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PLANNING COMMITTEE - 15 September 2021

MINUTES

Present: Councillors: M Allen, M Brain (substitute), J Butler, S Caudwell, Y Clements, S Davis (Vice-Chairman), M Gough, R Grinsell (Chairman) and J Ryan

1. APOLOGIES FOR ABSENCE

Councillor David Cole tended his apologies.

2. DECLARATIONS OF INTEREST

There were no declarations from members of disclosable pecuniary interest or conflict of interest.

3. REQUESTS OF MEMBERS TO ADDRESS THE MEETING

Councillor Kathryn Thomas requested to speak on application 2021/00823 – Olton Primary School Site, Lyndon Road, Solihull; Councillor Ian Courts on application 2021/00907 – 19 Hansell Drive, Dorridge; and Councillor Joe Tildesley on application 2021/01569 – 11 Bryanston Road, Solihull.

4. QUESTIONS AND DEPUTATIONS

No questions or deputations received.

5. MINUTES OF PREVIOUS MEETINGS

The minutes of the meetings held on 30 June, 29 July and 11 August 2021 were confirmed as a true record subject to the following point of clarification for application 2021/00659 – The Green (11 August) in that 'Members had undertaken a previous vote that had failed to take account of an amended motion put forward by Councillor David Cole. Consequently, having acknowledged the amended motion, the vote was taken again, where the application was approved to include an additional condition requiring a bat survey'.

6. PL/2021/00823/VARMJ OLTON PRIMARY SCHOOL JUNIOR SITE

Conditional approval as per the recommendation together with both an amended and additional condition to read:-

Amended Condition

(18) The playing pitches, artificial grass pitch and MUGA shall be used for School curriculum purposes between the hours of 07:00-17:00 Monday-Friday and for Community Use between 17:00-22:00 Monday-Friday and 09:00-18:00 Saturday-Sunday, unless agreed in writing with the Local Planning Authority.

To safeguard the amenities of neighbours in accordance with Policy P14 of the Solihull Local Plan 2013.

Additional Condition

(20) The new pedestrian access off Lyndon Road shall not be used until the pedestrian crossing and associated works (including alterations to existing Traffic Regulation Orders) have been laid out in general accordance with Drawing Number 2020-0100-1.1 Rev A (Lyndon Road Zebra Crossing

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Consultation Plan), and constructed to the standard specification of the Local Highway Authority.

In the interest of highway safety to accord with Policy P8 of the Solihull Local Plan 2013.

Councillor Kathryn Thomas spoke in favour of the application subject to conditions regarding traffic measures/parking restrictions.

7. **PL/2021/00907/PPFL - 19 HANSELL DRIVE**

Approved as per the recommendation together with an additional condition and informative to read:-

Additional Condition

(12) The development hereby approved shall not be first used or occupied until there has been submitted to, and approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.

To minimise the effect and enhance the character of the development in accordance with Policy P10 and P15 of the Solihull Local Plan 2013.

Informative

The applicant is strongly encouraged to install an EV Charging point to each dwelling during the construction phase. Information on grant eligibility can be found using the web link <https://www.gov.uk/government/publications/customer-guidance-electric-vehicle-homecharge-scheme/electric-vehicle-homecharge-scheme-guidance-for-customers>

Mrs Rosemary Harris and Councillor Ian Courts spoke against the application.

8. **PL/2021/01551/PN - TELECOMMUNICATIONS MAST HASLUCKS GREEN ROAD**

Refused as per the recommendation.

A statement of objection was read out on behalf of Mr/Mrs Ronald Jennings

9. **PL/2021/01569/MINFHO - 11 BRYANSTON ROAD**

Conditional approval as per recommendation together with an additional condition through delegated authority between the Chairman, Vice-Chairman and Officers to read:

(3) the proposed works as set out by approved drawings pursuant to condition shall be completed within six months from the date of this decision notice.

In accordance with Solihull Local Plan Policy P14 and P15 and the interest of the street-scene and neighbour amenity.

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Mr Douglas Evans and Councillor Joe Tildesley spoke against the application whilst Mr Mason Qureshi spoke in support.

10. PL/2021/01594/PPFL - 561 WARWICK ROAD

Conditional approval as per the recommendation together with an informative to read:-

Informative

The applicant is strongly encouraged to install an EV Charging point to each dwelling during the construction phase. Information on grant eligibility can be found using the web link <https://www.gov.uk/government/publications/customer-guidance-electric-vehicle-homecharge-scheme/electric-vehicle-homecharge-scheme-guidance-for-customers>

11. PL/2020/02872/MINFHO - 5 PADDOCK DRIVE

Conditional approval as per the recommendation together with an additional condition and an informative to read:-

Additional Condition

(12) Before the development hereby approved is commenced, details of Ordnance Datum of existing and proposed contours of the site, adjoining land and highways, and finished floor levels of building(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

To ensure a satisfactory layout and development of the site in accordance with policy P15 of the Solihull Local Plan 2013.

Informative

The applicant is strongly encouraged to install an EV Charging point to each dwelling during the construction phase. Information on grant eligibility can be found using the web link <https://www.gov.uk/government/publications/customer-guidance-electric-vehicle-homecharge-scheme/electric-vehicle-homecharge-scheme-guidance-for-customers>

A statement objecting to the application was read out on behalf of Mr/Mrs Robert Taylor and Mr Glenn Hawksbee whilst Mr Phil Powell spoke in support.

12. APPEAL DECISIONS

There were no appeal decisions.

13. DELEGATED DECISIONS

The delegated decisions for the period 11 August – 6 September 2021, were noted.

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