

Minutes of a meeting of the **PLANNING COMMITTEE** of Coleshill Town Council held in the Town Hall on Wednesday 30 June 2021

PRESENT: Councillor P Symonds in the Chair
 Councillors: Clayton, Reilly, and Richardson.
 Also attending: Cllr. Wallace

11 APOLOGIES

These were received from Cllr Sparkes.

12 DECLARATIONS OF INTEREST

There were no declarations of interest.

13 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of 26 May were **ACCEPTED** for accuracy without amendment, as proposed by Cllr. Richardson and seconded by Cllr. Clayton.

14 MATTERS ARISING

The revision of the Neighbourhood Plan was to take place at the 28 July meeting, with members of the Steering Group invited.

15 PLANNING APPLICATIONS

Appl. No.	Address	Applicant	Proposed Development	Comment
PAP/2021/0355	Land To the Rear Of 32- 52, Chestnut Gr, Coleshill	Andrew Watkins - North Warks BC	Works to trees in Conservation Area	The Committee was minded to recommend refusal and request an extension to the consultation deadline. *
PAP/2021/0316	6 De Montfort Mews Parkfield Rd B46 3AP	Mrs Lizzie Cameron	Works to tree protected by TPO	No objections.
PAP/2021/0341	4 Brutus Drive B46 1 UF	Mr G Sheppard	Erection of two storey rear/side extension	No objections.
NWB/21CM007	Unit 25 Roman Way B46 1HQ	PHS Group	Proposed transfer and processing of mixed commercial wastes prior re-use, recycling & recovery. Part of site only, retaining remainder for existing B1, B8 activities.	No objections.
PAP/2021/0252	34 Coventry Road	Mr Liam Thomas	Demolition of existing garage,	No objections, subject to the retention of the roundel

	Coleshill B46 3EE		construct new single storey extension to side & rear of dwelling. Outbuilding to be built in rear garden.	windows, given that the property is in the Conservation Area.
PAP/2021/0366	108, Coventry Road, Coleshill, B46 3EE	Tilia Building Ltd	Erection of a single dwelling and ancillary site works	No objections.
92886 Cornerstone	Coleshill School, Packington Lane, Colehill B46 3EX	Sinclair Dalby	Proposed 5G Telecomms Upgrade	No objections.

* The Town Council requests time for further information and discussions, including on site, with other agencies, particularly North Warks Borough Council officers and power companies but also Warwickshire Wildlife Trust and Tame Valley Wetlands. The reasons for this are:

1. There needs to be consideration to how works are to progress on the Love Your River Cole Project, for consistency and best overall objectives.
2. Members wish to clarify the condition of the 5 willow trees. There is no desire to see them felled if they have not become diseased.
3. Consideration needs to be given to the Coleshill Neighbourhood Plan policies, particularly:
 - o ENP1: The Conservation Area should be preserved and where possible enhanced. Proposals for new development in the Conservation Area should be in keeping with the character and appearance of the area; maintain the area's historic character; protect the historic buildings including any that are subsequently locally listed; and protect its setting including views into and out of the Conservation Area.
 - o ENP2: Existing green open spaces set out in the schedule below will be preserved. All current school fields will be protected from development.
 - o CA5: Preservation and Enhancement of Public Footpaths.

16 PLANNING DECISIONS

PAP/2019/0522	Garage Site Adjacent Blythe Court Blythe Road Coleshill	Mr Andrew Kelleher	Demolition of existing & erection of new garages at ground level with 1 x two-bedroom flat and 1 x one bed & additional parking spaces at the rear	Pending
PAP/2020/0153	83 High Street Coleshill B46 3AG	Quiapeng He	Retrospective application for change of use from restaurant (A3) to a takeaway counter (A5) /residential accommodation at ground floor, kitchens at first floor and 2 stock rooms at second floor	Pending
PAP/2020/0470 PAP/2020/0471	Queen Anne House 131 High Street B46 3BP	Mr K Ogunbanjo	Conversion of existing offices to 7 apartments Listed Building Consent for conversion of existing offices.	Pending

PAP/2020/0528 and PAP/2020/0530 (display)	Unit 39, Coleshill Industrial Estate, Station Road, Coleshill, B46 1JT	Mr S. Haydon - A&J Mucklow Invest'mts.	Change of use from office to a retail bakery including alterations. Display of illuminated signage (one fascia and one totem)	Granted
NWB/20CM012	Packington Landfill Site, Packington Lane, Little Packington, CV7 7HN	Suez Recycling and Recovery UK Ltd	Variation of conds. 1, 9 and 16 on NWB/16CM016 (which relates to the restoration and after use of the landfill site) in order to update the final restoration plan, aftercare and long term plans for the site.	Pending
PAP/2020/0391	Land 190m North West Of Birmingham Road Roundabout Stonebridge Rd	Ms Susan Rapp	Erection of No.1 five bedroom dwelling with access	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
NWB/21CM003	Coleshill Food Waste Ad Plant, Marconi Way, Coleshill, B46 1DG	Severn Trent Green Power Group Limited	The construction and operation of an Anaerobic Digestion Facility on land at Coleshill Sewage Treatment Works.	Pending
PAP/2019/0648 Amended plans: PAP/2019/0683	The Coach Hotel 150 High Street Coleshill B46 3BG	Mr MCGroarty	Construction of single storey hotel bedroom detached annex building ancillary to the Coach Hotel, together with associated landscaping works. Plus Listed building Consent	Pending
PAP/2020/0623 Amended Plans	108 Coventry Road Coleshill B46 3EE	Tilia Building	Erection of two dwellings and ancillary site works	Pending
PAP/2021/0023	10 Doris Road Coleshill B46 1EJ	Mrs Sarah Gleiwitz	Retrospective application for the erection of a former conservatory with brick built, single storey rear	Pending
PAP/2021/0156	21 Norton Road Coleshill B46 1ES	Mr Dan Moules	Two storey side extension, front and rear dormers together with single storey side and rear extensions	Pending
PAP/2021/0139 and PAP/2021/0140 (LBC)	112, High Street, Coleshill, B46 3BL	Mr John Whitehead	Partial ground floor and entire first floor change of use from existing offices to 4no. residential flats. Two storey side extension to rear	Pending
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/2021/0189	Jubilee House	Mrs S Nair	Certificate of lawfulness for proposed two storey rear extension,	Issued

	Lichfield Rd B46 1LD		single storey side extension and garage conversion	
PAP/2021/0198	The Lodge, Coleshill Manor Campus, Sth Dr, Coleshill B46 1DL	Jacob Leto - Stoas Architects	Listed Building Consent for replacement windows.	Pending
PAP/2021/0205	10, Colebridge Crescent, Coleshill, B46 1HF	Miss Z McCarthy	Rear ground floor extension	Pending
PAP/2021/0227	23 Augustus Close, Coleshill B46 1HJ	Mr K. Gamble	Single storey side extension.	Granted
HS2/2021/0002	North Chester Road Site Stonebridge Road Coleshill Warwickshire	HTwo 2 Snow Hill Queensway Birmingham B46GA	Hs2 Phase One Enabling Works Area North Chester Road Site, Stonebridge Road, Coleshill, Warwickshire.	Pending
PAP/2021/0211	8, Sherborne Close, Coleshill, B46 3ER	Mr Mark Clayton	Single storey side and rear extension.	Pending
PAP/2021/0251	45, Parkfield Road, Coleshill, B46 3LD	Mr Kai Ogunbanjo	Variation of condition no: 2 of planning permission PAP/2020/0527 relating to revising the scheme for remove of rear chimney and replace with larger one to front and dormer to provide staircase case headroom.	Pending
PAP/2021/0289 and PAP/2021/0290 (LBC)	70-72 High Street, Coleshill, Warwickshire B46 3AH	Mr G Darby	Change of use of offices to two apartments.	Pending

17 NEIGHBOURHOOD PLAN

Policy statements are referred to under item 15.

18 CORRESPONDENCE

On Dreamers restaurant, there is to be a retrospective application for variation of condition no: 2 of planning permission PAP/2011/0552 dated 16/02/2012 relating to internal staircase for upper floor access that has been removed. An extended deadline will be requested to allow this to be considered at the July meeting.

19 ANY OTHER MATTERS FOR FUTURE DISCUSSION OF THIS COMMITTEE

None.

At this point, as there was no further business, the Chairman closed the meeting at 8.50 p.m.

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Chairman