

PRESENT: Councillor Wootton in the Chair  
 Councillors: Gascoigne, Hopkins, Richards, Simkin, Truman  
 Also in attendance: Cllr. Farrell

**30 APOLOGIES**

There were no apologies.

**31 DECLARATIONS OF INTEREST**

No declarations of interest.

**32 MINUTES OF THE MEETING HELD WEDNESDAY 9 JULY 2014**

These minutes were proposed by Cllr. Simkin, seconded by Cllr. Richards and **ACCEPTED** as a true record.

**33 MATTERS ARISING**

None.

**34 PLANNING APPLICATIONS**

App. No.	Address	Name of Applicant	Proposed Development	Comments
PAP/2014/0337	Unit 2 Station Road Ind. Est Coleshill B46 1HT	Cable Management Products Ltd	Construction of prefabricated storage units on existing yard and resurfacing and drainage to existing car park	No objections. The Town Council welcomes the drainage improvements.
DOC/2014/0037	74 High Street Coleshill B46	Mr Boardman Mrs Rencher	Approval of details required by conditions no. 3a, 3b, 3c and 3d of Listed Building Consent dated 19 May 2014 for ground floor offices converted into two 1 bedroom apartments with access from the existing apartment lobby.	No objections. The Town Council welcomes the unused offices being used for residential property.

MIA/2014/ 0019	Father Hudson Society Coventry Road Coleshill B46	Bellway Homes Ltd	Non material amendment to PAP/2013/0168 dated 31 July 2013 for the proposed substitution of house type to plot numbers 53 and 54.	Whilst there is no objection, there is disappointment that there are now to be no 3- bedded houses.
PAP/2014 /0366	Casita Blythe Road Coleshill B46 1AF	Mr Paul Harrison	Raise the height of the building to provide first floor accommodation with dormer windows	No objections. The site is now more in keeping with the heights of surrounding properties.
PAP/2014 /0363	36 Springfields Coleshill B46 3EG	Mr Roy Wilkins	Two storey extension	No objections.
PAP/2014 /0233	Petworth House Pound Lane Coleshill B46 3EN	Mr Anthony Nash	Works to trees in Conservation Area. Views required re. Tree Preservation Order.	The Town Council supports the 30% reduction to the trees and also would also recommend the establishment of Tree Preservation Orders on this site.

### 35 PLANNING DECISIONS

App. No.	Address	Name of Applicant	Proposed Development	Comments
PAP/2014/ 0237	Sertec Ltd Gorse Lane Coleshill B461JU	Mr Joe O'Shea	Steel framed extension to the north east elevation	Pending
PAP/2014/ 0240	2 Julius Drive Coleshill	Mr Ian Cushing	Ground floor bedroom and en suite extension with first floor dormer bedroom	Granted
PAP/2014/ 0280	Caretakers Bungalow St. Edward's School Packington Lane Coleshill	Mr Keith Fielding	New First Floor level to provide 3 bedrooms, bathroom and ensuite	Granted
MIA/2014/ 0019	Father	Bellway	Non material	Granted

0012	Hudson Society Coventry	Homes	amendment to planning permission PAP/2013/0168 relating to minor elevation changes	
MIA/2014/0013	Father Hudson Society Coventry	Bellway Home	Non material amendment to planning permission PAP/2013/0168 relating to removal of chimneys to plots 52,55,57-63	Granted
MIA/2014/0016	The Coleshill School Coventry Road Coleshill	Miss Nicola Hall	Non material amendment to PAP/2013/0425 dated 15 October 2013 minor changes not affecting overall scheme	Granted

### 36 NEIGHBOURHOOD PLAN

Cllr Richards reported that Dominic Moore of Ascension Planning Ltd was now assisting in writing sections of the plan which would be developed by sub-groups such as the 'Environment & Transport' and 'Housing & Facilities' groups.

The budget was seen as adequate for the project but he was aware that it had to be spent by a certain deadline or else be returned. He hoped that residents would see an update by the Steering Group featuring in a future edition of the Coleshill Post.

### 37 LOCAL DEVELOPMENT PLAN

The North Warwickshire Borough Council was consulting on a number of aspects of the overall plan, which members considered in turn:

#### Core Strategy - Main Modifications

It was hoped by Cllr. Richards, and supported by others, that if the Borough Council found itself having to offer additional housing areas over and above the current plan, (i.e. through the "Duty to Cooperate" with Birmingham City Council or Tamworth Borough Council) that the Town Council should be given early notice of any such additions.

#### Site Allocations Plan

There were residents' concerns about the inclusion of the 'COL1' area. If access via Norton Road was the preferred option, existing residents' properties would be highly affected and there were also believed to be a number of Tree Preservation Orders within the area. It was identified that the former petrol station and the land at St. Andrew's House, Blythe Road (the opposite side to 'COL6') could possibly amount to 15 units. Cllr. Truman proposed and Cllr. Simkin seconded that the Town Council should recommend these two sites be taken into the Site Allocations Plan in place of 'COL1'. This was **AGREED** unanimously.

Cllr Richards had asked Dorothy Barrett of the Borough Council for any more detail as to how the numbers of units per site had been arrived at in terms of proposed access and house mix arrangements.

#### Infrastructure Delivery Plan

This plan made reference to there being no significant proposals to increase provision of burial grounds. However, the Town Council had identified the need to purchase land, had made funds available and even identified a preferred site. This was to be the land off Maxstoke Lane, the other side of the cemetery which at the moment is a field. The landowner was not in a position to sell the land identified but this part of the Borough's plan should at least recognise the need and local will for additional burial grounds in (or around) the town.

The Town Council saw that there were two existing major infrastructure issues for Coleshill: the volume of traffic at peak times on the Green Man crossroad and the lack of car parking availability near the town centre. Neither of these were documented in the Borough's Infrastructure Delivery Plan. Also, at the time it was written, the application for a distribution and warehousing business on the former Daw Mill Colliery site would not have been known by the authors. Nonetheless, this potential reuse should be referenced in relation to road transport, rail movements and town parking strain on Coleshill, particularly given the two previously identified issues.

The large car parking provision planned to support the HS2 route near to the town boundary and the Solihull Garden City proposals should both be referred to in the infrastructure plan. In relation to Coleshill, both would potentially increase the cross-town traffic levels, particularly at the Green Man crossroad. All of these issues suggest that consideration should be given to the provision of a suitable town centre bypass route.

If the Infrastructure Delivery Plan identified over 3,000 new homes in the Borough and if Coleshill and its surrounding smaller settlements were to take a portion, this would put cumulative pressure on an already inadequate GP Surgery provision. This identified need for improved health facilities was also part of the Neighbourhood Plan that the community of Coleshill was in the process of writing.

### **38 CORRESPONDENCE**

The Chairman had received a large amount of correspondence from neighbouring parishes regarding the application for a distribution and warehousing business on the former Daw Mill Colliery site. She said that she would attend the public meeting at 7 p.m. on 12 August at Nether Whitacre Parish Hall to discuss it.

The Town Council had previously highlighted the positives of the application in terms of job creation and the potential S106 /CIL funding alongside the negatives of HGV and van traffic on largely rural roads with lack of links to the motorways. The Town Council was aware that there needed to be a definite recommendation and Cllr. Richards proposed and Cllr. Simkin seconded that

the Council should recommend the application be accepted. The vote was **CARRIED** unanimously, but the Committee had grave reservations about the traffic implications for Coleshill, felt that aspects of the plan needed serious review and wanted the following observations to be forwarded to the Planning Department:

- The movements shown in the ARC consultant's report were based on a time when the colliery was last operated. There was now a higher base volume figure for transport movements in the area before the figures estimated for the new applicant were to be added. This would which would further exacerbate the congestion at the Green Man crossroads.
- The colliery would not have had so many workers' vehicular transport movements in and out of work as they were largely unskilled, whereas the new site would potentially draw a more skilled workforce from further afield.
- HGV vehicles supporting a distribution and warehousing operation would be of a larger size and a greater carrying capacity than those serving a colliery, putting a greater pressure on road wear and tear as well as traffic strain.
- There would have been a greater propensity for rail rather than road shipment for the colliery as compared to that likely for a warehousing centre. The applicant should be encouraged to use containerised rail movements in any planning conditions, particularly for bulked outwards movements.

## **29 ANY OTHER BUSINESS**

None.

At this point, there being no further business, the Chairman closed the meeting at 8.30 p.m.

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Chairman