

## **Minutes of the Meeting of the Planning Committee of the Parish Council of Berkswell, held in the Jubilee Centre, Balsall Common, on 20th June 2013 at 7:15 PM**

### **1. Election of chair**

In the absence of Cllr Benton, Cllr Hitchcock was elected to chair the meeting of the Committee.

### **2. Apologies**

Apologies for absence had been received from Cllrs Benton, Howles, and Meeson.

### **3. Attendance**

Cllrs Hitchcock, Lloyd, and Lock.

Borough Cllr Bell.

Members of the public: Messrs Cairns and Hubbard, and Ms Deeley (Berkswell Parish) and Messrs Heard and Tindall (Balsall Parish).

Mr James Cassidy, Director of Cassidy Group (Meriden)

### **4. Declarations of interest**

Cllr Hitchcock declared a personal interest in Planning Application 2013/ 824 as he owned an adjacent property.

### **5. Confirmation of minutes**

The minutes of the Committee meeting held on 6 June 2013 were held over for approval due to the absence of Cllr Benton.

### **6. Presentation by Cassidy Group re 205 Duggins Lane**

Mr Cassidy presented copies of a booklet containing photographs and initial plans for re-development of the former factory site. The plans were under discussion with Solihull MBC, prior to a formal application.

The Cassidy Group is acting for the site owners, and is undertaking clearance of the derelict buildings and disconnection of the utility supplies. As with an earlier scheme, it is proposed to erect 33 dwellings. All of these would be classed as "affordable", either through shared ownership or rents at 80% of market value.

Substantial amounts of dumped soil would be removed to return the site to its original level, and the access road would be to full 5.5 m width. Storm-water drainage would include a holding tank to serve all the houses.

The Committee thanked Mr Cassidy for his presentation, and expressed a positive response to the proposal, as it provided low-cost housing and cleared up a derelict brownfield site. The Committee was pleased to be involved at this early stage, and appreciated the offer to alert local people to the availability of houses once the scheme progressed.

Cllr Lloyd welcomed the provision of 2 parking spaces per dwelling, but felt that a tandem arrangement at several of them was not ideal. He would also like to see more communal parking spaces for visitors.

Cllr Hitchcock asked how the development related to the new Local Plan. Mr Cassidy said the site was not in the SHLAA and would count as "windfall".

Cllr Hitchcock also enquired about the trees that were to be retained or provided, and said the Solihull Tree Wardens Group would be pleased to advise. Mr Cassidy appreciated the offer, and said there would be a landscaping plan, which would take account of the amenities for both new residents and their neighbours.

## **7. Planning applications**

### **7.1 2013/ 719 Back Lane Farm, Back Lane, Meriden**

Two-storey side extension - no objection

### **7.2 2013/ 382 Oak tree adjacent 51 Meeting House Lane**

Crown reduction by 2 m on South side - Cllr Hitchcock would investigate further.

### **7.3 2013/ 695 135 Duggins lane, CV4 9GP**

Two-storey rear kitchen and bedroom enlargement - no objection, subject to views of neighbours

### **7.4 2013/ 824 107 Kenilworth Road, Balsall Common**

Canopy signs, directional signs, a brand wall, kiosk fascia sign and a totem - no objection

Cllr H D Hitchcock  
Acting Chairman of the Planning Committee  
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5 August 2013