

Berkswell Parish Council – Extraordinary Meeting 1 June 2017

Minutes of the Extraordinary Meeting of the Parish Council of Berkswell held in the Scout House, Lavender Hall Lane, Berkswell on Thursday 1 June 2017 at 7.15 PM.

Item	Topic	Action by												
	<p>1. Attendance. Cllrs Burrow (Chair), Lloyd, and Hitchcock and 1 member of the public. Cllr Lloyd acted as clerk for the meeting.</p> <p>2. Apologies for Absence: Cllrs A Cambage, R Drake, D Edwards, and K Howles, and the Parish Clerk.</p> <p>3. Acceptance of Apologies: Apologies were accepted</p> <p>4. Declarations of Interest</p> <ul style="list-style-type: none"> a. There were no declarations of interest from Councillors on items on the agenda b. There were no written requests for disclosing pecuniary interests c. There were no requests for dispensations <p>5. Open Forum In relation to Planning Application 2017/01149 (item 6 below), the member of the public confirmed the need to make safe provision for pedestrians using Barretts Lane if the volume of vehicle traffic increased.</p> <p>6. Planning Applications</p> <ul style="list-style-type: none"> a. The following planning applications were considered by Council: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;">Ref</th> <th style="width: 25%;">Location</th> <th style="width: 45%;">Proposal</th> <th style="width: 15%;">Response Date</th> </tr> </thead> <tbody> <tr> <td>2017/01149</td> <td>Barretts Lane Farm, Barretts Lane, Balsall Common, Solihull</td> <td>Conversion of a listed barn to a dwelling, demolition of existing farm building and garage with construction of timber garage</td> <td>01/06/17</td> </tr> <tr> <td>2017/01275</td> <td>82 Kelsey Lane, Balsall Common, Solihull CV7 7G</td> <td>Garage conversion, new detached garage, front wall & railing with extended drop kerb.</td> <td>13/06/17</td> </tr> </tbody> </table>	Ref	Location	Proposal	Response Date	2017/01149	Barretts Lane Farm, Barretts Lane, Balsall Common, Solihull	Conversion of a listed barn to a dwelling, demolition of existing farm building and garage with construction of timber garage	01/06/17	2017/01275	82 Kelsey Lane, Balsall Common, Solihull CV7 7G	Garage conversion, new detached garage, front wall & railing with extended drop kerb.	13/06/17	
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	<p>The Council agreed to make comments on the applications, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tbody> <tr> <td style="width: 80%;"> <p>2017/01149 - No objection in principle, subject to approval by the appropriate SMBC specialists of the changes to the listed building. In addition, the application should be refused unless pedestrian safety along the access road be improved. Barretts Lane is a popular public footpath, but is a single carriageway and narrow with steep ditches. The verges are heavily overgrown with nettles, preventing use by pedestrians. The multiple housing developments at the site will increase the risk to pedestrians, and SMBC should impose planning conditions or get a section 106 agreement that will ensure pedestrians can step out of the roadway. Cllr Burrow agreed to submit a representation in the absence of the Clerk.</p> </td> <td style="width: 20%; text-align: center; vertical-align: middle;">AB</td> </tr> <tr> <td> <p>2017/01275 – No objection to the conversion of the garage to habitable accommodation, but the Council objected to other aspects of the application. The proposed high wall along the frontage would be out of keeping with the area, and have a serious harmful effect on the street scene and local character. It was also likely to impact the sight lines of vehicles leaving the property. The replacement garage, forward of the property, would also have a harmful effect on the streetscene. These aspects would contravene SMBC policies on Quality of Place. Cllr Burrow agreed to submit a representation in the absence of the Clerk.</p> </td> <td style="text-align: center; vertical-align: middle;">AB</td> </tr> </tbody> </table>	<p>2017/01149 - No objection in principle, subject to approval by the appropriate SMBC specialists of the changes to the listed building. In addition, the application should be refused unless pedestrian safety along the access road be improved. Barretts Lane is a popular public footpath, but is a single carriageway and narrow with steep ditches. The verges are heavily overgrown with nettles, preventing use by pedestrians. The multiple housing developments at the site will increase the risk to pedestrians, and SMBC should impose planning conditions or get a section 106 agreement that will ensure pedestrians can step out of the roadway. Cllr Burrow agreed to submit a representation in the absence of the Clerk.</p>	AB	<p>2017/01275 – No objection to the conversion of the garage to habitable accommodation, but the Council objected to other aspects of the application. The proposed high wall along the frontage would be out of keeping with the area, and have a serious harmful effect on the street scene and local character. It was also likely to impact the sight lines of vehicles leaving the property. The replacement garage, forward of the property, would also have a harmful effect on the streetscene. These aspects would contravene SMBC policies on Quality of Place. Cllr Burrow agreed to submit a representation in the absence of the Clerk.</p>	AB									
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7. Financial Matters

a. The following payment was approved:

Invoices for Payment	Approval	Cheque No	Gross Amount £	VAT £
Thistle Loo Hire – portable toilets for the Parish BBQ	Admin	001931	168.00	28.00

Clerk

8. New Scout House – The Council considered matters arising from the imminent construction of the new Scout House in Berkswell Village.

The Council resolved:

1. The Berkswell Scout’s contractor is permitted during the construction period of the new Scout House, from approximately July to October 2017, to fence off, for exclusive use by contractor’s vehicles, the north end of the car park as shown in the site plan submitted by the Berkswell Scouts (attached) subject to the following conditions:

1.1. The area to be fenced with secure and safe fencing to exclude access by the public and the Berkswell Scouts and their contractor are to maintain the safety of the public at all times

1.2. The Berkswell Scouts and their Contractor to at all times maintain a safe access and egress from the Spinney to the car park from the adjacent kissing gate

1.3. The area is to be used for vehicle parking only and not for material lay down or storage

1.4. The Berkswell Scouts and their Contractor will take suitable and sufficient action to ensure that no tree is damaged in the fenced off area.

2. The Berkswell Scouts and their Contractor are permitted to temporarily exclude the general public from entering the car park by vehicle or parking in the car park subject to the following conditions:

2.1. The closure can only occur between 8am and 5 pm Monday to Friday during the construction period which is approximately July to October 2017.

2.2. Berkswell School teachers and staff will have an ongoing right to park their cars and other transport in the car park at all times and the Berkswell Scouts and their contractor shall put in place a suitable and sufficient pass system to identify those with a right to park during the construction phase to allow easy parking for the teachers and staff of Berkswell School.

	<p>2.3. Suitable and sufficient signage, bollards etc will be installed by the Berkswell Scouts and their Contractor at the at the entrance to the car park to ensure that non-permitted persons do not enter the car park by vehicle</p> <p>2.4. The Berkswell Scouts and their contractor will ensure that parents of school children who normally use the car park are informed at least one week in advance of any restrictions on the public’s ability to use the car park</p> <p>2.5. The Berkswell Scouts and their contractor will at all times ensure that the car park is safe for pedestrian use during the construction phase of the Scout House</p> <p>3. Agreement in principle that rainwater from the roof of the new Scout House may be directed into a new soak away or storage buffer on Council owned land in the non-tarmacked “roundabout area” in the car park subject to the following:</p> <p>3.1. That the Berkswell Scouts or their contractor obtain the necessary permits, permissions etc from regulatory authorities including Solihull Council and that those permissions are obtained before work commences</p> <p>3.2. The Berkswell Scouts and their Contractor will take suitable and sufficient action to ensure that the roots of trees with a tree diameter of 9 cm or more are not damaged by the works.</p> <p>3.3. The Berkswell Scouts and their Contractor will take all necessary action to protect trees in the “roundabout” with a diameter of 9 cm or more but are permitted to remove vegetation of a lesser size to undertake the works</p> <p>3.4. That the Berkswell Scouts draw up an appropriate wayleave agreement to define the extent of the permissions being given by the Council</p> <p>4. Agreement that the Berkswell Scouts and their contractor may undertake investigative digging within the non-tarmacked roundabout area to confirm that the land is suitable for such a rainwater soak away or storage buffer subject to:</p> <p>4.1. The Berkswell Scouts and their contractor being fully responsible for ensuring that such investigative works are undertaken in a safe manner and ensuring that no services (electrical or other) are damaged during the investigative works</p> <p>4.2. The Berkswell Scouts and their contractor are to ensure that the tarmac of the car park is not disturbed</p>	
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	<p>4.3. The Berkswell Scouts and their contractor are to take suitable and sufficient steps to ensure that roots of trees with a tree diameter of 9 cm or greater are not damaged by the investigative works.</p> <p>5. The Council reserves the right to remove permission for the Berkswell Scouts or Contractor to fence off part of the car park (item 1) or close the car park to the general public (item 2) if the Berkswell Scouts or their Contractor fails to meet the conditions in this motion or fail to provide a safe environment for the public, children or staff at the Berkswell School.</p> <p>6. The Council delegates to the Clerk the authority to commit the Council to all appropriate actions in line with the principles of this motion and enter into suitable arrangements and agreements on behalf of the Council on this matter. The Clerk is authorised to use his discretion on implementing the principles outlined above particularly for one off/very short term actions requiring for example work at weekends or extended day working, the length of the construction programme or temporary complete closure of the car park for safety reasons. The Clerk is required to informally consult with available Councillors for any significant changes.</p> <p>9. Station Road Roundabout The Council resolved to approve the purchase of bark for weed suppression on the Station Road roundabout subject to the total cost of the Planting Plan for Balsall Common not exceeding its original budget of £1,002 plus VAT.</p> <p>10. Next Meeting Ordinary Meeting of the Council, 15 June 2017 at 7:15 in the Jordan Room, St John Baptist Church, Berkswell.</p>	<p>Clerk</p>
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