

Minutes of the Extraordinary Meeting of the Parish Council of Berkswell, held in the Balsall & Berkswell Hornets Club House, Berkswell on 16 August 2016 at 7:30pm

	Action By	Target Date
<p>1. Attendance. Cllrs Burrow (Chairman), Edwards, Hitchcock, Lloyd, & Cllr Bell (SMBC). Also in attendance were 16 members of the public.</p> <p>2. Apologies for Absence. Cllrs Drake, Howles, & Cambage</p> <p>3. Declarations of Interest. Cllr Burrow has a field on Old Waste Lane adjoining some of the proposals (Item 7).</p> <p>4. Open Forum Parishioners of Berkswell, and others at the discretion of the Chairman, were invited to address the Council on any relevant matter for a maximum of three minutes. The Chairman agreed that members of the public would be allowed to comment on specific agenda items at an appropriate time during the meeting.</p> <p>5. Land to the West of Cromwell Lane Coventry CV4 8AS – Council considered its response to the outline application to Coventry City Council for the erection of up to 240 residential dwellings (class C3) and associated open space and accesses, with all matters reserved except access.</p> <p>A member of the public set out the history of planning applications relating to the site and commented that the development would encroach on and wipe out the green belt up to the Solihull border and that a Government Inspector has previously stated it was non-compliant.</p> <p>Cllr Lloyd commented that he understood the site was originally proposed for inclusion in the 2008 Coventry Plan but was rejected on the basis of greenbelt issues. It is understood the site is now included in the Coventry local plan. A member of the public commented that Coventry CC have the option of not building into the Meriden Gap as there are alternative sites if they need to develop Greenbelt.</p> <p>After discussion the Council agreed to object to the application on the basis that:</p> <ul style="list-style-type: none"> • It would be an inappropriate development in the Green Belt and would encroach the Meriden Gap at its narrowest point. • the application could be prejudicial to the Local Plan Review which is taking place concurrently, and looking at the same issue. The site was rejected by Coventry CC in 2010. • The proposed boundary is not defensible in greenbelt terms. It does not meet the guidance from the NPPF which states that greenbelt boundaries should be physical features such as roads, railway lines, water courses and other such hard physical features. What is being proposed is easily removable and not a defensible boundary and does not meet the requirements of the NPPF and would not stop further urban sprawl • Cromwell Lane is already a traffic bottleneck and heavily congested and further development would exacerbate this situation. 		

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<ul style="list-style-type: none"> The increase in the local population could have a significant impact on demand for places at Berkswell Primary School. It does not appear any analysis of this has been undertaken <p>Council asked the Clerk to clarify if BPC can lodge an objection of the inspection process.</p> <p>The Clerk was requested to finalise the objection letter with Cllrs Burrow and Lloyd addressing the specific issues that affect Berkswell Parish.</p>				Clerk																			
<p>6. Other Planning Applications</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Location</th> <th>Proposal</th> <th>Deadline</th> </tr> </thead> <tbody> <tr> <td>2016 - 01853</td> <td>Sunnyside Kenilworth Road Balsall Common Solihull</td> <td>Retrospective consent to regularise extensions and alterations to the existing property.</td> <td>19.08.16</td> </tr> <tr> <td>2016 - 01988</td> <td>The Byre Back Lane Meriden Solihull</td> <td>Widen the north and east wings of the building and increase the height of the west wing, reconstruction of the garage to form a pool hall and changing room area (incorporating part reconstruction where necessary to increase insulation values reusing stonework where applicable).</td> <td>29.08.16</td> </tr> <tr> <td>2016 - 02011</td> <td>Home Farm Meriden Road Berkswell Solihull</td> <td>Variation of condition No. 1 on planning (PL/2014/02134/CU) to amend car parking approval 2014/1948 provision and location for the change of use of grain store to workshop/storage unit with associated offices.</td> <td>30.08.16</td> </tr> </tbody> </table> <p>2016 – 01853 No objection</p> <p>2016 – 01988 Council noted that this was a major development. There were no public comments. Council observed that property can only be extended by 40% of the original footprint but assumed that SMBC will have checked this. No objection.</p> <p>2016 – 02011 A close neighbour gave a detailed background to the development of the site and claimed that the owners had consistently failed to conform with planning conditions. It was also claimed that neighbours had not been given appropriate prior notice of applications in the past. Council were sympathetic to the points being raised but concluded that there were no grounds to object to this particular application.</p> <p>Cllr Bell advised the resident to challenge SMBC on all the points he raised.</p> <p>Cllr Burrow requested a copy of the points raised by the resident so that the Council could consider what to do next.</p> <p>Cllr Hitchcock commented that there has been action taken in the past over failure to notify neighbours on other Planning Applications.</p>						Ref	Location	Proposal	Deadline	2016 - 01853	Sunnyside Kenilworth Road Balsall Common Solihull	Retrospective consent to regularise extensions and alterations to the existing property.	19.08.16	2016 - 01988	The Byre Back Lane Meriden Solihull	Widen the north and east wings of the building and increase the height of the west wing, reconstruction of the garage to form a pool hall and changing room area (incorporating part reconstruction where necessary to increase insulation values reusing stonework where applicable).	29.08.16	2016 - 02011	Home Farm Meriden Road Berkswell Solihull	Variation of condition No. 1 on planning (PL/2014/02134/CU) to amend car parking approval 2014/1948 provision and location for the change of use of grain store to workshop/storage unit with associated offices.	30.08.16	Clerk, AB, RL	
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<p>7. Neighbourhood Development Plan – Cllr Burrow outlined the latest developments including the 20th August meeting with developers. The public were urged to attend.</p> <p>Cllr Burrow explained that SMBC have a legal requirement to find sites for a number of houses, they currently don't have a legal housing plan and they need to have one otherwise developers could have more influence over where developments will take place. The Solihull local Housing Plan will document the preferred sites. In parallel, the Parish Councils are looking at NDPs which will focus more on planning rules than specific sites. Once an NDP has been passed SMBC must take note of the contents.</p> <p>The Solihull local plan will cover 3 areas; where developments will take place; a review of greenbelt (individual parcels of land) and a review of highways. The reviews are to be completed by the end of August. After that SMBC will work out how many houses will go where. The draft plan will be available for comment in November. BPC has the opportunity to influence the content of the draft plan. The Council is most worried about protecting the Greenbelt. The Council can also comment on housing numbers but it will be more difficult to influence what is being proposed. The transport review is important to Berkswell as it could resurrect the Balsall Common by-pass. The Council could also look at each site assessment to check if the proposals fit with the facts?</p> <p>At the end of August, the Council will be given access to SMBC documents and the intention is to go through them in detail. At this stage it may be possible to ask SMBC to change, or apply weighting to, the selection criteria they have used. SMBC are required to consult with BPC. The purpose of the 20 August site exhibition is for developers to 'sell' their proposals to residents. The Council will be requesting feedback from the public on these proposals which will be included in the BPCs submission to be submitted to SMBC by 31 August. The Public will be asked to comment on the 23 selection criteria and to offer site comments on specific proposals.</p> <p>The SMBC meeting to approve the local plan is scheduled for 3 November 2016.</p>																								
<p>8. Financial Matters</p> <ul style="list-style-type: none"> • Payments for Approval – the following payments were approved: 																								
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<ul style="list-style-type: none"> • Tree Survey – at its meeting on 21 July 2016 Council authorised the Clerk to incur a cost of up to £400 plus VAT to pay for this assessment. However, after 																								

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<p>obtaining 3 estimates for this work the range of costs of the survey is from £450 to £800 plus VAT. Council agreed to increasing the delegation and authorised the Clerk to incur a cost of up to £800 plus VAT to pay for this assessment.</p> <p>9. Next Meeting</p> <p>Ordinary Meeting of the Council, 15 September 2016 at 7.30pm, Balsall & Berkswell Hornets Clubhouse, Berkswell.</p>	Clerk	

Meeting closed 21:00.

Mr R Wilson
Clerk to Berkswell Parish Council