

**Minutes of the Extraordinary Meeting of the Parish Council of
Berkswell, held in The Westlake Room, Balsall Common Village Hall
on 19th August 2014 at 7.30pm**

1. Attendance

Cllrs S Cooper, R Lloyd, D Hitchcock and G Lock (Chairman).
Mr D Felthouse (BCVRA).
Mrs S Butterworth (Clerk).

2. Apologies

Cllr A Cabbage, Borough Cllr D Bell, Mr M Hickin, Mr K Tindall, Mr A Taylor.

3. Declarations of Interest

None

4. Planning Applications

• **2014/1134 - Merrivale, Green Lane**

Single and double storey extension to form new kitchen, dayroom, bedroom, wet room, hall and garage at ground floor and new bedroom, en suite and dressing room at first floor and removal of hedge to front to facilitate enlarged access.
Councillors raised concerns regarding removal of the hedge. The Council had no objection providing neighbours had no concerns.

• **SMBC Letter - Gypsy and Traveller Site Allocations Plan – Proposed Modifications**

It was noted this was not within Berkswell Parish but the Council should be mindful of other sites.

• **2014/1273 - Ram Hall, Baulk Lane**

Listed building consent for the installation of a low pressure hot water heating system, hot water cylinder and pipe work; removal of shower room, improvement to heating bathroom and formation of new first floor bathroom; plus associated drainage and treatment plant.
The Council had no objection providing any changes made were sympathetic and providing conservation specialists were satisfied.

• **2014/1353 - Lower Farm, Spencer's Lane**

Prior notification for conversion of existing agricultural machinery store to form 1 No. domestic dwelling.
Previous applications 2010/396 and 2011/1566 had been rejected. It was noted this was a new building rather than conversion, with the applicant claiming they did not need planning permission, thus 'prior notification'. Councillors commented on the application having an 'intent to deceive' component which enhanced their decision to strongly oppose this application. Clerk to request advice from Planning Consultant to establish whether there were substantial grounds to object in view of recent changes to planning regulations. Clerk to obtain date of Planning Meeting as Councillors were keen to attend.

- **2014/1297 - Beech Lawn, Kenilworth Road**
Removal of Conditions 1-7 on appeal decision APP/Q4625/A/09/2109679 regarding planning application 2009/271.
The Council agreed to oppose this application on the basis that nothing substantial had changed since the application of those conditions.
- **2014/1212 - Nailcote Farm, Nailcote Lane**
An installation of a Solar PV Park with inverters, fencing, CCTV, soft landscaping, new footpath link, new mobility kissing gates, access road, switch gear and other ancillary equipment.
Cllr Lloyd reported to the meeting on the recent meeting held in Burton Green to discuss this application.
Councillors agreed to strongly oppose this application based on:
 - Intrusion of Greenbelt/Meriden Gap
 - Impact on setting of listed Nailcote Hall
 - Loss of agricultural land
 - Serious loss of amenity - even if massive screening hedges are planted
 - Long term concern over what happens after 25 years
 - Drainage and flooding
 - Contrary to Government intentions/guidance.Clerk to request advice from Planning Consultant and obtain date of Planning Meeting as Councillors were keen to attend.
- **2014/1329 - Red Roof, Berkswell Road**
Single storey extension to front elevation with new porch to front door. Remodelling of existing roof to form new gable and new detached garage to existing driveway.
No objection subject to no infringement on house extension guidelines. Concerns that detached garage setting a precedent.

5. Next Meeting

Ordinary Meeting of the Council, 18 September 2014 at 7.45pm, The Reading Room, Berkswell.

The meeting closed at 8.15 pm.

Mrs S Butterworth
Clerk to Berkswell Parish Council
The Old Granary
Holly Lane
Balsall Common
CV7 7EB

07443 644896

clerk@berkswellparishcouncil.org.uk

18 September 2014