

Minutes of the Planning Committee Meeting of the Parish Council of Berkswell, held in the Reading Rooms Berkswell on 29 October 2015 at 7:00pm

1. **Attendance:** Cllr Howles (Chairman), Cllr Burrow, Cllr Lloyd, Cllr Hitchcock, Cllr Edwards, Richard Wilson (Clerk), Keith Tindall
2. **Apologies:** Cllr Cambage
3. **Declarations of Interest:** None
4. **Planning Applications** – to consider the following planning applications.

Application No.	Site	Proposal	21 day Response Date
2015/52063	Pine Lodge, 140 Meeting House Lane, Balsall Common Solihull CV7 7GE	Erection of 1 No. dwelling with attached garage and new access from Meeting House Lane.	02.11.15
2015/52193	3 Wellfield Close, Balsall Common	Remove one low lateral limb growing to the side, two small laterals growing low on the canopy, and crown thin the canopy by 15 - 20% on 1 No. oak tree (T1).	30.10.15
2015/52270	Bridle Cottage, Tanners Lane, Berkswell	Single storey side extension and porch to rear elevation	05.11.15
2015/52316	Truggist Hill Farm	Use of the site for the running of a civil engineering and property development business and for the storage and general maintenance of commercial vehicles, plant and equipment.	05.11.15

2015/52063 – The existing house is surrounded by trees on a large plot. Concern was expressed that adding another dwelling to this plot would be too intensive. Also there are TPOs on some of the trees. However, it is understood the intention is to take down some smaller trees. Concern was expressed about opening up another driveway on what is a blind corner from Kelsey Lane into Meeting House Lane. Some cars drive very fast round this bend and the presence of a new driveway could cause an accident. The Committee recommends consideration of the option to have the new drive access off Kelsey Lane in the interests of safety. Cllr Howles stated that infill development is preferred to green belt development so this kind of application is supported in principle. In summary, the Committee doesn't object in principle to this kind of application. However, the Committee have concerns with this particular application and object on the grounds the proposed new dwelling is too large for the plot and road safety concerns about accessing the new dwelling from Meeting House Lane. The visual amenity of the trees is important to residents and must be preserved if at all possible.

2015/52193 – Opinion was expressed that the proposed action should be negotiated further with the tree officer in terms of what work is appropriate. It was accepted that trees have to be managed but the surgery should be appropriate. In principle, the Committee was concerned that the tree would be emasculated and consequently the Committee recommended further discussion with the Tree Officer. The Committee would like the Tree Officer to give assurance that what is being proposed will not negatively impact the appearance of the tree. Consequently, the Committee objects to this application. Also, the Committee believes that the justification for the proposed action is unclear. The application was felt to be inadequate as there is no detailed location plan and there are insufficient details on the reasons for the

action. The site is on the edge of green belt and it is important to retain the rural feel of the area.

2015/52270 – No objection.

2015/52316 – The application is to legalise the change of use which is claimed to have existed for a number of years (since 1997). The Committee decided to object to the application and requested that the Clerk circulate a draft objection for Councillors to comment on, prior to submitting a response, based on the following: Oversized vehicles using the width restricted Truggist Lane, flooding of the Green Way, high intensity lighting which is a statutory nuisance, causing visual squalor, concern that the applicant is creating an industrial site in the green belt. Regardless of previous objections raised by this Council the committee was concerned that the applicant does not appear to have addressed these objections and concerns through suitable mitigations. The Committee has seen no evidence of the actual storage of commercial vehicles in the photograph supplied by the applicant for the 10 years claimed. In recent years there have been complaints about heavy vehicles using Truggist Lane. The Committee believes that the width restriction on Truggists Lane means that no vehicle can legally use the lane to be stored in the open air, which the applicants have stated has been a use for the site.

5. **Closure of the Spinney Car Park** – The Committee agreed to recommend the closure of the Spinney car park on 14th November to facilitate essential work to grounds and hedges.

6. Next Meeting

Noted that the next Parish Council Ordinary Meeting will now be held on Thursday 5 November 2015, 7.45pm in The Reading Room, Berkswell. This meeting had previously been advertised for 12th November.

Meeting closed 20:10pm.

Mr R Wilson
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