

Decisions taken at the Planning Committee - Wednesday 30 March 2016

Title	Decision Taken
Apologies for Absence	There were no apologies for absence.
Declarations of Interest	Councillor Jim Ryan declared an interest in application 2016/00279 – 91 Hampton Lane, Solihull as he was the applicant.
Requests of Members to address the meeting	Councillor Joe Tildesley requested to speak on applications 2015/52894 – 218 Blossomfield Road, Solihull and 2016/00006 – 27 Charterhouse Drive, Hillfield, Solihull.
Questions and Deputations	No questions or deputations received.
Site Visits	These were attended by Councillors Linda Brown, Stuart Davis, David Bell, Diana Holl-Allen, Jeff Potts, Angela Sandison, and John Windmill.
Planning Committee Minutes – 2 March 2016	Approved.
2015/52894 – 218 Blossomfield Road, Solihull	<p>Conditional approval but with condition 9 (requiring the provision of one vehicular access/egress point into the site) deleted as per the update note, and subject to the completion of a Section 106 agreement securing a financial contribution towards the provision of affordable housing and healthcare provision elsewhere in the borough.</p> <p>An additional condition sought as follows:- () Notwithstanding condition 1, the car parking layout is not approved. A revised car parking layout shall be submitted to demonstrate additional car parking spaces and approved in writing by the Local Planning Authority. The approved drawing shall be implemented ahead of occupation of the retirement living housing and maintained thereafter.</p> <p>In accordance with Policy P8, accessibility and highway safety. NOTE: Additional car parking spaces should be installed adjacent to existing spaces 19 and 20 as shown on drawing number 004 rev A.</p> <p>Mr Jeremy Osborne spoke in support of the application whilst Councillor Joe Tildesley spoke against.</p>
2016/00006 – 27 Charterhouse Drive, Hillfield, Solihull	<p>Conditional approval.</p> <p>Mr Neil Wilson and Councillor Joe Tildesley spoke against the application.</p>
2016/00279 – 91 Hampton Lane, Solihull	<p>Conditional approval plus an additional condition securing that no further side facing windows are added in the future.</p> <p>(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 2015 (or any Order revoking and re-enacting that order), no windows or other openings shall be inserted on the elevations facing nos.89 and 93 Hampton Lane, Solihull on the approved without the prior written approval of the Local Planning Authority. To safeguard the amenities of adjacent neighbours in accordance with Policy P14 of the Solihull Local Plan 2013.</p> <p>Councillor Jim Ryan declared an interest as he was the applicant and left the room whilst the matter was considered.</p>

<p>2016/00340 – 148 Cropthorne Road, Shirley, Solihull</p>	<p>Refused for the following two reasons:-</p> <ul style="list-style-type: none"> i) The dormer window by reason of its bulk, scale and design has led to an addition that is poorly integrated with the design of the original house resulting in a discordant structure that detracts from the visual amenity of the application property and appears as an incongruous addition to the street-scene. Therefore, the development would be contrary to Policy P14 and P15 of the Solihull Local Plan, House Extension Guidelines SPD 2010 and NPPF; and ii) The dormer window by reason of its bulk, scale and design has led to an overbearing, oppressive and intrusive structure which affords opportunities for overlooking of the neighbouring garden, resulting in a loss of privacy at these properties. Therefore, the development would be contrary to Policy P14 and P15 of the Solihull Local Plan, House Extension Guidelines SPD 2010 and NPPF. <p>Enforcement action is to be taken forthwith pursuant to the actions required by the Enforcement Notice currently in force.</p> <p>Mr Gulraiz Siddique spoke in support of the application.</p>
<p>2016/00356 – ESSO, 11 Warwick Road, Olton, Solihull</p>	<p>Conditional approval.</p>
<p>2016/00357 – ESSO, 11 Warwick Road, Olton, Solihull</p>	<p>Conditional approval.</p>
<p>2016/00407 – 127 Wyckham Road, Castle Bromwich</p>	<p>Deferred by the Head of Development and Regulatory Management.</p>
<p>2016/00463 – 159 Solihull Road, Shirley, Solihull</p>	<p>Deferred for further information regarding how the assessment was accorded to the amenity land, and whether that land was now considered surplus to requirements.</p> <p>Mr Richard Morgan spoke against the application.</p>
<p>Appeal Decision Notices</p>	<p>The Planning Manager advised that the appeal decision should read 'allowed' in relation to Lowbrook Farm, Lowbrook Lane, Tidbury Green.</p>
<p>Delegated Decisions</p>	<p>Noted.</p>