

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
21 DECEMBER 2017**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 21 DECEMBER 2017 AT 1100 HOURS IN COMMITTEE
ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT:-

Councillor Sharpe in the Chair;

Councillors T Ali, Azim, Beauchamp, Cornish, Douglas Osborn, Fazal, Henley, K Jenkins, Linnecor, Moore, Straker Welds and Williams.

PUBLIC ATTENDANCE

- 5909 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

- 5910 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

Planning Committee Meetings

- 5911 The Chairman informed Members that meetings were scheduled to take place on 4, 18 January, 1 and 15 February 2018.

APOLOGIES

- 5912 Apologies were submitted on behalf of Councillors Booton and C Jones.

MINUTES

5913 **RESOLVED:-**

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

MATTERS ARISING

5914 There were no matters arising.

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

5915 No notifications were received.

PETITION(S)

Four Oaks Road, Sutton Coldfield

A petition presented by Councillor Cornish from residents of Four Oaks Road, Sutton Coldfield and surrounding area appealing to the Highways Department to take appropriate action to stop the inconsiderate parking on the road close to the roundabout with the Lichfield Road on the grounds of public safety and access by those of limited means, was received.

5916 **RESOLVED:-**

That the petition be referred to the Corporate Director, Economy.

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 Application in Respect of the City Centre Area

Report No 8 – 212-223 Broad Street, City Centre – 2017/08357/PA

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

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5917

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 28 December 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 28 December 2017, 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.
-

Planning Application in Respect of the East Area

Report No 9 – Rookery House, The Lodge and Adjoining Depot Sites, 392 Kingsbury Road, Erdington – 2016/08285/PA

The Area Planning Manager (East) advised that the application was for deferral subject to a legal agreement and drew Members' attention to the 'report back'.

She advised that she wished to add the following recommendation:

'that in the event of the legal agreement being completed to the satisfaction of the local planning authority on or before 26 January 2018, favourable consideration would be given to the planning application subject to the conditions set out in the report and as amended by Committee resolution (Minutes of meeting 6 July 2017, 5556)'.

Members commented on the application.

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5918

RESOLVED:-

- (i) That consideration of the application be deferred pending the completion of a suitable legal agreement under Section 111 of the Local Government Act 1972 which requires the applicants to complete a Section 106 Planning Obligation simultaneously with the completion of the land sale, 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 26 January 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 26 January 2018 favourable consideration would be given to the planning application subject to the conditions set out in the report, as amended by resolution no 5556 on 6 July 2017;
 - (iv) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
-

Planning Applications in Respect of the South Area

Report No 10 – Land Off Lickey Road (Phase 4), Adjacent to Austin Avenue, Cooper Way and Dalmuir Road, Longbridge – 2017/07621/PA

A Member commented on the application.

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5919

RESOLVED:-

- (i) That approval be given to the reserved matters relating to access, appearance, landscaping, layout and scale pursuant to outline planning permission no 2014/09251/PA, as amended by planning application no 2017/07621/PA subject to the conditions set out in the report;
 - (ii) that approval be given to the details submitted pursuant to the following conditions of outline planning permission no 2014/09251/PA:
 - Condition 9 – landscaping;
 - Condition 10 – hard surfacing materials;
 - Condition 12 – boundary treatment;
 - Condition 15 – materials.
-

Report No 11 – Selcroft Avenue, Site A, Land Adjacent No 77 and Site B, Land Adjacent No 85, Quinton – 2017/09739/PA

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

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5920 **RESOLVED:-**

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

Report No 12 – 50 Fashoda Road, Selly Park – 2017/09201/PA

The Area Planning Manager (South) gave details of an additional letter of objection received from a neighbour and advised that Regulatory Services had raised no objection to the proposal and noted the separate building regulations necessary for sound insulation of the property.

Members commented on the application and the Area Planning Manager (South) and Head of Planning Management responded thereto.

Upon being put to a vote it was 9 in favour, 3 against and 0 abstentions.

5921 **RESOLVED:-**

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

Report No 13 – Land Off Ridgeway, Quinton Business Park, Quinton – 2017/02611/PA

The Area Planning Manager (South) gave details of additional letters of objection received from the owner of adjacent buildings in the business park and Councillor Booth.

An objector spoke against the application.

A supporter spoke in favour of the application.

The Area Planning Manager (South) responded to comments made by the objector and supporter.

Members commented on the application and it was agreed that condition 2 regarding the drainage scheme be amended.

The Area Planning Manager (South) responded to Members' comments.

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5922 **RESOLVED:-**

That planning permission be granted subject to the conditions set out in the report and amended below:-

Amended Condition 2:

Requires the Prior Submission of a Sustainable Drainage Scheme.

No development shall take place until such time as a scheme for sustainable drainage of the site has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall demonstrate how its ecological value can be maximised, particularly with respect to predicted water levels in the attenuation pond. The scheme shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policy TP6 of the Birmingham Development Plan 2017, Sustainable Management of Urban Rivers and Floodplains SPD and the National Planning Policy Framework.

Report No 14 – 28 Newborough Grove, Hall Green – 2017/09295/PA

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5923 **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 November 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.

5924 **RESOLVED:-**

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

The Birmingham (Land between the Bowling Green and 66 Wood Lane, Handsworth) Tree Preservation Order 2017

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

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5925 **RESOLVED:-**

That the Birmingham (Land between the Bowling Green and 66 Wood Lane, Handsworth) Tree Preservation Order 2017 be confirmed without modification.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

5926 There were no site visits pending.

OTHER URGENT BUSINESS

5927 No other urgent business was raised.

AUTHORITY TO CHAIRMAN AND OFFICERS

5928 **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

5929 **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