

PRESENT: Councillor Battle in the Chair  
Councillors: Clayton, Hayfield and P. Symonds.  
Also attending: Cllrs. Hammond, Richardson and Wallace.

## **19 APOLOGIES**

There were apologies from Cllr. Reilly and Sparkes.

## **20 DECLARATIONS OF INTEREST**

None.

## **21 MINUTES OF THE MEETING HELD WEDNESDAY 3 JULY 2019**

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

## **22 MATTERS ARISING**

None.

## **23 EMERGE SURF LTD PROPOSALS**

Mr. Stephen Price, CEO and founder of Emerge Surf Ltd was in attendance to present details of a proposal to construct a wave park on Coleshill Manor land on a 15 acre site, creating 100 jobs. The double-wave effect allowed for all levels of ability to participate. The site would be open 350 days in the year, with wet suits for hire and hot plunge pools in winter months. The capacity was for 90 surfers per hour but seasonal use was estimated to vary in the 20-60 per hour range in the feasibility study.

There were no plans for hotel accommodation but there would be paid-parking facilities, possibly reclaimable by users of the site. Mr. Price believed that there was a bus stop 800 metres from the site and a shuttle service from Coleshill Parkway was planned to operate. He was to check more into the current operation of the bus services.

The application was still 'under wraps' and due to be launched with backers and go into the Borough Council's Planning Department on 21 August, so this meeting allowed the committee to have an early view and make comments. Mr. Price had already spoken to the Mayor's Office for the West Midlands, Birmingham City and North Warwickshire Borough Councils, which had shown either interest or support.

## **24 NEIGHBOURHOOD PLAN MONITORING**

Mr. Bill Richards and Mr. Derek Axe, two former members of the Neighbourhood Plan Steering Group, attended to take part in an open discussion of the monitoring and control of the town's Neighbourhood Plan. Mr. Axe felt that "implementation" should be added to the Council's responsibilities as well.

Mr. Richards was pleased to see that all members had now been issued with a hard copy of the plan document as he felt an electronic copy was not as useable. He was also content to see it was on the agenda after 2 years of not being front of mind. He reminded members that

the questionnaire responses had noted the positive factors of living in Coleshill: its size, ambience and feel and that it had been described as a “market town in the Green Belt”. He wanted to not see large number housing growth and hoped that the Planning Committee could work closely with the Borough’s Forward Planning Department.

Cllr. Wallace identified that some viewed housing growth as a necessary ill to engender a greater sustainability of the town. Mr, Richards thought other stimuli for the town were more appropriate. Cllr. Hayfield felt the Solihull MBC housing plans threatened the Green Belt and Cllr. P. Symonds wanted the Coleshill boundaries and Green Belt to be respected.

Mr. Axe reminded the Council of its pledge to provide a Press Release on the Neighbourhood Plan to let residents know their views had not been overlooked. This action was **AGREED** and the Committee Chairman /Town Clerk were to liaise on its production.

Discussions took place on the potential for an Eastern Bypass /Faraday Avenue extension, the best use of the “Coleshill Corridor” and HS2 /general tree planting and the difficulties of getting the Neighbourhood Plan to have power and influence in the planning process. It was reported that the Borough Council ensured all planning applications were put through a Neighbourhood Plan ‘filter’ for a policy check.

As a second part discussion of the Neighbourhood Plan, a request of Cllr. Reilly and the Comuunity & Partnerships Committee was for its report and summary table to be brought to this committee for approval. In this way, the Neighbourhood Plan would be brought alongside every Planning Committee meeting. Cllr. Hayfield was happy to propose this, adding that it might need reviewing after a period of practical experience. The proposal was seconded by Cllr. Hammond and **ADOPTED** unanimously.

## **25 APPOINTMENT OF VICE CHAIRMAN**

This decision had been deferred from a previous committee meeting due to low attendance at that time.

It was proposed by Cllr. Battle, seconded by Cllr. P. Symonds and voted unanimously that Cllr. Clayton be **ELECTED** as Vice Chairman of Planning Committee for the rest of the Council year.

## **26 LOCAL PLAN – GREEN SPACES**

As part of its Local Plan consultation, the Borough Council had sent a series of maps to parish councils, asking for views on the suitability of these areas to be retained or made available for development.

The Coleshill parish map had been circulated. Cllr. Hammond had produced a series of specific site and general comments, which all members wished to support. The consensus was that the response should comment, as much as possible, on individual site justification but make overarching comment as well, incorporating Neighbourhood Plan policy. The following was captured:

### Specific site comments

The area of Cole End Park and the green spaces along Station Road are within walking space of the town centre, which gives it the unique country town ambience.

The town’s Neighbourhood Plan supports enhancements to Cole End Park (policy ENP5). It is specifically identified that the park needs replacement tree planting. (In addition, the grass cutting programme appears to be leaving a wider and wider swathe of rough ground which is attracting loose grass cuttings and litter).

The green spaces along Station Road and the smaller sites generally have trees which have environmental, anti-pollution benefits and create a rural vista.

The Croft is a green which appears to have been omitted from the map and provides a vital recreational and social and community event gathering space (please add this or advise why it has been omitted).

The Memorial Park has recently had a quarter of a million pound project completed with improved adventure park, tennis, play items, trim fit and pathways (Policy ENP 5 of the Neighbourhood Plan).

There are 5 of the sites which border the A446 and provide a green lung barrier from traffic noise and fumes. These sites will become more valuable as the HS2 construction traffic and then the line itself, duly arrive. Many of the smaller sites and those near the A446 have the character of mature oak trees.

The ribbon greened spaces along Station Road are vital in providing a mixed use of the area which is dominated by largely unattractive industrial units.

#### General comments

A map showing the Green Belt boundary would be useful as many of these sites identified may well be close to or partly into the Green Belt.

Any loss would be directly in conflict with Neighbourhood Plan Policy ENP2 which states that existing green open spaces will be preserved and also CA5 which refers to preservation and enhancement of public footpaths.

Any loss of these spaces would be an act of social cohesion reduction and of climate change vandalism that would reduce the beauty and unique appeal of the town and make it no more than a lozenge shaped carbuncle on the nose of Birmingham.

## **27 PLANNING APPLICATIONS**

<b>Appl. No.</b>	<b>Address</b>	<b>Applicant</b>	<b>Proposed Development</b>	<b>Comment</b>
PAP/2019/0361	8 Brutus Drive Coleshill B46 1UF	Mrs L Maher	Erection of two storey extension.	No objection.
PAP/2019/0402	Casita, Blythe Road, Coleshill, B46 1AF	Mr Paul Harrison	Variation of condition no:2 of planning permission ref: PAP/2018/0092 relating to approved plans, in respect of demolition of existing bungalow and erection of 2 detached dwellings.	No objection.
PAP/2018/0728	Chantry House, High Street, Coleshill, B46 3BP	Mr Gary Wilson - Wilson (UK) Investments Ltd	Variation of condition no: 7 of planning permission ref: PAP/2017/0209 relating to car park surface; in respect of construction of new additional parking for Chantry House and De Montfort House.	The Committee recommended approval as the increase in park spaces for clients of Chantry House would alleviate the shortage of on and off street parking in the town as a result of overspill vehicles.

PAP/2019/0438	Glentworth, Blythe Road, Coleshill, B46 1AH	Mr Phillips	Re-use of building as self-contained residential accommodation	The Committee recommended rejection based on: <ul style="list-style-type: none"> <li>• Highways concerns for access by emergency and refuse collection vehicles,</li> <li>• Effect of the development on the character of the neighbourhood and</li> <li>• The Neighbourhood Plan which seeks to see housing of good quality and design and integrated with existing housing (policy HNP2).</li> </ul>
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## 28 PLANNING DECISIONS

Appl. No.	Address	Applicant	Proposed Development	Comment
PAP/2017/0438	2 Birmingham Road, Land opp Green Man	Mr A Watkins	Works to trees in Conservation to fell four trees	Pending
DOC/2018/0064	James Munday Rise Lichfield Road, Grimstock Hill, Coleshill B46 1LE	C/O Acacia Associates Ltd	Approval of details cond's 3-7,10,11,12,13,14 of PAP/2016 /0723 re. contamination, construction method, signage, materials, landscaping, access, parking, manoeuvring, surface water, foul sewage & noise assessment.	Pending
PAP/2018/0728	Chantry House High Street Coleshill B46 3BP	Mr Gary Wilson	Variation of condition no: 7 of planning permission ref: PAP/2017/0209 relating to car park surface; in respect of construction of new additional parking for Chantry House and De Montfort House	Pending
PAP/2018/0578	Garage Site Adjacent Blythe Court Blythe Road, Coleshill	Mr Antoine Sedik	Demolition of existing and erection of new garages at ground level with 2 no:- three-bedroom flats over. 3 additional parking spaces at the rear	Pending
PAP/2019/0173	10 Maxstoke Court Coventry Road B46 3EP	Mrs Karen Hambleton	Dropped kerb off Layby	Refused
PAP/2019/0233	Hair Salon The Cottage Maxstoke Lane B46 3DG	Ms Kerry Cursley	Continued use of former garage as hair salon	Pending

PAP/2019/0185	202, Coventry Road, Coleshill B46 3EH	Mrs G Coxall	Conversion of existing annexe to create a new dwelling	Granted
PAP/2019/0284	28 Hall Walk Coleshill B46 3ES	Ms Lisa McCormick	Proposed two storey rear extension	Granted
NWB/19CC006	High Meadow Infant School	Craig Cusack	Construction of standalone classroom block to rear of site to allow for the expansion of High Meadow Infant School into a full primary	Pending
DOC/2019/0072	29 Lawndale Close Coleshill B46 1BS	Mr Paul Jarvis	Approval of details required by Conditions no. 7 and 11 of planning permission PAP/2016/0557 dated 8 November 2016 relating to landscaping and Construction Management Plan	Granted
HS2/2019/0001	Hs2 Phase One Enabling Works Area Nth Birm Interchange St. B Stonebridge Road, Coleshill	HS2 Ltd	HS2 - Development authorised by the High Speed Rail (London-West Midlands) Act 2017 relating to Interchange Station Highways Area B - associated roadworks	Granted

## 29 CORRESPONDENCE

None.

## 30 ANY OTHER BUSINESS RELEVANT TO THIS COMMITTEE

The main A446 roundabout at the Restful Homes (former police station) site was particularly poorly maintained. The **Town Clerk** was to raise this with senior management of the County Council highways Department, rather than merely logging a call with the contact centre.

At this point, as there was no further business, the Chairman closed the meeting at 9.20 p.m.

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Chairman