

Minutes of a meeting of the **PLANNING COMMITTEE** of Coleshill Town Council held on Zoom on Wednesday 8 February 2021

PRESENT: Councillor Battle in the Chair
 Councillors: Clayton, Hayfield, Sparkes and P. Symonds.
 In attendance: Cllrs. C. Symonds and Wallace.

71 APOLOGIES

These were received from Cllr. Reilly.

72 DECLARATIONS OF INTEREST

There were no declarations of interest.

73 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of 13 January were accepted for accuracy, as proposed by Cllr. Hayfield and seconded by Cllr. Sparkes.

74 MATTERS ARISING

None.

75 PLANNING APPLICATIONS

Appl. No.	Address	Applicant	Proposed Development	Comment
PAP/2021/0007	Tame Lodge Blythe Road Coleshill B46 1AH	Mr Matt Oakley	Single storey side and rear extension	No objections
PAP/2020/0623	108 Coventry Road Coleshill B46 3EE	Tilia Building Ltd	Erection of two dwellings and ancillary site works	No objections
PAP/2021/0020	46 Birmingham Rd, Coleshill B46 1DH	Mrs Whitehead	Proposed front extension to form garage and dormer bedroom above with exterior wall material finishes and internal alterations	No objections
PAP/2021/0042	20 Parkfield Rd, Coleshill B46 1DH	Ms Kate Strickland	Hip to gable roof extension, rear dormer and 3 front skylights to facilitate a loft conversion.	No objections

76 PLANNING DECISIONS

PAP/2019/0522	Garage Site Adjacent Blythe Court Blythe Road Coleshill	Mr Andrew Kelleher	Demolition of existing and erection of new garages at ground level with 1 no:- two-bedroom flat and 1no:- one	Pending
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			bed with additional parking spaces at the rear	
PAP/2019/0621	1 Trajan Hill Coleshill B46 1TZ	Jessup	Approval of reserved matters for appearance, landscaping, scale and layout relating to erection of 20 dwellings with vehicular access	Pending
PAP/2019/0648	The Coach Hotel 150 High Street B46 3BG	Mr McGroarty	Construction of single storey hotel bedroom detached annex building ancillary to the Coach Hotel, together with associated landscaping works.	Pending
PAP/2019/0683	The Coach Hotel 150 High Street Coleshill B46 3BG	Mr McGroarty	Listed building Consent for construction of single storey hotel bedroom detached annex building ancillary to the Coach Hotel, together with associated landscaping works.	Pending
PAP/2020/0153	83 High Street Coleshill B46 3AG	Quiapeng He	Retrospective application for change of use from a restaurant (A3) to a takeaway counter (A5) and residential accommodation at ground floor, kitchens at first floor and no: 2 stock room at second floor	Pending
PAP/2020/0470 PAP/2020/0471	Queen Anne House 131 High Street Coleshill B46 3BP	Mr K Ogunbanjo	Conversion of existing offices to 7 apartments Listed Building Consent for conversion of existing offices to 7 apartments	Pending
PAP/2020/0522	Land at junction with Gorsey Lane Station Road Coleshill B46 1JG	Mr David Morgan	Change of use to 1 bay into a class 7 MOT testing centre in association with van hire company	Granted
PAP/2020/0533	12, The Colesleys, Coleshill, B46 3BU	Mr James Channing	Two storey side and front extension, and redesign existing dwelling.	Granted
PAP/2020/0528 and PAP/2020/0530 (display)	Unit 39, Coleshill Industrial Estate, Station Road, Coleshill, B46 1JT	Mr Stuart Haydon - A&J Mucklow (Investmen ts) Ltd	Change of use from office to a retail bakery including alterations. Display of illuminated signage (one fascia and one totem)	Pending
NWB/20CM012	Packington Landfill Site, Packington Lane, Little Packington, CV7 7HN	Suez Recycling and Recovery UK Ltd	Variation of conditions 1, 9 and 16 attached to planning permission NWB/16CM016 (which relates to the restoration and after use of the landfill site) in order to update the final restoration plan and aftercare and long term management plans for Packington Landfill Site.	Pending

PAP/2020/0391	Land 190 Metres North West Of Birmingham Road Roundabout Stonebridge Road Coleshill	Ms Susan Rapp	Erection of No.1 five bedroom dwelling with access	Pending
PAP/2020/0592	17 Norton Road Coleshill B46 1ES	Mrs Kaina Evans	Single storey rear extension	Pending
PAP/2020/0640	21 Castle Drive Coleshill B46 3LX	Mrs Gillian Coxall	Alterations to bungalow including new internal layout, removal of garage to provide extension, extending main roof over front extension, 1.1.m forward of existing bay and small extension to rear.	Pending
PAP/2020/0657	83 Brendan Close Coleshill B46 3EF	Mr Connor Scullion	Work to trees in a Conservation Area.	Pending
PAP/2021/0005	83 Brendan Close Coleshill B46 3EF	Mr Connor Scullion	Work to trees in a Conservation Area.	Pending
PAP/2020/0672	1, Brendan Close, Coleshill, B46 3EF	Mr Martin Weaver	Single storey side and rear extensions.	Pending
PAP/2020/0378 PAP/2020/0379	Springfield Cottage, 69 Coventry Road, Coleshill, B46 3EA	Mr James Ricardo	Double story rear extension connected to the B&B via a glass link to create a new living accommodation for the owner on the first floor above a new garage. The demolition of the existing detached garage, and to increase the number of B&B letting rooms from the current 6 to 10. Plus LBC	Pending

77 NEIGHBOURHOOD PLAN

There were no applications that were deemed contrary to the Neighbourhood Plan.

78 CORRESPONDENCE

Arnold Developments had requested the Town Council's agreement to the positioning of the boundary between its development site (the former leisure centre land) and the Memorial Park drive. The Town Clerk had circulated to members the planned Arnold Developments housing layout and pegged out boundary and a copy of the Land Registry map of the development site. Although the Memorial Park had been the result of separate bequests from the Digby Trust, these were only recorded in transfer agreements and evidently not listed at the Land Registry.

The Town Clerk advised members that the Town Council's border had been clarified and made more defined at the time that the car park was resurfaced, a few years ago. There had

previously been only a rough grass edge to its land but now there was a series of raised kerb stones. Arnold Developments were prepared to honour that kerb line and access to the Town Council's power services cabinet and underground cables.

Cllr. Hayfield felt that the plans previously circulated gave support to the ownership claimed by the developer. However, in the absence of the possibility of a formal site visit (Covid-19 restrictions), members sought a few more days to individually visit the site, with the plans to hand, to visualise the layout and the developer plans. Members also wanted more clarification on assurances as to how the access to the Town Council's power services cabinet and underground cabling was to be authorised on the development site, once the houses were on site.

It was felt that the developer might accept a short delay in the decision for the above but that the next Procedure and Amenities Committee meeting (17 March) was too far in the future. It was **AGREED** that the decision should be referred to the Community and Partnerships Committee meeting of 17 February and the **Town Clerk** was to liaise with its committee chairman to put it on that agenda.

79 ANY OTHER MATTERS FOR FUTURE DISCUSSION OF THIS COMMITTEE

None raised.

At this point, as there was no further business, the Chairman closed the meeting at 8.00 p.m.

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Chairman