

# BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE**  
**11 OCTOBER 2018**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON**  
**THURSDAY, 11 OCTOBER 2018 AT 1100 HOURS IN COMMITTEE ROOMS**  
**3 AND 4, COUNCIL HOUSE, BIRMINGHAM**

**PRESENT:-**

Councillor Karen McCarthy in the Chair;

Councillors Mohammed Azim, Bob Beauchamp, Maureen Cornish, Mohammed Fazal, Peter Griffiths, Adam Higgs, Keith Linnecor, Saddak Miah, Gareth Moore, Lou Robson, Lucy Seymour-Smith and Mike Ward.

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**PUBLIC ATTENDANCE**

- 6481 The Chair welcomed members of the public to the meeting, indicating that a leaflet had been circulated explaining how the Committee operated. She stressed that, because the Committee was a quasi-judicial one, no decisions had been made before the meeting.

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**NOTICE OF RECORDING**

- 6482 The Chair 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](http://www.civico.net/birmingham)) and members of the press/public could record and take photographs except where there were confidential or exempt items.

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**DECLARATIONS OF INTEREST**

- 6483 The Chair reminded Members that they must declare all relevant pecuniary and non-pecuniary interests arising from any business to be discussed at this meeting. If a disclosable pecuniary interest is declared a Member must not speak or take part in that agenda item. Any declarations will be recorded in the Minutes of the meeting.

**CHAIR'S ANNOUNCEMENTS**

- 6484 The Chair proposed and it was agreed that the order of the agenda be amended in order to allow Councillor Mike Ward attend a funeral in the afternoon and that all applications in relation to the East area be considered first on the agenda.

The Chair informed Members that meetings were scheduled to take place on 25 October and 8 and 22 November 2018.

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**APOLOGIES**

- 6485 Apologies were submitted on behalf of Councillors Safia Akhtar and Julie Johnson for their inability to attend the meeting.
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**MINUTES**

- 6486 **RESOLVED:-**

That the Minutes of that part of the last meeting of the Committee open to the public held on 27 September 2018 be forwarded to the next meeting of the Planning Committee.

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**MATTERS ARISING FROM THE LAST MEETING**

**Housing of Multiple Occupation (HMO's)**

- 6487 Councillor Gareth Moore requested an update on temporary uses and HMO's within the City.

The Chair replied that the matter was complicated as a reply was required from Planning, Housing and Licensing Departments but the matter was in hand and under investigation.

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

**Planning Application No 2018/07962/PA – Hall Green, North Ward in Springfield Croft, Birmingham**

- 6488 Councillor Lou Robson requested that a report relating to the above planning application be submitted to a future meeting of the Committee in light of concerns regarding overdevelopment and residential amenity.
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**PETITIONS**

- 6489 No petitions were submitted.

**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 East Area**

**Report No 14 – Land Adjacent 39 Romford Close, Sheldon, Birmingham, B26 3TR – 2018/05903/PA**

The Area Planning Manager (East) introduced the report and stated that there were no updates.

Councillor Mike Ward stated that the application would replace blocks of garages which were currently used as an area for ASB and that he was mindful that the application submitted today was requesting outline permission and that details will be provided in a full application to be submitted in the future.

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

6490 **RESOLVED:-**

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

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**Report No 15 – 211 College Road, Washwood Heath, Birmingham, B8 3TH – 2018/06683/PA**

The Area Planning Manager (East) introduced agenda report numbers 15, 16 and 17 and stated that there were no updates to each report.

Councillor Gareth Moore commented on the application and the Area Planning Manager (East) responded thereto.

Upon being put to a vote it was 7 in favour, 4 against and 1 abstention.

6491 **RESOLVED:-**

That a Section 192 Certificate is issued.

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**Planning Committee – 11 October 2018**

**Report No 16 – 213 College Road, Washwood Heath, Birmingham, B8 3TH – 2018/06684/PA**

Upon being put to a vote it was 7 in favour, 4 against and 1 abstention.

6492 **RESOLVED:-**

That a Section 192 Certificate is issued.

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**Report No 17 – 218 College Road, Washwood Heath, Birmingham, B8 3TH – 2018/06684/PA**

Upon being put to a vote it was 7 in favour, 4 against and 1 abstention.

6493 **RESOLVED:-**

That a Section 192 Certificate is issued.

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**Planning Applications in Respect of the North West Area**

**Report No 9 – 5 Ferrers Close, Sutton Coldfield, Birmingham, B75 6NJ – 2018/06216/PA**

The Area Planning Manager (North West) introduced the report and stated that there were no updates.

An objector spoke against the application.

A supporter spoke in favour of the application.

The Area Planning Manager (North West) responded to comments made by the objector and the supporter. An aerial photograph of the property concerned in relation to the surrounding properties was shown.

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, 1 against and 0 abstentions.

6494 **RESOLVED:-**

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

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**Report No 10 – 134-138 Birmingham Road, Sutton Coldfield, Birmingham, B72 1LY – 2018/01827/PA**

The Area Planning Manager (North West) introduced the report and stated that a further update in relation to condition 6 contained in the report was required in

order to specify exactly what type of additional bat survey was to be undertaken.

Councillor Maureen Cornish commented on the application and the Area Planning Manager (North West) responded thereto.

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

6495

**RESOLVED:-**

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

• Amended Condition:

Requires the prior submission of an updated building inspection survey for bats. No development (including demolition) shall take place until an updated building inspection survey has been undertaken for bats and a report submitted to and approved in writing by the Local Planning Authority. The report will include a working method statement for the removal of suitable roosting features under ecologist supervision. If evidence of bats is found during the updated building survey or at any point during the demolition works a European Protected Species Licence may be required from Natural England. Such measures shall be carried out in accordance with a programme to be incorporated in the report and agreed in writing by the Local Planning Authority.

Reason:

This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing in order to secure the satisfactory development of the application site in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.

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**Report No 11 – 278 Birmingham Road, Sutton Coldfield, Birmingham, B72 1DP – 2018/05477/PA**

The Area Planning Manager (North West) introduced the report and stated that an additional four objections had been received raising additional issues relating to losses of privacy, Plot 1 now has a 2 storey rear projection and plot 1 is positioned closer to 280 Birmingham Road.

An objector spoke against the application.

The Area Planning Manager (North West) responded to comments made by the objector. An aerial photograph of the property concerned in relation to the surrounding properties was shown.

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

## **Planning Committee – 11 October 2018**

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

The Chairman used her vote and voted in favour of the application.

6496

### **RESOLVED:-**

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

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### **Report No 12 – Coach House Building on Land North-West of 1 Heather Court Gardens, Sutton Coldfield, Birmingham, B74 2ST – 2018/06164/PA**

The Area Planning Manager (North West) introduced the report and stated that a further two objections had been received in relation to appeals being dismissed for infill development, the increased density within the Four Oaks Conservation area and distances between facing windows. He made reference to dimensions of 16.9m and 17.6m to 14 and 12 Heather Court Gardens respectively'. An aerial photograph of the property concerned in relation to the surrounding properties was shown.

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

Upon being put to a vote it was 7 in favour, 4 against and 1 abstention.

6497

### **RESOLVED:-**

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

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Councillor Mike Ward left the meeting. The Chair thanked Councillor Ward for his attendance and asked that he forward the Committee's condolences to Councillor Sue Anderson on her loss.

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### **Planning Applications in Respect of the City Centre Area**

### **Report No 13 – The Axis, Holliday Street, Birmingham, B1 1TF – 2018/05645/PA**

The Area Planning Manager (City Centre) introduced the report and advised that the Planning Application Number should read 2018/04821 and the wording in paragraph 3.3 should read '8 October 2018' and not 1 October.

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

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

6498

**RESOLVED:-**

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

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**Planning Applications in Respect of the South Area**

**Report No 18 – Quarry Sports & Social Club, 82 Quarry Lane, Northfield, Birmingham, B31 2PY – 2017/07534/PA**

The Area Planning Manager (South) introduced the report and advised that there were no further updates.

Members commented on the application and thanked officers for the informative and well planned site visit. The Area Planning Manager (South) responded thereto.

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

6499

**RESOLVED:-**

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

**Requires submission of a Badger Method Statement**

No development shall take place until a plan is submitted to and approved in writing by the Local Planning Authority for the protection and/or mitigation of damage to; populations of Badger- *Meles meles*, and their associated habitat during construction works and once the development is complete. The Badger Method Statement shall include details of, but not be limited to, the following:  
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- All contractors and site personnel will be briefed on the presence of Badgers at the site, and familiarised with working practices outlined in the method statement through a toolbox talk.
- Badger Protection Zones will be enforced, within which works will either not be permitted, or will be restricted. These zones will be marked out with heras fencing, and clearly signed.
- No work closer to the sett than 30 metres will be undertaken without the presence of a supervising ecologist, even if this work is to be undertaken by hand.
- No plant, machinery or powered tools will be used, stored or moved within 20m of the sett unless such activities are conducted under licence from Natural England.
- Consideration will be given to using low impact techniques to minimise vibrations.
- Badger-proof fencing around the development site may be required.
- If any signs are found that badgers have colonised other areas of the site once the development begins, then work should cease and an ecologist contacted for advice.
- Any excavations should be covered or a mammal ladder put in place at night, so that badgers and other mammals can escape.

Any change to operational including management responsibilities shall be submitted to and approved in writing by the Local Planning Authority. The protection plan shall be carried out in accordance with a timetable for implementation as approved.

**Reason:**

This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing in order to protect the Badger Meles meles and its habitat within and adjacent to the development site in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.

**Requires the submission of a parking management strategy:**

The refurbished British Legion Club hereby permitted shall not be occupied until a parking management strategy (including management of disabled/parental child spaces and including the posting of relevant parking signs, keep the noise down signs and use of car park attendants if there is a busy/large function) has been submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter only be operated in accordance with that approved strategy.

**Reason:**

In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017, the Car Parking Guidelines SPD and the National Planning Policy Framework.

**Requires a further badger survey if work not commenced by August 2019.**

If in the event that site works do not commence by August 2019 (12 months from the original survey report), a further badger survey shall be undertaken, submitted to and approved in writing by the Local Planning Authority prior to development taking place in respect to the residential development hereby approved.

**Reason:**

In order to ensure that the Badger Meles meles and its habitat within and adjacent to the development site is sufficiently protected in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.

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**Report No 19 – Former North Worcestershire Golf Club, Land off Frankley Beeches Road/Hanging Lane/Elan Road/Josiah Road/Tessall Lane, Northfield, Birmingham, B31 2PY – 2017/10934/PA**

The Area Planning Manager (South) introduced the report and stated that the public enquiry was underway and the report submitted was to authorise the Local Planning Authority to enter into a Section 106 Agreement, should the Secretary of State be minded to approve the application.



## **Planning Committee – 11 October 2018**

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

6500

### **RESOLVED:-**

That the Planning Committee endorsed the content of the report and agreed to the City Council entering into a S106 Agreement to secure the planning obligations as described in the report.

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Councillor Peter Griffiths declared a non-pecuniary interest in relation to Agenda Item No 20 and left the meeting.

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### **Report No 20 – No's 25-31, 42-48, 49-55, 61-67, 70-76, 82-88 and Blocks 33 and 35 Gildas Avenue, Kings Norton, Birmingham, B38 – 2018/03392/PA**

The Area Planning Manager (South) introduced the report and advised that there were no updates.

Councillor Gareth Moore welcomed the application and stated that developers should build houses for the future that are popular and will.

The Area Planning Manager (North West) responded thereto.

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

6501

### **RESOLVED:-**

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

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Councillor Peter Griffiths returned to the meeting having had no part in the discussions or the decisions that took place.

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Councillor Lou Robson declared a non-pecuniary interest in relation to Agenda Item No 21 and left the meeting.

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### **Report back following site visit - 4 October 2018**

### **Report No 21 – 1200 Stratford Road, Hall Green, Birmingham, B28 8HN – 2017/07893/PA**

The Area Planning Manager (South) introduced the report and stated that an additional objection had been received but the issues raised were already included in the report.

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

Upon being put to a vote it was 9 in favour, 1 against and 0 abstentions.

6502

**RESOLVED:-**

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

**Deleted Conditions:-**

“Prior submission of entry and exit sign details” – deleted as not required  
“Access Gates” – deleted as not required  
“Dedicated use of access and egress points” – deleted, and incorporated into  
“Requires the prior installation of means of access” condition

**Additional Condition:-**

**CCTV Scheme**

Requires the submission of a CCTV scheme

A scheme for the provision of a network of closed circuit television cameras, including the proposed location of the cameras, mounting columns, proposals for the use and management of the system and proposals for its installation shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The CCTV system shall be installed in accordance with the approved details prior to first occupation and thereafter maintained.

**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.

**Amended Conditions:-**

**Approved Plans**

Requires the scheme to be in accordance with the listed approved plans  
The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers:

Site Location Plan (dated 08/09/17),  
Existing Site Plan G120 (dated 08/09/17)  
Proposed Site Plan F121 Rev H (dated 29/06/18)  
Proposed Elevations G211, Rev C (dated 19/12/17)  
Proposed Roof Plan G123, Rev A (dated 08/09/17)  
Proposed Ground Floor General Arrangement Plan G100 (dated 08/09/17)  
Potential Improvements to Welby Road / Stratford Road Junction 2933.11\_D (dated 29/06/18)  
Proposed Site Signage Plan G121, Rev K (dated 29/06/18)  
Hard and Soft Landscaping Plan G122, Rev A (dated 08/09/17)  
Lighting Calculations (dated 18.07.207 and 08/09/17)  
Lighting Design KFC-13B (dated 08/09/17)  
Mechanical Ventilation & Environmental Control Equipment (dated 19/07/17 and 08/09/17)

## **Planning Committee – 11 October 2018**

Noise Assessment R1(Final) KFC 1200 Stratford Road Hall Green 1716940-KJM (dated 05/09/17 and 08/09/17)  
Transport Assessment July 2017 (and 08/09/17)  
Travel Plan Dated July 2017 (and 08/09/17)  
(‘the approved plans’)

### **Reason:**

In order to define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

### **Construction Method Statement/Management Plan**

Requires the prior submission of a construction method statement/management plan

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The method statement shall provide for details of the following:

- \* the parking of vehicles of site operatives and visitors
- \* location of loading and unloading of plant and materials
- \* hours of demolition/construction/delivery

The development shall be implemented in accordance with the approved details.

### **Reason:**

This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing in order to safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

### **Means of Access - Construction**

Requires the prior installation of means of access

The development shall not be occupied until a means of vehicular/pedestrian and/or cyclists' access has been constructed in accordance with the approved plans. The vehicular access and egress indicated on the approved plans shall be used for dedicated entry and exit respectively.

### **Reason:**

In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

### **No Occupation Until Turning and Parking Area Has Been Constructed**

Prevents occupation until the turning and parking area has been constructed  
No building shall be occupied until space has been laid out and surfaced in accordance with the approved drawings for cars to park and for vehicles to turn

so that they may enter and leave the site in a forward gear. These areas shall not be used for other than their designated purpose.

**Reason:**

In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

**Delivery Vehicle Management Scheme**

Requires the submission of details of a delivery vehicle management scheme. Details of a delivery vehicle management scheme shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The scheme shall be implemented in accordance with the approved details and thereafter maintained.

**Reason:**

To prevent vehicles waiting in the public highway and causing disturbance to residential amenity in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

**Section 278 Agreement**

Requires the prior submission and completion of works prior to occupation for the S278 Agreement (for works pursuant to the Road Safety Audit). The development shall not be occupied until a package of highway measures has been approved by the Local Planning Authority and the approved measures have been substantially completed. The package of measures shall be as shown on drawing number 2933.11.RE and as set out in the Designer's Response to the Stage 1 Road Safety Audit, and shall also include the removal of redundant vehicular accesses onto the Stratford Road site frontage (all to include associated and necessary highway modification), and are to be carried out at the applicant's expense to Birmingham City Council specification.

**Reason:**

In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

**Details of Pavement Boundary**

Requires the submission of details of pavement boundary. Details of a dwarf wall or similar feature to be erected at the back of pavement shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The approved scheme shall be implemented before the development hereby permitted is brought into use and thereafter retained.

**Reason:**

To ensure that vehicles only access the site through the designated entrance in the interests of highway and pedestrian safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

**Cycle Parking Prior To Occupation**

Requires the provision of cycle parking prior to occupation

The covered bicycle/motorcycle storage spaces shown on the approved drawings shall be provided before occupation of any building on the site and shall thereafter be retained.

**Reason:**

In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3, TP40 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

**Hard and/or Soft Landscaping Details**

Requires the submission of hard and/or soft landscape details

Details of hard and/or soft landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to occupation and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:100, showing, where used, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme. All hard and/or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

**Reason:**

In order to secure the satisfactory development of the application site, ensure a high quality of external environment and reinforce local landscape character in accordance with Policies PG3, TP3 and TP7 of the Birmingham Development Plan 2017 and saved Paragraph 3.14 of the Birmingham UDP 2005.

**Sample Materials Required**

Requires the submission of sample materials

Samples of the materials to be used in the construction of the external surfaces of the extension(s)/building(s)/dwelling(s)/development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be implemented in accordance with the approved details.

**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.

**Levels**

Requires the prior submission of level details

No development shall take place (excluding demolition) until details of finished site and ground floor levels in relation to the existing site levels, adjoining land and buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed grading and mounding of land areas, cross sections through the site and relationship with the adjoining landform and buildings. The development shall be implemented in accordance with the approved details.

**Reason:** This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing 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.

**Extraction and Odour Control Details**

Requires the submission of extraction and odour control details

Details of the extract ventilation and odour control equipment, including details of any noise levels, noise control and external ducting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and operation. The development shall be implemented in accordance with the approved details and thereafter maintained.

**Reason:**

This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing in order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.

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Councillor Lou Robson returned to the meeting having had no part in the discussions or the decisions that took place.

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**VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS**

6502      There were no site visits pending.

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**OTHER URGENT BUSINESS**

**A.    Member Training Sessions**

6503      The Chair advised all Members to ensure that they had committed to a Member training session which commenced the first session next Thursday.

**B. Local Centres Framework Document**

6504 Councillor Gareth Moore stated that the Local Centres Framework Document should be submitted to the Planning Committee for discussion prior to the consultation stage.

The Chair advised that she would investigate the issue and report back to the next meeting of the Planning Committee on the outcome of findings.

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**AUTHORITY TO CHAIRMAN AND OFFICERS**

6505 **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.

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**EXCLUSION OF THE PUBLIC**

6506 **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 meetings.

3