

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
20 OCTOBER 2022**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 20 OCTOBER 2022 AT 1100 HOURS IN COMMITTEE ROOMS
3 & 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT: - Councillor Martin Brooks in the Chair.

Councillors Akhlaq Ahmed, David Barrie, Jack Deakin, Mahmood Hussain, Jane Jones, Lee Marsham, Gareth Moore and Mumtaz Hussain.

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INTRODUCTIONS

The Chair notified the Committee, that this was a quasi-judicial meeting and no decisions had been made in advance of the meeting. He highlighted Members who sat on this Committee were sitting as representatives of the Council as a whole and not Ward Councillors.

NOTICE OF RECORDING

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The Chair advised, and the Committee noted, that the meeting would be webcast for live or subsequent broadcast via the Council's YouTube channel (www.youtube.com/channel/UCT2kT7ZRPFCXq6_5dnVnYlw) and members of the press/public could record and take photographs except where there were confidential or exempt items.

DECLARATIONS OF INTEREST

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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. The Chair noted that Members should also express an interest if they had expressed a view on any of the applications being considered at the meeting and take no part in the consideration of the item.

APOLOGIES

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Councillors Diane Donaldson, Colin Green and Rick Payne.

CHAIR'S ANNOUNCEMENTS

8071 The Chair announced that there would be public speaking for item 7.

MINUTES

8072 The Minutes of the meeting of the Committee held on 29th September 2022 were agreed.

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, TRANSPORT AND SUSTAINABILITY

The following reports were submitted:

(See Document No. 1)

PLANNING APPLICATIONS IN RESPECT OF THE NORTH WEST AREA

REPORT NO. 6 - 272A SOHO ROAD, HANDSWORTH, BIRMINGHAM, B21 9LX - 2022/04646/PA

The Area Planning Manager (North West) confirmed there were no updates.

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

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

8073 **RESOLVED:** -

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

REPORT NO. 7 – GROUND FLOOR 272A SOHO ROAD, HANDSWORTH, BIRMINGHAM, B21 9LX- 2021/09176/PA

The Area Planning Manager (North West) confirmed there were no updates.

A speaker spoke against the application and a supporter spoke in favour of the application.

The Area Planning Manager (North West) responded to comments made by the speakers.

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

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

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RESOLVED: -

That planning permission be refused.

Reason for refusal:

The proposed development would result in an increased fear of crime and anti-social-behaviour and would fail to create a safe environment that promotes positive social interaction. As such, the application conflicts with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.

PLANNING APPLICATIONS IN RESPECT OF THE EAST AREA

REPORT NO. 8 - 28 WEATHEROAK ROAD, SPARKHILL, BIRMINGHAM, B11 4RE- 2022/04422/PA

The Area Planning Manager (East) confirmed the following updates:

- Amended ground floor and first floor plans have been received. The ground floor plan shows additional refuse storage bins in the rear yard area.
- The amended first floor plans shows a rear access door blocked.
- The following conditions would need to be amended to take account of these amended plans: - and Condition 2 (Approve Plans) & Condition 9 (Refuse Storage).
- An Additional condition 10 will be added - that the first floor access doorway shall be blocked up before the flats hereby approved are occupied.

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

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

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RESOLVED: -

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

• **Amended Condition 2 (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 "ZL-4811/1R- Rev. A", "ZL-4811/2R- Rev D", "ZL-4811/3R- Rev C", "ZL-4811/4R- Rev I", "ZL-4811/5R- Rev H", "ZL-4811/6R- Rev C", "ZL-4811/7R- Rev E" and "ZL-4811/8R- Rev A" ('the approved plans')

Reason: To define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

- **Amended Condition 9 (Refuse Storage):**

Requires refuse storage to be in accordance with the approved plans
The refuse storage facility shown on approved plan number "ZL-4811/4R- Rev I", shall be provided in accordance with the approved plan prior to first occupation of the 3no. flats hereby approved and thereafter maintained in accordance with the plan.
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.

- **Extra condition:**

First-floor rear doorway to be blocked up prior to first occupation of the 3no. flats
The first-floor rear doorway shall be blocked up in accordance with approved plan number "ZL-4811/5R- Rev H" prior to first occupation of the 3no. flats hereby approved and shall be thereafter maintained in accordance with the approved plan.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of surrounding occupiers in accordance with Policy PG3 of the Birmingham Development Plan (2017), Policies DM2 and DM6 of the Development Management in Birmingham DPD (2021), the Birmingham Design Guide (2022) and the National Planning Policy Framework.

REPORT NO. 9 - 201 STOCKFIELD ROAD, YARDLEY, BIRMINGHAM, B25 8DY- 2022/03227/PA

The Area Planning Manager (East) confirmed the following updates:

- An amended plan has been received showing a blocked vehicular access on the junction of Stockfield Road and Amington Road and retaining the access on the north west of the site.
- Condition 2 (Approved Plans) would need to be amended to account of for the revision.

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

Upon being put to a vote it was 7 in favour, 1 against and 0 abstention.

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RESOLVED: -

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

Amended Condition 2:

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:

2019-092-001;
2019-092-003 rev D;
2019-092-014;
2019-092-015; and
787.1
(‘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.

REPORT NO. 10 - EQUIPOINT, 1508 COVENTRY ROAD, SOUTH YARDLEY, BIRMINGHAM, B25 8AD- 2020/09459/PA

The Area Planning Manager (East) confirmed there were no updates.

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

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RESOLVED: -

- (i) That planning permission be granted subject to the completion of a Section 106 legal agreement and conditions as set out in the report (and as amended below);
- (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 15th November 2021, or such later date as may be authorised by officers under powers hereby delegated, planning permission be refused for the reason(s) set out in the report; and
- (iii) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.

OTHER URGENT BUSINESS

None submitted.

AUTHORITY TO CHAIR AND OFFICERS

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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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AUTHORITY TO THE ASSISTANT DIRECTOR (PLANNING):

If a Planning Committee meeting(s) are unable to be held in person and/or cancelled, the Assistant Director (Planning), in consultation with the Planning Committee, has authority to determine planning applications that would otherwise have been considered by the Committee.

Planning Committee – 20 October 2022

The meeting ended 1142 hours.

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CHAIR