

Minutes of a meeting of the **PLANNING COMMITTEE** of Coleshill Town Council held in the Town Hall, High Street, Coleshill on Wednesday 11 January 2017

PRESENT: Councillor Richardson in the Chair
Councillors: Battle, Breeze, Farrow and Farrell
Also attending: Cllrs. Jones and Mason.

Commented [M1]:

65 APOLOGIES

There were apologies from Cllr. Wootton.

66 DECLARATIONS OF INTEREST

Cllr. Jones, as a Borough Councillor, was attending as a Town Councillor and if he made any comments these were a preliminary view and that he might change his view when hearing all the evidence at the Borough Planning Board.

67 MINUTES OF THE MEETING HELD WEDNESDAY 20 NOVEMBER

The minutes were proposed by Cllr. Battle, seconded by Cllr. Breeze and **ACCEPTED** unanimously as a true record, without amendment.

68 MATTERS ARISING

None.

69 HS2 – COMMUNITY ENGAGEMENT OFFICERS

Mr. Tahir Ahmed (M2 Area Community Engagement Officer for HS2 covering Coleshill) was in attendance with Ms. Joan Gooden, a colleague looking after the Birmingham Airport /Water Orton and Curzon Street area and gave an update on the project.

Royal Assent was expected in late January. The works contractor (a joint Laing O'Rourke and J. Murphy partnership) would create a 2018 to 2026 construction programme.

Most of the Gilson affected properties had been considered for compulsory purchase or else the owners could apply to the Secretary of State for a purchase. For Coleshill, there were 8 Severn Trent properties near Bikers World subject to discussion. Mr. & Mrs. Ravenhall attended the meeting who identified that they lived at one of three properties on Birmingham Road near to a bed and breakfast establishment who all potentially needed to pursue a claim with HS2 (N.B. these properties are west of the Coleshill parish boundary).

The Community Engagement Strategy was to be developed but it would hopefully include:

- The Business & Local Authority Fund which would be open to small businesses.
- The Community & Environment Fund which would be open to parish councils and voluntary organisations.
- A Local Community Investment programme which would run to coordinate the contractor assisting with any local fencing, painting and pathways works.
- High Speed Colleges at Birmingham and Doncaster.

The HS2 Community Engagement Officer was aware of the submitted mitigation fund requests from the Town Council to Warwickshire County Council (over a year earlier) but the above funding arrangements were not yet in place.

Cllr. Farrell requested that the Community Engagement Officers should consider the enhancement of transport connectivity (e.g. bus services) for travellers to initially reach the HS2 stations (Birmingham Airport and Curzon Street) from a Coleshill starting point. Mr. Ahmed agreed to respond to the council on this matter. He would also advise of the contact details for a Traffic Liaison Group, due to be set up at County Council level but covering the north of the county. In addition, he was to send details of a link to the HS2 community newsletter.

70 PLANNING APPLICATIONS

App. No.	Address	Applicant	Proposed Development	Comments
PAP/2016/0712	7 Brendan Close Coleshill B46 3EF	Mr Leighton Haycock	Ground floor rear extension	No objection.
PAP/2016/0719	6 Coventry Road B46 3BE	Mr A Stickland	Change of use from office use (Class A2) to delicatessen, café, hot food takeaway (Class A1/A3/A5)	The Town Council objected, based on NW20 (too many of this type of food outlet in a small area) and NW14 (effect on the historic environment). In addition, the council believes that there was an NW policy on economic viability which was being transgressed. The committee requested the Planning Board also consider whether this application conflicted with development allowed in a Conservation Area.
PAP/2016/0721	22, Old Mill Road, Coleshill, B46 1BG	Mrs Collette Sutton	Work to tree in Conservation Area	No objection.
PAP/2016/0723	Hallmark House Lichfield Road Grimstock Hill Coleshill B46 1LE	Mr Mark Harvey	Demolition of existing buildings and erection of 10 no: residential dwellings, with associated parking, access and landscaping	The committee reserved judgement at this stage and requested that an extension beyond 1 February be permitted to allow further discussion. At this stage, the Council requested detail as to whether a 10-residential dwellings site was subject to an Affordability Housing target?
PAP/2016/0735	Shell Gulf Service Station High Street Coleshill B46 1AY	G L Heam Mr Ryan McTeggart	Display of illuminated signage	The Town Council welcomed the potential reinstating of a garage service at this site and approved of the sign. However, it sought clarification as to whether fuel would be sold on a 24-hour basis and if planning permission was required in this case.

71 PLANNING DECISIONS

App. No.	Address	Applicant	Proposed Development	Comments
PAP/2016/0041	The Cottage Maxstoke Lane, B46 3DG	Ms Kerry Cursley	Change of use from garage to hair salon.	Temporary permission

PAP/2016/0399	Former B Station Site Faraday Avenue Hams Hall, Coleshill	Delta Planning Mr David Green	Demolition of existing buildings and redevelopment of site for industrial/distribution uses (Use Class B2/B8) including ancillary offices and associated parking, highway infrastructure, ground engineering, drainage and landscaping.	Pending
PAP/2016/0485	21 Stewart Court Coventry Road Coleshill B46 3BB	I Jamison - Stewarts Plumbing & Heating Ltd	Retrospective application for retention of dual pitch gable roof and rendered finish of the building (heritage cream) and insertion of obscure glazing to two first floor gable elevation windows.	Granted
PAP/2016/0513	Ferndale Court Coleshill B46 3EZ	Mrs Emma Fisher	Works to trees in a Conservation Area	Pending
PAP/2016/0573	84-86 High Street Coleshill B46 3AH	Ms Jan Clark	Retention of ATM	Granted
PAP/2016/0576	84-86 High Street Coleshill B46 3AH	Ms Jan Clark	Display of illuminated signage for ATM	Advertisement consent
PAP/2016/0610 &0611	Devereux House Church Hill	FB Architecture Ltd Mr L Harrison	Listed Building Consent for conversion of basement to one apartment	Granted
PAP/2016/0608 /0609	The Swan Hotel High Street B46 3BL	Ashleigh Signs Ltd Leslie Gregg	Listed Building Consent for display of illuminated and non-illuminated signage Display of illuminated and non-illuminated signage	Pending
PAP/2016/0633	56 Springfields Coleshill B46 3EG	Mr Lee Hampton	Erection of single storey rear extension to maximum height of 3.5 metres, a maximum eaves height of 2.2 metres and extending 4.0 metres beyond the rear wall of the original dwelling	Further Details Not Required
PAP/2016/0648	Hillcrest Service Station Lichfield Road Coleshill B46 1LD	Waldon Telecom Ms Jenny Bye	Replacement of the existing 20m high lattice tower supporting 15no. antennas, 2no. 600mm dishes and 2no. 300mm dishes, 2 equipment cabins and ancillary works plus fenced compound. Installation of a 20m high lattice tower approx. 15.5m to the south supporting 15no. antennas, 2no. 600mm dishes and 3no. 300mm dishes along with 7no. equipment cabinets and ancillary works.	Further Details Not Required
PAP/2016/0659 /0660	St Andrews Home 37 Blythe Road B46 1AF	P J Planning Mr John Jowitt	Reinstate St Andrews to a single dwelling house with residential annex, and construction of 10No. 2 bedroom dwelling consisting of replacing coach house with two dwelling and 8 dormer	Pending

			bungalows, associated parking /landscaping. New access point off Chestnut Grove. Plus Listed Building consent.	
PAP/2016/0668	16 Southfields Close Coleshill B46 3EQ	Mr Ben Symons	Erection of two storey front and rear extension	Pending
PAP/2016/0663	10 Castle Drive Coleshill B46 3LY	Mr Paul Buckley	Replace two flat windows with bay windows to front elevation	Granted
PAP/2016/0682	54 Coventry Road Coleshill B46 3EE	Mr John Parton	Erection of four bedroom detached property with access, landscaping and revised vehicle access	Pending

72 CORRESPONDENCE

Mr. Nick Carr, of Rosconn Strategic Development, the developer for “Blytheways” on Blythe Road had requested to attend a planning committee meeting in advance of a planning application being submitted. This was to be arranged for the 1 February meeting by the **Administrative Assistant**.

73 ANY OTHER BUSINESS

Cllr. Farrell requested that a Borough Council Planning Officer such as Ms. Fiona Wallace, be invited to attend a future Planning Committee meeting to explain NW Policy Statements (particularly NW20) and their application. The **Town Clerk** was to offer that invitation.

At this point, as there was no further business, the Chairman closed the meeting at 8.35 p.m.

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Chairman