

Decisions taken at the Planning Committee - Wednesday 19 December 2018

Title	Decision Taken
Apologies for Absence	Councillors David Bell and Jim Ryan tendered their apologies and were substituted by Councillors Stuart Davis and Peter Hogarth respectively.
Declarations of Interest	Councillor Stuart Davis declared a personal interest in application 2018/02670 – land to the rear of 64-74 Stonor Park Road, Solihull.
Requests of Members to address the meeting	Councillor Bob Sleigh requested to speak on application 2018/02643 – Solihull Parkway, Marston Green, Solihull; and Councillor Joe Tildesley on application 2018/02670 and 2018/02671 – land to the rear of 64-66 Stonor Park Road, Solihull.
Questions and Deputations	None received.
Site Visits	These were attended by Councillors Maggie Allen, Stuart Davis, Bob Grinsell, Andy Hodgson, Peter Hogarth, Diana Holl-Allen, Richard Holt, Angela Sandison, and Glenis Slater.
Planning Committee Minutes – 28 November 2018	The minutes of the meeting held on 28 November 2018 were approved.
2018/02239 – Former Barn to Packwood Nurseries at Windmill Lane, Dorridge	Refused as per recommendation. Miss Ellie Spelman spoke in support of the application.
2018/02306 – 34 Temple Road, Dorridge	<p>Conditional approval as per recommendation together with the removal of permitted development rights, an amendment of condition (5) and an additional condition (17). <u>Amended condition:-</u> (5) CD15 The window(s) to be installed in the side elevations of the all new dwellings on Plots 1, 2 on the approved plans shall be obscurely glazed and non-opening unless the parts of the window that can be opened are more than 1.7metres above the floor of the room in which the window is installed. The windows shall thereafter be permanently retained in that condition.</p> <p>To safeguard the amenities of neighbours in accordance with Policy P14 of the Solihull Local Plan 2013.</p> <p>Regarding the changes in existing levels on the site and between neighbouring properties the following planning condition (17) and Informative can ensure that prior to commencement, the Council can approve the finished floor levels of the new dwellings and their garden areas and driveway/hard-standing areas. <u>Additional condition:-</u> (17) Before the development hereby approved is commenced details of Ordnance Datum of existing and proposed contours of the site, adjoining land and highways and finished floor levels of building(s), garden areas, driveways and hard-standings shall be submitted to be approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.</p> <p>To ensure a satisfactory layout and development of the site in accordance with policy P14 and P15 of the Solihull Local Plan 2013.</p>

	<p>In addressing condition (17), landscaping details of any retaining walls proposed shall be provided within landscaping plans submitted in conjunction with conditions: (9) Landscaping; and (13) Proposed Levels.</p> <p>Mr Martin Edwards spoke against the application whilst Mr Alan Tyler spoke in support.</p>
2018/02643 – Solihull Parkway	<p>Conditional approval as per recommendation with additional conditions to ensure that the overall height of buildings does not exceed 14m or 15m for units respectively and to include conditions for noise and background noise levels are controlled both within and outside the building. Wording of these conditions to be agreed by the Planning Chairman.</p> <p>Mr Michael Graham spoke in support of the application whilst Councillor Bob Sleight and Parish Councillor Clive Hill expressed concerns that they wished to be addressed prior to commencement of development.</p>
2018/02670 – Rear of 64-74 Stonor Park Road, Solihull	<p>Refused against Officer recommendation, and on the casting vote of the Chairman, as the proposed development by reason of layout, scale and massing of the proposed dwellings and garages would cause significant and demonstrable harm to the character and appearance of the area. The proposal is therefore contrary to Policy P15 of the Solihull Local Plan 2013 and the National Planning Policy Framework 2018.</p> <p>Councillor Stuart Davis declared a personal interest and left the room whilst the application was considered.</p> <p>Ms Donna Savage spoke in support of the application whilst Mrs Helen Miles and Councillor Joe Tildesley spoke against.</p>
2018/02671 – Rear of 64-74 Stonor Park Road, Solihull	Withdrawn at the request of the applicant.
2018/02672 – 53 Velsheda Road, Shirley	Withdrawn at the request of the applicant.
Appeal Decision Notices	No Appeal Decision Notices received since the previous meeting of 28 November 2018.
Delegated Decisions	The delegated decisions for the period 21 November – 12 December were noted.