee

FAO Lawrence Osborne

Planning Department
Solihull MBC

7th January 2015

Dear Lawrence,

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**
- 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**

Following our meeting on 16th December 2014, the Parish Council strongly objects to the above planning applications. We understand that representations have been made by BARRAGE and the Parish Council fully supports those comments.

The Parish Council would also like to make representation to the Planning Committee and we would be grateful if this request can be noted and confirmed.

We have raised a number of points with you and these are outlined again below:-

Highways

1. As you will know the A452 is the main road through this village and is heavily used by traffic. This leads to congestion throughout the day. The number of vehicles using this road will increase with proposed HS2 traffic.
2. There is a blind dip to the immediate left of the exit from site 22, made particularly dangerous as 30mph speed limit is largely ignored. This was witnessed during our meeting. (This is a problem actually in both directions along this stretch of the A452 up to the lights, even sometimes with people overtaking south bound traffic, which makes the "turning right" problem below especially dangerous e.g. when you cannot see that a car is part way past a lorry until you yourself are on the north bound carriageway and having to deal with a potential head on collision)
3. There are a number of access points onto the A452 both sides of the road from Barchester care home up to the lights, some serving multiple users e.g. Barchester care home, Welsh Road and the drive leading to 755/757/759. The exit from site 23 will be between the last two. The problem here is with trying to access the A452, especially if

having to cross a carriageway (ie turning right). The speed of the traffic and the volume of the traffic, especially during peak traffic times, make this a difficult and sometimes dangerous manoeuvre. It is often made worse with traffic turning right into the care home as the traffic then backs up towards the lights. Catesby implies that the gaps in the traffic created by the lights will enable drivers to pull out. Gaps are created, but Barchester traffic effectively negates these and any traffic turning left from site 23 will “take up the gaps” making it even more difficult for current residents south of this site. The idea of solving the “turning right” problem by making the road markings more clear is poor and unworkable given the amount of traffic

4. The sites are quite a distance from the Village centre and so it is likely that residents will be making car journeys to reach facilities and will be commuting daily thus increasing traffic further
5. There is no safe crossing point for pedestrians across the Kenilworth Road until the pedestrian crossing at the HoE school. The schools are within walking distance but due to the busy road, there is no safe place to cross. A pedestrian crossing on Kenilworth Road and Alder Lane are required for a safe route to school
6. The impact of the above matters is a serious planning consideration. Our suggestion is to build a roundabout at the exit of site 22. This should form part of the Section 278 works along with the pedestrian crossings. This will slow the traffic down and give residents the option of turning left to go round the roundabout and then back into the village, hence avoiding having to either turn right altogether or go down Windmill Lane / Meeting House Lane.

Drainage

7. The residences at Kenilworth Road frequently suffer from flooding. There is natural pond which shows how high the water table is (acknowledged in Catesby’s report).
8. These issues must be addressed as further development will only exacerbate this problem. The Parish Council is not satisfied that the development itself can be adequately drained

Sustainability

9. The sites do not meet the sustainability criteria. There is no access to public transport and access to services. To make the sites sustainable, we require adequate provision for public transport. Therefore, bus lay-bys should be included on either side of the A452
10. Also, the Parish Council considers that a higher level of the Sustainable Homes Code should be applied with Code 5 being a minimum

General

1. The Parish Council considers that serious harm would be caused in allowing these sites to be brought forward for development. The sites are currently listed in the local plan for development as part of phase 3.

2. The infrastructure is not in place to cater for this additional development at an early stage. The development will bring additional families. The local primary school is full and parking is an issue in the village as a whole.
3. To allow additional development without dealing with these issues beforehand will create serious harm to this village.

Please acknowledge receipt of this letter and confirm that the objections have been recorded. Also, please confirm that our request to make representation to the Planning Committee has been noted.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Shafim Kauser
Clerk to Balsall Parish Council

Dear Mrs Wilson,

Thank you for your email about the planning applications for development on the Kenilworth Road and for bringing this to my attention. I do understand residents' concerns about the premature development of sites that are in the Local Plan and what I see as the opportunism by developers. Given that the sites are in the Local Plan, the development of the site for residential development is considered acceptable in principle. As you know, the Local Plan was adopted by the full Council in December 2013 following an extensive consultation and a public examination. Unfortunately Gallagher Homes and Lioncourt Homes successfully challenged the Solihull Local Plan in the High Court in relation to housing numbers and green belt boundaries at Tidbury Green. The subsequent Court Order treats these parts of the local plan as not adopted and have to be re-examined by the planning Inspectorate. Whilst the majority of the Local Plan is unaffected and remains adopted it has left the borough vulnerable to planning submissions from developers because of the implication that Solihull does not have its Five Year Housing supply.

As you highlight, these sites are not due for release until 2023-2028 and I share your concerns about village infrastructure and road/pedestrian safety. I do not think that these are adequately addressed within the plans and I will certainly support residents' objections to the early development of these sites.

Thank you again for taking the trouble to contact me.

Yours sincerely,
Caroline

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