

**Minutes of the Planning Meeting of the Parish Council of Berkswell,
held in the Jubilee Centre, Station Road, Balsall Common
on 23 April 2015 at 7.00pm**

1. Attendance

Councillors K Howles (Vice-Chair), A Cambage, D Hitchcock
Mrs S Butterworth (Clerk)

2. Apologies

Councillor G Lock, Councillor R Lloyd, Councillor S Cooper, Mr D Felthouse,
Mr K Tindall

3. Declarations of Interest

None.

4. Planning Applications

Councillor Howles stated it was important for the Parish Council to maintain its credibility and objections should be based on planning grounds only.

Councillors Lloyd and Cooper had submitted responses to each application and their views were taken into consideration when preparing responses.

Application No.	Site	Proposal
2015/50250	Temple Cloud, Benton Green Lane	Change of use of land to include the continued siting of caravan used as a day room for children in association with the equestrian use of land and stables It was acknowledged the owner of this site fostered children, provided a riding school for the disabled and offered a wonderful facility. The caravan had been moved but this did not appear to present a problem. It was noted the site was not particularly attractive. The Council accepted the value in the current use and there would be no objection to the application providing the site maintained its current use. Any increase in temporary structures or facilities would require reassessment. Noted as inappropriate development within Green Belt but there would be no objection based on its current use.
2015/50368	82 Kelsey Lane, Balsall Common	Removal of roof increase in height with new roof and dormers Not within Green Belt. No issue with extension to properties. No objection.
2015/00212	Carol Cottage, Truggist Lane	First floor side and rear extensions and front and rear dormer windows As above. Councillor Howles confirmed the plans showed changes to the existing property were being made sympathetically.

2015/50346	Arden House, 84 Meeting House Lane	2 new gated entrances to front of property Councillor Cambage expressed concerns re tall gates opening onto a narrow lane with no footpath, where no pull in area was available for a car to move from the lane when entering a property. All agreed a response would be submitted highlighting this issue. Construction of walls and ornaments should be within keeping of the surrounding area.
2015/50403	2 The Moat, Coventry Road	Ground floor rear extension, dormer windows to front, side and rear elevations, mock tiled roof and internal modifications No objection as within permitted 40% increase.
2015/50430	Howard Cottage, Kenilworth Road	Single storey extension to side to form new bedrooms and ensuite This was a neat extension and there would be no objection as 39.6% increase.
2015/50394	Lower Farm, Spencers Lane	Provision of an agricultural workers dwelling and associated facilities including an office, vet/consultation room and workshop/store Permission granted in 1982 was a spurious reason for the current application. Within the conservation area. Damaging to Green Belt. No supportive evidence of need for this build. No special circumstances to allow for building in Green Belt. The question was asked, who are the agricultural workers and where would they be working? It is allowable that family members should be allowed to live on farms to allow the business to succeed.
2015/50460	Oakview, Green Lane	Garage extension Not in Green Belt. No objection.
2015/50439	Willowdene, Kenilworth Road	Demolish existing dwelling house and erect replacement dwelling and garage This may be a temporary structure of some description. Council unaware of there being such a dwelling (not on electoral register) and would be interested to know when constructed and, as in Green Belt, why no planning application had been received. Had it been illegally constructed? May now be permissible due to the length of time it has been there. Council objects to demolition as it does not exist.
2015/50514	105 Kelsey Lane	Single storey utility room at rear of garage with adjoining conservatory No objection.
2015/50493	The Whitehouse Kennels, Back Lane	Certificate of lawfulness for existing use of land and buildings for boarding, storage, grooming exercising and training for dogs and boarding for cats Councillor Howles confirmed the business had been in operation for many years but this was retrospective planning consent. No complaints had been received by the Parish Council. No objection – offering much used service for many years.

2015/50477	2 Elm Grove	Part two storey, part single storey side and rear extensions, and single storey front extension Not in Green Belt. Simple extension. No objection.
2015/50538	Holly House, Spencers Lane	Listed building consent for works; A) Remove existing window from front elevation of single storey side extension and infill opening. B) Create single opening by removing a central pillar from rear elevation of link area between main house and single storey side extension and fit a 3 pane bifold door. C) Insert an apex roof lantern in the link area between main house and single storey side extension As this is a listed building there is little the Parish Council can add to subsequent restrictions. No objection.
2015/50563	Noor House, Nailcote Lane,	Variation to condition No. 1 on planning approval 2013/1390 to introduce roof lights to roofscape This is an addition to planning permission already in place for a property which is not within keeping of the area. No objection.
2015/50368	82 Kelsey Lane, Balsall Common	Remodel existing property including increasing ridge height, front gable, porch, canopy and rear dormer window No objection.
2015/50527	51 Meeting House Lane	Proposed kitchen extension and alterations to existing lean to roof No objection.

5. Next Meeting

Parish Council Annual Meeting, Thursday 14 May 2015, 7.15pm, The Jubilee Centre, Station Road, Balsall Common.

The meeting closed at 7.45pm.

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