

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE
15 MARCH 2018

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 15 MARCH 2018 AT 1100 HOURS IN COMMITTEE ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM

PRESENT:-

Councillor Mike Sharpe in the Chair;

Councillors Mohammed Azim, Bob Beauchamp, Steve Booton, Maureen Cornish, Keith Linnecor, Peter Douglas Osborn, Mohammed Fazal, Barry Henley, Carol Jones, Gareth Moore, Martin Straker Welds and Fiona Williams.

PUBLIC ATTENDANCE

- 6056 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

- 6057 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.

DECLARATIONS OF INTEREST

- 6058 The Chairman 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.

Councillor Keith Linnecor declared a pecuniary interest in relation to agenda item no. 11 – 432 Kingstanding Road, Kingstanding, B23 5HU – application no. 2018/00350/PA on the grounds that he had participated in negotiations concerning the planning application.

Councillor Keith Linnecor left the meeting and had no part in the discussion that took place. He was re-admitted after the decision had been made.

CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

- 6059 The Chairman informed Members that meetings were scheduled to take place on 29 March, 12 April and 26 April 2018.
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APOLOGIES

- 6060 Apologies were submitted on behalf of Councillors Tahir Ali and Kerry Jenkins for their inability to attend the meeting.
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MINUTES

- 6061 **RESOLVED:-**

That the Minutes of that part of the last meetings of the Committee open to the public held on 15 February and 1 March 2018 were noted.

MATTERS ARISING

- 6062 It was noted that Councillor Mohammed Azim was in attendance at the meeting held on 15 February 2018.
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NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

Planning Application No 2018/00397/PA – No. 15 Webb Lane, Hall Green, Birmingham B28 0EB

- 6063 Councillor Peter Douglas Osborne requested that a report relating to the above Planning Application be submitted to a future meeting of this Committee in light of concerns with regard to the impact that the Planning Application will have on residential amenity.
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PETITIONS

- 6064 A. **Request to take action against occupiers of No. 35 Marion Way, Hall Green with regard to the excessive car and car parts situated on the front lawn of the property, dumping of general waste including old car seats, bikes, gazebo and rubbish in rear garden of the property**

Councillor Martin Straker Welds submitted the petition on behalf of Councillor Kerry Jenkins and it was -

RESOLVED:-

That the petition be referred to the Director of Fleet and Waste Management.

6065

- B. Concern about the change of use to Sheldon Police Station and request that the Planning Application be refused on the grounds that the building is not fit for purpose, the mix of residents is unworkable, staffing levels and security are inadequate and insufficient local amenities to support such a centre.**

Councillor Carol Jones submitted the petition on behalf of Councillor Neil Eustace and requested that the additional signed petition sheets be attached to the original petition previously submitted to the City Council meeting held on 6 February 2018.

It was -

RESOLVED:-

That the additional signed petition sheets be included and attached to the original petition submitted to City Council on 6 February 2018 and referred to the Area Planning Manager.

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 9 – 42-45 Upper Dean Street, Birmingham – 2017/08752/PA

The Area Planning Manager (City Centre) introduced the report and requested an additional condition relating to an amended elevation plan of Upper Dean Street.

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

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

6066

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report with the following additional condition imposed:

- Extra Condition:

Requires an amended elevation Prior to the commencement of any above ground works an amended Upper Dean Street elevation showing additional glazing to the ground/mezzanine areas shall be submitted to and agreed in writing with the Local Planning Authority. The amended elevation shall be constructed and thereafter maintained. Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Planning Applications in Respect of the North West Area

Report No 10 – Twickenham Primary School, Twickenham Road, Kingstanding – 2017/10547/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 the fence was visually unappealing and could become a potential hazard to the health of pupils if rubbish was dumped or collected between the two fences.

Members requested that the Planning Application be deferred to a future meeting pending further negotiations with the applicant.

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

6067 **RESOLVED:-**

That planning permission be deferred pending further negotiation.

Report No 11 – 432 Kingstanding Road, Kingstanding – 2018/00350/PA

Councillor Keith Linnecor left the meeting and had no part in the discussion that took place.

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 8 in favour, 3 against and 0 abstentions.

6068 **RESOLVED:-**

That planning permission be granted subject to the conditions set out in the report with the following additional condition imposed:

- Extra Condition

Requires the prior submission of details in relation to a litter bin
The development hereby approved shall not be brought into use until a suitable receptacle for the disposal of litter has been provided and thereafter maintained on the forecourt of the premises in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

Planning Applications in Respect of the East Area

Report No 12 – Land Between 136 Shard End Crescent and 433 Heath Way, Shard End – 2017/09679/PA

The Area Planning Manager (East) introduced the report.

Upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

6069

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report with the following additional condition imposed:

- Extra Condition:

Requires the submission of details of refuse storage
Prior to occupation details of facilities for the storage of refuse within the curtilage of building(s) approved under this permission have been submitted to and approved in writing by the Local Planning Authority. The refuse facilities shall be provided in accordance with the approved details before the buildings are first occupied and thereafter maintained.

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

Report No 13 – 96 Dean Road, Erdington – 2018/00529/PA

The Area Planning Manager (East) introduced the report and stated that two objections, a letter and a petition signed by twenty five local residents, had been received from Councillor Robert Alden.

Members expressed concern that the property will become a HMO and he forwarded a motion to remove permitted development rights to prevent the property being converted into a HMO.

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Councillor Bob Beauchamp seconded the motion and upon a show of hands the proposed motion was lost (was 4 in favour, 7 against and 1 abstention).

Therefore, the proposed Planning Application upon being put to a vote it was 7 in favour, 4 against and 0 abstentions.

6070 **RESOLVED:-**

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

Report No 14 – R69 – Costco Roundabout, Heartlands Parkway, Birmingham – 2018/00567/PA

The Area Planning Manager (East) introduced the report.

Upon being put to a vote it was 8 in favour, 3 against and 1 abstention.

6071 **RESOLVED:-**

That planning permission be granted on a temporary basis subject to the conditions set out in the report.

Report No 15 – R70 – Aston Church Roundabout, Heartlands Parkway, Birmingham – 2018/00410/PA

The Area Planning Manager (East) introduced the report.

Upon being put to a vote it was 9 in favour, 2 against and 1 abstention.

6072 **RESOLVED:-**

That planning permission be granted on a temporary basis subject to the recommendations and conditions set out in the report.

VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

6073 There were no site visits pending.

OTHER URGENT BUSINESS

Housing Developments – Delivery of Wheelie Bins to Properties

6074 In response to a concern raised by Councillor Gareth Moore the Area Planning Officer advised that he would communicate this issue with BMHT to discuss with Fleet and Waste.

AUTHORITY TO CHAIRMAN AND OFFICERS

6075 **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

6076 **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 3
meetings.