

**PLANNING COMMITTEE
WEBEX NUMBER – 181 736 6728
PASSWORD - Plans**

WEDNESDAY 3 FEBRUARY 2021 at 6pm.

ARRANGEMENTS FOR PUBLIC ACCESS TO REMOTE MEETINGS

During the Covid 19 pandemic virtual Planning Committee meetings are taking place.

PLEASE NOTE that any member of the press and public may listen to proceedings at this virtual meeting via a weblink which will be publicised on the Council website at least 24hrs before the meeting.

To view live paste this link into your browser:

<https://www.youtube.com/channel/UC7DDSVoAlqTnwgp0Ku8iFLQ>

Members of the press and public may tweet, blog etc. during the live broadcast, as they would be able to during a regular Committee meeting in the Council Offices.

It is important, however, that Councillors can discuss and take decisions without disruption, so the only participants in this virtual meeting will be the Councillors concerned and the officers advising the Committee.

Public Speaking on Planning Applications

Any members of the public who are registered and wish to make representations to the committee following the publication of an agenda can do so by joining the remote meeting and instructions on how to do this will be provided to those who register to speak. Registered speakers will also be required to provide a written statement which will be read out at the relevant time in the meeting in the event that the speaker fails to join the remote meeting. Submissions must not exceed the permitted 3 minutes speaking time when read out.

In the event of more than one applicant, supporter or objector wishing to address the Committee, a spokesperson should be nominated who will submit representations on behalf of all registered speakers.

Ward Members may address the Committee by joining the meeting and also submitting a written statement which will be read out in the meeting if the member fails to join the remote meeting. Submissions must not exceed 4 minutes speaking time when read out. Submissions must be emailed to planning@solihull.gov.uk by 12 noon on the day immediately preceding the Committee meeting.

Disclosing Pecuniary Interests - What Must You Do?

(a) You must complete a declaration of your disclosable pecuniary interests, including those of your spouse/civil partner (or someone with whom you are living as such) and send it to the Monitoring Officer within 28 days of your election or appointment to the Council.

(b) When you attend a meeting of the Council, Cabinet, Scrutiny Board, Committee, Sub-Committee or Joint Committee etc, and a matter arises in which you have a disclosable pecuniary interest, unless you have been granted a dispensation, **you must:**

- Declare the interest if you have not already registered it
- Not participate in any discussion or vote
- Leave the meeting room until the matter has been dealt with
- Give written notice of any unregistered interest to the Monitoring Officer within 28 days of the meeting

(c) If you are the Leader or a Cabinet Portfolio Holder you may not exercise any of your delegated powers as a single member in relation to a matter in which you have a disclosable pecuniary interest or take any other step except to give written notice of any unregistered interest to the Monitoring Officer within 28 days of your becoming aware of the interest, or arrange for another person or body to deal with the matter.

Disclosable Interest	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain by you or your partner.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within 12 months of your declaration of interests in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.
Contracts	Any contract between you or your partner (or a firm or body corporate in which you or your partner is a partner or a director, or in the securities of which you or your partner has a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the Council and which gives you or your partner a right to occupy the land or receive income.
Licences	Any licence held by you or your partner (alone or jointly with others) to occupy land in the area of the Council for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge)— (a) the landlord is the Council; and (b) the tenant is a body in which you or your partner has a beneficial interest i.e. a firm or body corporate in which you or your partner is a partner or a director, or in the securities of which you or your partner has a beneficial interest.
Securities	Any beneficial interest held by you or your partner in securities of a body where— (a) that body (to your knowledge) has a place of business or land in the area of the Council; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you or your partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class. “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

SOLIHULL METROPOLITAN
BOROUGH COUNCIL

To:
Councillors R Holt (Chairman), R Grinsell
(Vice-Chairman), M Allen, D Cole,
M Gough, Mrs D Holl-Allen MBE,
K Macnaughton, J Ryan and G Slater

NICK PAGE
CHIEF EXECUTIVE

Council House, Manor Square
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David Acton
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Date 27 January 2021

PLANNING COMMITTEE

WEDNESDAY 3 February 2021

AGENDA

Mayor/Chairman of the meeting to announce:

'May I remind everyone present that this meeting will be broadcast live via the internet and the record will be archived for future viewing.'

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**
To receive declarations of Members disclosable pecuniary interests and conflicts of interest.
3. **REQUESTS OF MEMBERS TO ADDRESS THE MEETING**
4. **QUESTIONS AND DEPUTATIONS**
5. **PLANNING COMMITTEE FOREWORD**
6. **MINUTES OF PREVIOUS MEETING** (Pages 7 - 8)
7. **SOLIHULL LOCAL PLAN POLICIES** (Pages 9 - 10)
8. **PL/2019/02766/PPFL- DEVELOPMENT SITE 20 TO 66, STATION ROAD**
(Pages 11 - 36)
9. **PLANS - STATION ROAD** (Pages 37 - 56)

10. **PL/2020/01547/PPFL - 751 WARWICK ROAD** (Pages 57 - 76)
11. **PLANS - WARWICK ROAD** (Pages 77 - 92)
12. **PL/2020/01612/PPFL - BERKSWELL QUARRY** (Pages 93 - 124)
13. **PLANS - BERKSWELL QUARRY** (Pages 125 - 130)
14. **PL/2020/01648/PPFL - 9 LAND LANE** (Pages 131 - 144)
15. **PLANS - LAND LANE** (Pages 145 - 150)
16. **PL/2020/01796/MINFHO - 679 CHESTER ROAD** (Pages 151 - 158)
17. **PLANS - 679 CHESTER ROAD** (Pages 159 - 170)
18. **PL/2020/02272/PPFL - SITE 255 ELVERS GREEN LANE** (Pages 171 - 182)
19. **PLANS - 255 ELVERS GREEN LANE** (Pages 183 - 198)
20. **PL/2020/02450/PPFL - LAND TO THE SIDE OF FERNHILL LANE** (Pages 199 - 210)
21. **PLANS - FERNHILL LANE** (Pages 211 - 226)
22. **PL/2020/02685/PPFL - HAZEL OAK SCHOOL** (Pages 227 - 234)
23. **PLANS - HAZELOAK SCHOOL** (Pages 235 - 240)
24. **PL/2020/02789/PPFL - 31 PICCADILLY CLOSE** (Pages 241 - 250)
25. **PLANS - PICCADILLY CLOSE** (Pages 251 - 254)
26. **APPEAL DECISIONS 18 DECEMBER 2020 - 27 JANUARY 2021** (Pages 255 - 256)
27. **DELEGATED DECISIONS 18 DECEMBER 2020 - 27 JANUARY 2021** (Pages 257 - 288)