

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
4 AUGUST 2016**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 4 AUGUST 2016 AT 1100 HOURS IN COMMITTEE ROOMS 3
AND 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT:-

Councillor Sharpe in the Chair;

Councillors Azim, Beauchamp, Booton, Cornish, Douglas Osborn, Fazal, Henley, C Jones, Linnecor, Moore, Straker Welds and Williams.

PUBLIC ATTENDANCE

- 4832 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

- 4833 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.
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CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

- 4834 The Chairman informed Members that meetings were scheduled to take place on 18 August, 1, 15 and 29 September 2016.
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APOLOGIES

- 4835 Apologies were submitted on behalf of Councillors T Ali and K Jenkins.
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MINUTES

4836 **RESOLVED:-**

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

MATTERS ARISING

4837 There were no matters arising.

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

Planning Application No 2016/05816/PA – 366 Gravelly Lane, Erdington

4838 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 the proposal might have on residential amenity.

PETITIONS

4839 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 South Area

Report No 8 – Northfield Pool and Fitness Centre, Bristol Road South, Northfield – 2016/04427/PA

The Principal Planning Officer (South) advised that Regulatory Services had raised no objection to the proposal.

An objector spoke against the application.

A supporter spoke in favour of the application.

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The Principal Planning Officer (South) responded to comments made by the objector and supporter.

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

Upon being put to a vote it was 8 in favour, 1 against and 3 abstentions.

4840

RESOLVED:-

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

Report No 9 – Land at Monmouth Road, Della Drive and Penrith Croft, Bartley Green – 2016/01708/PA

Members commented on the application.

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

4841

RESOLVED:-

- (i) That planning permission be granted subject to the conditions set out in the report, including the purchaser of the site entering into a Section 106 legal agreement as detailed in the report;
 - (ii) that such obligations, as set out in the report, be secured by the inclusion of a contractual pre-requisite in any property-related documents for the sale of the land for the completion of a Section 106 legal agreement simultaneously with the completion of the land transaction between Birmingham City Council and the purchaser of the land as detailed in the report, pursuant to application no 2016/01708/PA.
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Report No 10 – 93 Alcester Road, Moseley – 2016/04042/PA

The Principal Planning Officer (South) advised that he wished to amend paragraph 1.2 of the report and condition 1 that referred to the proposed opening hours.

Members expressed concern regarding the proposal stressing that the staggered opening hours of licensed establishments in Moseley worked well and requested that it be retained.

The Principal Planning Officer (South) and Head of Planning Management responded to Members' comments.

Councillor Henley proposed and it was seconded by Councillor Williams that consideration of the application be deferred pending further negotiations between appropriate officers and the applicant regarding the opening hours.

Upon being put to a vote it was 8 in favour, 4 against and 0 abstentions.

4842 **RESOLVED:-**

That consideration of the application be deferred pending further negotiations between appropriate officers and the applicant regarding the opening hours.

Report No 11 – The Highbury Public House, Dad’s Lane, Moseley – 2016/04862/PA

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

4843 **RESOLVED:-**

That no prior approval is required.

Planning Applications in Respect of the East Area

Report No 12 – 2220 Coventry Road, Sheldon – 2016/03527/PA

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

Upon being put to a vote it was 6 in favour, 6 against and 0 abstentions. Therefore the Chairman used his casting vote in favour of the application and it was:-

4844 **RESOLVED:-**

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

Councillor Fazal left the meeting at this point.

Report No 13 – 30 Alum Rock Road, Saltley – 2016/05014/PA

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

4845 **RESOLVED:-**

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

Report No 14 – R19 Fort Parkway, Erdington – 2016/04942/PA

The Principal Planning Officer (East) drew Members' attention to the correct size of the proposed signs.

A Member commented on the application and the Head of Planning Management responded thereto.

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

4846 **RESOLVED:-**

That temporary advertisement consent be granted subject to the conditions set out in the report.

Report No 15 – Caffrey and Co Solicitors, 796 Washwood Heath Road, Saltley – 2016/05059/PA

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

4847 **RESOLVED:-**

That no prior approval is required.

Planning Applications in Respect of the City Centre Area

Report No 16 – Centenary Square, Broad Street, City Centre – 2016/04486/PA

The Area Planning Manager (City Centre) pointed out that she wished to amend the conditions and advised of updates to the plans and additional consultation responses.

Members expressed concern regarding the design which they considered was cluttered, particularly the distance between the lighting columns which might restrict access for machinery etc when setting up events and the inclusion of a fountain as Members pointed out that others located within the city had not been properly maintained.

Concern was also expressed regarding the proposal to relocate the Victoria Cross monument stones and the removal of a London Plane tree.

The Area Planning Manager (City Centre) and Head of Planning Management responded to Members' comments.

The Chairman proposed and Councillor Douglas Osborn seconded that consideration of the application be deferred in order to allow the developer the opportunity to respond to Members' comments.

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

4848 **RESOLVED:-**

That consideration of the application be deferred in order to allow the developer the opportunity to respond to Members' comments.

Report No 17 – Hall of Memory, Centenary Square, Broad Street, City Centre – 2016/04549/PA

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

4849 **RESOLVED:-**

That consideration of the application be deferred in order to allow the developer the opportunity to respond to Members' comments.

Report No 18 – Louisa Ryland House, 44 Newhall Street, City Centre – 2015/10427/PA

The Area Planning Manager (City Centre) advised that the description of the development should include A1 use and advised that no additional comments had been received from Historic England.

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

Upon being put to a vote it was 6 in favour, 5 against and 0 abstentions.

4850 **RESOLVED:-**

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

Report No 19 – Louisa Ryland House, 44 Newhall Street, City Centre – 2015/10484/PA

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

4851 **RESOLVED:-**

That listed building consent be granted subject to the conditions set out in the report.

Planning Applications in Respect of the North West Area

Report No 20 – 235 Victoria Road, Aston – 2015/10147/PA

A Member commented on the application.

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

4852

RESOLVED:-

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

Report No 21 – Minworth Sewage Treatment Works, Kingsbury Road, Sutton Coldfield – 2016/04110/PA

The Principal Planning Officer (North West) advised that he wished to amend condition 1.

Members commented on the application.

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

4853

RESOLVED:-

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

Amended Condition 1:

No building or use hereby permitted shall be occupied or the use commenced until the drainage for the development has been completed in accordance with the approved Sustainable Drainage Assessment and subsequent Technical Drainage Report (July 2016).

The approved drainage system shall be operated and maintained thereafter in accordance with the approved agreement with the adopting party and the approved Sustainable Drainage Operation and Maintenance Plan.

Reason: To ensure there is no increase in risk of flooding, improve and protect water quality, improve habitat and amenity, ensure that sustainable drainage principles are upheld in the design and implementation of the strategy and ensure the future operation and maintenance of the drainage system will be in accordance with the National Planning Policy Framework (including ministerial statement 18th December 2014), TP6 of the Birmingham Development Plan, Sustainable Drainage - Birmingham City Council Guide to Design, Adoption and Maintenance and Sustainable Management of Urban Rivers and Floodplains SPD.

Report No 22 – 12 Bracebridge Road, Four Oaks, Sutton Coldfield – 2015/09330/PA

Members commented on the application and the Head of Planning Management responded thereto.

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

4854

RESOLVED:-

- (i) That application no 2015/09330/PA be deferred pending determination of application no 2015/09470/PA;
- (ii) that, subject to approval of application no 2015/09470/PA by the Department for Communities and Local Government, planning permission be granted, subject to the conditions set out in the report.

Report No 23 – 12 Bracebridge Road, Four Oaks, Sutton Coldfield – 2015/09470/PA

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

4855

RESOLVED:-

That authority be given to refer application no 2015/09470/PA to the Department for Communities and Local Government in accordance with the Arrangements for Handling Heritage Applications Direction 2015 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 for its determination and that it be advised that this Committee would be minded to approve listed building consent subject to the conditions set out in the report.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

4856

There were no site visits pending.

OTHER URGENT BUSINESS

4857

No other urgent business was raised.

AUTHORITY TO CHAIRMAN AND OFFICERS

4858

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

4859

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