

## **PLANNING COMMITTEE - 24 May 2023**

### **MINUTES**

Present: Councillors: M Allen, D Cole, H Delaney, P Hogarth MBE, R Holt, J Lamden, M McCarthy, D Pinwell and M Wilson

#### **1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN**

The appointments of Councillors Richard Holt (Chairman) and Dave Pinwell (Vice-Chairman) for the municipal year 2023/2024, were confirmed.

#### **2. APOLOGIES FOR ABSENCE**

Councillor Jim Ryan tendered his apologies and Councillor Peter Hogarth substituted.

#### **3. DECLARATIONS OF INTEREST**

There were no declarations of disclosable pecuniary or conflicts of interest from Members.

#### **4. REQUESTS OF MEMBERS TO ADDRESS THE MEETING**

Councillor Karen Grinsell requested to speak on application 2022/00040 – 27 Danford Lane, Solihull; Councillor Ken Hawkins on 2022/00313 – 18 Griffin Lane, Dickens Heath; Councillor Ade Adeyemo on 2023/00450 – Richmond Road, Olton; and Councillor Bob Sleight on 2023/00492 – 55 Marsh Lane, Hampton-in-Arden.

#### **5. QUESTIONS AND DEPUTATIONS**

No questions or deputations received.

#### **6. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 5 April 2023, were confirmed as a true record.

#### **7. PL/2022/01898/PPFL - 60 LOWBROOK LANE**

Conditional approval, as per Officer recommendation, with permitted development rights removed from plots 2-5, and subject to the applicant entering into a Section 106 Agreement for a biodiversity offsetting scheme for the creation and management of off-site habitats equal to the loss of 0.31 habitat units equating to a financial contribution of £20,021, and referral to the

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National Planning Casework Unit under the Town and Country Planning (Consultation) (England) Direction 2021.

Mr Derek French spoke against the application whilst Ms Donna Savage spoke in support.

### 8. **PL/2022/02239/MINFHO - 91 KEMPS GREEN ROAD**

Conditional approval as per the Officer recommendation.

### 9. **PL/2022/02308/PPFL - LAND AT LITTLE BEANIT FARM**

Deferred as members wished to receive additional information relating to the sequential test of sites; remedial work on site at times of emergency (fire); additional information on national policy around battery storage facilities.

### 10. **PL/2023/00040/MINFHO - 27 DANFORD LANE**

Deferred to allow the applicant to submit accurate drawings.

Damian McHale and Councillor Karen Grinsell spoke against the application.

### 11. **PL/2023/00169/PPFL - FIVE OAKS CHURCH LANE**

The Head of Planning Design and Engagement, prior to the meeting, deferred the application due to challenge around CIL and correct process.

### 12. **PL/2023/00313/MINFHO - 18 GRIFFIN LANE**

Refused against Officer recommendation for the following reason:-

1. The proposed two-storey extension by reason of its size, scale, bulk and mass, and its position at the common rear boundary with the adjacent neighbour at no.20 would introduce an excessive built form that would have an overbearing impact harmful to the amenity of residents at no.20. In doing so, the proposed extension fails to conserve or enhance local character and the surrounding built environment. The proposal is therefore contrary to Policy P14(i) and P15(i) of the Solihull Local Plan, the Solihull House Extension Guidelines SPD and fails to take account of good design as advocated within the NPPF.

Mr Alan Coleman and Councillor Ken Hawkins spoke against the application whilst Mr Matthew Laurent spoke in support.

### 13. **PL/2023/00450/PN - TELECOMMUNICATIONS MAST RICHMOND ROAD**

Refused against Officer recommendation for the following reason:-

1. The proposed 15m high mast and associated equipment cabinets would, due to their size, height, amount, appearance, and siting, be harmful to the visual amenities and local distinctiveness of the area. The information submitted with the application failed to adequately justify the location, and the extent of the cell

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search area was nominal. The applicants therefore failed to demonstrate the contribution that the proposed base station would make to the existing network as required by Paragraph 117 of the NPPF. With that in mind it had not been demonstrated that there were no more suitable alternative sites capable of extending the coverage optimally. There are therefore no accepted material considerations that outweigh the identified harm and the proposal is contrary to policies P14 and P15 of the Solihull Local Plan 2013 and the NPPF.

A statement of objection was read out on behalf of Mr Andrew Aldridge and Councillor Ade Adeyemo spoke against the application.

### **14. PL/2023/00492/PPFL - HAMPTON COURT 55 MARSH LANE**

Refused against Officer recommendation for the following reason:-

1. The proposed development would introduce an additional 2 apartments within the building above and beyond the consented scheme ref: PL/2022/01588/PPFL which already provides for the conversion of the roof space to form 4 apartments. The proposed development would introduce a further two car parking spaces, spaces 5 and 6. The additional parking space 5, introduces an additional parking space located immediately adjacent to the relocated bin and bike store, which would make access to the parking space difficult. On this basis, the proposed parking provision fails to accord with Policy P7 of the Solihull Local Plan and guidance contained within the NPPF.

Councillor Bob Sleight spoke against the application and a statement of support was read out on behalf of Mr Sattar Shah.

### **15. APPEAL DECISIONS**

The appeal decisions for applications 2022/00034 – 10 Walnut Close, Chelmsley Wood; 2022/00035 – Solihull Cricket and Tennis Club, Marsh Lane, Solihull; 2022/00014 – HS2 Compounds access from Waste Lane, Balsall Common; 2022/00047 – 158 Bills Lane, Shirley; and 2022/00028 – 60 Coleshill Road, Marston Green, were noted.

### **16. DELEGATED DECISIONS**

The delegated decisions for the period 30 March – 16 May 2023, were noted.

10.05 pm