

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE 20 JULY 2017
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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 20 JULY 2017 AT 1100 HOURS IN COMMITTEE ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM

PRESENT:-

Councillor Sharpe in the Chair;

Councillors Azim, Douglas Osborn, Fazal, Henley, C Jones, Linnecor, Moore, Straker Welds and Williams.

PUBLIC ATTENDANCE

- 5582 The Chairman welcomed members of the public to the meeting, indicating that a leaflet had been circulated explaining how the Committee operated. He stressed that, because the Committee was a quasi-judicial one, no decisions had been made before the meeting.

NOTICE OF RECORDING

- 5583 The Chairman advised, and the Committee noted, that this meeting would be webcast for live or subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) and members of the press/public could record and take photographs except where there were confidential or exempt items.

CHAIRMAN'S ANNOUNCEMENTS

A. Planning Committee Meetings

- 5584 The Chairman informed Members that meetings were scheduled to take place on 3, 17, 31 August and 14 September 2017.

B. Members' Training

- 5585 The Chairman informed Members that training had been arranged for Thursday, 21 September 2017.

APOLOGIES

- 5586 Apologies were submitted on behalf of Councillors T Ali, Beauchamp, Booton, Cornish and K Jenkins.
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MINUTES

- 5587 **RESOLVED:-**

That the Minutes of that part of the last meeting of the Committee open to the public be noted.

MATTERS ARISING

Abattoir Located at 33-48 Charles Henry Street, Highgate

- 5588 Councillor Douglas Osborn thanked officers for taking action concerning the foul smell emanating from an abattoir located at 33-48 Charles Henry Street, Highgate (Minute No 5576 refers).
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NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

- 5589 No notifications were received.
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PETITIONS

- 5590 No petitions were received.
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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 CORPORATE DIRECTOR, ECONOMY

The following reports were submitted:-

(See document No 1)

Planning Applications in Respect of the South Area

Report No 8 – 36 Barlows Road, Edgbaston – 2017/04593/PA

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

5591 **RESOLVED:-**

That planning permission be granted subject to the conditions set out in the report.

Report No 9 – The Meadows Primary School, Bristol Road South, Northfield – 2017/03342/PA

The Area Planning Manager (South) gave details of an additional letter received regarding the proposal.

Members commented on the application and the Area Planning Manager (South) and Transport Manager responded thereto.

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

5592 **RESOLVED:-**

That planning permission be granted subject to the conditions set out in the report.

Planning Applications in Respect of the North West Area

Report No 10 – Walsall Road, Near the Junction with Russell Bank Road, Four Oaks, Sutton Coldfield – 2017/04450/PA

The Area Planning Manager (North West) advised that three additional representations objecting to the proposal had been received.

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

5593 **RESOLVED:-**

That it be noted that prior approval is required and that planning permission be granted subject to the conditions set out in the report.

**Report No 11 – 5-19 Union Road, 14-30 Union Road and 1-15 The Hollies,
Aston – 2017/04241/PA**

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

5594

RESOLVED:-

That no prior approval is required.

Planning Application in Respect of the City Centre Area

Report No 12 – The Axis, 10 Holliday Street, City Centre – 2017/01882/PA

The Area Planning Manager (City Centre) gave details of an additional letter received regarding the application.

She advised that she wished to delete conditions 24, 26 and 33 and add two new conditions concerning phasing and the standard outline implementation time.

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

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

5595

RESOLVED:-

- (i) That consideration of the application be deferred pending the completion of a suitable legal agreement as set out in the report;
- (ii) that, in the event of the above legal agreement not being completed to the satisfaction of the local planning authority on or before 30 August 2017, planning permission be refused for the reasons set out in the report;
- (iii) that, in the event of the legal agreement being completed to the satisfaction of the local planning authority on or before 30 August 2017, favourable consideration would be given to the planning application subject to the conditions set out in the report and amended below:-

Delete Conditions 24, 26 and 33.

New Condition 37:

Requires a Phasing Plan.

No development shall take place until a phasing plan has been submitted and agreed in writing with the Local Planning Authority.

Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

New Condition 38:

Implement Within Three Years (Outline).

Application(s) for approval of any reserved matter(s) must be made before the expiration of three years from the date of this permission.

The development for which permission is granted must be begun before the expiration of two years from the final approval of the reserved matter(s) or, in the case of approval on different dates, the final approval of the last matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

- (iv) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.

POLICY REPORTS

Appeal Decisions Received from the Planning Inspectorate in June 2017

The following report of the Corporate Director, Economy was submitted:-

(See document No 2)

The Head of Planning Management introduced the report and responded to Members' comments.

5596

RESOLVED:-

That the schedule of appeal decisions received from the Planning Inspectorate in June 2017 be noted.

Conservation Areas Review, Comprising a Consultation Exercise on New and Existing Designations

The following report of the Corporate Director, Economy was submitted:-

(See document No 3)

The Principal Conservation Officer gave a powerpoint presentation explaining the purpose of the conservation areas review as detailed in the report.

Members commented on the proposals and the Head of Planning Management responded thereto.

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

5597 **RESOLVED:-**

That the report be noted and is considered as consultation on the Conservation Areas Review for all of the city's thirty conservation areas.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

5598 There were no site visits pending.

OTHER URGENT BUSINESS

The Chairman was of the opinion that the following items should be considered as matters of urgency in view of the need to expedite consideration thereof and instruct officers to act:-

A. Maintenance of Children's Play Area in Erdington

5599 In response to a question, the Head of Planning Management requested that Councillor Moore e-mail him details of his concerns regarding the maintenance of a children's play area in Erdington.

B. Former Hare and Hounds Public House, Marsh Hill, Erdington – 2017/03398/PA

5600 In response to a question by Councillor Linnecor, the Head of Planning Management updated Members on an application received which proposed demolition of the former Hare and Hounds Public House, Marsh Hill, Erdington, and erection of a care home on the site.

AUTHORITY TO CHAIRMAN AND OFFICERS

5601 **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.

EXCLUSION OF THE PUBLIC

5602

RESOLVED:-

That, in view of the nature of the business to be transacted, which includes the following exempt information, the public be now excluded from the meeting:-

Agenda Item etc

**Paragraph of Exempt
Information Under Revised
Schedule 12A of the Local
Government Act 1972**

Private section of the Minutes of the last meeting. 3