

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE
23 JUNE 2016

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 23 JUNE 2016 AT 1100 HOURS IN COMMITTEE ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM

PRESENT:-

Councillors T Ali, Azim, Beauchamp, Booton, Cornish, Douglas Osborn, Fazal, Henley, K Jenkins, C Jones, Kooner, Moore and F Williams.

ELECTION OF CHAIRMAN FOR THE MEETING

- 4743 In the absence of Councillors Sharpe and Linnecor, it was proposed by Councillor Douglas Osborn and seconded by Councillor T Ali that Councillor Henley take the Chair for the meeting.

COUNCILLOR HENLEY IN THE CHAIR.

PUBLIC ATTENDANCE

- 4744 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

- 4745 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.

CHAIRMAN'S ANNOUNCEMENTS

A. Planning Committee Meetings

- 4746 The Chairman informed Members that meetings were scheduled to take place on 7, 21 July, 4 and 18 August 2016.

B. Members' Workshop

- 4747 Members were reminded that a workshop was scheduled to take place on Thursday, 30 June 2016 at 1 Colmore Square, Birmingham.
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C. Award of the British Empire Medal to Councillor Sharpe

- 4748 Councillor Douglas Osborn suggested and it was agreed that a letter be sent to Councillor Sharpe congratulating him on being awarded the British Empire Medal in the recent Queen's Birthday Honours List.
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APOLOGIES

- 4749 Apologies were submitted on behalf of Councillors Linnecor and Sharpe.
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MINUTES

- 4750 **RESOLVED:-**

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

MATTERS ARISING

- 4751 There were no matters arising.
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NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

- 4752 No notifications were received.
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PETITION

567 Stratford Road, Land Adjacent to, Sparkhill – 2016/04272/PA

A petition presented by Councillor Fazal objecting to the proposed hot food takeaway at 567 Stratford Road, land adjacent to, Sparkhill – 2016/04272/PA was received.

- 4753 **RESOLVED:-**

That the petition be referred to the Director of Planning and Regeneration.

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 Application in Respect of the North West Area

Report No 8 – 3 Oaklands Road, Sutton Coldfield – 2016/02477/PA

Councillor Cornish, in referring to paragraph 4.2 of the report now submitted, pointed out that, although she had requested that the application be determined by the Committee, at no time had she expressed an opinion regarding the application. The Head of Planning Management apologised for any ambiguity contained in the report.

Councillor Beauchamp pointed out that the applicant was his doctor and, therefore, took no part in the debate and did not vote on the recommendation.

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, 3 against and 0 abstentions.

4754

RESOLVED:-

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

Planning Applications in Respect of the South Area

Report No 9 – Hall Green Stadium, York Road, Hall Green – 2016/01219/PA

The Area Planning Manager (South) advised that he wished to correct and alter limited elements of the officer report relating to traffic times and the legal agreement.

He updated the Committee regarding the number of signatures/petitions received and responded to comments submitted by the Friends of Hall Green Stadium.

An objector spoke against the application.

A supporter spoke in favour of the application.

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

Members, whilst mindful of the need for more housing, expressed concern regarding the loss of a profitable business which provided a leisure and community facility that employed in excess of 200 people. Members were disappointed that the applicant was only proposing 15% affordable housing which they considered to be an insufficient amount.

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

Upon being put to a vote it was 2 in favour, 9 against and 1 abstention. Therefore the recommendation was lost and it was:-

4755

RESOLVED:-

That consideration of the application referred to in the report be deferred with the Committee mindful to refuse.

Report No 10 – 504-514 Bristol Road, Selly Oak – 2016/01155/PA

The Area Planning Manager (South) advised that additional objections to the proposal had been received.

An objector spoke against the application.

A supporter spoke in favour of the application.

The Area Planning Manager (South) and Head of Planning Management responded to comments made by the objector and supporter.

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

Upon being put to a vote it was 10 in favour, 2 against and 0 abstentions.

4756

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 27 June 2016, 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 27 June 2016, 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 11 – 10-12 Albert Walk, Harborne – 2016/01003/PA

Objectors spoke against the application.

A supporter spoke in favour of the application.

The Area Planning Manager (South) and Transport Manager responded to comments made by the objectors and supporter.

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

Upon being put to a vote it was 9 in favour, 3 against and 0 abstentions.

4757

RESOLVED:-

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

Report No 12 – 225 Mary Vale Road, Bournville – 2016/03120/PA

The Area Planning Manager (South) advised that additional objections to the proposal had been received.

An objector spoke against the application.

A supporter spoke in favour of the application.

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

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

(Councillor K Jenkins was not present for the whole of the debate and, therefore, did not vote on the recommendation).

4758

RESOLVED:-

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

Councillors Moore and Cornish left the meeting at this point.

Report No 13 – 29 Elizabeth Road, Moseley – 2016/01614/PA

An objector spoke against the application.

The Area Planning Manager (South) responded to comments made by the objector.

Upon being put to a vote it was 9 in favour, 1 against and 0 abstentions.

4759

RESOLVED:-

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

Report No 14 – Rear of 36 Harborne Road, Edgbaston – 2016/02745/PA

The Area Planning Manager (South) advised that he wished to add a condition regarding the S278/TRO agreement.

A Member commented on the application and the Area Planning Manager (South) and Transport Manager responded thereto.

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

(Councillor Moore returned to the meeting during the debate and, therefore, did not vote on the recommendation).

4760

RESOLVED:-

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

New Condition 14:

Requires the prior submission and completion of works for the S278/TRO Agreement

The development shall not be occupied until a package of highway measures has been approved by the Local Planning Authority and the approved measures have been substantially completed. The package of measures shall include (details of works) and are to be carried out at the applicant's expense to Birmingham City Council specification.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17

and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Councillor T Ali left the meeting at this point.

Report No 15 – Bristol Road South, Bournville Care Village (Phase III), Northfield – 2016/02501/PA

Members commented on the application.

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

4761 **RESOLVED:-**

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

Report No 16 – Royal Orthopaedic Hospital, Bristol Road South, Northfield – 2016/02316/PA

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

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

4762 **RESOLVED:-**

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

Report No 17 – 19 Tixall Road, Land at Rear, Hall Green – 2016/03896/PA

The Area Planning Manager (South) advised that an additional letter objecting to the proposal had been received.

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

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

4763 **RESOLVED:-**

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

Councillor C Jones left the meeting at this point.

Report No 18 – 163 Dawlish Road, Selly Oak – 2016/00222/PA

A Member commented on the application and the Area Planning Manager (South) and Head of Planning Management responded thereto.

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

4764 **RESOLVED:-**

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

Report No 19 – 152 Station Road, Kings Heath – 2016/03388/PA

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

4765 **RESOLVED:-**

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

Report No 20 – DNS Arden Road, Frankley – 2016/04085/PA

A Member commented on the application.

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

4766 **RESOLVED:-**

That no prior approval is required.

Councillor C Jones returned to the meeting.

Planning Applications in Respect of the East Area

Report No 21 – Fort Industrial Park, Dunlop Way, Castle Bromwich – 2015/09679/PA

The Area Planning Manager (East) referred to the addendum circulated to Members and highlighted the new and amended conditions set out therein.

The Head of Planning Management advised that, following the amendments to the conditions, the objector was satisfied with the proposal and had therefore withdrawn his request to speak on the application. Therefore, there would be no public speaking on the application.

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

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

4767

RESOLVED:-

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

Amended Condition 1:

Requires the scheme to be in accordance with the environmental statement.

The development hereby approved shall be implemented in accordance with the conclusions and mitigation measures outlined in the:

Environmental Statement Vol. 1 Main Text and Figures;

Environment Statement Vol. 2 Appendices;

Environment Statement Non-Technical Summary;

Appendix C – Tree Survey

Appendix B – VP4; VP14; VP18; VP26

submitted with the planning application.

Reason: In order to define the permission and comply with the Environmental Impact Assessment Regulations 1999 and ensure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Retention of Condition 2:

Retention of current condition 2 which requires the prior submission of an updated CHP Feasibility Review is also agreeable to the applicant.

Amended Condition 5:

Requires the prior submission of sample materials for each phase of the development.

Prior to the erection of any building(s)/ structure(s) in each phase of development, details of samples of the materials to be used in the construction of the external surfaces for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 8:

Requires the prior submission of investigation for archaeological observation and recording for each phase of development

No development on each phase shall take place until a written scheme of investigation for archaeological observation and recording during that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme is to be implemented in accordance with the approved details.

Reason: The site is of archaeological significance and it is important that archaeological remains are observed and recorded during development in accordance with Paragraphs 3.31 and 8.36 of the Birmingham UDP 2005, the National Planning Policy Framework and the Archaeology Strategy SPG.

Amended Condition 9:

Requires the prior submission of a lighting scheme for each phase of the development.

The phase of development hereby approved shall not be occupied until a detailed lighting scheme for that phase has been submitted to and approved in writing by the Local Planning Authority.

The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate, site plans showing horizontal and vertical overspill to include light trespass and source intensity, affecting surrounding residential premises and details of the lighting fittings including: colour, watts and periods of illumination.

All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and thereafter maintained.

Reason: To ensure a high quality of external environment, to complement the development proposals, in the interests of highway safety for M6 Motorway and to protect and reinforce local character in accordance with Paragraphs 3.8, 3.10, 3.14, 3.16A, 6.17, 6.38 of the Birmingham UDP 2005, Places for All SPG, Lighting Places SPD and the National Planning Policy Framework.

Amended Condition 10:

Requires the parking area to be laid out prior to use for each phase of the development

The use of each phase of development hereby approved shall not commence or the building(s)/premises occupied until vehicle parking for that phase has been constructed, surfaced and marked out in accordance with the approved details and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, the Car Parking Guidelines SPD and the National Planning Policy Framework.

Amended Condition 11:

Requires the prior submission of cycle storage details for each phase of the development

No development on each phase shall take place until details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles within that phase have been submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be implemented and maintained in accordance with the approved details.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 12:

Requires the delivery and service area prior to occupation for each phase of the development

No part of each phase of the development shall be brought into use until the delivery and service area has been completed for that phase in accordance with the approved details. All such areas shall be kept free of obstructions, including the storage, display and depositing of materials, packaging or other items so that the service area is fully available for the parking, turning and unloading of delivery and service vehicles throughout the life of the development.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 13:

Requires the prior installation of means of access for each phase of the development

No building(s)/site/premises for each phase of development shall be occupied until a means of vehicular/pedestrian and/or cyclists access has been constructed for that phase in accordance with the approved plans.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 14:

Requires the prior approval of details to prevent mud on the highway for each phase of the development

No development on each phase shall take place until details of measures to be taken to prevent spoil/mud from vehicles leaving the site during the construction works being deposited on the public highway have been submitted to and approved by the Local Planning Authority in writing for that phase of the development. The development shall be implemented in accordance with the approved details and the measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 15:

Requires the prior submission of a construction method statement/management plan for each phase of the development.

No development on each phase shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority for that phase of the development. The approved statement shall be adhered to throughout the construction period. The method statement shall provide for details of the following:

- * the parking of vehicles of site operatives and visitors
- * location of loading and unloading of plant and materials
- * hours of demolition/construction/delivery

The development shall be implemented in accordance with the approved details.

Reason: In order to safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 16:

Requires the prior installation/removal of redundant footway crossing for each phase of the development.

No building(s)/site/premises on each phase shall be occupied until removal of redundant and installation of footway crossing for that phase of the development have been submitted in writing and approved by the Local Planning Authority. The removal/installation of footway crossings shall be constructed in accordance with the approved plans.

Reason: In order to secure the satisfactory development of the application site and to ensure the safe and free flow of users of the adjoining highway in accordance with Paragraphs 3.8, 3.10 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 18:

Limits delivery time of goods to or from Renewable Energy Centre (REC)

No deliveries shall be taken at or dispatched from the Renewable Energy Centre (REC) outside the hours of 0700-1900 Monday to Friday and 0700-1400 Saturday, Bank and other public holidays.

Reason: In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 19:

Requires the submission of hard and/or soft landscape details prior to occupation for each phase of the development.

Prior to the occupation of each phase of development, full details of hard and/or soft landscape works for that phase shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed

and existing functional services above and below ground, fully annotated planting plans where used, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, and areas of grass.

Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs.

Other information shall include planting schedules, noting species, plant sizes and proposed numbers/ densities and details of the proposed planting implementation programme.

All hard and/or soft landscape works shall be implemented in accordance with the approved details.

The works shall be implemented prior to the occupation of any part of the development or in accordance with the planting programme agreed with the Local Planning Authority and thereafter maintained.

Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment and reinforce local landscape character in accordance with Paragraphs 3.8, 3.10, 3.14 and 3.16A of the Birmingham UDP 2005.

Amended Condition 20:

Requires the submission of hard surfacing materials prior to occupation for each phase of the development.

Prior to the occupation of each phase of development, details of the materials to be used for hard and paved surfacing for that phase shall be 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 in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 21:

Requires the submission of boundary treatment details prior to occupation for each phase of development.

Prior to the occupation of each phase of development, full details of the proposed boundary treatment of the site for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments.

The approved scheme shall be implemented before occupation of the building(s)/use/dwelling (s) hereby permitted and shall be retained thereafter.

Reason: In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8, 3.10 and 3.16A of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 24:

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).

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 Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.

Amended Condition 25:

Requires the scheme to be in accordance with the listed approved plans (Updated plans)

The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers K0168_06_1 REV: T, 5917-006, \$-5917-007, K0168_06-2 REV: U, K.0168_13 REV: B, K.0168_05 REV: F, TPBR0068-H002 Revision F (Autotrack Sheet 1 of 2) ('the approved plans')

Reason: In order to define the permission in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Amended Condition 28:

Requires the prior submission of a drainage scheme.

Prior to the erection of any buildings/structures, a scheme for the disposal of foul waste and surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and maintained thereafter.

Reason: In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.71-3.76 of the Birmingham UDP 2005, Sustainable Management of Urban Rivers and Floodplains SPD and the National Planning Policy Framework.

Amended Condition 30:

Secures local employment

Prior to commencement of each phase of development hereby approved, the employment policy for the construction and operation of that phase shall be submitted and agreed in writing with the Local Planning Authority. It shall include liaison with the City Council's Employment Access Team and its partners and reflect employment protocols and initiatives at that time. It shall be updated as required and as agreed with the Local Planning Authority and the development shall operate thereafter in accordance with the approved details.

Reason: In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 4.15 of the Birmingham UDP 2005 and the National Planning Policy Framework.

New Condition 32:

Requires prior submission and review compliance of R1 Status from the Environment Agency.

Prior to the Renewable Energy Centre development hereby permitted being brought into use, the operator shall submit to the Waste Planning Authority for approval in writing, verification that the facility has achieved Stage R1 Status through Design Stage Certification from the Environment Agency. The facility shall thereafter be configured in accordance with these approved details. Once operational, alterations to the processing plant may be undertaken to satisfy Best Available Technique or continued compliance with R1.

Reason: In order to secure the satisfactory development of the application site and to ensure that the development would move waste up the waste hierarchy in accordance with Paragraphs 3.8, 3.10, 3.64A, 3.65, 3.65A-C and 3.67 of the Birmingham UDP 2005 and the National Planning Policy Framework.

New Condition 33:

Requires the prior submission of a phasing plan

No development shall take place until a phasing plan for the construction and implementation of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved phasing plan.

Reason: In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Report No 22 – Land Adjacent 33 Yenton Grove, Erdington – 2015/10290/PA

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

Upon being put to a vote it was 9 in favour, 1 against and 0 abstentions.

4768 **RESOLVED:-**

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

Report No 23 – Stechford Retail Park, Flaxley Parkway, Stechford – 2016/02969/PA

The Area Planning Manager (East) advised that the S106 highway works sum would still be applicable even through the Deed of Variation on the basis of the revised condition.

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

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

4769 **RESOLVED:-**

- (i) That consideration of the application be deferred pending the completion of a suitable Deed of Variation as set out in the report;
- (ii) that, in the event of the above Deed of Variation not being completed to the satisfaction of the local planning authority on or before 19 July 2016, planning permission be refused for the reasons set out in the report;

- (iii) that, in the event of the Deed of Variation being completed to the satisfaction of the local planning authority on or before 19 July 2016, 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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POLICY REPORTS

**APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE
IN MAY 2016**

The following schedule was submitted:-

(See document No 2)

The Head of Planning Management introduced the report and responded to Members' comments.

4770 **RESOLVED:-**

That the schedule of appeal decisions received from the Planning Inspectorate in May 2016 be noted.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

4771 There were no site visits pending.

OTHER URGENT BUSINESS

4772 No other urgent business was raised.

AUTHORITY TO CHAIRMAN AND OFFICERS

4773 **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

4774

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