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PLANNING COMMITTEE - 1 March 2023

MINUTES

Present: Councillors: M Allen, J Butler (Vice-Chairman), S Caudwell, R Grinsell (Chairman), P Hogarth MBE, M McCarthy, D Pinwell and M Wilson

1. APOLOGIES FOR ABSENCE

Councillor Diana Holl-Allen tendered her apologies and was substituted by Councillor Peter Hogarth.

2. DECLARATIONS OF INTEREST

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

3. REQUESTS OF MEMBERS TO ADDRESS THE MEETING

Councillor Daniel Gibbin requested to speak on application 2022/02126 – 14 St Francis Avenue, Olton.

4. QUESTIONS AND DEPUTATIONS

No questions or deputations received.

5. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 1 February 2023, were confirmed as a true record subject to the following amendment:-

Declarations of Interest - Councillor Bob Grinsell declared, in relation to application 2021/01663 – Olton Wharf, that although Mr McInnes had attended his ward surgery he had not discussed the matter with him.

6. PL/2022/00881/MINFHO - 55 FOWGAY DRIVE

Conditional approval as per the Office recommendation together with the following advisory note requested by the Local Lead Flood Authority:-

The applicant is advised that according to mapping produced by the Environment Agency and held by the Council, the site is at risk of surface water flooding during extreme storm events, it is therefore recommended that the development is constructed using flood resilient construction techniques and ensuring the site levels design does not cause an increased flood risk to third parties. Flood risk information can be obtained from <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> Further information relating to this can be obtained from Solihull Council as the Lead Local Flood Authority (LLFA) on 0121 704-8000 or drainage@solihull.gov.uk

A statement of objection was read out on behalf LRJ Planning as instructed by the legal owner/occupier of 33 Fowgay Drive.

7. PL/2022/01734/MINFHO - 32 WHITEFIELDS ROAD

Conditional approval as per the Officer recommendation.

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8. **PL/2022/02126/MINFHO - 14 ST FRANCIS AVENUE**

Refused against the Officer recommendation, on the Chairman's casting vote, for the following reason:-

- (1) The proposed extension due to its excessive size, scale, bulk and proximity to the short rear garden and its boundary of no. 10 St Francis Avenue will result in an overbearing and unneighbourly development, harmful to the amenity of those occupying no.10. The proposal is therefore contrary to Policy P14(i) of the Solihull Local Plan and to the House Extension Guidelines Supplementary Planning Document.

A statement of objection was read out on behalf of Mr/Mrs Richard Owen, Mr Rob Duncan spoke in support and Councillor Daniel Gibbin spoke against the application.

9. **APPEAL DECISIONS**

The appeal decisions for 2022/00019 – 339 Lugtrout Lane, Catherine-de-Barnes, and 2022/00052 – 32 and 32A Harwood Grove, Shirley, were noted.

10. **DELEGATED DECISIONS**

The delegated decisions for the period 1 - 22 February 2023, were noted.