

PRESENT: Councillor Richardson in the Chair
Councillors: Battle, Symonds and Wootton
Present: Alan Vaughton – Representative from Coleshill Civic Society

1 APOLOGIES

There were apologies from Cllr. Breeze and Cllr. Farrow.

2 DECLARATIONS OF INTEREST

There were declarations of personal interest in application PAP/2018/0335 from Cllr. Richardson and from Cllr. Symonds on PAP/2018/0298 and PAP/2018/0335.

3 PRESENTATION BY PEGASUS GROUP

A short presentation was given by Air Liquide manager Paul Talbot and Ben Cook, Senior Planner from the agent, Pegasus Group regarding a planned application at the Air Liquide site on Station Road, Coleshill B46 1JY. The detail:

The proposed development involves the part-demolition of an existing building on site, as well as the removal of a number of external structures/equipment. Following this, it is proposed to install an air separation unit on-site, which effectively separates atmospheric air into its constituent parts (nitrogen, oxygen, argon etc) which are then stored in liquid form, bottled and distributed throughout the country for use in a number of industries, including medical, beverage, chemical etc. The air is separated using a process called distillation, which super-cools the air until the individual gases within it turn into a liquid. Each of the individual gases liquify at different temperatures, allowing them to be separate from another. The air separation unit comprises a number of individual pieces of equipment (air intake, refrigeration unit, filtration etc) but the most notable piece of equipment is the 50.7 metre tall distillation tower, which serves to separate and siphon off the liquefied gases.

Discussion included various questions from members who were assured that there would be no pollution issues, any release of gases would be gases already in the atmosphere, no additional noise increase and no increase in lorries/vehicles from the site. The only noticeable issue would be the 50.7 metre distillation tower. However, with landscaping schemes proposed and the backdrop of the Hams Hall industrial area, the tower will be less significant to the eye.

4 ELECTION OF VICE CHAIRMAN

Cllr. Symonds proposed and Cllr. Battle seconded the election of Cllr. Wootton as the Vice Chair of the Planning committee and members voted unanimously.

5 MINUTES OF THE MEETING HELD WEDNESDAY 2nd MAY 2018

The minutes of the last meeting were proposed by Cllr. Battle, seconded by Cllr. Wootton and **ACCEPTED** unanimously as a true record, without amendment.

6 MATTERS ARISING

None.

7 **PLANNING APPLICATIONS**

Appl. No.	Address	Applicant	Proposed Development	Comment
PAP/2018/0198	39b Parkfield Rd Coleshill B46 3LD	Mr Graham Buckley	Retrospective change of use from granny annex to a self-contained residential property.	Member objections. 45% rule and massing. Were any specific conditions granted in the <u>original</u> planning application for this extension, that stated the use was solely for a granny annex only? (and NOT a separate residential unit).
PAP/2018/0286	22 Old Mill Road Coleshill B46 1BG	Mr John Abbiss	Works to tree in conservation area.	Member objections. Members felt that it was essential that a NWBC tree specialist did a full report /survey on this tree, to ensure this tree is diseased and thus if works were necessary /appropriate.
PAP/2018/0298	18 Clinton Road Coleshill B46 3NP	Mr & Mrs Dainty	Two storey side extension.	No objections.
PAP/2018/0308	80-82 High Street Coleshill B46 3AH	Cavendish Blush Limited	Listed Building Consent for re-roofing, replace roof lights, repaint elevations/outbuilding, re-paint windows, replace rear roof casements and rear windows/door to first floor.	No objections. Members welcome restorations that are in keeping with properties on the High Street.
MIA/2018/0022	57 Springfields Coleshill B46 3EG	Mrs Julie Horton	Non material amendment to PAP/2017/0486 dated 04/09/2017 to enhance size of bathroom	Granted on 31.05.18.
PAP/2018/0326	Blythways Blythe Road Coleshill B46 1AH	Mr Joe Murphy	Works to trees protected by a tree preservation order	No objections.
PAP/2018/0335	4 Oak Rise B46 3NJ	Mr John Starmer	Rear extension	No objections.
Pap/2018/0350	Land adjacent to Oak Lodge, The Drive, Maxstoke Lane B46 3DH	Arnold Holdings Ltd	Erection of two detached dwellings with garages and ancillary site works	Member objections. Out of character, cramped development, bulking of area/site, 3 storeys. The proposal would run counter to policy NW12 of the North Warwickshire Core

				Strategy (2014) (CS) that amongst other things requires proposals to demonstrate a high quality of sustainable design that positively improves the individual settlement's character, appearance and environmental quality.
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8 PLANNING DECISIONS

Appl. No.	Address	Applicant	Proposed Development	Comment
PAP/2017/0346	Fuel Express High St Coleshill B46 1AY	Miss Grace Cunningham	Retrospective application for signage	Withdrawn - Valid application
PAP/2017/0438	2 Birmingham Road Land opposite Green Man	Mr A Watkins	Works to trees in Conservation to fell four trees	Pending
PAP/2017/0642	130 High Street Coleshill B46 3BJ	Mr George Abuaita	Variation of cond. 4 of pl. permission PAP/2017/0305 re. delivery hours; change of use from A2 (former bank) to 1 mixed-use coffee shop & 1 commercial unit (A1/A3).	Pending
PAP/2018/0030	Coleshill Leisure Centre Park Road B46 3LA	Arnold Holdings	Demolition of existing leisure centre and construction of twenty three new dwellings and ancillary site	Pending
PAP/2018/0032	40 Springfields Coleshill B46 3EG	Mr Gerald Tooley	Retrospective application for erection of timber frame building in rear garden for use as storage building and hobby workshop	Pending
PAP/2018/0076	16 Maxstoke Lane Coleshill B46 3DG	Mr Andrew Hayton	Dropped kerb and construct new driveway	Pending
PAP/2018/0094	St Andrews, Blythe Rd Coleshill B46 1AF	P J Planning Mr John Jowitt	Removal of condition No.3 of PAP/2017/0267 relating to the occupation of the eight bungalows prior to the completion of the refurbishment works to St Andrews House	Pending
PAP/2018/0133	St Georges House Gerards Way B46 3FG	Mr Stubbs	Work to tree protected by a tree preservation order	Pending
PAP/2018/0176	9 Hall Walk Coleshill B46 3ES	Mr Carlyle	Two storey side and loft extension	Granted
PAP/2018/0197	115 Station	Mr Piotr	Erection of porch	

	Road B46 1HB	Laczny		Granted
PAP/2018/0212	The Swan Hotel High Street B46 3BL	Mr Martin Dalzell	Listed Building Consent for isolated internal and external timber repair/replacement of roof timbers and dormer window plus internal wall, ceiling and flooring repairs to bedroom 215 and to function room ceiling below	Pending
PAP/2018/0214	19 Brutus Drive B46 1UF	Victoria Fishwick	Erection of two storey side and single storey rear extensions	Granted
PAP/2018/0217	12 Rose Road Coleshill B46 1EH	Miss J James	Change of use from self-serve and short lettings house to residential.	Granted
PAP/2018/0161	Ship Barn Gilson Road Coleshill	Mr Raja Khan	Part demolition of field barn and change of use of field barn to residential dwelling.	Pending
PAP/2018/0163	Unit 8 Station Road Industrial Estate, Station Road, Coleshill, B46 1HT	Mr Warren Harding - Central Wheel Components	Erection of rear factory extension to north unit and extension at ground and first floor of link storage and office building to south unit.	Pending

9 CORRESPONDENCE

Members discussed the correspondence received from Mr Bill Richards (former Neighbourhood Plan Steering Committee Chairman) and agreed that all Coleshill Town Councillors should be issued by the **Town Clerk** with a new electronic copy of the Neighbourhood Plan document for reference. Members also agreed that a review date be set to ensure a formal review of the Neighbourhood Plan in 4 years' time; 2022. Finally, members requested for the **Town Clerk** to produce an A4 information sheet with the principle objections and an overview of the Neighbourhood Plan, as a simplified reference document or guide for use at meetings, if required.

Other correspondence viewed was the email advising the full postal address for the new Aldi Superstore.

Cllr. Symonds raised the concern from a resident that the visibility of the Council's agendas, minutes and meeting dates are NOT signposted clearly enough on the CTC website and need to be regularly updated to increase transparency, sharing of information and accuracy at all times, to everyone. It was agreed the **Town Clerk** should review this to ensure accessibility to these important documents was resolved.

At this point, as there was no further business, the Chairman closed the meeting at 8.55 p.m.

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Chairman