

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
7 JUNE 2018**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 7 JUNE 2018 AT 1100 HOURS IN COMMITTEE ROOMS
3 AND 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT:-

Councillor Mike Sharpe in the Chair;

Councillors Mohammed Azim, Bob Beauchamp, Maureen Cornish, Adam Higgs, Ziaul Islam, Julie Johnson, Karen McCarthy, Gareth Moore, Lou Robson, Lucy Seymour-Smith and Mike Ward.

PUBLIC ATTENDANCE

- 6222 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.
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NOTICE OF RECORDING

- 6223 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.
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DECLARATIONS OF INTEREST

- 6224 The Chairman 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.
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CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

6225 The Chairman informed Members that meetings were scheduled to take place on 21 June and 5 and 19 July 2018.

The Chairman welcomed Councillors Adam Higgs and Mike Ward, new Members, to the Planning Committee.

APOLOGIES

6226 Apologies were submitted on behalf of Councillor Linnecor for his inability to attend the meeting.

MINUTES

The Area Planning Manager (South) made reference to Minute No. 6194 on page 3399 of the Minutes and stated that Councillor Ziaul Azim on lines 1 and 3 be replaced with **Councillor Mohammed Azim**.

Councillor Gareth Moore stated that he wished it to be recorded that he had mentioned concerns about non-determination appeals and questioned as to whether Members were being given the correct opportunity to comment on them. He suggested that a robust planning structure be implemented.

6227 **RESOLVED:-**

That, subject to the above amendments the Minutes of that part of the last meeting of the Committee open to the public held on 24 May be noted.

MATTERS ARISING

Food Bank Relocation on former Colliers Site

6228 Councillor Gareth Moore expressed concern that he had requested an update with regard to the relocation of the above but had not received a reply.

The Area Planning Manager (South) advised that negotiations with both Birmingham Property Services and Colliers were currently ongoing.

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

A. Planning Application No 2018/02296/PA – 278 Stratford Road, Sparkbrook, B11 1AA

6229 Councillor Mohammed Azim 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 on parking, highways and noise.

B. Planning Application No 2018/02560/PA – 58-64 Gravelly Lane, Erdington, B23 6UH

6230 Councillor 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 on litter, noise and highways.

PETITIONS

6231 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 CORPORATE DIRECTOR, ECONOMY

The following reports were submitted:-

(See Document No 1)

Planning Applications in Respect of the East Area

Report No 9 – Erdington Industrial Park, Chester Road, Erdington, Birmingham, B24 0RD – 2018/01428/PA

The Principal Planning Officer (East) introduced the report.

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

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

6232 **RESOLVED:-**

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

Planning Applications in Respect of the South Area

Report No 10 – 153 Allens Croft Road, Kings Heath, Birmingham, B14 6RP – 2017/08471/PA

The Area Planning Manager (South) introduced the report and responded appropriately to Members questions.

Upon being put to a vote on whether to defer determination of the application in order to gather further information from West Midlands Police in relation to crime and anti-social behaviour, it was 11 in favour, 0 against and 0 abstentions.

6233 **RESOLVED:-**

That determination of the planning application be deferred.

Report No 11 – 34–34A Westfield Road, Edgbaston, Birmingham, B15 3QG – 2017/06773/PA

The Principal Planning Officer (South) introduced the report and responded appropriately to Members questions.

Upon being put to a vote it was 8 in favour, 3 against and 0 abstentions.

6234 **RESOLVED:-**

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

Report No 12 – 34–34A Westfield Road, Edgbaston, Birmingham, B15 3QG – 2017/06794/PA

The Principal Planning Officer (South) introduced the report.

Upon being put to a vote it was 8 in favour, 2 against and 1 abstention.

6235 **RESOLVED:-**

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

Report No 13 – 1381–1383 Pershore Road, Stirchley, Birmingham, B30 2JR – 2018/02980/PA

The Principal Planning Officer (South) introduced the report and stated that a response had been received from Stirchley Neighbourhood Forum listing a number of concerns and objections but overall stating that the development was a good use of the building and would bring a vacant building back into use.

Planning Committee – 7 June 2018

The Principal Planning Officer (South) responded appropriately to Members questions.

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

6236

RESOLVED:-

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

Requires the residential element to only be occupied by the occupier of the business premises.

The first floor residential accommodation above the hereby approved A4 use shall not be occupied other than by occupiers of the business floor space below or any resident dependants.

Reason: In order to define the permission and ensure that the unit is not split into separate planning units in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Limits delivery time of goods to or from the site.

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 - 18:00 daily.

Reason: In order to define the permission 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 National Planning Policy Framework.

Requires the prior submission of extraction and odour control details.

No development shall take place until details of the extract ventilation and odour control equipment, including details of any noise levels, noise control and external ducting has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: 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

Limits the noise levels for Plant and Machinery.

The rating levels for cumulative noise from all plant and machinery shall not exceed 5dB below the existing LA90 background levels and 10dB below the existing Laeq at any noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent guidance or legislation amending, revoking and/or re-enacting BS4142 with or without modification.

Planning Committee – 7 June 2018

Reason: 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 National Planning Policy Framework.

No use of outdoor areas.

No use shall be made of any outdoor areas or space within the boundary of the application site for smoking shelters or seating areas until full details of the extent and nature of any such facilities have been submitted to and approved in writing by the local planning authority.

Reason: In order to protect residential amenity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Report Back Following Site Visit 31 May 2018

Report No 14 – Quarry Sports & Social Club, 82 Quarry Lane, Northfield, Birmingham, B31 2PY – 2017/07534/PA

The Area Planning Manager (South) introduced the report and stated that the site visit was well attended by Members,

Upon being put to a vote on whether to defer determination of the application in order to gather further information from an ecological assessment concerning badger activity in the undergrowth, it was 11 in favour, 0 against and 0 abstentions.

6237 **RESOLVED:-**

That determination of the planning application be deferred.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

6238 There were no site visits pending.

OTHER URGENT BUSINESS

6239 No other urgent business was raised.

AUTHORITY TO CHAIRMAN AND OFFICERS

6240 **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

6241

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.

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