

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE
15 FEBRUARY 2018

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 15 FEBRUARY 2018 AT 1100 HOURS IN COMMITTEE ROOMS
3 AND 4, COUNCIL HOUSE, BIRMINGHAM

PRESENT:-

Councillor Mike Sharpe in the Chair;

Councillors Bob Beauchamp, Maureen Cornish, Peter Douglas Osborn, Mohammed Fazal, Barry Henley, Carol Jones, Keith Linnecor, Gareth Moore, Mike Sharpe, Martin Straker Welds and Fiona Williams.

PUBLIC ATTENDANCE

- 6002 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

- 6003 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.civico.net/birmingham) and members of the press/public could record and take photographs except where there were confidential or exempt items.

CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

- 6004 The Chairman informed Members that meetings were scheduled to take place on 1, 15 and 29 March 2018.

APOLOGIES

- 6005 Apologies were submitted on behalf of Councillors Tahir Ali, Steve Booton and Kerry Jenkins.

MINUTES

6006 **RESOLVED:-**

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

MATTERS ARISING

6007 Councillor Gareth Moore asked for a response to his question regarding policies for HMO's.

NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

A. Planning Application No 2017/10140/PA – 45 Newman Road, Erdington B24 9AG

6008 Councillor Gareth Moore requested that a report relating to the above planning application be submitted to a future meeting of the Committee in light of concerns expressed. regarding residential amenity and possible use as HMO

B. Planning Application No 2018/00529/PA – 96 Dean Road, Erdington B23 6QF

6009 Councillor Gareth Moore requested that a report relating to the above planning application be submitted to a future meeting of the Committee in light of concerns regarding the impact it might have in respect of scale, parking and possible use as HMO.

PETITION

191 Sheldon Heath Road - Former Police Station - Planning Application No 2017/10747/PA

In addition to the petition that was previously submitted to the City Council meeting held on 6 February 2018, Councillor Carol Jones on behalf of Councillor Neil Eustace submitted additional signed petition sheets for inclusion.

6010 **RESOLVED:-**

That the additional signed petition sheets be included and attached to the original petition that was submitted to City Council on 6 February 2018.

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 – 12 Westlands Road, Moseley – 2017/10544/PA

A Principal Planning Officer (South) introduced the report.

Two objectors spoke against the application.

A supporter spoke in favour of the application.

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

Upon being put to a vote it was 6 in favour, 2 against and 3 abstentions.

6011 **RESOLVED:-**

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

Report No 9 – Kings Norton Boys School, Northfield Road – 2017/10199/PA

A Principal Planning Officer (South) introduced the report.

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

Upon being put to a vote it was 10 in favour, 1 against and 0 abstentions.

6012 **RESOLVED:-**

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

Planning Applications in Respect of the City Centre Area

Report No 10 – Former F.G.F. Ltd Premises, Shadwell House, Shadwell Street – 2017/09308/PA

The Area Planning Manager (City Centre) introduced the report.

She wished to amend the wording of recommendation 8.1 a) to read; a financial contribution of £500,000 (index linked from the date of this resolution) toward off site affordable housing to be paid 50% on first occupation and 50% on occupation of the 237th dwelling and
b) remove the words commencing ‘along with a mechanism.....

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

Upon being put to a vote it was 7 in favour, 4 against and 0 abstentions.

6013

RESOLVED:-

- (i) That consideration of the application be approved 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 29 March 2018, 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 29 March 2018, favourable consideration would be given to the Planning Application subject to the conditions set out in the report;
- (iv) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.

Report No 11 – Sherborne Wharf, Sherborne Street – 2017/08095/PA

The Area Planning Manager (City Centre) introduced the report.

She wished to add a clause to the recommendation 8.1 after a) to read; b) Dedication of a parcel of land for the potential bridge link, for a period of five years.

The proposed clause b) would then change to clause c).

Upon being put to a vote it was 11 in favour, 0 against and 0 abstentions.

6014

RESOLVED:-

- (i) That consideration of the application be approved pending the completion of a suitable legal agreement as set out in the report;

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- (ii) that, in the event of the above legal agreement not being completed to the satisfaction of the Local Planning Authority on or before 16 March 2018, 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 16 March 2018, favourable consideration would be given to the Planning Application subject to the conditions set out in the report;
 - (iv) That the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
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Report No 12 – Beneficial Building, 28 Paradise Circus Queensway – 2017/09292/PA

The Area Planning Manager (City Centre) introduced the report and confirmed that the Midland Metro Alliance have withdrawn their objection.

Upon being put to a vote it was 11 in favour, 0 against and 0 abstentions.

6015

RESOLVED:-

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

Report No 13 – Land Bounded by, Sheepcote Street / Broad Street / Oozells Way – 2017/09616/PA

The Area Planning Manager (City Centre) introduced the report and confirmed the West Midland Police and West Midlands Fire Service have no objections.

Upon being put to a vote it was 10 in favour, 1 against and 0 abstentions.

6016

RESOLVED:-

- (i) That consideration of the application be approved 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 15 March 2018, 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 15 March 2018, favourable consideration would be given to the Planning Application subject to the conditions set out in the report;

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- (iv) That the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
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Planning Applications in Respect of the North West Area

Report No 14 – 5 Manor Drive, Sutton Coldfield – 2017/09293/PA

The Area Planning Manager (North West) introduced the report.

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

Upon being put to a vote it was 7 in favour, 1 against and 3 abstentions.

6017 **RESOLVED:-**

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

Report No 15 – Plot 6B, The Hub, Nobel Way – 2017/09371/PA

The Area Planning Manager (North West) introduced the report.

Upon being put to a vote it was 11 in favour, 0 against and 0 abstentions.

6018 **RESOLVED:-**

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

Report No 16 – Former Garage Sites at The Leverretts, Handsworth – 2017/07184/PA

The Area Planning Manager (North West) introduced the report and advised that additional information had been received from the applicant in relation to the loss of the garage sites.

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

Upon being put to a vote it was 11 in favour, 0 against and 0 abstentions.

6019 **RESOLVED:-**

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

Planning Applications in Respect of the East Area

Report No 17 – Station Road (Former Bulls Head Allotments) Land at Stechford – 2017/07055/PA

The Area Planning Manager (East) introduced the report.

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

Upon being put to a vote it was 9 in favour, 0 against and 2 abstentions.

6020

RESOLVED:-

- (i) That consideration of the application be approved 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 29 March 2018, 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 29 March 2018, favourable consideration would be given to the Planning Application subject to the conditions set out in the report;
- (iv) That the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.

Report No 18 – 27 Harrison Road, Erdington – 2017/08163/PA

The Area Planning Manager (East) introduced the report.

Upon being put to a vote it was 6 in favour, 4 against and 1 abstentions.

6021

RESOLVED:-

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

Report No 19 – 668 Chester Road, Erdington – 2017/08958/PA

The Area Planning Manager (East) introduced the report.

Upon being put to a vote it was 6 in favour, 4 against and 1 abstentions.

6022 **RESOLVED:-**

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

POLICY REPORTS

Appeal Decisions Received from the Planning Inspectorate in January 2018

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

(See Document No. 2)

The Head of Planning Management introduced the report.

6023 **RESOLVED:-**

That the schedule of appeal decisions received from the Planning Inspectorate in January 2018 be noted.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

6024 There were no site visits pending.

OTHER URGENT BUSINESS

Paradise Circus – Road Works

6025 Councillor Moore expressed concern that although the road works at Paradise Circus had now come to an end but closing Broad Street and re-routing traffic using a one lane system was causing traffic congestion in the area. He suggested that a two lane approach would be more beneficial. He requested that the junction and traffic light system be re-investigated.

The officer from the Transportation Department stated that he would liaise with officers concerned, relay Members comments and ask that officers respond directly to Planning Members via email with the response.

AUTHORITY TO CHAIRMAN AND OFFICERS

6026 **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

6027

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 3
meeting.