

# BIRMINGHAM CITY COUNCIL

**PLANNING COMMITTEE  
28 AUGUST 2025**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON  
THURSDAY 28 AUGUST 2025 AT 1100 HOURS IN COMMITTEE ROOMS 3  
& 4, COUNCIL HOUSE, BIRMINGHAM**

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

Councillors Mahmood Hussain, Ray Goodwin, Martin Brooks, Mumtaz Hussain, Clifton Welch, David Barrie, Jane Jones, Gareth Moore and Rinkal Shergill, Saqib Khan, Rashad Mahmood and Colin Green.

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51 **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**

52 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 Moore declared an interest in Item 10 as he had been previously involved in an enforcement case but did not comment on the merits of the application. Furthermore, for Item 13 Councillor Moore stated that he had attended the Cabinet Committee as an observer, the comments expressed at the committee were in line with those already made at the present committee.

Councillor Marsham declared that he was a season pass holder at Aston Villa Football Club and had made a comment in the report around conditions. However, the comments were not around the actual application itself.

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**APOLOGIES**

53 Councillor Phil Davis.

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**MINUTES**

The minutes of the meeting of the Committee held on 3<sup>rd</sup> July 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 – 56 CAMP LANE, HANDSWORTH WOOD, BIRMINGHAM, B21 8JR - 2024/06331/PA**

The Area Planning Manager (North) confirmed the following updates:

- The report mentions in para. 7.18 that a condition to restrict the use of the application site to a C2 Children’s Home only, will be added. This should be deleted as such a condition was deemed unnecessary and subsequently was not included.
- A further letter of objection to Members of the Planning Committee has been received from the Handsworth Wood Residents Association (HWRA) on 26.08.25. The majority of the points raised are already referenced within the case officer report. However, the following additional points are made:
  - Contrary to Policy DM12 - Property is not detached;
  - Amenity of adjoining occupants is not safeguarded;
  - Property is too small for the intended purpose;
  - No sleeping provision for staff;
  - Contravention of Ofsted guidelines;
  - Rear of No. 56 is insecure;
  - Scale and intensity of proposed use is inappropriate for the size of the building.

Two members of public spoke for the application and a member of the public spoke against the application.

Upon being put to a vote it was 12 in favour of a deferral, 0 against and 1 abstention.

**RESOLVED: -**

That planning permission be deferred.

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**REPORT NO. 7 - BLOCK K, VANTAGE WAY, ERDINGTON, BIRMINGHAM, B24 9GZ - 2024/04974/PA**

The Area Planning Manager (North) confirmed there were no updates.

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

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**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
  - (ii) that in the absence of a suitable legal agreement being completed to the satisfaction of the Local Planning Authority by 31<sup>st</sup> October 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. 8 - ASTON VILLA FOOTBALL CLUB, TRINITY ROAD, ASTON, BIRMINGHAM, B6 6HE - 2025/02905/PA**

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

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

Upon being put to a vote it was 12 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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**REPORT NO. 9 – BUSH BABIES CHILDREN'S CENTRE AND DAY NURSERY, 1 TUDOR CLOSE AND 42 WARWICK ROAD, SUTTON COLDFIELD, BIRMINGHAM, B73 6SX - 2024/05781/PA**

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

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

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Upon being put to a vote it was 12 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 – 75 MASON ROAD, BIRMINGHAM, B24 9EH - 2025/00689/PA**

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

- Members should note that the application site was reported to the Councils Enforcement Team on 17<sup>th</sup> February 2025, where it was detailed to have begun the fitting out/opening of a potential takeaway, however this was followed by a subsequent email on 18<sup>th</sup> March 2025 stating that ‘the premises have since closed’. As such, no formal action was taken by the Enforcement Team.
- The application is for the erection of a flue only, with the applicant/agent confirming that they seek to operate the site as a restaurant/café.
- A neighbour consultation letter also notes that a change of use had taken place unlawfully and this subsequently closed down.

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

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

**RESOLVED: -**

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. 11 – 111-114 WARSTONE LANE, JEWELLERY QUARTER, BIRMINGHAM, B18 6NZ - 2025/01148/PA**

The Principal Planning Manager (City Centre) confirmed there were no updates.

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

Upon being put to a vote it was 12 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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**REPORT NO. 12 – 9 FREDERICK ROAD, EDGBASTON, BIRMINGHAM, B15 1JD - 2024/06958/PA**

The Principal Planning Manager (City Centre) confirmed the following updates:

- The development has been amended and therefore the description of the proposed development should now read as follows “Demolition of existing office building and construction of 5no. storey block of purpose-built student accommodation with associated infrastructure and landscaping”.

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

Upon being put to a vote it was 12 in favour of being against previous refusal, 0 against and 0 abstention.

Upon being put to a vote it was 12 in favour of the recommended conditions in the report, 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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**REPORT NO. 13 – INDOOR MARKET, 50 EDGBASTON STREET, BIRMINGHAM, B5 4RQ - 2024/06155/PA**

The Principal Planning Manager (City Centre) confirmed the following updates:

- The applicant had submitted a appeal against non determination.
- The meeting at present was to agree the reasons for refusal as set out in the update report and to authorise use to enter into a Section 106 with the appellants as per the original term set out in the report.

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

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

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**RESOLVED: -**

That planning permission be refused.

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

**REPORT NO. 15 – 268 HAGLEY ROAD, EDGBASTON, BIRMINGHAM, B17 8DJ - 2023/06922/PA**

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

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

Upon being put to a vote it was 12 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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**REPORT NO. 16 – FORMER BOURNVILLE COLLEGE OF FURTHER EDUCATION, BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2AJ - 2012/05877/PA**

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

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

**RESOLVED: -**

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That planning permission be granted and agreed to change the purpose for the expenditure of the sums secured to the provision, improvement and maintenance of sports, recreational and community facilities within the Weoley Ward and/or adjoining Wards (ii) Agree to an extension of time by which all the sums secured are to be contractually committed to 31st July 2028.

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**REPORT NO. 17 – ACIVICO BUILDING CONSULTANCY LTD – ANNUAL PERFORMANCE OVERVIEW REPORT**

Acivico Officers presented the report to members.

Members commented on the report and the Acivico Officers responded thereto.

**RESOLVED: -**

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The report was noted by members.

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**OTHER URGENT BUSINESS**

Councillor Brookes requested an updated from officers regarding the City's conservation department as there were concerns that there was only one conservation officer in the city.

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The meeting ended 1210 hours.

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CHAIR