

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE
18 JANUARY 2018

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 18 JANUARY 2018 AT 1100 HOURS IN COMMITTEE ROOMS
3 AND 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT:-

Councillor Sharpe in the Chair;

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

PUBLIC ATTENDANCE

- 5956 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.

NOTICE OF RECORDING

- 5957 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.

CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

- 5958 The Chairman informed Members that meetings were scheduled to take place on 1, 15 February, 1 and 15 March 2018.

APOLOGIES

- 5959 Apologies were submitted on behalf of Councillors T Ali, Booton and Cornish.

RICHARD GOULBORN, TRACY HUMPHREYS, VICTORIA WILLIAMS

- 5960 The Chairman informed Members that Richard Goulborn, Head of Planning Management, Tracy Humphreys, Area Planning Manager (East), and Victoria Williams, Committee Manager, were leaving the Council and this was their last meeting. The Chairman thanked Richard, Tracy and Victoria for all their help over the years and wished them well for the future.

Members echoed those sentiments and thanked Richard, Tracy and Victoria for their contribution and advice.

MINUTES

- 5961 **RESOLVED:-**

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

MATTERS ARISING

- 5962 There were no matters arising.
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NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

Planning Application No 2017/10747/PA – Sheldon Police Station, Sheldon Heath Road, Sheldon

- 5963 Councillor C Jones requested that a report relating to the above planning application be submitted to a future meeting of the Committee in light of concerns that it might be over intensive, have a lack of adequate living conditions, a lack of parking, that it undermined the quality of life of the community and might result in crime and anti-social behaviour in the area.
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PETITION(S)

- 5964 No petitions were received.
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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 City Centre Area

Report No 8 – Nautical Club, 3-4 Bishopsgate Street, City Centre – 2017/08780/PA

The Area Planning Manager (City Centre) gave details of an additional letter objecting to the proposal that had been received.

She wished to change the amount of the CIL payment to £688,633 referred to in paragraph 6.38 of the report.

She wished to amend the wording of recommendation 8.1 to read: 'That consideration of the application be deferred pending the expiry of 21 days from this resolution. Subject to there being no significant representations in respect of the serving of the correct ownership certificate, that the application be deferred pending the completion of a suitable legal agreement as set out in the report'.

She also wished to amend the date referred to in recommendations 8.2 and 8.4 to 16 February 2018.

An objector spoke against the application.

A supporter spoke in favour of the application.

The Area Planning Manager (City Centre) responded to comments made by the objector and supporter.

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.

5965

RESOLVED:-

- (i) That consideration of the application be deferred pending the expiry of 21 days from this resolution. Subject to there being no significant representations in respect of the serving of the correct ownership certificate, that the application be deferred pending the completion of a suitable legal agreement as set out in the report;
- (ii) that, in the event of the above legal agreement not being completed to the satisfaction of the local planning authority on or before 16 February 2018, planning permission be refused for the reasons set out in the report;

- (iii) that, in the event of the legal agreement being completed to the satisfaction of the local planning authority on or before 16 February 2018, favourable consideration would be given to the planning application subject to the conditions set out in the report;
 - (iv) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
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Report No 9 – 75-80 High Street, Digbeth – 2017/07207/PA

Members viewed a 'fly through' presentation of the proposed development.

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

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

5966

RESOLVED:-

- (i) That consideration of the application be deferred pending the completion of a suitable legal agreement as set out in the report;
 - (ii) that, in the event of the above legal agreement not being completed to the satisfaction of the local planning authority on or before 16 February 2018, planning permission be refused for the reasons set out in the report;
 - (iii) that, in the event of the legal agreement being completed to the satisfaction of the local planning authority on or before 16 February 2018, favourable consideration would be given to the planning application subject to the conditions set out in the report;
 - (iv) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.
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Planning Application in Respect of the South Area

Report No 10 – North Worcestershire Golf Club Ltd, Hanging Lane, Longbridge – 2017/10696/PA

The Head of Planning Management advised that, as there was no-one present to speak in objection to the proposal, there would be no public speaking.

A Member commented on the application.

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

5967

RESOLVED:-

That it be noted that prior approval is required and is granted subject to the condition(s) set out in the report.

Planning Applications in Respect of the East Area

Report No 11 – 35-41 Highfield Road, Washwood Heath – 2017/09372/PA

A Member commented on the application.

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

5968

RESOLVED:-

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

Report No 12 – 825 Tyburn Road, Erdington – 2017/03758/PA

Members commented on the application.

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

5969

RESOLVED:-

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

Report No 13 – 104, 106 and 108 Summer Road, Erdington – 2017/03036/PA

The Area Planning Manager (East) advised that Regulatory Services had no objection to the proposal subject to the conditions set out in paragraph 4.3 of the report and pointed out that they had subsequently been incorporated into the application.

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

Upon being put to a vote it was 6 in favour, 2 against and 3 abstentions.

5970

RESOLVED:-

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

ISSUES REPORT

Former Monaco House Site, Bristol Street, City Centre – 2017/10551/PA

The following report of the Corporate Director, Economy was submitted:-

(See document No 2)

The Area Planning Manager (City Centre) in referring to paragraph 6.5 of the report advised that the percentage of 3 bed accommodation should read 13% not 3%.

A representative of Orchidtime Ltd - the applicant/Pegasus Group – the agent and Leach Rhodes Walker - the architects gave a powerpoint presentation outlining the proposal for a mixed use development comprising residential accommodation, office space and retail outlets.

The presentation included a brief history of the proposed development, a vision for the site, an explanation of the build to rent concept, details of the proposed masterplan, upper ground floor plan, amenity space, retail and residential servicing, car and cycle provision, typical apartment types, massing and design including the towers, hard edge and softer internal.

The Area Planning Manager (City Centre) drew Members' attention to each of the issues detailed in the report.

Members considered and commented on each of the issues set out in the report and the following were amongst the points made:-

Issue 1 – Members welcomed the proposed development. One Member expressed concern regarding the density of the accommodation and considered that more houses should be included.

A Member suggested that the proposal should include some 4 bed accommodation.

It was important to ensure that the development included adequate provision of community facilities for local residents.

One Member pointed out that the development was for private rent and stressed the importance of ensuring that properties were affordable.

Issue 2 – Some Members considered that there was too much of a contrast between the height of the tower blocks and suggested that it should be more graduated.

Another Member considered that the scale and design was excellent and in keeping with the surrounding area.

Issue 3 – A Member considered that mature trees should be included in the landscaping.

Issue 4 – Some Members were opposed to the closure of the vehicular subway and it was suggested that cars turning right would require a filter system.

Members welcomed the proposal to include parking provision. A Member pointed out that there was no information included in the report regarding the number of vehicle charging points proposed.

Issue 5 – Members expressed concern at the absence of any affordable accommodation, CIL payment or S106 contribution.

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

5971

RESOLVED:-

That the report be noted and Members' comments forwarded to the Corporate Director, Economy.

POLICY REPORTS

Appeal Decisions Received from the Planning Inspectorate in December 2017

The following report of the Corporate Director, Economy was submitted:-

(See document No 3)

The Head of Planning Management introduced the report.

A Member congratulated officers on their 100% success rate in dealing with appeals.

5972

RESOLVED:-

That the schedule of appeal decisions received from the Planning Inspectorate in December 2017 be noted.

Councillor K Jenkins left the meeting at this point.

Update on Disposal of Unwanted/Underutilised Parks Land (8 Acres Per Year)

The following report of the Corporate Director, Economy was submitted:-

(See document No 4)

The Principal Planning Officer and the Head of Housing Development introduced the report and gave an OHP presentation outlining the progress to date regarding the proposed transfer of unwanted or underutilised parks land for future housing development. The presentation included a 'fly through' of the development currently underway at the site of the former Kents Moat Recreation Ground.

Members had reservations about the proposed loss of public open space, stressed the importance of ensuring that it was sustainable in the future and expressed concern on the impact it could have on wildlife.

One Member pointed out that it had taken many years to come to an agreement regarding the development of the former Kents Moat Recreation Ground and stressed the importance of ensuring that local residents were consulted on and kept fully informed of any proposal.

In response to a question by a Member, the Principal Planning Officer advised that Officers hoped that there would be an announcement in the near future regarding the future of the Bromford Estate.

In response to a question by a Member, the Corporate Director, Economy advised that as no sites had gone through the planning process, a list of locations was not currently available. However, more information would be brought back to the Committee as the proposal moved forward.

Upon being put to a vote it was 7 in favour, 3 against and 0 abstentions.

5973

RESOLVED:-

- (i) That it be noted that the 8 acres per year of unwanted or underutilised land currently held by the Parks Services will be brought forward for the development of new homes by the Birmingham Municipal Housing Trust;
- (ii) that it be noted that the planning applications in relation to this project will be brought forward for consideration in due course.

Councillor Straker Welds left the meeting at this point.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

5974

There were no site visits pending.

OTHER URGENT BUSINESS

5975 No other urgent business was raised.

RICHARD GOULBORN, TRACY HUMPHREYS, JULIE TOMLINSON

5976 The Corporate Director, Economy paid personal tributes in respect of Richard Goulborn, Head of Planning Management, Tracy Humphreys, Area Planning Manager (East) and Julie Tomlinson, Head of Householder Team, who was unable to be in attendance today, for their hard work and help over many years within the directorate and wished them well for the future.

He went on to briefly explain how the directorate would move forward, assuring Members that quality would be maintained throughout the transition period and in the future.

Richard Goulborn, on behalf of himself and his colleagues, thanked the Corporate Director, Economy for his kind words explaining that it had been both an honour and a privilege to serve the Planning Committee. He added that he had enjoyed his role as Head of Planning Management and thanked Members for their patience over the years.

AUTHORITY TO CHAIRMAN AND OFFICERS

5977 **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

5978 **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