

BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE
2 JULY 2020**

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 2 JULY 2020 AT 1100 HOURS AS AN ON-LINE MEETING

PRESENT:-

Councillor Karen McCarthy in the Chair;

Councillors Bob Beauchamp, Maureen Cornish, Diane Donaldson, Mohammed Fazal, Saddak Miah, Gareth Moore, Simon Morrall, Mike Ward and Martin Straker Welds.

PUBLIC ATTENDANCE

- 7594 The Chair indicated that meeting would be hosted on teams but would be webstreamed and indicated that, because the Committee was a quasi-judicial one, no decisions had been made before the meeting.

NOTICE OF RECORDING

- 7595 The Chair 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.

DECLARATIONS OF INTEREST

- 7596 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.

The Chair, in noting that there were a couple of the items on the agenda which had previously been discussed by the Committee, indicated that Members did not need to declare an interest because they had taken part in the previous discussions on the items. She added that Members who had not been present at previous meeting could take part in the considerations of the returning items as they had had sight of the report(s) for this meeting.

APOLOGIES

- 7597 Apologies were submitted on behalf of Councillors Peter Griffiths, Julie Johnson and Lou Robson for their inability to attend the meeting.

At this point in the meeting the Chair took a roll call of members present and reminded Members that they must be connected for the whole debate of an item in order to be able to vote on that item.

CHAIR'S ANNOUNCEMENTS

- 7598 The Chair informed Members that the following meetings were scheduled to take place on the 16 and 30 July 2020 and 13 August 2020.
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MINUTES

- 7599 The Minutes of the meeting of the Committee held on 18 June 2020, having been circulated, were confirmed by the Committee and signed by the Chair.
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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 DIRECTOR, INCLUSIVE GROWTH (ACTING)

The following reports were submitted:

(See Document No. 1)

PLANNING APPLICATIONS IN RESPECT OF THE NORTH WEST AREA

REPORT NO. 6 – FORMER TRW SITE, MERE GREEN ROAD, MERE GREEN, SUTTON COLDFIELD, BIRMINGHAM, B75 5BN – 2019/07956/PA

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

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

The Area Planning Manager (North West) commented that if the Committee was minded then an additional condition could be added relating to the details of elevation of the building on the car park side so that before construction got higher than the ground slab details of the elevation could be required which would allow further consideration of opportunities for additional openings, a greater variety of use of materials and architectural detailing to create a more active and visually interesting elevation without delaying the development.

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Councillor Maureen Cornish, proposed that a condition relating to the side elevation should be added and this was seconded by Councillor Gareth Moore

The Chair put the proposal for the addition of the condition relating to details of the side elevation to a vote and it was, 8 in favour, 0 against and 1 abstention, carried.

Therefore the Chair put the recommendation with the additional condition to a vote and it was 8 in favour, 0 against and 0 abstention –

7600

RESOLVED:-

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

New Condition

Requires the prior submission of an amended customer car park (west) elevation

Prior to building above slab level, an amended customer car park (west) elevation shall be submitted to and approved in writing by the Local Planning Authority. The submission shall have considered opportunities to include additional openings, a greater variety of use of materials and architectural detailing to create a more active and visually interesting elevation. 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 policy PG3 of BDP 2017 and the National Planning Policy Framework 2019.

PLANNING APPLICATIONS IN RESPECT OF THE EAST AREA

REPORT NO. 7 – THE LOFT, COLLEGE COURT, 1 COLLEGE ROAD, MOSELEY, BIRMINGHAM, B13 9LS – 2020/01120/PA

The Area Planning Manager (East) indicated that two further objections from local occupiers which had been circulated to various Councillors and transportation officers. The objections were on the grounds of increased pollution and parking/highway problems particularly the potential impact on the 'red route' and local bus services. The objectors were seeking funding to expand and improve the public car parks in the area and provide railing/bollards to keep pavements free from obstruction. In terms of increased pollution, the Director of Public Health Department had responded indicating they have no objection to the change of use from a warehouse to a community facility with no more than 90 people and stating that the positive health benefits outweighed any negative impacts.

The Area Planning Manager (East) commented in response to the further objections and planning policy implications and Transport Development Manager commented on the report back part of the report.

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

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

7601

RESOLVED:-

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

New Conditions

Requires the submission of a parking management strategy

The development hereby permitted shall not be occupied until a parking management strategy (including management of disabled/parental child spaces) has been submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter only be operated in accordance with that approved strategy.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017, the Car Parking Guidelines SPD and the National Planning Policy Framework.

Requires the submission of a commercial travel plan

Within 3 months of the development commencement a detailed travel plan shall be submitted to and approved in writing by the Local Planning Authority. This travel plan should be uploaded and maintained through the "STARSfor" portal that Birmingham City Council is a member of - www.starsfor.org. It should include clear objectives to influence and encourage reduced dependency on the private car with a package of measures to meet this objective. The development shall thereafter be undertaken and operated in strict accordance with the approved travel plan.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires the submission of cycle storage details

Within 3 months of development commencement, details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. 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 sustainable travel options, in accordance with Policies PG3,

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TP40 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

The premises shall not be used for festivals, funerals, weddings or civil partnerships.

The premises the subject of this application shall not be used for festivals, funerals, weddings or civil partnerships.

Reason: In order to define the permission, ensure adequate car parking and protect the amenities of occupiers of dwellings/premises in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires minimum of 40 minutes between cessation of prior/commencement of latter prayer meetings

Minimum of 40 minutes shall be between cessation of prior/commencement of latter prayer meetings.

Reason: In order to ensure the safe movement of pedestrians using the adjacent highway in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

REPORT NO. 8 – ELITE HOUSE, 95 STOCKFIELD ROAD, SOUTH YARDLEY, BIRMINGHAM, B27 6AT, B27 6AT – 2019/04481/PA

The Area Planning Manager (East) indicated that a further objection from Acocks Green Focus Group indicating that they support the reasons for refusal. They continue that, notwithstanding the newly proposed partitioning of the kitchens, the proposed internal layout remaining poor and particularly during the pandemic the small amount of kitchen space would appear to be inappropriate on health grounds. They continued by indicating the proposed use would be over intensive form of development and inappropriate to the area with a quarter of properties nearby being HMOs or C2 uses. Other properties in the area continue to be troublesome with anti-social behaviour. The Area Planning Manager (East) noted that an email relating to a local police incident was attached to the objection.

The Area Planning Manager (East) commented in response to the further objection.

Councillor Gareth Moore commented that, as the applicant had only divided the kitchens rather than providing additional space to address the concerns of the Committee, the application should be refused.

The Chair put the recommendation of refusal to the vote and it was 8 in favour, 1 against and 0 abstention –

7602 **RESOLVED:-**

That planning permission be refused for the reason(s) set out in the report.

Councillor Mike Ward, in noting that the site had outline planning permission for residential development, requested that should officers hold further discussions with the owners relating to future use then the issue of the windows should be addressed so that a suitable windows are provided to achieve the necessary 'thermal break'.

OTHER URGENT BUSINESS

7603 There were no items raised.

AUTHORITY TO CHAIR AND OFFICERS

7604 **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.

The meeting ended at 1146 hours

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CHAIR