Minutes of the Extraordinary Meeting of the Parish Council of Berkswell held in the Methodist Church, Station Road, Balsall Common, on Monday 20 April 2026 at 7:30 pm

	Action

1. **Attendance:** Cllrs Shadbolt (Chair), Edwards, Lloyd, Lycett, Sawyer and Drake; Ward Cllrs Dicicco and Delaney; and 8 residents.
2. **Apologies for absence**: Cllr Howles
3. **Acceptance of apologies for absence**
4. **Declarations of Interest**
   a. The were no declarations of interest from Councillors on items on the agenda
   b. There were no written requests to disclose pecuniary interests
   c. There were no requests for dispensations
   d. Councillors were reminded to update their Notice of Registrable Interests'. It is a requirement that Councillors update the Register within 28 days of a change to any Disclosable Pecuniary Interest. Councillors to note that the current register is available via the following link http://eservices.solihull.gov.uk/mgInternet/mgParishCouncilDetails.aspx?ID=235&LS=3
5. **Planning Applications**

Ref	Location	Proposal	Response Date
PL/2026/00479/PPRM	Pheasant Oak Farm Hob Lane Berkswell Solihull	Reserved matters submission for approval of Landscaping, Scale, Appearance and Landscaping for the erection of 250 dwellings, including discharge of conditions 6 (Design Code) and 9 (Surface Water Drainage Scheme) pursuant to outline planning permission ref: PL/2023/022140PPOL	14 April 2026

Motion: Council to agree to the following motion:
Berkswell Parish Council objects to the proposed layout and asks that this is reviewed to provide additional car parking spaces. The proposed design code fails to comply with the Berkswell Neighbourhood Development Plan Policy B8 which requests additional parking spaces be provided over and above the average due to the area's reliance on car usage due to poor levels of public transport. The layout includes 2 spaces per property, some of these being within garages which are rarely used. The likely impact will be additional pavement parking as experienced on other recent local estates impeding accessibility for pushchairs, wheelchairs and mobility scooters.
Additionally, we ask that the proposed route of the Millennium Way footpath past Mulberry cottage be amended to improve their amenity in line with policy P14 of the Solihull Local Plan**.**

After discussion it was **agreed to amend** the motion as follows:

Berkswell Parish Council objects to the proposed layout and asks the following

1. That this is reviewed to provide additional carparking spaces. The proposed design code fails to comply with the Berkswell Neighbourhood Development Plan Policy B8 which requests additional parking spaces be provided over and above the average due to the area's reliance on

car usage due to poor levels of public transport. The likely impact will be additional pavement parking as experienced on other recent local estates impeding accessibility for pedestrians, pushchairs, wheelchairs and mobility scooters.

2. The proposed route of the Millennium Way footpath past Mulberry Cottage be amended to improve the resident's amenity in line with Policy P14 of the Solihull Local Plan.
3. A Green barrier be provided at the back of plots 179-193 or failing that appropriate planting to shield the new houses from the existing properties to protect the amenity of the existing residents in line with Policy P14 of the Solihull Local Plan.
4. We support the use of cul-de-sacs within the layout, disagreeing with Kate Murphy's objection to their use within the Urban Design consultee comments. The use of cul-de-sacs, along with the proposed footpaths in line with Policy B1 2b and 2d of the Berkswell Neighbourhood Development Plan.

The amended motion was unanimously agreed.

Clerk

Discussion then took place regarding a further amendment to the motion to request the approved land parameters plan be amended to move the proposed orchard to the right of South View Farm, where the layout currently proposes housing. The reason for the request is to protect the setting of the windmill, although the potential detrimental impact on the windmill was questioned given distance and landscaping proposed. Chair to contact Vistry to discuss feasibility of request, potential to re-site the affected houses within site and implications on POS and additional parking spaces sought.

CS

PL/2023/01520/PPOL	Land off Station Road, Balsall Common	Outline planning application for the erection of up to 970 residential dwelling on Barratts Farm (BC1) between Station Road and Waste Lane.	Ongoing.

Motion: Council to agree the following motion:
Berkswell Parish Council supports the objection prepared by resident Yasmine and Dominic Griffin requesting that the site layout is revisited to ensure environmental corridors exist between ponds and areas of open space, in line with policy B1 6b of the Berkswell Neighbourhood Development Plan.

After discussion it was **agreed to amend** the motion as follows:

Berkswell Parish Council supports the objection prepared by residents Yasmine and Dominic Griffin requesting that the site layout is revised to ensure environmental corridors exist between ponds and areas of open space, in line with policy B1 6b of the Berkswell Neighbourhood Development Plan.
Berkswell Parish Council also notes and supports the recommendations proposed within the Ecology consultation report prepared by Warwickshire County Council and requests that these are met via Landscape and Ecology Management Plans. These must be prepared and submitted in writing before each phase of the development for approval be Solihull Planning Authority.
The amended motion was approved unanimously.

Clerk

6. Grant Applications

a. Junior Park Run – The council has received a request for a grant of £1,000 towards set up costs of £4,800 to establish a junior park run at Lavender Hall Park. The additional £3,800 has been raised via donations from Balsall PC, Knowle Charitable Trust, Balsall Common Lions and Warwickshire Cricket Foundation from their Spring to Life HS2 funding. Council to approve request for £1,000 grant towards one off set up costs to establish a Junior Park Run at Lavender Hall Park. **Approved.**

Clerk

b. Balsall Common Litter Pickers Group – Council to agree to contribute up to £40 for a 'thank you' meeting of the Balsall Common Litter Picking Group. **Approved.**	**Clerk**
7. Development off Waste Lane Proposed names for Elan Development (Berkswell Rise) off Waste Lane, Balsall Common. Berkswell Parish Council has been approached for suggested road names for a development about to commence off Waste Lane. Council discussed the name proposed 'George Field Way'. After it's last commercial use, George Field bought the windmill in 1972 and carried out repairs recognising the importance of the local historical landmark. **Councillors unanimously supported the proposal.**	**CS**
8. Next Meeting The next scheduled meeting of the Council will be the Annual Meeting to be held on Thursday 14 May 2026 at 7:30pm in the Hornet's clubhouse, Lavender Hall Lane, Balsall Common.	