

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE
31 JANUARY 2019

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 31 JANUARY 2019 AT 1100 HOURS IN COMMITTEE ROOMS
3 AND 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT:-

Councillor Karen McCarthy in the Chair;

Councillors Mohammed Azim, Bob Beauchamp, Peter Griffiths, Adam Higgs, Julie Johnson, Keith Linnecor, Gareth Moore, Saddak Miah and Mike Ward.

PUBLIC ATTENDANCE

- 6689 The Chair welcomed members of the public to the meeting, indicating that a leaflet had been circulated explaining how the Committee operated. She stressed that, because the Committee was a quasi-judicial one, no decisions had been made before the meeting.

NOTICE OF RECORDING

- 6690 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

- 6691 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.

CHAIR'S ANNOUNCEMENTS

- 6692 The Chair informed Members that meetings were scheduled to take place on the 14 and 28 February and 14 March 2019.

Planning Committee – 31 January 2019

- 6693 The Chair proposed and Members agreed that the order of the agenda be changed so that all applications appertaining to the South area be heard together. Therefore, report no. 16 will follow report no. 10.
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APOLOGIES

- 6694 Apologies were submitted on behalf of Councillors Safia Akhtar, Maureen Cornish, Mohammed Fazal, Lou Robson and Lucy Seymour-Smith for their inability to attend the meeting.
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MINUTES

- 6695 **RESOLVED:-**

That the Minutes of that part of the last meetings of the Committee open to the public held on 3 and 17 January 2019 be noted.

MATTERS ARISING

- 6696 There were no matters arising from the Minutes.
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NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

- 6697 There were no matters arising from the Minutes.
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PETITIONS

- 6698 No petitions were submitted.
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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 South Area

Report No 9 – Land rear of 297-303 Brandwood Park Road, Brandwood, Birmingham, B14 6QR – 2018/08700/PA

The Principal Planning Officer (South) stated that there was an update from a local resident who unfortunately could not attend the meeting but had requested that their views be read out in Committee. She stated that the number of points raised fell into 3 main categories:

1. Environmental – slow worms were protected by law. Construction would destroy the existing habitat and reduce the number of the species;
2. Problems of parking cars in the area – construction will reduce parking space and add to the parking problems;
3. Overpopulation – 3 houses rather than 2 will result in the overpopulation of the area and all the problems connected with it.

Members commented on the application and the Principal Planning Officer (South) responded thereto.

Upon being put to a vote it was 8 in favour, 0 against and 1 abstention -

6699

RESOLVED:-

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

Requires the submission of hard and soft landscape details:

Details of hard and soft landscape works which should include native species that provide a good quality ecological habitat shall be submitted to and approved in writing by the Local Planning Authority prior to occupation 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 to a scale of 1:100, showing, 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 a 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 Policies PG3, TP3 and TP7 of the Birmingham Development Plan 2017 and saved Paragraph 3.14 of the Birmingham UDP 2005.

Report No 10 – Former Royal British Legion Kings Norton Club, Bells Lane, Druids Heath, Birmingham, B14 5QH – 2018/06517/PA

The Principal Planning Officer (South) stated that there were no updates.

An objector spoke against the application.

The Principal Planning Officer (South) and the Transport Development Manager responded to comments made by the objector.

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

6700

RESOLVED:-

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

SITE VISIT REPORT

Report No 16 – Pritchatts Road Car Park and Ashcroft Halls of Residence, Pritchatts Village, Pritchatts Road, Edgbaston, Birmingham, B15 2QU – 2018/05359/PA

The Principal Planning Officer (South) stated that the site visit was very well attended by Members and 20 local residents also attended. With reference to the indication that owls were nesting in adjacent trees the ecological report had concluded that no owls were present and therefore had no impact.

The Chair reminded Members that they should not consider the Parking Master Plan as it had not gone out for public consultation as yet.

Members commented on the application and the Principal Planning Officer (South) responded thereto.

Upon being put to a vote it was 4 in favour, 5 against and 0 abstentions –

6701

RESOLVED:-

That planning permission be deferred minded to refuse on the following grounds:

- Parking and traffic
- Design of building and impact on conservation area
- Impact of development on the existing residential area.

Planning Applications in Respect of the North West Area

Report No 11 – 58 Heath Croft Road, Sutton Coldfield, Birmingham, B75 6RN – 2018/08385/PA

The Area Planning Manager (North West) stated that one further objection letter had been received but the points mentioned were already included within the report.

An objector spoke against the application.

Two supporters spoke in favour of the application.

The Area Planning Manager (North West) responded to comments made by the objector and the supporters.

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

Upon being put to a vote it was 6 in favour, 0 against and 3 abstentions -

6702

RESOLVED:-

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

Report No 12 – 321 Birmingham Road, Sutton Coldfield, Birmingham, B72 1EH – 2018/08799/PA

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

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

Upon being put to a vote it was 5 in favour, 3 against and 1 abstention -

6703

RESOLVED:-

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

Planning Applications in Respect of the City Centre Area

Report No 13 – Land at Gough Street/Suffolk Street, Queensway, City Centre, Birmingham, B1 1LX – 2018/09086/PA

The Area Planning Manager (City Centre) stated that there were no updates.

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

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

6704 **RESOLVED:-**

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

Report No 14 – Land off Cardigan Street, Gopsal Street and Belmont Row, Eastside, Birmingham, B4 7SA – 2018/08426/PA

The Area Planning Manager (City Centre) stated that there was one update from the applicant who had requested a longer time period to develop the proposals which officers advised should not be supported given the Council's priorities.

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

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

6705 **RESOLVED:-**

- (i) That consideration of the planning 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 01 March 2019, planning permission be refused for the reasons set out in the report;
- (iii) that, in the event of the above legal agreement being completed to the satisfaction of the Local Planning Authority on or before 01 March 2019, planning permission be approved 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.

Planning Applications in Respect of the East Area

Report No 15 – Sheldon Country Park, Ragley Drive, Sheldon, Birmingham, B26 3TU – 2018/04300/PA

The Area Planning Manager (East) stated that there was one update from the Transportation Department requesting that plans for the car park be amended to include parking spaces for people with disabilities.

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

Upon being put to a vote on the application as submitted it was 9 in favour, 0 against and 0 abstentions.

The Chair then asked Members to vote to include disability spaces in the car park and it was 9 in favour, 0 against and 0 abstentions.

6706

RESOLVED:-

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

Requires the submission of an amended car park layout:

An amended car park layout showing 6% (min.) provision of designated disability parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The car park extension shall be implemented in accordance with the approved details. No part of the car park extension hereby permitted shall be occupied or used until the vehicle parking area has been provided in accordance with the approved plans. The parking area shall thereafter be maintained.

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.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

6707

The Chair made reference to the planning application in relation to 16 Kent Street, Southside, Birmingham B5 6RD – 2018/03004/PA and advised Members that the visit will take place on Thursday 7 February 2019 and that all attendees should meet onsite at 1000 hours.

OTHER URGENT BUSINESS

6708

No other urgent business was raised.

AUTHORITY TO CHAIR AND OFFICERS

6709

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

6710 The Chair and Members of the Committee noted that this week was the first anniversary of the Local Democracy Reporting Scheme and requested that it be placed on record the Committee's appreciation to members of the local press in publicising the role of the Planning Committee.

6711 **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 previous meetings.

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