

# BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE  
13 SEPTEMBER 2018**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON  
THURSDAY, 13 SEPTEMBER 2018 AT 1100 HOURS IN COMMITTEE  
ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM**

**PRESENT:-**

Councillor Karen McCarthy in the Chair;

Councillors Mohammed Azim, Bob Beauchamp, Maureen Cornish, Mohammed Fazal, Adam Higgs, Saddak Miah, Gareth Moore, Lou Robson, Lucy Seymour-Smith and Mike Ward.

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**PUBLIC ATTENDANCE**

- 6413 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.

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**NOTICE OF RECORDING**

- 6414 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](http://www.civico.net/birmingham)) and members of the press/public could record and take photographs except where there were confidential or exempt items.

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**DECLARATIONS OF INTEREST**

- 6415 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**

- 6416 The Chair informed Members that meetings were scheduled to take place on 27 September and 11 and 25 October 2018.

The Chair took this opportunity to wish Neil Elks, reporter, Birmingham Post a fond farewell as he was leaving his employment. Members of the Planning Committee wished him well in his future endeavours.

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**APOLOGIES**

- 6417 Apologies were submitted on behalf of Councillors Safia Akhtar, Peter Griffiths, Julie Johnson and Keith Linnecor for their inability to attend the meeting.
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**MINUTES**

- 6418 **RESOLVED:-**

That the Minutes of that part of the last meeting of the Committee open to the public held on 30 August 2018 be noted.

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**MATTERS ARISING FROM THE MINUTES**

- 6419 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**

- 6420 No notifications were received.
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**PETITIONS**

**Local Residents Objecting to Planning Permission to build 5 houses behind 45-33 Turfpits Lane, Erdington, Birmingham – 2018 03417PA**

Councillor Bob Beauchamp submitted the petition and it was -

- 6421 **RESOLVED:-**

That the petition be referred to the Corporate Director, Economy for appropriate action.

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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 North West Area**

**Report No 9 – 7 Calthorpe Road, Land at rear, Handsworth, Birmingham, B20 3LZ – 2018/04411/PA**

The Area Planning Manager (North West) introduced the report.

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

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

6422 **RESOLVED:-**

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

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**Report No 10 – One Stop Shopping Centre, Walsall Road, Perry Barr, Birmingham, B42 1AA – 2018/04041/PA**

The Area Planning Manager (North West) introduced the report.

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

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

6423 **RESOLVED:-**

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

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**Report No 11 – 335 Birmingham Road, Sutton Coldfield, Birmingham, B72 1DL – 2018/05757/PA**

The Area Planning Manager (North West) introduced the report and indicated that one further objection had been received but the issues raised were already included in the report.

## **Planning Committee – 13 September 2018**

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

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

6424 **RESOLVED:-**

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

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### **Report No 12 – New Hall Hotel, Walmley Road, Walmley, Sutton Coldfield, Birmingham, B76 1QX – 2018/04758/PA**

The Area Planning Manager (North West) introduced the report.

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

Members expressed concern that developments for a permanent structure should now be progressed as temporary planning permission will not be granted again in the future.

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

6425 **RESOLVED:-**

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

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### **Report No 13 – 76-78 Boldmere Road, Waterloo House, Sutton Coldfield, Birmingham, B73 5TJ – 2018/05210/PA**

The Area Planning Manager (North West) introduced the report.

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

6426 **RESOLVED:-**

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

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## **Planning Applications in Respect of the South Area**

### **Report No 14 – Moseley Hall Hospital, Alcester Road, Moseley, Birmingham, B13 8JL – 2018/05728/PA**

The Principal Planning Officer (South) introduced the report and advised that a further objection letter had been received from Councillors Martin Straker-Welds and Kerry Jenkins stating that commuters will park their vehicles at the

Hospital and continue their journey via public transport into Birmingham City Centre, a travel plan to reduce traffic congestion should be implemented, the width of the public right of way was unacceptable and the development would have a negative impact of adjacent residential properties. He concluded that two further letters had been received one objecting to and the other in support of the planning application but the issues raised were already included in the report.

One objector spoke against the application.

One supporter spoke in favour of the application.

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

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

Members felt that the NHS Trust should continue their dialogue with local residents during and after construction of the development.

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

6427

**RESOLVED:-**

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

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**Report No 15 – Land at Longbridge West, west of Bristol Road South, Longbridge, Birmingham, B45 – 2018/02549/PA**

The Principal Planning Officer (South) introduced the report and stated that the conditions contained in the report be amended to read that Conditions 5 and 25 be deleted and that an extra Condition for a noise and vibration survey be added.

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

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

6428

**RESOLVED:-**

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

- Deletion of condition 5 (panel beating)
- Deletion of condition 25 (delivery times)
- Addition of condition requiring a noise and vibration assessment which is set out in full below:

**Submission of a Noise and vibration Assessment:**

Before development commences a noise assessment shall be submitted to the LPA for approval. The assessment shall consider the criteria provided in the current EPU Planning Consultation Guidance Note 1 (Noise and Vibration) and the NPPF. No development shall take place until a noise assessment has been undertaken to demonstrate that the development meets the requirements. The assessment shall be submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the approved details.

**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 Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.

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**Report No 16 – Land to the rear of, 183 Lordswood Road, Harborne, Birmingham, B17 9BP – 2018/03674/PA**

The Principal Planning Officer (South) introduced the report.

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

6429

**RESOLVED:-**

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

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**Report No 17 – Former Selly Oak Hospital, Raddlebarn Road, Birmingham, B29 6JD – 2018/01472/PA**

The Principal Planning Officer (South) introduced the report and stated that one further letter of objection had been received from Councillor Liz Clements stating that there is a need to protect the environment during construction and that the development will impact heavily upon local residents.

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

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

6430

**RESOLVED:-**

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

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**Planning Applications in Respect of the City Centre Area**

The Chair stated that the Officers introduction and Members discussion on agenda items 18 and 19 will be taken as one item.

**Report No 18 – Louisa Ryland House, Newhall Street/Edmund Street, City Centre, Birmingham, B3 3PJ – 2018/04367/PA**

The Principal Planning Officer (City Centre) introduced report and stated that a further letter of objection had been received from the Victorian Society objecting to the roof top extension as it was considered to have a negative impact on the overall appearance of the building.

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

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

6431 **RESOLVED:-**

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

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**Report No 19 – Louisa Ryland House, Newhall Street/Edmund Street, City Centre, Birmingham, B3 3PJ – 2018/04429/PA**

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

6432 **RESOLVED:-**

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

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**Planning Applications in Respect of the East Area**

**Report No 20 – Tile Cross Academy, Gressel Lane, Kitts Green, Birmingham, B33 9UF – 2018/02000/PA**

The Area Planning Manager (East) introduced the report.

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

6433 **RESOLVED:-**

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

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**Report No 21 – Land adjacent 39 Romford Close, Sheldon, Birmingham, B26 3TR – 2018/02000/PA**

6434 The Area Planning Manager (East) advised that the Planning Application had been withdrawn from the agenda.

During the course of discussion Members expressed concern that it was important that officers advise Members of all Planning Applications in their respective Wards.

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**Report No 22 – 7 Orchard Road, Erdington, Birmingham, B24 9JL – 2018/05994/PA**

The Area Planning Manager (East) introduced the report.

Councillor Gareth Moore expressed concern at the number of HMO's in the Erdington area and requested that a constructive debate on all HMO's City wide should be undertaken.

The Area Planning Manager (East) stated that a report detailing HMO's in the City will be submitted to the Planning Committee on 27 September 2018.

Upon being put to a vote it was 5 in favour, 3 against and 2 abstentions.

6435 **RESOLVED:-**

That a lawful development certificate be granted.

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**POLICY REPORTS**

**A. Issues Report**

The following Issues report was submitted:-

(See document No 2)

The Chair advised that The Green Games Campaign submission will be forwarded to all officers and Members in due course to be included as part of the discussion/consultation process.

Clive Skidmore, Assistant Director of Housing Development and Lisa Deering, Associate Director of Glancy Nicholls Architects introduced the report and gave a brief power point presentation on the draft proposals for a mixed use residential led development to first serve as the Commonwealth Games Athletes Village and later be converted to 1,151 residential units, including 268 extra care apartments, 1,237 sqm commercial floor space and a community centre with associated parking, landscaping and infrastructure.



## **Planning Committee – 13 September 2018**

Members welcomed the report and the power point presentation and congratulated officers on an innovative landscaping design. The following comments were made:

- 106 contributions noted and acceptable – 24% commitment to provide on-site affordable housing welcomed.
- Scheme not family orientated. Limited car-parking provision.

The Assistant Director of Housing Development replied that the scheme did provide family housing and further explained that there was another site further north east of this development which will be developed post Games which would provide an additional 300 family homes. On the current site, car parking will be provided where possible but the development itself aimed to encourage low car involvement in favour of more cycling, walking and use of public transport.

The Chair thanked officers for their presentation and stated that Members looked forward to receiving future proposals.

6436

### **RESOLVED:-**

That the Issues report be noted.

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### **B. Public Consultation on the Draft Supplementary Planning Documents for Langley Sustainable Urban Extension and Peddimore**

The following report was submitted:-

(See document No 3)

Craig Rowbottom, Development Planning Manager (North West) introduced the report and gave a brief power point presentation on the draft Supplementary Planning Documents for Langley Sustainable Urban Extension and Peddimore as identified in the Birmingham Development Plan.

Members welcomed the report and the power point presentation. The following comments were made:

- Must ensure that infrastructure is in place before residential properties occupied.
- Transport connections via road and rail need to be implemented to connect with other areas other than Birmingham City Centre.
- HGV parking is essential and welcomed as part of the development.
- All aspects of The Clean Air Zone strategy should be adhered to at all times.
- Public transport links direct to Birmingham City Centre and not via Sutton Coldfield should be implemented.

The Development Planning Manager (North West) concluded by stating that public consultation on the draft Supplementary Planning Documents will end on 22 October 2018.

The Chair thanked the officer for his presentation and stated that Members looked forward to receiving future proposals.

6437 **RESOLVED:-**

That the contents of the report and Members comments on the draft Supplementary Planning Documents be noted.

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**VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS**

6438 There were no site visits pending.

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**OTHER URGENT BUSINESS**

6439 The Chair stated that a schedule of training programme dates will be circulated to Planning Members in due course and that all Members must reply and commit to a date.

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**AUTHORITY TO CHAIRMAN AND OFFICERS**

6440 **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.

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**EXCLUSION OF THE PUBLIC**

6441 **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 meetings.

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