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PLANNING COMMITTEE - 7 September 2022

MINUTES

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

1. APOLOGIES FOR ABSENCE

There were no apologies received.

2. DECLARATIONS OF INTEREST

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

3. REQUESTS OF MEMBERS TO ADDRESS THE MEETING

Councillor Bob Sleigh requested to speak on applications 2021/01631, 2021/01632, 1nd 2021/01263 – Chestnuts Farm, Eastcote Lane, Hampton-in-Arden; Councillors Andy Hodgson and Max McLoughlin on 2022/00166 – 213 Tanworth Lane, Shirley; Councillor Ken Meeson on 2022/00260 – 1 Avenue Close, Dorridge and 2022/00757 – 2 Kingscote Road, Dorridge; Councillor Ian Courts on 2022/00848 – 55 Rodborough Road, Dorridge and 2022/01342 – 83 Blue Lake Road, Dorridge; and Councillor Joe Tildesley on 2022/01383 – Chartherhouse Drive, Hillfield, Solihull.

4. QUESTIONS AND DEPUTATIONS

There were no questions or deputations.

5. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 10 August 2022 were confirmed as a true record.

6. PL/2021/01631/PPFL - CHESTNUTS FARM EASTCOTE LANE

Conditional approval as per the officer recommendation.

A statement of objection was read out on behalf of Dr Javad Hashemi-Tafreshi, Mr Richard Cobb spoke in support and Councillor Bob Sleigh commented on the issue of scale and location of the building.

7. PL/2021/01632/PPFL - CHESTNUTS FARM EASTCOTE LANE

Deferred for Members to undertake a site visit.

A statement of objection was read out on behalf of Mr Piers Reid and Councillor Bob Sleigh spoke against the application.

8. PL/2021/01633/PPFL - CHESTNUTS FARM EASTCOTE LANE

Deferred for Members to undertake a site visit.

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A statement of objection was read out on behalf of Mr Piers Reid and Councillor Bob Sleigh spoke against the application.

9. **PL/2021/02505/PPFL - CHESTNUTS FARM EASTCOTE LANE**

Conditional approval as per the officer recommendation.

Mr Richard Cobb spoke in support of the application and Councillor Bob Sleigh against.

10. **PL/2022/00166/PPFL - 213 TANWORTH LANE**

Refused against the officer recommendation as it was considered:-

- (1) The proposed redevelopment of the site to provide 2 four-bedroomed dwellings would be an over intensive development that fails to conserve or enhance the local streetscape. The development would represent poor design and would be harmful to the character and appearance of this secluded and attractive part of Tanworth Lane. The proposal therefore conflicts with Policy P15 of the Solihull Local Plan 2013; and
- (2) The proposed dwellings would be located at the head of the service road that serves three existing houses. This service road is narrow and lacks any turning head. The proposal would introduce a net gain of one dwelling and in doing so would exacerbate an already poor situation to the detriment of highway safety and efficiency. The proposal is therefore contrary to provisions of Policy P8 of the Local Plan.

Mrs Lorraine Jones and Councillors Andy Hodgson and Max McLoughlin spoke against the application whilst Mr Danny Harkin spoke in support.

11. **PL/2022/00260/PPFL - 1 AVENUE CLOSE**

Refused against the officer recommendation on the grounds that:-

- (1) The proposed infill house to the rear of 1 Avenue Close presents an over intensive development resulting in the proposed dwelling appearing cramped within its plot, lacking territory and at odds with the existing grain of development at Avenue Close and Avenue Road, to which the development fronts. The resultant development would therefore be harmful to the street-scene and would fail to conserve and enhance the character of the Avenue Road and Avenue Close so conflicting with Policy P15 of the Solihull Local Plan 2013.

Mr David Grainger and Councillor Ken Meeson spoke against the application.

12. **PL/2022/00488/MINFHO - 129 HAMPTON LANE**

Conditional approval, as per the officer recommendation, and subject to the removal of permitted development rights.

Mr Sachin Parmar spoke against the application whilst Ms Eleanor Lovett spoke in support.

13. **PL/2022/00757/PPFL - 2 KINGSCOTE ROAD**

Refused against the officer recommendation on the grounds that:-

- (1) The proposed increase in height and depth of the 2 dwellings beyond that shown within approval ref: PL/2019/03130/PPFL introduces a scale of

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development that is harmful and out of keeping with the wider street-scene to the detriment of the existing character of Kingscote Road. The proposal therefore fails to conserve and enhance local character, distinctiveness and streetscape quality and is in direct conflict with Policy P15(i) of the Solihull Local Plan and to matters of good design as set out within paragraphs 126 and 134 of the NPPF.

Mrs Helen Harrison and Councillor Ken Meeson spoke against the application whilst Mr Callinan spoke in support..

14. **PL/2022/00848/VAR - 55 RODBOROUGH ROAD**

Conditional approval as per the officer recommendation.

A statement of objection was read out on behalf of Mrs Debbie Assinder, Councillor Ian Courts spoke against the application whilst Mr Sukhdeep Dhothar spoke in support.

15. **PL/2022/01342/MINFDW - 83 BLUE LAKE ROAD**

Refused against the officer recommendation on the grounds that:-

- (1) The proposed development of the site by two replacement dwellings fails to conserve and enhance local character by reason of the excessive scale and massing of these large dwellings. The corner position of the application site at its junction to Clyde Road further exacerbates this harmful impact where the span of Plot 2 and its flank wall appears excessive and is harmful to its street-scene.

The proposal is therefore contrary to Policy P15(i) of the Solihull Local Plan 2013.

A statement of objection was read out on behalf of Alex Creba, Councillor Ian Courts spoke against the application whilst Mr Neil Boddison spoke in support.

16. **PL/2022/01345/PPFL - ENTERPRISE HOUSE**

Conditional approval, as per the officer recommendation, together with an additional condition requiring a soft landscaping scheme and an amendment to condition 5 to read:-

- (5) The car parking layout shall be provided in accordance with drawing number 085 010 Rev D – Site Plan as proposed before the development hereby approved is first occupied. The layout thereafter shall be retained for parking purposes at all times in accordance with the scheme.

In the interests of satisfactory and efficient parking in accordance with Policy P8 of the Solihull Local Plan 2013.

Mr Paul Sykes spoke against the application and Ms Donna Savage in support.

17. **PL/2022/01383/PN - TELECOMMS MAST CHARTERHOUSE DRIVE**

Refused, against the officer recommendation, on the grounds that :-

- (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, and given that there are

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potentially more suitable alternative sites capable of accommodating the required mast that have not been satisfactorily discounted, there are no accepted material considerations that outweigh the identified harm. The proposal is therefore contrary to Policies P14 and P15 of the Solihull Local Plan 2013 and the NPPF.

Councillor Diana Holl-Allen was not in attendance.

Mr Tim Payne and Councillor Joe Tildesley spoke against the application.

18. PL/2022/01428/PPFL - LAND ADJ 780 STRATFORD ROAD

Conditional approval as per the officer recommendation.

19. APPEAL DECISIONS

There were no appeal decisions for consideration.

20. DELEGATED DECISIONS

The delegated decisions for the period 10-31 August 2022 were noted.