

Minutes of the Meeting of the Planning Committee of the Parish Council of Berkswell, held in the Reading Room, Berkswell, on 17th October 2013 at 7:35 PM

1. Attendance

Cllrs Benton (Chair), Hitchcock, Howles, Lloyd, Lock and Meeson.

One member of the public, Mr J Lupton.

2. Apologies

None.

3. Declarations of Interest

Cllr Hitchcock declared a personal interest in Application 2013/ 1475 as he lived adjacent to the site. He refrained from voting on the matter.

4. Planning applications

4.1 2013/ 1455 Old Marsh Farm

A loft conversion, with addition of three dormer windows. No objection.

4.2 2013/ 1575 Balsall Common Service Station 107 Kenilworth Road

Variation of planning conditions applied to 2012/ 788.

Amendments to Condition 1:

The Council objects to the additional floodlight, as it is intrusive to the neighbours as there is already a floodlight in that area (under Policy ENV2 of the Solihull UDP).

Two doors - no objection.

Omitting of monopitch roof over plant area - the Council objects as the roof would have helped to contain noise, and exposed refuse stored there could attract vermin and lead to a health issue.

Bollards in place of front wall - the Council objects as a wall would be in keeping with the local street scene. There is already a wall on the left hand side of the garage, and to neighbouring properties.

Soil levels around protected tree - the Council is concerned this could cause damage. Further study is needed by specialists.

Stall riser - no objection.

Additional drainage channels - the Council is concerned, as adjoining properties already suffer from flooding. The drainage system must be capable of taking all storm water from adjoining land as well as the site itself.

Amendment to Condition 11:

The Council objects strongly to the proposed change in hours. The original Condition required no deliveries between 23:00 and 07:00, to protect the amenities of neighbours. Allowing deliveries from 06:00 would cause disturbance to adjacent residential properties in conflict with Policy ENV2 of the Solihull UDP.

The meeting closed at 7:50.

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14 November 2013