

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE 25 JUNE 2015
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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 25 JUNE 2015 AT 1100 HOURS IN COMMITTEE ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM

PRESENT:-

Councillor Sharpe in the Chair;

Councillors Azim, Beauchamp, Booton, J Clancy, Cornish, Douglas Osborn, Fazal, Griffiths, C Jones, M Khan, Moore, Straker Welds and F Williams.

PUBLIC ATTENDANCE

- 3852 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

- 3853 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. The whole of the meeting would be filmed except where there were confidential or exempt items.

CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

- 3854 The Chairman informed Members that meetings were scheduled to take place on 9, 23 July, 6 and 20 August 2015. He added that Members' training was due to be held on 2 July 2015.

APOLOGIES

- 3855 Apologies were submitted on behalf of Councillor Linnecor.

MINUTES

3856 **RESOLVED:-**

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

MATTERS ARISING

3857 There were no matters arising.

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

3858 No notifications were raised.

PETITION

3859 No petitions were received.

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 PLANNING AND REGENERATION

The following reports were submitted:-

(See document No 1)

Planning Applications in Respect of the North West Area

Report No 8 – Arthur Road, Handsworth – 2015/02619/PA

The Area Planning Manager (North West) advised that an additional letter, objecting to the proposal, had been received.

Objectors spoke against the application.

Supporters spoke in favour of the application.

The Area Planning Manager (North West) responded to comments made by the objectors and supporters.

Members commented on the application and it was suggested that conditions be added regarding the entrance and emergency exits and also a school travel plan.

The Area Planning Manager (North West) and Head of Planning Management responded thereto explaining that, in order to restrict an entrance to an emergency exit only by condition, the Committee would need to be satisfied that imposing such a restriction would not pose a risk. It was, therefore, agreed that only an extra condition be included regarding the school travel plan and upon being put to a vote it was unanimously agreed that it be:-

3860 **RESOLVED:-**

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

New Condition 10:

Requires the submission of a school travel plan

No development shall take place until a detailed school travel plan has been submitted to and approved by the Local Planning Authority. This should include clear objectives to influence and encourage reduced dependency on the private car with a package of measures to meet this objective.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005.

Report No 9 – Land at the Corner of Aston Lane/Wellhead Lane and to the Rear of Aston Lane, Perry Barr – 2015/01779/PA

The Committee was advised that the application had been withdrawn from the agenda by the Director of Planning and Regeneration.

3861 **RESOLVED:-**

That it be noted that the application had been withdrawn from the agenda by the Director of Planning and Regeneration.

Report No 10 – George Street (Land at Former Wattville Infant and Nursery School), Handsworth – 2014/04477/PA

The Committee was advised that the application had been withdrawn from the planning register by the applicant.

3862 **RESOLVED:-**

That it be noted that the application had been withdrawn from the planning register by the applicant.

Report No 11 – Land at the Junction of Park Lane, Sutton Street and Dunsfold Croft, Aston – 2015/03573/PA

3863 **RESOLVED:-**

- (i) That planning permission be granted subject to the conditions set out in the report;
 - (ii) that no objection be raised to the stopping up of the areas of public highway within the application site and that the Department for Transport be requested to make an Order in accordance with Section 247 of the Town and Country Planning Act 1990.
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Report No 12 – 53 Thornhill Road, Handsworth – 2015/02360/PA

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

Upon being put to a vote it was 11 in favour, 2 against and 0 abstentions:-

3864 **RESOLVED:-**

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

Report No 13 – Land to Rear of 125 Hill Village Road, Sutton Coldfield – 2015/02068/PA

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

Upon being put to a vote it was 8 in favour, 4 against and 1 abstention:-

3865 **RESOLVED:-**

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

Report No 14 – Greenholm Primary School, Greenholm Road, Perry Barr – 2015/01898/PA

The Area Planning Manager (North West) advised that he wished to amend the condition regarding the school travel plan.

Members commented on the application and, in response to a request, it was agreed that a briefing note concerning travel plans be submitted to the next meeting.

The Head of Planning Management and the Area Planning Manager (North West) responded to Members' comments.

3866

RESOLVED:-

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

Amended Condition 13:

Requires the submission of an updated school travel plan

No development shall take place until a detailed school travel plan has been submitted to and approved in writing by the Local Planning Authority and thereafter reviewed annually (or other agreed frequency), including monitoring/review/introduction of necessary traffic management measures and appropriate parking enforcement on the local highway network required as a result of the operation of the expanded school. This should include clear objectives to influence and encourage reduced dependency on the private car with a package of measures to meet this objective. The development shall thereafter be undertaken in accordance with the approved travel plan.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with paragraphs 3.8, 3.10, 6.17 and 6.20 of the Birmingham UDP 2005.

Report No 15 – Greenholm Primary School, Greenholm Road, Perry Barr – 2015/03612/PA

3867

RESOLVED:-

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

Report No 16 – St Joseph’s Catholic Primary School, Little Sutton Lane, Sutton Coldfield – 2015/03132/PA

An objector spoke against the application.

At this point in the meeting Councillor Sharpe, Chairman, left the room and, in his absence, Councillor J Clancy, Deputy Chairman, assumed the Chair.

COUNCILLOR J CLANCY IN THE CHAIR.

A supporter spoke in favour of the application.

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

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

The Head of Planning Management undertook to liaise with education officers to try to ascertain further information regarding pupils’ needs and school places within Birmingham and neighbouring authorities.

Upon being put to a vote it was 7 in favour, 3 against and 2 abstentions:-

3868

RESOLVED:-

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

Councillor Sharpe returned to the meeting and resumed the Chair.

COUNCILLOR SHARPE IN THE CHAIR.

Planning Applications in Respect of the South Area

Report No 17 – Land Adjacent 37 Longwood Road, Rubery – 2015/03424/PA

The Area Planning Manager (South) advised that an additional petition, objecting to the proposal, had been received.

He pointed out that he wished to amend condition 2 and add an extra condition concerning cycle storage.

An objector spoke against the application.

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

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

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

3869

RESOLVED:-

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

Amended Condition 2:

Requires the scheme to be in accordance with the listed approved plans

Development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers 006 Rev A, 007 Rev B, 008 Rev B, 009 Rev B, 010 Rev B, 005 Rev C ('the approved plans'). The reference to 'four apartments' is incorrect.

Reason: In order to define the permission in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

New Condition 9:

Requires the prior submission of cycle storage details

No development shall take place until details of the provision for the secure and covered storage for cycles have been submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be implemented and maintained in accordance with the approved details.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Report No 18 – Land Off Milford Road, Harborne – 2015/02275/PA

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

Upon being put to a vote it was 8 in favour, 2 against and 2 abstentions:-

3870 **RESOLVED:-**

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

Report No 19 – Ark Kings Academy, Shannon Road, Kings Norton – 2015/02637/PA

The Area Planning Manager (South) advised that Severn Trent Water had raised no objection to the proposal.

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

3871 **RESOLVED:-**

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

Report No 20 – 287-299 Pershore Road South, Kings Norton – 2015/00036/PA

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

Upon being put to a vote it was 7 in favour, 6 against and 0 abstentions:-

3872 **RESOLVED:-**

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

Report No 21 – 48 Colebourne Road, Billesley – 2015/03583/PA

3873 **RESOLVED:-**

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

Planning Application in Respect of the East Area

Report No 22 – 68 Nansen Road, Sparkhill – 2015/02374/PA

The Committee was advised that the application had been withdrawn from the planning register by the applicant.

3874 **RESOLVED:-**

That it be noted that the application had been withdrawn from the planning register by the applicant.

Report No 23 – Battery Way, Tyseley – 2015/02506/PA

3875 **RESOLVED:-**

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

Report No 24 – 205 Formans Road, Sparkbrook – 2015/02317/PA

3876 **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 25 – Land at Florence Street, Windmill Street and Bow Street, Holloway Head, City Centre – 2014/09582/PA

The Area Planning Manager (City Centre) advised that she wished to amend the recommendations and add an extra clause. She also wished to amend the conditions.

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

3877 **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 by 31 August 2015, 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 by 31 August 2015, favourable consideration would be given to the planning application subject to the conditions set out in the report and amended below:-

New Condition 21:

Prior to the first occupation of the development a scheme of CCTV shall be installed on the site in accordance with a scheme that has first been submitted and approved in writing by the Local planning Authority.

Reason: In the interests of the safety and security of future occupiers in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

- (iv) that the Director of Legal and Democratic Services be authorised to prepare and seal the appropriate legal agreement;
- (v) that no objection be raised to the stopping up of part of Ernest Street and Exeter Street and that the Department for Transport be requested to make an order in accordance with the provisions of Section 247 of the Town and Country Planning Act 1990.
- (vi) New Recommendation 8.5: that, in the event of the planning obligation being completed by 31 August 2015, planning permission be granted subject to the conditions set out in the report.

Report No 26 – The Gas Retort House, Gas Street, City Centre – 2015/01576/PA

The Area Planning Manager (City Centre) advised that condition 4 had been updated to reflect the proposed hours for amplified music.

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

3878

RESOLVED:-

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

POLICY REPORTS

ISSUES REPORT – 103 COLMORE ROW

The following report of the Director of Planning and Regeneration was submitted:-

(See document No 2)

The Area Planning Manager (City Centre) highlighted that there were some inaccuracies in the report and gave details of the corrections.

Representatives of the agent, GW Planning Limited, and the applicant, Sterling Property Ventures Limited, gave a powerpoint presentation outlining the proposal.

Members commented on the proposal and the Head of Planning Management, Area Planning Manager (City Centre), the agent and the applicant responded thereto.

3879 **RESOLVED:-**

That the report be noted.

**APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE
IN MAY 2015**

The following schedule was submitted:-

(See document No 3)

The Head of Planning Management reported on the decisions received from the Planning Inspectorate in May 2015.

3880 **RESOLVED:-**

That the schedule of appeal decisions received from the Planning Inspectorate in May 2015 be noted.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

3881 There were no site visits pending.

OTHER URGENT BUSINESS

3882 No other urgent business was raised.

AUTHORITY TO CHAIRMAN AND OFFICERS

3883

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

3884

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