

BIRMINGHAM CITY COUNCIL

PLANNING COMMITTEE 13 APRIL 2017

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 13 APRIL 2017 AT 1100 HOURS IN COMMITTEE ROOMS 3 AND 4, COUNCIL HOUSE, BIRMINGHAM

PRESENT:-

Councillor Sharpe in the Chair;

Councillors T Ali, Azim, Booton, Cornish, Fazal, Henley, K Jenkins, C Jones, Linnecor, Moore, Straker Welds and Williams.

PUBLIC ATTENDANCE

- 5377 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

- 5378 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 except where there were confidential or exempt items.

CHAIRMAN'S ANNOUNCEMENTS

Planning Committee Meetings

- 5379 The Chairman informed Members that meetings were scheduled to take place on 27 April, 11, 25 May and 8 June 2017.

APOLOGIES

- 5380 Apologies were submitted on behalf of Councillors Beauchamp and Douglas Osborn.

MINUTES

5381 **RESOLVED:-**

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

MATTERS ARISING

5382 There were no matters arising.

NOTIFICATIONS BY MEMBERS OF PLANNING APPLICATIONS THAT THEY CONSIDER SHOULD BE DETERMINED BY COMMITTEE

5383 No notifications were received.

PETITIONS

5384 No petitions were received.

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 8 – 1332-1336 Stratford Road, Waitrose Foodstore, Hall Green – 2017/00846/PA

The Area Planning Manager (South) advised that Councillor Bowles had withdrawn his objection to the proposal.

A Member commented on the application.

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

5385 **RESOLVED:-**

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

Report No 9 – Former Flight Shed, Land off Lowhill Lane/Groveley Lane, Longbridge – 2017/00471/PA

Members commented on the application and the Transport Manager responded thereto.

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

5386

RESOLVED:-

- (i) That approval be given to the reserved matters relating to appearance, layout, scale and landscaping, pursuant to outline planning permission no 2013/06429/PA, as amended by planning application no 2017/00471/PA subject to the conditions set out in the report;
- (ii) that approval be given to the details submitted pursuant to the following conditions of outline planning permission no 2013/06429/PA:-

Condition 18 – hard surfacing details.

Condition 19 – boundary treatment details.

Condition 23 – sample materials.

Condition 29 – cycle storage details.

Planning Application in Respect of the North West Area

Report No 10 – McDonald's Restaurant, College Road, Kingstanding – 2017/00788/PA

The Area Planning Manager (North West) advised that the applicant had submitted an updated site management plan which now included details regarding community events, pest control and servicing issues.

Members commented on the application and suggested that an impact assessment should be undertaken prior to permanent planning permission being granted.

The Area Planning Manager (North West) responded to Members' comments.

Councillor Moore proposed and it was seconded by Councillor Linnecor that temporary planning permission be granted for one year and upon being put to a vote it was 11 in favour, 1 against and 0 abstentions.

5387

RESOLVED:-

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

New Condition 8:

Allows Opening from 0500 Hours and Requires the Extended Hours to Discontinue by 13th April 2018.

The premises shall be closed for business between midnight and 0500 until 13 April 2018, after which the hours shall revert to those approved under application 2006/06577/PA.

Reason: In order to give the Local Planning Authority an opportunity of ascertaining whether the development hereby permitted has adversely affected the amenities of occupiers of the adjoining premises/land 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 11 – Warstone Tower, 160 Bromford Drive, Bromford – 2017/02290/PA

The Area Planning Manager (East) advised that following comments received from the Environment Agency and Transportation Development she wished to add new conditions and therefore the recommendation needed to be revised to 'That it be noted that prior approval be required and that planning permission be granted subject to conditions'.

Members commented on the application and expressed concern that the conditions were not available for consideration.

The Head of Planning Management suggested agreement of conditions via the Chairman and upon being put to a vote it was 12 in favour, 0 against and 0 abstentions.

5388

RESOLVED:-

That it be noted that prior approval be required and that planning permission be granted subject to conditions, subject to the Chairman's approval and copied to Members for information.

Report No 12 – Junction of Bordesley Green East and Alston Road, Bordesley Green – 2017/01168/PA

Upon being put to a vote it was 11 in favour, 0 against and 1 abstention.

5389 **RESOLVED:-**

That temporary advertisement consent be granted subject to the conditions set out in the report.

Planning Applications in Respect of the City Centre Area

Report No 13 – Corner of Cheapside and Moseley Road, Digbeth – 2016/06827/PA

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

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

5390 **RESOLVED:-**

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

Report No 14 – Hill Street (between Junctions with Paradise Street and Hinckley Street), City Centre – 2017/01261/PA

The Area Planning Manager (City Centre) advised that Network Rail had raised no objection to the proposal.

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

5391 **RESOLVED:-**

That temporary advertisement consent be granted subject to the conditions set out in the report.

POLICY REPORTS

The following reports of the Corporate Director, Economy were submitted:-

(See documents Nos 2 and 3)

Arrangements for Listed Buildings and Structures Directly Affected by the High Speed 2 (HS2) (London to West – Midlands) Act

The Area Planning Manager (City Centre) introduced the report and responded to Members' comments.

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

5392 **RESOLVED:-**

That the City Solicitor be authorised to complete and seal appropriate Heritage Agreements as set out in the report.

Consultation on the Housing White Paper: Fixing Our Broken Housing Market

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

5393 **RESOLVED:-**

That the letter appended to the report now submitted be forwarded to the Department for Communities and Local Government as the City Council's response to the consultation on the 2017 housing white paper entitled 'fixing our broken housing market' and the separate consultation paper entitled 'planning and affordable housing for build to rent', subject to the following amendments and agreement with the Chairman:-

- (i) Reference to possible unintended consequences of the proposed measures for developers.
 - (ii) Reference to issues experienced in Birmingham as a result of permitted development rights for office to residential conversions and for C3 dwelling houses to C4 small HMOs.
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VISITS TO SITES IN CONNECTION WITH PLANNING APPLICATIONS

5394 There were no site visits pending.

OTHER URGENT BUSINESS

The Chairman was of the opinion that the following items should be considered as matters of urgency in view of the need to expedite consideration thereof and instruct officers to act:-

A. New Residential Developments in the City Centre

- 5395 Councillor Williams advised that, at the last meeting of the Conservation and Heritage Panel, concerns had been raised regarding the purchase of residential apartments etc, particularly in the Jewellery Quarter, as investment opportunities and there was a fear that properties could remain empty as had occurred in London. She suggested that a policy be implemented to try to prevent a similar situation from happening in Birmingham.

The Head of Planning Management referred to how the Jewellery Quarter had altered over the last few years with the area attracting some investment from overseas. However, developers would only build what they expected to sell and he pointed out that the market was based on supply and demand. He added that sometimes there was insufficient development control and referred to the adoption of the national space standard.

B. Hot Food Takeaways

- 5397 In response to a comment by Councillor Moore regarding the policy relating to the provision of hot food takeaways, the Head of Planning Management referred to recent decisions by the Planning Inspectorate where it had been considered better to have a property in a local centre occupied and being used, even if that meant it was a hot food takeaway, rather than left empty.

The Head of Planning Management undertook to inform appropriate officers of Councillor Moore's concern that a property might be left unoccupied on purpose in the hope that the owner might be successful in obtaining planning permission to operate a hot food takeaway from the premises.

AUTHORITY TO CHAIRMAN AND OFFICERS

- 5398 **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

5399

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
meeting.