

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
1 DECEMBER 2022**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 1 DECEMBER 2022 AT 1100 HOURS IN COMMITTEE ROOMS
3 & 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT: - Councillor Martin Brooks in the Chair.

Councillors Akhlaq Ahmed, David Barrie, Jack Deakin, Mahmood Hussain, Mumtaz Hussain, Jane Jones, Gareth Moore, Colin Green and Rick Payne.

8091

INTRODUCTIONS

The Chair notified the Committee, that this was a quasi-judicial meeting and no decisions had been made in advance of the meeting. He highlighted Members who sat on this Committee were sitting as representatives of the Council as a whole and not Ward Councillors.

NOTICE OF RECORDING

8092

The Chair advised, and the Committee noted, that the meeting would be webcast for live or subsequent broadcast via the Council's YouTube channel (www.youtube.com/channel/UCT2kT7ZRPFCXq6_5dnVnYlw) and members of the press/public could record and take photographs except where there were confidential or exempt items.

DECLARATIONS OF INTEREST

8093

The Members are reminded they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at this meeting.

If a disclosable pecuniary interest is declared a Member must not participate in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If other registerable interests are declared a Member may speak on the matter only if members of the public are allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If it is a 'sensitive interest', Members do not have to disclose the nature of the interest, just that they have an interest.

Planning Committee – 1 December 2022

Information on the Local Government Association's Model Councillor Code of Conduct is set out via <http://bit.ly/3WtGQnN>. This includes, at Appendix 1, an interests flowchart which provides a simple guide to declaring interests at meetings.

APOLOGIES

8094 Councillor Diane Donaldson, Lee Marsham, Shehla Moledina and Lauren Rainbow.

CHAIR'S ANNOUNCEMENTS

8095 Councillor Moore and Jones stated that they expressed no interest in item 8

MINUTES

8096 The Minutes of the meeting of the Committee held on 20th October 2022 were agreed.

The business of the meeting and all discussions in relation to individual planning applications including issues raised by objectors and supporters thereof was available for public inspection via the web-stream.

REPORTS OF THE DIRECTOR OF PLACE, PROSPERITY AND SUSTAINABILITY

The following reports were submitted:

(See Document No. 1)

PLANNING APPLICATIONS IN RESPECT OF THE CITY CENTRE

REPORT NO. 6 - LAND AT GOUGH STREET/SUFFOLK STREET, QUEENSWAY, BIRMINGHAM, B1 1LT- 2022/04246/PA

The Area Planning Manager (City Centre) confirmed the following updates to the resolution, an additional condition requiring details of rooftop plant and associated screening and provided a summary of further correspondence received since the report was drafted. This included letters on behalf of the applicants and the applicants for the neighbouring Queensgate scheme. A summary of additional consultation responses, public comments and amended plans in relation to the Queensgate application was provided. Advised that a pre-action letter had been received and summarised the four grounds set out.

Speakers spoke against the application speakers spoke in favour of the application.

Planning Committee – 1 December 2022

Members commented on the application and the Area Planning Manager (City Centre) responded thereto.

Upon being put to a vote it was 2 in favour, 7 against and 0 abstention.

8097

RESOLVED: -

That planning permission be deferred minded to refuse.

REPORT NO. 7 - LAND AT FORMER MONACO HOUSE SITE, BRISTOL STREET, BIRMINGHAM, B5 7AS - 2017/10551/PA

The Area Planning Manager (City Centre) confirmed that a further letter of objection had been received and summarised the points raised.

Members commented on the application and the Area Planning Manager (City Centre) responded thereto.

Upon being put to a vote it was 9 in favour, 0 against and 0 abstention.

8098

RESOLVED: -

- (i) That planning permission be granted subject to the completion of a Section 106 legal agreement and conditions as set out in the report back;
 - (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 22nd December 2022, or such later date as may be authorised by officers under powers hereby delegated, planning permission be refused for the reason(s) set out in the report; and
 - (iii) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
 - (iv) That no objection be raised to the stopping-up of Section of footway on Bristol Street and pedestrian subway that runs beneath Bristol Street and that the Department for Transport (DFT) be requested to make an Order in accordance with the provisions of Section 247 of the Town and Country Planning Act 1990.
-

PLANNING APPLICATIONS IN RESPECT OF THE NORTH WEST AREA

REPORT NO. 8 - LAND OFF 1-3 BARN LANE, HANDSWORTH, BIRMINGHAM, B21 0QX- 2020/02566/PA

The Area Planning Manager (North West) confirmed the following updates:

Representation received from Councillor Lal requesting Planning Committee undertake a site visit.

Objections also received from Soho Road BID and an Inspector from Summerfield Police Station raising concerns that are already detailed in the officer report.

Letter of support received from CLK Homes, who are the intended operator of the development highlighting the following:

- City Housing's unpublished 'Supported Housing Strategy' identifies that there is now twice the number of units of single person supported accommodation than the City requires.
- The proposal is for purpose built self-contained units, a building from conception that has had its end users at the forefront.
- They consider that these surplus units of accommodation are at large the vast number of converted HMO properties, the majority of which are unfit, and ill-suited to the housing needs within the City.
- They contend that the identified surplus is a direct result of the said shared accommodation units, due to the inherent difficulties of various personalities, suitability and antisocial behaviour within one household. Thus owing to the number of vacant rooms and semi occupied large properties within the City.
- They aim to rehouse tenant from within the City, those seeking semi-independent housing options away from shared housing within the local community. Progressing to self-accountability within their units.
- In turn this will release unfit HMO properties back to their original intended use as family dwellings, thereby also facilitating in meeting the greater shortage of family housing within the City.
- These units of supported accommodation will be operated under a Community Interest Company working directly with the Council, reducing issues that are being experienced by uncooperative landlords and meet with standards that align with the recent 'The Charter for Social Housing Residents_ Social Housing White Paper'.
- Proposal would also serve as a base and community hub for the resident, meeting the needs of the residents with around the clock staffing.

Members commented on the application and the Area Planning Manager (North West) responded thereto.

Upon being put to a vote it was 0 in favour, 8 against and 1 abstention.

8099

RESOLVED: -

That planning permission be refused.

Reason for refusal:

The proposal has not adequately demonstrated the need for this form of supported living accommodation and would result in an increase in crime and fear of crime as well as anti-social behaviour. These adverse impacts significantly and demonstrably outweigh the benefits associated with the development, when assessed against the policies in the Framework taken as a whole. The proposal is contrary to Policies PG3 and TP30 of the Birmingham Development Plan, Policy DM12 of the Development

Planning Committee – 1 December 2022

Management in Birmingham DPD and the National Planning Policy Framework.

PLANNING APPLICATIONS IN RESPECT OF THE SOUTH AREA

REPORT NO. 9 - LAND OFF DALMUIR ROAD, LONGBRIDGE, BIRMINGHAM – 2022/05774/PA

The Principal Planning Officer (South) confirmed there were no updates.

Members commented on the application and the Principal Planning Officer (South) responded thereto.

Upon being put to a vote it was 5 in favour, 0 against and 4 abstention.

8100

RESOLVED: -

- (i) That planning permission be granted subject to the completion of a Section 106 legal agreement and conditions as set out in the report.
 - (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 23 February 2023, or such later date as may be authorised by officers under powers hereby delegated, planning permission be refused for the reason(s) set out in the report; and
 - (iii) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
-

OTHER URGENT BUSINESS

Councillor Moore raised the issue with Planning Consultations being sent out late to members. Sarah Scannell (Assistant Director Planning) responded that they are aware of the issue and are putting things in place and are working through the details that will be presented to full council.

AUTHORITY TO CHAIR AND OFFICERS

8101

RESOLVED: -

That in an urgent situation between meetings the Chair, jointly with the relevant Chief Officer has authority to act on behalf of the Committee.

8102

AUTHORITY TO THE ASSISTANT DIRECTOR (PLANNING):

If a Planning Committee meeting(s) are unable to be held in person and/or cancelled, the Assistant Director (Planning), in consultation with the Planning Committee, has authority to determine planning applications that would otherwise have been considered by the Committee.

Planning Committee – 1 December 2022

The meeting ended 1154 hours.

.....
CHAIR