

**Decisions taken at the Planning Committee
Meeting held on Wednesday 3 February 2021**

Title	Decision Taken
Apologies for Absence	There were no apologies for absence.
Declarations of Interest	
Requests of Members to address the meeting	Councillor Diane Howell requested to speak on application 2020/02450 – Fernhill Lane, Balsall Common and Councillor Chris Williams on 2020/02789 – 31 Piccadilly Close, Chelmsley Wood.
Questions and Deputations	No questions or deputations received.
Minutes of Previous Meeting	The minutes of the meeting held on 6 January 2021 were approved.
PL/2019/02766/PPFL- Development Site 20 To 66, Station Road	<p>Conditional approval, as per recommendation, and subject to the completion of a Section 106 Agreement to ensure delivery of affordable housing, and an informative to read:-</p> <p><u>Informative</u> ‘Approved Document E – Resistance to the Passage of Sound’ (2003)(amended in 2004, 2010, 2013 and 2015) deals with sound insulation between residential units, but it also mentions non-domestic neighbouring uses and separating elements (in Section 0: Performance) as follows:</p> <p>0.8 The performance standards set out in Tables 1a and 1b are appropriate for walls, floors and stairs that separate spaces used for normal domestic purposes. A higher standard of sound insulation may be required between spaces used for normal domestic purposes and communal or non-domestic purposes. In these situations the appropriate level of sound insulation will depend on the noise generated in the communal or non-domestic purposes. In these situations the appropriate level of sound insulation will depend on the noise generated in the communal or non-domestic space. Specialist advice may be needed to establish if a higher standard of sound insulation is required, and, if so, to determine the appropriate level.”</p> <p>As such the standard makes clear that the specification of sound insulation works and the required performance of any sound insulation needs to be determined by the locations of any proposed / existing domestic uses, the locations of proposed or existing non-domestic uses (and the noise implications presented by proximities). Noise implications should dictate what mitigation will be needed to ensure acceptable internal noise protection to noise sensitive neighbours.</p>
PL/2020/01547/PPFL - 751 Warwick Road	<p>Conditional approval as per recommendation.</p> <p>Mr Michael Stapley spoke against the application. Councillors Maggie Allen and David Cole abstained from the vote.</p>
PL/2020/01612/PPFL - Berkswell Quarry	<p>Conditional approval, as per recommendation, with amendments and additions described below, and subject to completion of a Section 106 Agreement and referral to the National Planning Casework Unit.</p> <p><u>Amended Conditions</u></p>

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23 – this must be in accordance with DEFRA and the Environment Agency’s Model Procedures for the Management of Land Contamination, CLR 11 and/or Environment Agency’s Land Contamination Risk Management (LCRM) procedure (or any procedure revoking and re-enacting that procedure), or as otherwise agreed in writing by the Local Planning Authority.

26 – No development shall take place until a Construction Environmental Management Plan has been submitted to, and agreed in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. Avoiding the bird nesting season should be the priority, however, the plan shall provide for a precautionary approach, whereby an on-site qualified ecologist is present and checks are undertaken for nesting birds and hedgehogs prior to any works, with avoidance and mitigation measures detailed as appropriate. As a precautionary measure, clearance shall be undertaken in a directional manner from south to north of the site. Any hedgehogs should be encouraged to move into suitable habitat beyond the northern boundary of the site. Should any hedgehogs be encountered during site clearance, clearance will cease and the hedgehog(s) will be moved by hand into suitable habitat beyond the northern boundary of the site before clearance works commence.

To ensure the retention and protection of protected species and biodiversity in accordance with Policy P10 of the Solihull Local Plan 2013.

Additional Conditions

27 - No development shall commence unless and until a scheme (the scheme) to ensure that there is no net biodiversity loss as a result of the development has been submitted to, and agreed in writing by, the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include either:-

1. Proposals for on-site mitigation (full details of which will be provided in relation to each phase of development in accordance with condition X of these conditions) and /or for off-site offsetting;
2. A methodology for the identification of any receptor site(s) for offsetting measures;
3. The identification of any such receptor site(s);
4. The provision of arrangements to secure the delivery of any offsetting measures(including a timetable for their delivery); and
5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).

Or;

The provision of a financial equivalent sum, the value of which

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	<p>should not exceed the figure provided through the approved Biodiversity Impact Assessment.</p> <p>The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.</p> <p>To secure no net loss to biodiversity in accordance with the NPPF and Policy P10 of the Solihull Local Plan 2013.</p> <p>28 – Before the development hereby approved is commenced, details of an Employment and Skills Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include a method statement to indicate how the employment and Skills Strategy shall be implemented. Thereafter, the approved Employment and Skills Strategy shall be implemented in accordance with the approved details.</p> <p>To ensure that recruitment and training is maximised for the local community, in accordance with Policy P1 of the Solihull Local Plan 2013.</p>
<p>PL/2020/01648/PPFL - 9 Land Lane</p>	<p>Conditional approval as per recommendation with condition 3 amended to read:-</p> <p>(3) no dwelling shall be occupied until a detailed scheme for the provision of vehicular and cycle parking has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority and maintained in perpetuity.</p> <p>A statement was read out on behalf of Mr Simpson who opposed the application and Mr Umar Altaf spoke in support.</p> <p>Councillor Bob Grinsell did not vote as he had lost connection and Councillor Jim Ryan voted against the recommendation.</p>
<p>PL/2020/01796/MINFHO - 679 Chester Road</p>	<p>Refused against officer recommendation for the following reasons:-</p> <p>(1) The proposed two storey front extension, two storey and single storey rear extension as well as the proposed roof alteration would significantly alter the character and appearance of the existing house to create a property of modern design, out of keeping with the surrounding built form and street-scene. The bulk and mass of the resultant development, combined with the modern use of glazing and materials would be harmful to the character of the original dwelling and would appear as an incongruous addition in the street-scene. The proposed development therefore fails to conserve and enhance local character, distinctiveness and streetscape qualities, and represents a dwelling whose scale and massing and materials fail to respect the surrounding built environment. The proposal is therefore contrary to Policy P15 'Securing Design Quality' of the Solihull Local Plan 2013.</p> <p>(2) The proposed development, by reason of its proposed two storey and single storey rear extensions which span the full</p>

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	<p>width of the dwelling and its plot create a scale, mass and bulk directly on the site boundary that would be overbearing and harmful to the enjoyment and amenities of both adjoining neighbours at Nos. 677 and 681 Chester Road. The proposal does not therefore protect and enhance the amenity of existing occupiers and as such would not be a good neighbour. For these reasons, the proposal is contrary to Policy P14 'Amenity' of the Solihull Local Plan 2013.</p> <p>Mr Kevin Walker and Councillor Marcus Brain spoke against the application whilst a statement of support was read out on behalf of Mr Mohammad Malik.</p> <p>Councillors David Cole and Bob Grinsell abstained from voting, the latter due to having lost connection.</p>
<p>PL/2020/02272/PPFL - Site 255 Elvers Green Lane</p>	<p>Conditional approval as per recommendation with an additional condition (6) and condition 3 amended to read:-</p> <p>(3) the planning permission is granted for a period of ten years from the date of this decision notice, after which time the use hereby approved shall cease, all associated development shall be removed from the site and the land shall be restored to its former condition.</p> <p>(6) the mobile trailer shall only be stationed at the development for no more than five days per calendar month.</p> <p>Parish Councillor Jeremy Emmett spoke against the application and Mr Edward Li in support.</p> <p>Councillor Diana Holl-Allen abstained and Councillor Glenis Slater voted against the recommendation.</p>
<p>PL/2020/02450/PPFL - Land to the side of Fernhill Lane</p>	<p>Conditional approval as per the recommendation with an additional condition (6) and condition 3 amended to read:-</p> <p>(3) the planning permission is granted for a period of ten years from the date of this decision notice, after which time the use hereby approved shall cease, all associated development shall be removed from the site and the land shall be restored to its former condition.</p> <p>(6) the mobile trailer shall only be stationed at the development for no more than five days per calendar month.</p> <p>Mrs Gwen Meacham and Councillor Diane Howell spoke against the application and Mr Edward Li spoke in support.</p> <p>Councillor Diana Holl-Allen abstained and Councillors Bob Grinsell and Glenis Slater voted against the recommendation.</p>
<p>PL/2020/02685/PPFL – Hazel Oak School</p>	<p>Conditional approval as per recommendation.</p>
<p>PL/2020/02789/PPFL – 31 Piccadilly Close</p>	<p>Refused against officer recommendation for the following reasons:-</p> <p>(1) The proposed development creates an over intensive use of the site, harmful to the living conditions and quiet enjoyment of residents living at the adjoining house, surrounding area</p>

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	<p>and for residents within the property itself, for reasons of noise, disturbance and comings and goings. The proposed development is therefore contrary to Policy P14 of the Solihull Local Plan 2013.</p> <p>(2) The proposed development provides insufficient off-street car parking for the amount of development proposed and therefore has a significant harmful impact on highway safety and free flow so conflicts with Policy P8 of the Solihull Local Plan 2013.</p> <p>Mr Raymond Flint and Councillor Chris Williams spoke against the application whilst Mr Iain Garbett spoke in support.</p>
<p>Appeal Decisions 18 December 2020 – 27 January 2021</p>	<p>The appeal decision notices in respect of: Fernhill Barns, Fernhill Lane, Balsall Common; land rear of 68-70 Kenilworth Road, Knowle; 25 Mirfield Road, Solihull; Fen End House, Fen End Road, Fen End; Holly Bush Farm, Holly Lane, Balsall Common; Village Farm, Coventry Road, Solihull; 50 Kingslea Road, Shirley; and Elm Croft, 242 Coleshill Heath Road, Chelmsley Wood were noted.</p>
<p>Delegated Decisions 18 December 2020 – 27 January 2021</p>	<p>The delegated decisions for the period 18 December 2020 to 27 January 2021 were noted.</p>