

# BIRMINGHAM CITY COUNCIL

<b>PLANNING COMMITTEE</b> <b>3 JULY 2025</b>
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**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 3 JULY 2025 AT 1100 HOURS IN COMMITTEE ROOMS 3 & 4, COUNCIL HOUSE, BIRMINGHAM**

**PRESENT:** - Councillor Lee Marsham in the Chair.

Councillors Mahmood Hussain, Ray Goodwin, Phil Davis, Martin Brooks, Mumtaz Hussain, Clifton Welch, David Barrie, Jane Jones, Gareth Moore and Rinkal Shergill.

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**INTRODUCTIONS**

The Chair notified the Committee, that this was a quasi-judicial meeting, and no decisions had been made in advance of the meeting. He highlighted Members who sat on this Committee were sitting as representatives of the Council as a whole and not Ward Councillors.

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**NOTICE OF RECORDING**

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The Chair advised that this meeting would be webcast for live or subsequent broadcast via the Council's Public-I microsite ([please click this link](#)) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

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**DECLARATIONS OF INTEREST**

Councillor Marsham declared for Item 13 that he had a meeting for in the Jewellery Quarter Development Trust, however, there was nothing specific regarding the application as it was just a general meeting.

Councillor Welch declared an interest in Item 7 as he was a regular user of the café and would withdraw from the meeting and abstain from taking part in the vote.

Councillor Davis declared a non-financial interest in items 13 and 14 as a director of the Jewellery Quarter Development Trust which made an objection to the two applications. Councillor Davis stated that he would follow the fifth paragraph of advice under the advice of members interests which as there was public speaking would allow him to comment but would abstain from the vote and would leave the meeting.

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Councillor Moore declared an interest in item 13 and 14 and he had a meeting with the applicants in the past but had not commented on the application itself. Councillor Moore further declared an interest in item 16, as it was raised when he was a member of the West Midlands Police and Crime Panel, but had not commented on the planning aspects and would therefore still be taking part in the vote.

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### CHAIR'S ANNOUNCEMENTS

The Chair thanked Councillor Barker for his previous contributions to the committee and welcomed Councillors Brooks and Goodwin to the committee.

Item 9 was removed from the agenda.

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### APOLOGIES

53 Councillors Rashad Mahmood, Saqib Khan and Colin Green.

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### MINUTES

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The minutes of the meeting of the Committee held on 5<sup>th</sup> June 2025 were agreed and signed.

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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 OF PLANNING, TRANSPORT AND SUSTAINABILITY

The following reports were submitted:

(See Document No. 1)

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### PLANNING APPLICATIONS IN RESPECT OF THE NORTH AREA

#### REPORT NO. 6 – 93 COPTHALL ROAD - 2024/06330/PA

The Area Principal Planning Officer (North) confirmed the following update:

- Correction of typographical error in condition 6 to state “pedestrian”.

A member of the public spoke against the application and a supporter spoke in favour of the application.

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

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Upon being put to a vote it was 6 in favour, 4 against and 0 abstention.

### RESOLVED: -

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

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### REPORT NO. 7 - VESEY HOUSE, DOGGY DAY CARE - 2024/06583/PA

Councillor Welch withdrew from the meeting.

The Principal Planning Officer (North) confirmed the following updates:

- Para 5.2 – should read ‘Councillor Yip initially objected on behalf of residents and then requested his objection be withdrawn.’

However, in advance of the planning meeting, Councillor Yip has reaffirmed his objection to the application in a detailed response which he has circulated to Committee Members. In summary it states:

- The application is yet another encroachment onto the site which has over a few number of years since ‘change of use’ was granted in 2017 changed significantly the nature of this green belt site by stealth beyond recognition (plans and google maps were included as visual aids).
- It’s proposed use as a coffee shop cannot be considered as ancillary to the principle business (photos and screenshots of advertisements relating to the activities/events at Bark Bistro provided).
- The site is protected and the commercialisation of this location along a principle heritage natural walkway would be to the further detriment of the principles of the green belt and surrounding fields.
- The ecology and diversity of the site have already been considerably compromised. Considerable flouting of planning practice and procedure has already taken place to the frustration of local community groups and residents.
- These are all in addition to my original objections to the original rejected application made in 2021 which cited inadequate parking, noise, not in keeping with the environment, established usages and nature of the site, and continued overextended commercialisation of.

An Councillor Yip spoke against the application and a supporter spoke in favour of the application.

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

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

### RESOLVED: -

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That planning permission be refused.

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**REPORT NO. 8 - HAMILTON SCHOOL - 2024/07810/PA**

Councillor Welch returned to the meeting.

The Principal Planning Officer (North) confirmed the following updates:

- Modifications to a number of conditions are proposed, which are:-
- Condition 3- Satisfactory material details secured for both the extension and school, meaning deletion of this condition and an update to the condition that sets out the approved plans.
- Condition 11- This will be split to form two separate conditions, which distinguish between the required highway works and the TRO requirements.
- Condition 17- Matters related the need for sustainable drainage information has been resolved and therefore this condition will be replaced by conditions that covers implementation of the agreed drainage details and also the drainage management.
- Condition 18-Site and building level details have been agreed and therefore this condition will be amended accordingly.
- Condition 21- BNG payment trigger- Comments awaited from ecologist references change requested by agent.
- Condition 32- Deletion of reference to the horticultural canopy is required in heading.
- Condition 34- Habitat Management and Monitoring Plan- Comments awaited from ecologist references change requested by agent.

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

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

**RESOLVED: -**

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

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**REPORT NO. 10 – 119 COOPERS ROAD - 2024/07862/PA**

The Principal Planning Officer (North) confirmed the following update:

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- The property would remain a family dwelling and not be converted back to Supported Exempt Accommodation (SEA) once the proposed extensions have been built.

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

Upon being put to a vote it was 6 in favour, 3 against and 1 abstention.

**RESOLVED**

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

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**REPORT NO. 11 – COLESHILL ROAD (FORMER BEAUFORT SPORTS AND SOCIAL CLUB) - 2018/00326/PA**

The Principal Planning Officer (North) confirmed there were no updates.

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

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

**RESOLVED: -**

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

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**PLANNING APPLICATIONS IN RESPECT OF THE CITY CENTRE**

**REPORT NO. 12 – LONSDALE HOUSE - 2024/06153/PA**

The Principal Planning Officer (Central Birmingham) confirmed there were no updates.

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

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

**RESOLVED: -**

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

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**REPORT NO. 13 – LAND AT NEWHALL STREET, GRAHAM STREET, JAMES, STREET, NORTHWOOD STREET AND REGENT PLACE - 2024/07928/PA**

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The Principal Planning Officer (Central Birmingham) confirmed the following updates:

- Since the publication of the agenda, a letter of representation neither supporting nor objecting has been received from the West Midland Bird Club. The letter identifies 109 Northwood Street, one of the two listed buildings proposed to be retained on site, as a Black Redstart breeding site. The Bird Club has requested that a condition be imposed should planning permission be granted by committee members to require the developer to include suitable mitigation measures. They have also requested that a condition be imposed requiring any future work on the building to cease if a Black Redstart nest is present, and an updated ecological appraisal carried out and submitted to the council for approval.
- The officer response to these requests is as follows: - The application includes a Construction Ecological Management Plan (CEcMP) which identifies 109 Northwood Street as having ecological interest. The CEcMP provides a good outline of site-specific protection measures that when implemented would ensure that protected/ notable species would not come to any harm. A condition requiring development to be in accordance with the submitted Construction Ecological Management has been recommended in the interests of minimising adverse effects on biodiversity and to ensure compliance with UK Wildlife Legislation. A condition is also recommended requiring the applicant to submit a scheme for enhancement measures. It is considered that these conditions satisfy the Bird Club's first request.
- It is recommended that an informative with regards to nesting birds is added to the decision notice should consent be granted. It is considered that the developer's obligations under the Wildlife and Countryside Act 1981 would suffice to protect any future bird nests in 109 Northwood Street from being damaged or destroyed.

A representative of the Jewellery Quarter Development Trust spoke against the application and a supporter spoke in favour of the application.

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

Councillor Davis spoke and withdrew from the meeting.

Upon being put to a vote it was 7 in favour, 0 against and 2 abstention.

### **RESOLVED:** -

- (i) That planning permission be granted subject to the completion of a Section 106 legal agreement and conditions as set out in the report

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- (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 14 August 2025 or such later date as may be authorised by officers under powers hereby delegated, planning permission be refused for the reason(s) set out in the report; and
- (iii) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.

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**REPORT NO. 14 – LAND AT NEWHALL STREET, GRAHAM STREET, JAMES STREET, NORTHWOOD STREET AND REGENT PLACE - 2024/08028/PA**

The Principal Planning Officer (Central Birmingham) confirmed there were no updates.

Members commented on the application. .

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

**RESOLVED: -**

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That listed building consent be granted subject to the conditions set out in the report.

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**REPORT NO. 15 – 9 FREDERICK ROAD, EDGBASTON- 2024/06958/PA**

Councillor Davis returned to the meeting.

The Principal Planning Officer (Central Birmingham) confirmed there were no updates.

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

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

**RESOLVED: -**

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That planning permission be deferred minded to refuse on the grounds that the design is poor and materially harms the character of the Conservation Officer.

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**REPORT NO. 16 – TALLY HO TRAINING CENTRE, EDGBASTON - 2024/08098/PA**

The Principal Planning Officer (Central Birmingham) confirmed there were no updates.

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

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

**RESOLVED: -**

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- (i) That planning permission be granted subject to the completion of a Section 106 legal agreement and conditions as set out in the report
- (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 18 July 2025 or such later date as may be authorised by officers under powers hereby delegated, planning permission be refused for the reason(s) set out in the report; and
- (iii) that the City Solicitor be authorised to prepare, seal and complete the appropriate legal agreement.

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**REPORT NO. 17 – INDOOR MARKET, 50 EDGBASTON STREET - 2024/06155/PA**

The Principal Planning Officer (Central Birmingham) confirmed there were no updates.

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

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

The Chair requested that this item be brought back to a future meeting with reasons for refusal.

**RESOLVED: -**

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That planning permission be deferred minded to refuse on the grounds that the potential loss of historic markets causes less than substantial heritage harm with the harm not being outweighed by public benefits.

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**PLANNING APPLICATIONS IN RESPECT OF THE SOUTH AREA**

**REPORT NO. 18 – 96 BOURNVILLE LANE - 2025/01853/PA**

Councillor Davis withdrew from the meeting.

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

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

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

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**RESOLVED: -**

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

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**ENFORCEMENT REPORT**

The officer presented the report to members.

There were no updates in the report.

**RESOLVED:**

Members noted the report.

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**OTHER URGENT BUSINESS**

None submitted.

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The meeting ended 1241 hours.

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CHAIR