



BURTON GREEN PARISH COUNCIL



MINUTES

of the meeting of the **Planning Committee** held in Burton Green Village Hall, Red Lane at 6:30pm on **22nd July 2024**.

Present: Councillors Gibbs (Chairman), Deeley, Taylor, Webster and the Clerk (Helen du Bois). Cllr Aizlewood arrived during item 5

Others: Spencer Jefferies and Emma Wagland (Conrad Energy)

Public: 9

No.	
1.	Apologies for absence
	The Council had received apologies from Cllr McColl which were accepted.
2.	Declaration of Interests
	None.
3.	To approve the minutes of the Planning Committee meeting held on 22nd April 2024
	The minutes were approved and signed without amendment.
4.	Public participation
	None.
5.	Guest speaker: Spencer Jefferies, Development Manager (Conrad Energy) regarding the proposed battery energy storage site, land north of Hob Lane
	Spencer Jefferies and Emma Wagland provided information about Conrad Energy's proposed BESS on land north of Hob Lane and answered questions from Councillors and members of the public.
6.	To consider the following planning applications:
6.1	W/24/0769 Description: Variation of Condition 2 (approved plans) of planning permission ref: W/24/0320 (Variation of Condition 2 (approved plans) of planning permission ref: W/23/1739 (Erection of single storey rear extension, first floor side extension, 1 no. dormer window to front roof slope, enlargement of existing front dormer and raising of existing ridge line) to reduce size of front porch, install rooflights, change material of external walls, change flat roof dormer to pitch and remove chimney) for an erection of an additional storey and associated increase of ridge height, removal of balcony and introduction of marley cedar type weatherboard cladding. Address: 42 Hodgetts Lane, Burton Green, Kenilworth, CV8 1PJ BGPC comment: NEUTRAL



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6.2	<p>W/23/1718</p> <p>Description: Remodelling of dwelling to include; erection of three storey rear extension, two storey side extension, erection of 3 front facing dormers and associated loft conversion and rendering of property.</p> <p>Address: 249 Cromwell Lane, Burton Green, Kenilworth, CV8 1PN</p> <p>BGPC comment: NEUTRAL</p>
6.3	<p>W/24/0454</p> <p>Description: Demolition of the existing dwelling and the subsequent erection of 5 dwellings with associated works to access, landscape and parking</p> <p>Address: Meadow View, 8 Hob Lane, Burton Green, Kenilworth, CV8 1QB</p> <p>BGPC comment: OBJECTION with the following comments:</p> <ol style="list-style-type: none"><i>1. The Council considers this proposal to be over development rather than limited infill and that the density of this development is out of keeping with neighbouring properties and the rural surroundings.</i><i>2. The width of the single-track road to the proposed development is less than 4m in places and is not wide enough for two cars to pass routinely. In the short term there are concerns about how construction vehicles will navigate to the site, with longer-term concerns about the inevitable increase in residential traffic on the narrow track - vehicles having to wait on and/or reverse back onto Hob Lane.</i><i>3. The Council has been informed that the track is too narrow for WDC's waste vehicles to use so bins would have to be collected from the entrance off Hob Lane - but with no area to place the much larger number of bins without blocking the pavement (note that this part of Hob Lane is used for school drop-off/pick-up so will have children attempting to walk past). Also, it is felt that it is not appropriate for a proposed bin store to be located so close to the boundary of a neighbouring property.</i><i>4. Given the very small site with limited ability to absorb 'unallocated' vehicles (visitors, etc) it is felt that the proposal contains insufficient consideration for parking at the 5 properties, which may lead to overspill onto the track and/or parking on Hob Lane.</i><i>5. Effects on neighbouring properties: the proposal to remove a mature row of trees and hedgerow will have a direct impact on the privacy of neighbouring properties.</i><i>6. The Council are concerned about the economical impact, including potential closure, that construction of the properties may have on the nearby equestrian businesses which share access via the track and the likelihood of noise causing distress to the horses.</i><i>7. The Council also has concerns about how the proposed drainage and sewage systems will function given that the existing ditch system already occasionally floods onto the road (especially problematic with freezing in winter).</i>
6.4	<p>PL/2024/01261/PPFL</p> <p>Description: Installation of a flexible electricity storage facility to supplement the local electricity grid in order to stabilise and secure electricity supply.</p> <p>Address: Land East Of Hodgetts Lane Berkswell Solihull</p> <p>BGPC comment: OBJECTION with the following comments:</p>



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	<i>The Council fully supports the reasons given by SBC for their refusal of the applicant's previous application for this site (PL/2023/02196/PPFL) on 18.03.2024 and we see no significant material change in this new application. Please refer to our comments submitted previously for PL/2023/02196/PPFL which are also relevant to this application.</i>
7.	Close
	The meeting closed at 8.03pm

Signed: _____ Date: _____
Cllr Gibbs, Chairman

UNSIGNED