



**Planning Meeting held via Zoom on Monday 22nd February 2021**

**Present:** Cllr M Woollard Chair, Cllr R Weaver, Mrs B Bland, Cllr J Hughes, Cllr R Kipling, Cllr A Eburne.

**There were 7 members of public present.**

- **Durban Cottage** PL/2020/02481/MINFHO

Lodge Green Lane, Meriden, CV7 7JZ  
Erect new garage and site entrance

**General Comment:**

Clarification is required for vehicular access; there will be two access points to one property. Case Officer to be contacted regarding 2 points of access? Highways comments required to impact entering/exiting property from highway.

**Action: MW contact case officer**

- **The Woodlands** PL/2020/01696/PPFL

Lodge Green Lane, Meriden, CV7 7JG

Single storey rear extension; first floor side extension over existing ground floor; single storey infill extension.

**Action: Application withdrawn**

- **Bakersfield Farm** PL/2020/01696/PPFL

Harvest Hill Lane, Meriden, Solihull, CV7 7HP

Change of use from agricultural to commercial site for HGV plus mobile unit on site to serve as residential accommodation as rest facilities for staff.

**Objection:**

The parish council is in receipt of resident objections from neighbouring properties; there have been ongoing complaints regarding the increased HGV movements and Mr Wilkinson, SMBC Enforcement Officer, has visited the site. The landowner has also been requested to put a retrospective planning application in as currently the site is operating without planning permission. The application received in 2020 was invalid and a further request was made by SMBC Enforcement. This is inappropriate development in greenbelt; currently there is noise nuisance with the site operating 24/7. The commercial activity is for animal by-product/waste generated from wholesale slaughter waste. There is an odour from vehicles and from the site itself with an increase in flies both impacting neighbours. Harvest Hill Lane is a single track highway; it is part of SMBC's designation "not suitable for HGVs" along with Becks Lane and Shaft Lane. Additional to this use, since 2018 the site has actively stored and moved construction waste including soil, and the sorting of waste materials on site. There is no permit, permission or licence for this business and it is not included in this application. The site is looking like a "landfill" with commercial activity increasing. There are road safety issues to consider too; Becks Lane is well



documented as a “black spot” with the blind bend and increased HGV movements onto the main highway being Fillongley Road and main route into Meriden. Screening should have been undertaken prior to this application submission and an Environmental Impact Assessment should accompany any application given the contamination of land, noise, dust, lighting, pollution and effects on wildlife that impact the environment, the local community and neighbours.

**Action: MW to draft objection response and circulate to the planning committee before submitting to SMBC planning portal.**

- **The Coplow**

The Coplow Hampton Lane Meriden Solihull CV7 7JR  
Resubmission of application PL/2020/01481/MINFHO for 3 story rear extensions, render and re-clad existing brickwork as indicated on plans and form loft conversion with the addition of a single story side hobby workshop.

**General comment:**

It was noted that the property had a planning application approved in 2020. It was suggested that this property could well now have reached the 40% mark. MW to refer to case officer to check footprint and report back to planning committee.

**Action: MW to contact case officer**

**100 Fillongley Road** PL/2021/00127/MINFHO  
Meriden Solihull CV7 7LT  
2 storey rear extension

**General comment:**

Leave to Neighbour Notification and SMBC. Must ensure no loss of light and privacy to neighbouring properties. Also the architectural design and use of materials are commensurate with existing properties and compliment rather than detract from the aesthetics.

- **53 Fillongley Road** PL/2020/02801/CLOPUD

Meriden CV7 7LW  
Certificate of lawful development for proposed 4 metre x 4 metre single storey rear extension.

**Objection:**

The parish council object to this planning application. It is disappointing that this has already been built and requires a Certificate of Lawfulness in lieu of planning permission.

**Action: MW to submit parish council’s disappointment and objection to this retrospective making things legal.**



- **5 Olympus Close** PL/2021/00366/MINFHO

Millison's Wood, Coventry, CV5 9QQ

First floor side extension, single storey rear extension.

**General comment:**

The parish council expresses their view that this changes the original design concept. Must ensure no loss of light and privacy to neighbouring properties. Also the architectural design and use of materials are commensurate with existing properties and compliment rather than detract from the aesthetics.

**Action: MW to submit comments to SMBC planning portal**

- **The Old Telephone Exchange/Land next to 75 Main Road, Meriden**  
PL/2021/00315/PPFL

Change of Use to Class E

Reapplication for change of use; 2018 application for 3 storey building for flats withdrawn; 2019 detached dwelling declined.

**Objection:**

Change of use for café use with signage with impact to pedestrians and highway users. Access to rear of premises via flats compromised. The parish council do not know this parking area as a "shoppers car park" as detailed. Not sufficient parking at rear with a tight entrance/access. Impact of café to neighbouring properties i.e. flue stack from kitchen area and food smells permeating into close neighbouring properties. There is parking restrictions outside on Main Road being double yellow lines; there is also a pedestrian centre refuge for crossing. Parking will be an issue as turning into Fairfield Rise there is parking restrictions up to driveway behind telephone exchange. There is already parking and turning issues relative to accessing the next door Post Office. This will change character of village centre design.

**Action: MW to submit objection to this application.**

- **23 Grace Road** PL/2021/00297/MINFHO

Leave to neighbour notification/SMBC.

**General comment:**

Leave to Neighbour Notification and SMBC. Must ensure no loss of light and privacy to neighbouring properties. Also the architectural design and use of materials are



commensurate with existing properties and compliment rather than detract from the aesthetics.

- **Screening opinion - Meriden Park** PL/2021/00345/EIASCR

Cornets End Lane, Meriden, Solihull, CV7

**Project/Development Details: Contaminated Construction Material Recycling Plant**

It would be useful to get case officers names that are involved.

Public comment - the cumulative impact needs to be taken into account, each one can be approved but it is the total effect of the combined planning applications that need to be considered.

**Objection:**

The parish council expresses its disappointment in lack of engagement by the applicant, agent and SMBC case officers. The screening application has been decided and it is worrying that SMBC consider there to be no requirement for an Environmental Impact Assessment to accompany the planning application submission. This new operation will impact on the cumulative volume of HGV traffic as the screening application states 40 vehicle movements in and out i.e. 80 additional vehicles accessing Cornets End Lane and quarry entrance. According to the screening request existing wheel wash, sweeper and administration resources will be used. There is some debate as to the effectiveness of existing wheel wash and sweeper management. There will also be environmental impact of noise, pollutants, dust and lighting. SMBC in their screening opinion states “whilst the scheme would clearly have the potential to generate environmental effects, principally with regard to air quality, noise, pollution, and lorry movements, these considerations would be capable of being properly assessed through the normal application process.....and mitigated by planning conditions”. Unfortunately from experience this is not the case. The parish council has been advised time and again that existing site licence/planning permissions/conditions trump any new conditions being placed upon the operation. The parish council has no confidence that any mitigation will be placed upon the operator using conditions of licence or permit from either SMBC or the EA. The operating hours are longer than the existing operator hours with an extra hour being worked from 07.00 weekdays and extra 2 hours being worked on Saturdays i.e. starting at 07.00 and finishing at 14.00. Meriden is already impacted by noise nuisance which is being investigated by the EA. Neighbours and local community are regularly disturbed by plant noise and do not want additional nuisance from increased working hours. The operation is for a contaminated construction material wash plant that will be housed in the open; what levels of contamination will leach into the ground? The storage piles are stated to stand 8 metres high? How many piles will there be? If dry construction waste then there will be dust; what measures will be in place to control air borne particulate matter and dust from this process. The parish council is very concerned that a



screening opinion has been decided without any environmental impact assessment to the long term effects of this 'permanent' contaminated material processing plant.

**Action: MW to draft objection to SMBC planning portal.**

- **47 Albert Road** PL/2020/02591/MINFHO

2 storey extension to side of property including ground and first floor alterations

There have been numerous planning applications on this property. The original footprint would be good to look at to compare. Suggest that the 40% limit has been reached. Suggestion of impact on neighbours i.e. light and privacy; character of the road and village and impact of the amenities i.e. Millisons Wood entrance.

**Action: MW to contact case officer to clarify 40% and report back to planning committee.**

The parish council suggested a meeting to be arranged to meet with the new head of planning for SMBC regarding the quarry planning applications. It was suggested that a resident representative join the parish council at the meeting as the additional knowledge and input from a resident perspective will be invaluable. All agreed this would be of great benefit going forward with dealing with the quarry applications.

Date of Next Meeting: To be confirmed.