

## Decisions taken at the Planning Committee

**Wednesday 19 August 2020**

Title	Decision Taken
Apologies for Absence	There were no apologies for absence.
Declarations of Interest	There were no declarations of interest.
Requests of Members to address the meeting	Councillor Peter Hogarth requested to speak on application 2019/02692 – 32 Links Drive, Solihull; Councillor Tim Hodgson on 2020/00300 – 43 Lawford Grove, Solihull Lodge; Councillor Jo Fairburn on 2020/00631 – 61 Greswolde Road, Solihull; and Councillor Tony Diccico on 2019/00772 – 88 Station Road, Balsall Common.
Questions and Deputations	No questions or deputations received.
2020/00197 – Tudor Grange House, Blossomfield Road, Solihull	<p>Conditional approval and completion of a Section 106 Agreement requiring the assisted living units to provide extra care, as per Officer recommendation, and subject to the following additional condition:-</p> <p>(22) Unless otherwise agreed by the Local Planning Authority (LPA), development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (1) to (4) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the LPA in writing until part (4) has been complied with in relation to that contamination.</p> <p>(1) Site Characterisation – an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority (LPA). The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the LPA. The report of the findings must include:-</p> <p>(i) a survey of the extent, scale and nature of contamination;</p> <p>(ii) an assessment of the potential risks to:-</p> <ul style="list-style-type: none"> <li>(a) Human health;</li> <li>(b) Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;</li> <li>(c) Adjoining land;</li> <li>(d) Ground waters and surface waters;</li> <li>(e) Ecological systems; and</li> <li>(f) Archaeological sites and ancient monuments.</li> </ul> <p>(iii) an appraisal of remedial options and proposal of the preferred option(s).</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11 (or other associated updates or procedures).</p>

(2) Submission of Remediation Scheme – Where necessary following (1) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment must be prepared, and is the subject to the approval in writing of the LPA. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990, in relation to the intended use of the land after remediation.

(3) Implementation of Approved Remediation Scheme – Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the LPA. The LPA must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing by the LPA.

(4) Reporting of Unexpected Contamination – In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the LPA. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing by the LPA.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing by the LPA in accordance with condition 3.

(5) Long Term Monitoring and Maintenance – A monitoring and maintenance scheme to include monitoring the long-term effectiveness of any proposed remediation over a period of to be agreed, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the LPA before the development hereby approved is first used or occupied.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the LPA.

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of

	<p>Land Contamination, CLR 11 (or other associated updates or procedures).</p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy P14 of the Solihull Local Plan 2013.</p> <p>New condition:</p> <p>(23) The development hereby approved shall not commence until a landscape community use plan has been prepared in consultation with Solihull College and submitted to and approved in writing by the Local Planning Authority. The landscape community use plan shall apply to the external landscape areas of the application site and shall include details of management of these facilities in association with Solihull College. The approved plan shall thereafter be implemented in accordance with the approved details</p> <p>To secure well managed safe access to the horticultural features of the site, to ensure sufficient benefit to the development of education of students at Solihull College and to accord with Development Plan Policy P10 and P16 of the Solihull Local Plan</p> <p>A statement against the application was read out on behalf of Mrs Diane Owen whilst Dr Louise Brooke-Smith spoke in support.</p>
<p>2020/00198 – Tudor Grange House, Blossomfield Road, Solihull</p>	<p>Conditional approval as per Officer recommendation.</p> <p>A statement against the application was read out on behalf of Mrs Diane Owen whilst Dr Louise Brooke-Smith spoke in support.</p>
<p>2020/02692 – 32 Links Drive, Solihull</p>	<p>Refused against Officer recommendation for the following reason:- The proposed development by reason of the amount, layout, scale and massing of the proposed dwellings would result in a cramped over development of the site which would cause significant and demonstrable harm to the character and appearance of the area. The proposal is therefore contrary to Policies P5 and P15 of the Solihull Local Plan 2013 and the National Planning Policy Framework (2019).</p> <p>Mr Mark Draisey and Councillor Peter Hogarth spoke against the application whilst a statement of support was read out on behalf of Mr Mark Marshall.</p>
<p>2020/00300 – 43 Lawford Grove, Solihull Lodge</p>	<p>Deferred for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. Clarification on the breach of 45 degree guide and impact on neighbours re loss of light;</li> <li>2. Further details in respect of land stability;</li> <li>3. Impact on neighbours Human Rights; and</li> <li>4. Further details on Public Sector Equality Duty given the neighbours disability.</li> </ol>

	Mrs Jill Sattar and Councillor Tim Hodgson spoke against the application whilst Mr Thomas Price spoke in support.
2019/03208 – The Brickworks, Coventry Road, Solihull	<p>Conditional approval as per Officer recommendation, and an informative as follows:-</p> <p>The applicant is encouraged to engage and consult local residents to the site on the noise assessment and mitigation measures that may be identified from the noise assessment. This should include details and a point of contact for residents to raise any operational noise issues.</p> <p>Mr David Ash spoke against the application whilst Mr Richard Cobb spoke in support.</p>
2019/03077 – Land off Blossomfield Road, Solihull	Approved as per Officer recommendation.
2020/00631 – 61 Greswolde Road, Solihull	<p>Approved as per Officer recommendation.</p> <p>Mr Michael Hearn and Councillor Jo Fairburn spoke against the application whilst Mr Bhaskara Chekuri spoke in support.</p>
2019/00772 – 88 Station Road, Balsall Common	<p>Refused against Officer recommendation for the following reasons:-</p> <p>(1)The proposed development would represent poor urban design, the layout, design, size, scale and massing of which would be at odds to its surroundings and would not respect the existing pattern of development, being alien and out of character with the surrounding area and undermining the established grain of development. On this basis the proposed new dwellings would fail to respect, maintain or enhance the local distinctiveness and character of the surrounding area. The proposal is therefore contrary to Policy P5 and P15 of the Solihull Local Plan 2013, H1 and BE2 of the Balsall Parish Neighbourhood Plan and the to the provisions of good design as advocated within the National Planning Policy Framework.</p> <p>(2) The access arrangements due to the length and narrow width of the access and insufficient waiting space for vehicles off the highway would likely lead to vehicles having to wait within the limits of the public highway whilst trying to enter the development which would affect the safety and free-flow of highway users. Furthermore, there would be a potential conflict between vehicles and pedestrians using the access drive. This is not considered to be in the interests of highway safety and efficiency, to the contrary of Policies P7 and P8 of the Solihull Local Plan 2013 and Paragraph 108 of the NPPF.</p> <p>3. Insufficient car parking accommodation is available within the site which is likely to lead to a displacement of vehicles parking along Station Road, which would affect the safety and free-flow of highway users. At this location this is not considered to be in the interests of highway safety and efficiency, to the contrary of Policies P7 and P8 of the Solihull Local Plan 2013 and Paragraph 108 of the NPPF.</p> <p>Mr Alex Hawthorn, Councillor Tony Diccico and Parish Councillor Keith Tindall spoke against the application whilst Mr Richard Cobb spoke in support.</p>

<p>2020/00874 – 14 The Crescent, Hampton-in-Arden</p>	<p>Deferred to allow Officers to check whether the relationship to its neighbour at number 16 is misrepresented, as described by the objector, in regard to whether the windows at the frontage of the property are bedroom or bathroom.</p> <p>Mr Martin Sandler spoke against the application whilst a statement of support was read out on behalf of Mr Ian Watts.</p>
<p>Appeals Synopsis</p>	<p>The Appeal Decision Notices in respect of 18 Blandford Avenue, Castle Bromwich; 6 Bushwood Drive, Dorridge; and 282 Ralph Road, Shirley were noted.</p>
<p>Delegated Decisions</p>	<p>The delegated decisions for the period 15 July– 12 August 2020 were noted.</p>