

# PLANNING COMMITTEE - 1 February 2023

## MINUTES

Present: Councillors: J Butler (Vice-Chairman), S Caudwell, R Grinsell (Chairman), R Holt, M McCarthy and D Pinwell

### 1. APOLOGIES FOR ABSENCE

Councillors Maggie Allen, Jim Ryan, Mark Wilson and Diana Holl-Allen tendered their apologies and Councillor Richard Holt substituted for the latter.

### 2. DECLARATIONS OF INTEREST

Councillor Bob Grinsell declared that he had met Mr McInnes on site of application 2021/01663 – Olton Wharf, but had not discussed the matter with him.

### 3. REQUESTS OF MEMBERS TO ADDRESS THE MEETING

Councillor Maggie Allen requested a statement be read out on her behalf on application 2022/01731 – 2 Hargrave Road, Solihull Lodge.

### 4. QUESTIONS AND DEPUTATIONS

There were no questions or deputations.

### 5. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 4 January 2023, were confirmed as a true record.

### 6. PL/2021/00975/PPOL - LINCOLN ROAD WHARF

Conditional approval as per the Officer recommendation together with reserved matters conditions for pedestrian access and boundary treatment.

Councillor Richard Holt was not in attendance at the commencement of this application and took no part in the debate or vote.

### 7. PL/2021/01663/PPFL - OLTON WHARF

Refused against the Officer recommendation for the following reason:-

- (1) The proposed development seeks to create 42 apartments comprising 20 one-bedroom units and 22 two-bedroom units. By reason of its excessive scale, massing and layout this proposal would amount to an over development of the site and in doing so would create a development of excessive scale, massing and poor layout that fails to integrate with its surroundings and enhance the surrounding natural and built environment.

Reason: the proposal is therefore contrary to Policy P15 (i) and (vii) of the Solihull Local Plan and matters of good design as set out in the NPPF.

Mr John McInnes spoke against the application.

### 8. PL/2022/01289/MINFDW - 21A MEADOW DRIVE

Conditional approval as per the Officer recommendation.

Mr Rob Boston spoke against the application.

## PLANNING COMMITTEE - 1 February 2023

### 9. **PL/2022/01402/MINFDW - 21A MEADOW DRIVE**

Refused, against the Officer recommendation, for the following reason:-

- (1) The proposed new dwelling would occupy an infill plot with access from Station Road. The combined elements of this proposed scheme, which seek to develop a two-storey house with rear single-storey addition, a detached garage and area of hard-standing, represents an over development of the site. In doing so, the proposal fails to conserve or enhance the local character, distinctiveness and streetscape quality as well as failing to respect the natural environment of the plot. The proposal is therefore contrary to Policy P15(i) of the Solihull Local Plan and matters of good design as set out in the NPPF.

Mr Rob Boston spoke against the application.

### 10. **PL/2022/01731/MINFDW - 2 HARGRAVE ROAD**

Refused as per the Officer recommendation.

Councillor Steve Caudwell was not in attendance during this application.

Mr Michael Rooney spoke in support of the application and a statement of support was read out on behalf of Councillor Maggie Allen.

### 11. **PL/2022/01784/PPFL - PRINCE OF WALES - HIGH STREET**

Members were minded to grant consent subject to conditions, as per the Officer recommendation, and the applicant completing a Section 106 Agreement.

Councillor Steve Caudwell was not in attendance during this application.

A statement opposing the application was read out on behalf of Ms T Phillips whilst a statement of support was read out on behalf of Ms Debbie Farrington.

### 12. **APPEAL DECISIONS**

The appeal decision for 2021/00045 – 25 Merevale Road, Elmdon, Solihull was noted.

### 13. **DELEGATED DECISIONS**

The delegated decisions for the period 28 December 2022 - 25 January 2023 were noted.