



Minutes

Extra Ordinary Meeting of Chadwick End Parish Council

Held on: Tuesday 23rd March 2021 at 2pm
Place: Online

Present: Cllrs Rob Horsfield (Chair), Andrew Taylor and Simon Carter
In attendance: Kerry Finlayson (Parish Clerk) **Members of the public:** 0

40/21 WELCOME and APOLOGIES

Councillors received and accepted apologies from Cllr Davies who had a prior family commitment and Cllr Playdon who was taking a sabbatical.

41/21 DECLARATION OF INTEREST

There were no interests declared in any item of business on the agenda.

42/21 FINANCIAL MATTERS

i) Payments

Date	Invoice No	Payee	For	TOTAL
17/03/21	144	Solihull PAT Testing	PAT Testing	60.00
11/03/21	145	A Bullivant	Window Cleaner	15.00
26/02/21	146	Lloyds	Corporate Card*	75.88
17/03/21	147	opus	Electricity	51.17
09/03/21	148	Play Inspection Co	Playground Inspection	150.00
01/03/21	149	Fortress Mar	Waste	56.98
				409.03

Proposed Cllr Horsfield Seconded Cllr Carter All in favour

ii) Proposed Budget V2

Proposed Cllr Horsfield Seconded Cllr Carter All in favour

43/21 PLANNING

i) PL/2021/00410/MINFHO 8 Hall Farm Court, Kenilworth Road

No objection

Proposed Cllr Taylor Seconded Cllr Horsfield All in favour

ii) PL/2021/00481/MINFHO Fairways, Oldwich Lane West

No objection

Proposed Cllr Horsfield Seconded Cllr Carter All in favour

iii) PL/2021/00530/MINFHO 5 Hall Farm Court, Kenilworth Road

Objection

Proposed Cllr Taylor Seconded Cllr Carter All in favour

There is no objection to the internal conversion of the garage roof space to office accommodation. However, the PC does object to the proposed external metal spiral staircase included in this application. This property is situated within the green belt and it is felt that this staircase is not in keeping with the location and the style of this development and the visual impact is also harmful to the green belt so is therefore inappropriate development (NPPF 144). There appears to be no significant reason for a staircase to be external to the building.

CEPC therefore requests that SMBC refuse permission and request the applicant to revise the plans to include an internal staircase, or if an external staircase is necessary design one which has less impact visually.

iv) PL/2021/00352/PPFL Yew Tree Farm, Arbour Tree Lane

Objection

The existing building and the proposed new dwelling are within the green belt.

- NPPF 143 "Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances".
- NPPF 144 "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the green belt. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".
- NPPF 145 d) an exception to allow approval could be, "the replacement of a building, provided the new building is in the same use and is not materially larger than the one it replaces"
- Under Policy P17 of the latest Solihull Local Plan it is stated that only limited in-fill or redevelopment is allowed within Chadwick End.

The existing structure is an open fronted storage facility and is not a permanently enclosed structure so redevelopment as defined by the Local Plan is not appropriate. The proposal is to demolish the existing storage facility and rebuild on the site a single storey dwelling. This is a complete change of structure and use and therefore again is inappropriate under the NPPF and Solihull Local Plan. There are no very special circumstances stated within the supporting documents so by definition this development must be classed as inappropriate. Building a new dwelling on this site will harm the green belt because of the impaired visual impact and the detrimental effect on the openness, when compared to the existing structure. The development cannot be classed as adding into the housing stock of the Borough as it is to be used by family and friends visiting the main property.

As the existing structure is seen by the applicants as not fit for purpose and has no historical significance, CEPC has no objection to its demolition.

CEPC requests that SMBC refuse this planning application.

Proposed Cllr Horsfield	Seconded Cllr Carter	All in favour
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44/21 POLICIES

i) Emergency Plan

Proposed Cllr Horsfield	Seconded Cllr Taylor	All in favour
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ii) Financial Regulations

Proposed Cllr Horsfield	Seconded Cllr Carter	All in favour
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iii) Standing Orders

Proposed Cllr Horsfield	Seconded Cllr Carter	All in favour
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45/21 DATE OF NEXT MEETING

- Tuesday 6th April - Ordinary at 6pm followed by the Parish Assembly

46/21 TO CONSIDER CLOSURE OF THE MEETING TO THE PUBLIC AND PRESS

The meeting was closed at 14.50

Proposed Cllr Horsfield	Seconded Cllr Carter	All in favour
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Dated:

Signed: