

## Decisions taken at the Planning Committee

**Wednesday 9 December 2020**

Title	Decision Taken
Apologies for Absence	Councillor Jim Ryan tendered his apologies and was substituted by Councillor Peter Hogarth.
Declarations of Interest	There were no declarations of interest.
Requests of Members to address the meeting	Councillor Alan Rebeiro requested to speak on application 2019/02346 – 24 Lightwood Close, Knowle.
Questions and Deputations	No questions or deputations received.
Planning Committee Minutes – 11 November 2020	The minutes of the meeting held on 11 November were approved.
2020/01532 - Plot 8, Saxon Way, Kingshurst	<p>Refused against Officer recommendation for reasons of character and appearance of the area as well as visual amenity and noise:-</p> <ul style="list-style-type: none"> <li>(i) The proposed development for up to 10 storage containers would introduce an incongruous form of development that is at odds with the local character and appearance of the Saxon Way Industrial estate, which is characterised by individual buildings of sound design. The proposed storage containers for reason of their size, bulk and mass, in isolation or as a group, would have a negative impact on visual amenity particularly to the outlook of the nearby dwellings at the adjacent Kew Close. As such the proposal is contrary to Policy P15(i) of the Solihull Local Plan 2013; and</li> <li>(ii) The proposed development for up to 10 storage metal containers and their use would generate a level of noise and disturbance that would cause harm to nearby residential amenity, in particular to residents at 38 and 40 Kew Close. The proposal is therefore contrary to Policy P14 of the Solihull Local Plan 2013.</li> </ul> <p>Councillor David Cole abstained from voting as he was not in attendance for the whole presentation and debate.</p>
2020/01611 – The Green, Stratford Road, Shirley	<p>Conditional approval as per the recommendation but with condition 2 replaced as follows:-</p> <p>(2). The proposed elevational treatment submitted in conjunction with condition 1 are not approved. Prior to above ground works an alternative treatment shall be submitted to and approved in writing by the local planning authority. These details shall omit the use of render and are also expected to include a palette of brickwork that provides variety and interest to the site. Agreed details shall be built out as approved unless otherwise agreed in writing.</p> <p>To safeguard the visual amenities of the site in accordance with Policy P15 of the Solihull Local Plan 2013.</p> <p><b><u>Informative</u></b> The use of Sprinklers are advised to be installed in all apartment buildings. Please refer to Building Regulations.</p>

<p>2020/02346 – 24 Lightwood Close, Knowle</p>	<p>Refused against Officer recommendation for reasons of amenity and impact to the heritage assets:-</p> <ul style="list-style-type: none"> <li>(i) The proposed development, by virtue of the site access, its use and siting of the bin storage area, would cause a level of noise, disturbance and activity through the comings and goings of additional vehicle movements and residents of the development to the detriment of the amenity of residents living at 17, 24 and 22 Lightwood Close. The bin collection store is situated in excess of normal distances required for refuse lorries to access and, therefore, on bin collection day all bins for the development would be presented at Lightwood Close itself. This number of bins, combined with the existing bins of residents, will cause nuisance to the amenity of the area and public highway. The proposal will therefore cause harm to the amenity of existing and new occupiers contrary to Policy P14 of the Solihull Local Plan 2013; and</li> <li>(ii) The application site lies adjacent to the heritage assets of Elm Tree Farmhouse, 1405 Warwick Road and Yew Tree Cottage, 1405A Warwick Road which are both Grade II Listed. The introduction of the proposed three dwellings would introduce a form of development that causes less than substantial harm to the setting of these designated heritage assets. In accordance with government policy, great weight is to be given to the conservation of heritage assets and their setting. The public benefits that the additional three dwellings would deliver, in terms of the Council's current five year Housing Land shortfall, does not outweigh the harm created to the setting of these designated heritage assets. The proposal is therefore considered to be contrary to Policy P16 of the Solihull Local Plan 2013 and guidance in the National Planning Policy Framework.</li> </ul> <p>Mrs Jane Webber and Councillor Alan Rebeiro spoke against the application whilst Mr Kristian Lawrence spoke in support.</p> <p>Councillors David Cole and Glenis Slater abstained from voting as they were not in attendance for the whole presentation and debate.</p>
<p>2020/02388 – Units 1 and 2, Prologis, Coleshill Road, Marston Green</p>	<p>Approved but with the deletion of condition 1 and its replacement by a condition stating that the internally lit wall mounted signs proposed on the southern elevation to Units A and B shall be non-illuminated.</p> <p>A statement of objection was read out on behalf of Mrs Irene Hastings whilst Mr Mark McFadden spoke in support of the application.</p> <p>Councillor David Cole abstained from voting as he was not in attendance for the whole presentation and debate.</p>
<p>Appeal Decisions</p>	<p>The appeal decisions relating to 29 Holly Lane, Marston Green; Fordson Farm, Harvest Hill Lane, Meriden; and telephone kiosks outside Foneworld, High Street; Game, Mill Lane; Boots, Mell</p>

	Square; TK Maxx, Mell Square; McDonalds, High Street; and Burchell Edwards, High Street, Solihull were noted;
Delegated Decisions	The delegated decisions for the period 4 November – 1 December 2020 were noted.