

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
17 MARCH 2022**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 17 MARCH 2022 AT 1100 HOURS IN THE LYTTLETON
THEATRE, BMI, BIRMINGHAM**

PRESENT: - Councillor Karen McCarthy in the Chair;

Councillors Mohammed Azim, Bob Beauchamp, Maureen Cornish Diane Donaldson, Peter Griffiths, Saddak Miah, Gareth Moore, Dominic Stanford, Martin Straker-Welds and Mike Ward.

INTRODUCTION

- 8175 The Chair notified the Committee, that this was a quasi-judicial meeting and no decisions had been made in advance of the meeting. She highlighted Members who sat on this Committee were sitting as representatives of the Council as a whole and not Ward Councillors.

NOTICE OF RECORDING

- 8176 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

- 8177 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

- 8178 None submitted.

CHAIR'S ANNOUNCEMENTS

8179 The Chair advised that meetings were scheduled to take place on 7th April and 28th April and 26th May.

The Chair announced that Item 7 was withdrawn by the applicant.

Councillor Kate Booth expressed interest for Item 6.

Councillor Cornish expressed interest for Item 9.

MINUTES

8180 The Minutes of the meeting of the Committee held on 24 February 2022, having been circulated, were confirmed by the Committee and signed by the Chair.

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 CITY CENTRE

REPORT NO. 6 - 260 BRADFORD STREET, DERITEND, BIRMINGHAM, B12 0QY - 2021/05446/PA

Councillor Booth withdrew from the meeting.

Area Planning Manager (City Centre) confirmed the following updates:

- Further correspondence received from the objector directly to Members reiterating their concerns and raised further points.
- Two updates on the report – First the objector raised the point of the site directly joins the building at the back and they asked the question of what happens to the elevation of the building that will be newly exposed post-demolition. It was decided that this merited an additional condition, so we are not left with an untidy brick wall once it is exposed.
- The condition read ‘no above groundwork shall take place until details of the scheme of works for the treatment and finishing of the exposed north western facing façade 22 Green Street has been submitted to and approved in writing by the local planning authority. The details to be submitted should include the elevations and proposed facing materials. The work should be carried out in accordance with improved details prior to the first occupation of the proposed development.

- The second update is around BREEAM, the objector raised the point that the most recent BREEAM assessment that had been split was for another site on Bradford Street. The original assessments between the application is on file and publicly accessible.
- To clarify there is no BDP policy requirement to meet a particular BREEAM target on this scheme as it only relates to non-residential floor space.
- This application only has circa 200 square meters whereas the policy starts in at 1000sq.m.
- Therefore, in terms of correcting the report references to BREEAM at 1.8 and 7.14 should be discounted. The references to the energy statement sustainability targets in the reports are still correct.

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

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

8181

RESOLVED: -

A) Extra condition

Prior to Above Ground Works: Submission of details of treatment of exposed elevation of No. 22 Green Street

No above ground works* shall take place until details of a scheme of work for the treatment and finishing of the exposed northwest-facing elevation of No. 22 Green Street has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include elevations and proposed facing materials. The works shall be carried out in accordance with the approved details prior to first occupation of the development.

*'above ground works' does not include works relating to foundations or laying the ground floor slab.

Reason: In the interests of visual amenity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

- (i) That planning permission be granted subject to the completion of a Section 106 legal agreement and conditions as set out in the report with the addition of extra condition A) above;
- (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 29th April 2022, 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.
- (iv) That in the event of an appropriate legal agreement being completed to the satisfaction of the Local Planning Authority by 29th April 2022, or such later date as may be authorised by officers under delegated powers, favourable consideration be given to this application, subject to the conditions listed below

(that may be amended, deleted or added to providing that the amendments do not materially alter the permission).

PLANNING APPLICATIONS IN RESPECT OF THE NORTH WEST AREA

REPORT NO.8 - 23 KINGSTON ROAD, SUTTON COLDFIELD, BIRMINGHAM, B75 7NY - 2021/09993/PA

Councillor Booth returned to the meeting.

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

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

8182 **RESOLVED:** -

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

REPORT NO.9 - 32 LE MORE, SUTTON COLDFIELD, BIRMINGHAM, B74 2XY - 2021/09119/PA

Councillor Cornish withdrew from the meeting after having previously expressed interest.

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

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

8183 **RESOLVED:** -

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

REPORT NO.10 - DC6, MIDPOINT WAY, PROLOGIS PARK MIDPOINT, SUTTON COLDFIELD, BIRMINGHAM, B76 9EH - 2021/07832/PA

Councillor Cornish returned to the meeting.

The Area Planning Manager (North West) confirmed the following update:

- Para 7.1 the report states that 7607sqm will be B8 and 7606sqm will be B2 use. In actual fact (error on behalf of the agent), it is proposed that the entire floorspace of 15213sqm will be for a potential mixed use between B2 and B8. There are no issues in terms of the description and assessment undertaken and is considered acceptable.

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

8184 **RESOLVED:** -

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

OTHER URGENT BUSINESS

There are two dates left for this meeting in the municipal year. The meetings will resume on 26th May.

AUTHORITY TO CHAIR AND OFFICERS

8185 **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.

8186 **AUTHORITY TO THE ASSISTANT DIRECTOR (PLANNING):**

In the event that 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.

The meeting ended 1122 hours.

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CHAIR