

Planning and Highways Meeting
Tuesday 3rd February 2026
Trinity Centre
6pm

PRESENT:

Cllrs: L. Allen, Briggs (Chairman) Parmar, Perks and Roberts.

IN ATTENDANCE:

Olive O’Sullivan (OOS) Chief Executive Officer,
Natalia Gorman (NG) Project Manager Communications and Events.

90 Apologies for Absence

OOS reported apologies from Cllrs D Allan, Hatton and Millichope.

Resolved to accept the apologies.

91 Declarations of Interest

Cllr Briggs declared a non-pecuniary interest in planning application 2025/06956/PA: Four Oaks Junior and Infant School.

92 Minutes of the Previous Meeting

Resolved that the minutes of the meeting of Planning and Highways Committee held on 13th January 2026 be signed as a true record.

93 Matters Arising

The CEO reported an update on planning application 2025/05522/PA – 16 Bracken Drive, Sutton Coldfield, change of use from residential house (Use Class C3) to children’s home (Use Class C2) for two children which was considered by Committee on 2 December 2025.

The Town Council was made aware of further supporting information submitted by the applicant including a Social Need Statement and information on how the proposal would be staffed. Having assessed the applicant’s additional supporting information it was agreed the Town Council’s response is to confirm its objection to the proposal on the basis it would result in the loss of a much-needed family home, as set out in the objection submitted on 3rd December 2025.

94 Questions from Members

None.

95 Appeal Against Birmingham City Council's Refusal of Planning Application [2025/02222/PA](#)

The Chairman explained that the application had been refused by BCC and this was now subject to an Appeal by the applicant.

Committee objected to this application in September 2025 and agreed that their recommendation still stands.

96 Appeal Against Birmingham City Council's Refusal of Planning Application [2025/5564/PA](#)

Committee did not previously make any objections or comments regarding this application and agreed that their original No Objection recommendation still stands.

97 Appeal Against Birmingham City Council's Refusal of Planning Application [2025/04707/PA](#)

Committee objected to this application in October 2025 and agreed that their recommendation still stands.

98 Planning Applications

(i) Schedules of Planning Applications for Sutton Coldfield Town Council Area registered between 14th January 2026 – 28th January 2028

Four Oaks Ward 14 January - 28 January 2026

2025/07173/PA	2 Grounds Road Sutton Coldfield Birmingham B74 4SE Erection of two storey side extension, single story rear extension, first floor front extension with front porch extension and new roof with raised eaves	<u>No Objection</u>
2025/06730/PA	3 Jervis Crescent Sutton Coldfield Birmingham B74 4PW Application for variation of condition 1 (approved plans) attached to planning approval 2023/07346/PA for reduction in depth of single storey rear and two storey rear extension including windows and roof alterations to rear.	<u>No Objection</u>

2025/06937/PA	12 Blackroot Road Sutton Coldfield Birmingham B74 2QH Erection of two storey side and first floor side extensions, single storey side and rear extensions	<u>Comment:</u>
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Committee were surprised to note that as the proposals are extensive and affect the appearance of the building considerably, a Design and Access Statement has not been submitted to accompany the application to examine issues of heritage, visual impact and effect on adjoining properties. The property is located within a very attractive group of houses many of which - to the left- look to be quite similar in style.

Examining the proposals, whilst they appear to respect the existing style and composition of the house, there are one or two things which seem less comfortable. Although it won't be on public view, the kitchen/lounge extension looks neither distinctly modern, nor consistent with the existing architectural style. The side elevation of the en-suite extension, is also rather visually uncomfortable in itself (and visible from the street) whilst the mono-pitch roof at the base of the right-hand side of that extension overlaps the foot of the adjoining window. On the front elevation, the existing wall on the left-hand side was blank. It has now had a window inserted which, although using casements which match those on the second-floor gable, somehow don't quite seem to sit comfortably.

The arboricultural report finds it acceptable to remove all of the trees as proposed, but it is surprising the report is acceptable without photographs of those trees at ground level.

To summarise, providing the issues outlined above were addressed this could be considered an acceptable proposal.

2025/06280/PA	land adjacent 49 Bracebridge Road Sutton Coldfield Birmingham B74 2SL Erection of new dwelling	<u>Objection:</u>
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Due to the prominence and sensitivity of the site; located at a significant corner of two of the main roads within the Four Oaks Estate, along with its previous historical importance, the Town Council is concerned that a piecemeal approach to the development of the overall site appears to be proposed. The application is inconsistent in relation to land ownership interests with the location and block plan indicating one owner of the whole site (the former No. 22 Ladywood Road) whilst other documents suggest a separation of ownership. The submitted Design and Access Statement also include CGIs of other new dwellings adjacent to the proposed dwelling which indicates that other dwellings maybe proposed through other standalone planning applications in the future. Moreover, an aerial view of the overall site shows no garden boundaries on the site including with No.49 Bracebridge Road.

This needs to be confirmed and a comprehensive approach to the overall site enacted to ensure the cumulative impacts of the proposals are adequately assessed on the immediate area and the Four Oaks Conservation Area. A piecemeal approach to development on this site is strongly opposed.

The Four Oaks Estate is an architecturally important Conservation Area characterised by its Arts-and-Crafts-style houses. Three properties on Bracebridge Road are of heritage importance. This reinforces that any new buildings needed to be very carefully and sensitively designed. Regarding the proposed new dwelling, the applicant justifies the design on the basis of it reflecting the Arts and Crafts style. One of the key aspects of the Arts and Craft style is an asymmetrical form and layout. However, the proposal, notwithstanding a few minor departures is mostly a symmetrical one and therefore inconsistent with the Arts and Craft character.

Although the idea of placing the building at 45° to its site is a reasonable one when considering a corner location, to place it almost at the back corner of the site is questionable. It means that the majority of the site is made up of a publicly-visible front garden, and that the remaining space to the rear is only able to accommodate a patio. Buildings on the Four Oaks Estate usually have a very attractive back garden which, as well as being an asset to the house itself, does mean that they're not overly close to the adjoining properties with all of the implications of shading and overlooking which might arise. As an alternative, an L-shaped plan, square to the site boundaries, would have placed the building more centrally and given it a more generous rear garden.

In relation to the proposed rear elevation, whilst a modern-style extension to an older building is acceptable in principle, a single new structure means that proposing an entirely different – and rather bland – modern style compared to the front elevation, makes the design appear inconsistent. There is an immense quantity of windows which overlook a small part of the site and are relatively close to the site boundary which potentially would impinge on the amenity of the occupants of any future neighbouring properties.

To summarise, this proposal should be refused on the basis of it representing an inappropriate incremental approach to the development of a important site within the Four Oaks Conservation Area. If approved it would be prejudicial to a comprehensive approach to the overall site of No. 22 Ladywood Road. The awkward positioning of the proposed dwelling on the site is not in accordance with the settlement pattern of the Conservation Area and therefore fails to enhance or preserve the Four Oaks Conservation Area. Finally, the design is of insufficient quality for the location whilst failing to accord with Arts and Crafts principles, of which the Four Oaks Estate is renowned.

The application is therefore considered to not comply with BCC's Design Guide SPD in particular: Design Principles 2 (Character Assessment), Design Principles 3, as it fails to positively acknowledge and enhance the urban realm and Design Principle 13 as the proposal would negatively impact on the amenity of surrounding properties, whilst considered contrary to 14 (Architectural cohesion and quality).

2025/06956/PA	Four Oaks Junior And Infant School Edge Hill Road Sutton Coldfield Birmingham B74 4PA Application to determine the details for condition number 20, 25 and 28 (20- Submission of a Sustainable Drainage Operation and Maintenance Plan 25 - Submission of a commercial travel plan 28 - Submission of cycle storage details) attached to reference number 2024/03683/PA	<u>No Objection</u>
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2025/06612/PA	105 Lichfield Road Sutton Coldfield Birmingham B74 2RS Listed building consent for the installation of replacement windows	Committee had no objection per se but note that there are no appropriate illustrations of the replacement windows provided within the plan.
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Mere Green Ward 14 January - 28 January 2026

2025/06823/PA	5 Bodington Road Sutton Coldfield Birmingham B75 5ES Erection of two storey rear and single storey front and rear extensions.	<u>No Objection</u>
2025/06185/PA	8 Hill Village Road Sutton Coldfield B75 5BA Change of use from hot food takeaway (Sui Generis) to laundrette/dry cleaners (Use Class E)	Whilst Committee have no objections per se, they were disappointed to note that the facility is already up and running.

Reddicap Ward 14 January - 28 January 2026

2025/07238/PA	7 Seal Close Sutton Coldfield Birmingham B76 1FJ Erection of single storey rear extension and infill between main dwelling to garage forming a new plant room.	<u>No Objection</u>
2025/07041/PA	8 Granary Lane Sutton Coldfield Birmingham B76 1SW Erection of a single storey rear extension and installation of a new ground floor window to original side elevation	<u>No Objection</u>

Roughley Ward 14 January - 28 January 2026

2025/07293/PA	46 Grange Lane Birmingham B75 5JX Erection of two storey side and single storey front and rear extensions	<u>Objection:</u> Committee feel that the single storey rear extension projects too far and its depth should be reduced.
2026/00086/PA	112 Willmott Road Sutton Coldfield Birmingham B75 5NW Application for a non-material amendment to planning approval 2025/05491/PA to block-up garage door, re-configure existing porch to incorporate pitched lean-to roof design, add small single storey boiler/cylinder / plant room to rear of extension and internal alterations	<u>No Objection</u>

Trinity Ward 14 January - 28 January 2026

2025/06980/PA	2 A Digby Road Sutton Coldfield Birmingham B73 6HG Non material amendment to Planning Approval 2022/07021/PA to change flat roof to pitched roof to dormer	<u>No Objection</u>
2025/06734/PA	7 North Drive Sutton Trinity Sutton Coldfield Birmingham B75 7TQ Application for a lawful development certificate for proposed small scale childrens home for 2 children with 24 hour care	<u>No Objection</u>

2025/06255/PA	22 High Street Sutton Coldfield Birmingham B72 1UX Listed building consent for repainting of shopfront, display of non-illuminated signage to fascia, and internal alterations to create a porch/lobby, a new W/C, renovate bathroom, and installation of soil, vent and waste pipe.	<u>Objection</u>
Considered alongside 2025/06217/PA The proposed paint colour ('Pantone Evening Primrose') of the shopfront (which also extends to the first and second floor windows) is considered inappropriate. It is far from being a "heritage-appropriate green" as claimed by the applicant and for the building itself and for the overall street-scene a more subtle colour should be requested. Whilst the proposal to remove the existing signage panel on the fanlight so that the glazing is visible is welcomed, the proposed lettering on the fascia is not considered sympathetic either to the building or the existing shop front and should be rejected, and a hand painted form of signage required. Should this not need a separate signage application; the proposed hanging sign needs to be fully illustrated so that it can be reviewed – it might be better to re-use the existing bracket. Ironmongery is also important, and this therefore needs to be considered in the application. In relation to the proposed internal works, in the upgrading of the existing lavatories and treatment rooms; contrary to the summary contained within the application, the drawing shows that a new externally-mounted soil and vent pipe is proposed. The drawings actually show it being cut partially into the wall rather than mounted on its surface, which is deemed unacceptable. The application also states that it will be PVC, but cast iron or traditionally-moulded aluminium would be much preferable for a listed building. A new internal lobby door is also proposed as an addition to the existing front entrance door - despite the text, the drawings show a rather clumsy junction between the new proposed partition and the window/door frame. It would be more appropriate to suggest a glazed panel which echoes the shopfront window design. On this basis the proposals are considered inappropriate for a Grade II listed building and also adversely impact the High Street Conservation Area and therefore should be refused.		

2025/06217/PA	22 High Street Sutton Coldfield Birmingham B72 1UX Proposed repainting of shopfront, display of non-illuminated signage to fascia, and internal alterations.	<u>Objection</u>
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Vesey Ward 14 January - 28 January 2026

2025/07129/PA	Unit 1A, Princess Alice Retail Park Princess Alice Drive Sutton Coldfield B73 6RB Application for variation of condition 1 (hours of use) attached to planning permission 2011/08652/PA to vary hours of operation.	<u>No Objection</u>
2025/07127/PA	Unit 1A - Princess Alice Retail Park Princess Alice Drive Sutton Coldfield B73 6RB Application for a lawful development certificate for a proposed use of the premises within Use Class E(d)	<u>No Objection</u>
2026/00199/PA	The Bungalow New Church Road Sutton Coldfield Birmingham B73 5RT Erection of two storey and single storey side, forward and rear extensions, front dormer windows to create first floor habitable living space and detached rear outbuilding'	Committee note that whilst this property is located between the back gardens of residential properties and appears to be well screened from the neighbouring properties, it is challenging to assess the impacts of the proposal which is a substantial two storey extension. Committee feel that the detached outbuilding requires a no habitation clause and suggests to Birmingham City Council that this application is carefully assessed on site to consider the impact on surrounding residential properties.

2025/07185/PA	3 Beacon Road Sutton Vesey Sutton Coldfield B73 5ST Erection of first floor side extension single storey rear extension and alterations to raise main roof.	<u>No Objection</u>
2025/05169/PA	605 Chester Road Sutton Coldfield Birmingham B73 5HY Erection of first floor rear extension	<u>No Objection</u>
2025/06878/PA	17 Reay Nadin Drive Sutton Coldfield Birmingham B73 6UL Application for a lawful development certificate for proposed dwelling as a children's home for a maximum of two children, with up to three carers, two of whom will sleep overnight, working on a rota basis.	<u>No Objection</u>

2026/00289/PA	10 Grendon Drive Birmingham B73 6QA Erection of 7.68 metre deep single storey rear extension. Maximum height 4 metres, eaves height 3 metres	<u>No Objection</u>
2025/06931/PA	7 Bakers Lane Sutton Coldfield Birmingham B73 6XA Application for a lawful development certificate proposed roof alterations to garage	<u>No Objection</u>
2026/00232/PA	342 Chester Road Birmingham B73 5BU Erection of 8 metre deep single storey rear extension. Maximum height 3.6 metres, eaves height 2.9 metres	<u>No Objection</u>
2025/07329/PA	59 Elizabeth Road Birmingham B73 5AP Erection of single storey side and rear extension	<u>No Objection</u>
2026/00041/PA	309 Highbridge Road Birmingham B73 5RB Erection of single storey rear extension	<u>No Objection</u>

Walmley & Minworth Ward 14 January - 28 January 2026

2025/06824/PA	3 Squirrel Hollow Sutton Coldfield B76 2RQ Erection of single storey rear extension	<u>No Objection</u>
2025/06297/PA	14 The Moor Sutton Coldfield Birmingham B76 1SQ Erection of extension to the utility area to incorporate a separate downstairs toilet to support disabled resident. Utilise empty corner between current garage and kitchen.	<u>No Objection</u>

Wylde Green Ward 14 January - 28 January 2026

2025/06552/PA	248 Broadleaf House - Management Office Birmingham Road Sutton Coldfield B72 1DY Installation of car park entrance barrier	<u>No Objection</u>
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2025/07314/PA	75 Penns Lane Sutton Coldfield Birmingham B72 1BJ Change of use from dwelling house (Use Class C3) to Children's care home (Use Class C2) for up to 3 children.	<u>Objection:</u>
The Town Council is concerned about the associated adverse impacts on the amenity of residents in the surrounding properties as a result of an increase in car movements created by staff changing shifts and visits from specialist support staff. In addition, the proposal would result in a loss of another family home, which BCC's Housing Needs Assessment indicates are in high demand, and could also set a precedent for other changes of uses which would consequently alter the character of the area and make it potentially less balanced and sustainable. The proposal is therefore considered contrary to sub-sections a & e of Policy DM12 (Residential conversions and specialist accommodation) of the Development Management in Birmingham DPD. It is also contrary to the Town Council's Planning & Highways Committee adopted Planning Principle which states that Committee would not ordinarily support the conversion of dwelling houses, in particular larger family homes, into non-residential uses.		
2025/07190/PA	Sutton Coldfield Tennis Club Highbridge Road Sutton Coldfield Birmingham B73 5QB Application to determine the details for condition numbers 3 (External Materials), 6 (Landscape Management Plan), 12 (Bird/Bat Boxes), 13 (Construction Ecological Management Plan) and 15 (BNG and Habitat Management and Monitoring Plan) attached to planning approval 2024/07622/PA	<u>No Objection</u>

2025/07171/PA	185-187 Penns Lane Sutton Coldfield Birmingham B76 1JU Application for a non-material amendment to planning permission 2025/03904/PA for alterations to widening of access road	<u>No Objection</u>
2025/07170/PA	185-187 Penns Lane Sutton Coldfield Birmingham B76 1JU Application for a non-material amendment to planning permission 2024/01436/PA for alterations to include: fenestration/door changes, roof height changes, relocation of retaining wall, cycle/bin store alignment, site plan revision for meeting house and widening of access road	<u>No Objection</u>
2025/07155/PA	185-187 Penns Lane Sutton Coldfield Birmingham B76 1JU Application to determine the details for condition numbers 12 (external materials) and 13 (architectural details) attached to planning approval 2024/01436/PA	<u>No Objection</u>

Resolved to submit comments to Birmingham City Council.

(i) Additional Planning Applications for Sutton Coldfield Town Council Area registered between 28th January – 3rd February 2026

Four Oaks Ward 28 January - 3 February 2026

2026/00203/PA	15 Ladywood Road Sutton Coldfield Birmingham B74 2SW Demolition of existing bungalow and erection of new 2.5 storey detached dwelling (Use Class C3), detached garage to rear of the garden and modification to driveway and landscape	<u>Objection:</u>
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The design does not reflect the arts and crafts style which makes the area distinctive and, as such, would not preserve or enhance the character of the Conservation Area

2026/00146/PA	8 Heather Court Gardens Birmingham B74 2ST Erection of a single storey garage to side	<u>No Objection</u>
2025/07213/PA	2 Coombe Park Sutton Coldfield Birmingham B74 2QB Erection of single storey rear extension new glazed balustrade infill panels to replace timber panels, existing timber facias, soffits and details painted	<u>No Objection</u>

Mere Green Ward 28 January - 3 February 2026

2025/06708/PA	43 B Cremorne Road Sutton Coldfield Birmingham B75 5AQ Variation of Condition Number 1 (approved plans) attached to planning approval 2022/07047/PA for alterations to windows/dormer including size and positioning	<u>No Objection</u>
2026/00241/PA	366 Clarence Road Birmingham B74 4LU Erection of single storey rear extension	<u>No Objection</u>

Reddicap Ward 28 January - 3 February 2026

2026/00210/PA	Langley Hall Farm Ox Leys Road Sutton Coldfield Birmingham B75 7HP Application for a prior notification for the proposed demolition of existing buildings	<u>No Objection</u>
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Roughley Ward 28 January - 3 February 2026

2026/00116/PA	49 Bedford Drive Birmingham B75 6AX Erection of two storey side and two storey and single storey rear extensions	<u>No Objection</u>
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Trinity Ward 28 January - 3 February 2026

2025/07294/PA	14 Driffold Sutton Coldfield Birmingham B73 6HE Application to determine the details for condition number 4 (Submission of sample materials) attached to reference number 2025/04229/PA	<u>No Objection</u>
2026/00268/PA	Good Hope Hospital Rectory Road Sutton Trinity Sutton Coldfield Birmingham B75 7RR An extension of the Good Hope Hospital to deliver a new Urgent Treatment Centre (UTC) together with realignment of the existing access road, removal of number of trees and relocation of ambulance parking bays.	Deferred until 3rd March 2026
2024/04767/PA	16 Coleshill Road Sutton Coldfield Birmingham B75 7AA Variation of Condition No.4 to allow short-term letting for up to 180 days per annum - imposed upon planning permission 2018/06697/PA for erection of detached building to rear to form annexe living accommodation with a mezzanine level above allowed on appeal (Ref. APP/P4605/W/18/3217090)	<u>Objection:</u>

Firstly, Committee note the lack of detail provided within the application but understand that it relates to the variation of a condition attached to a consent granted on appeal to

enable a garden annexe to be used for short term letting up to 180 days/year. The Town Council objects on the basis that this would in effect constitute an independent unit of accommodation contrary to the intention of the original permission and which would be detrimental to the character and amenity of the area.

Vesey Ward 28 January - 3 February 2026

2026/00334/PA	76 The Greenway Sutton Coldfield Birmingham B73 6SG Conversion of the domestic garage to include the removal of the existing garage door and installation of a wall and a window and change of use of the garage (Use Class C3) to form a dog grooming parlour (Sui Generis)	<u>Objection:</u>
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The Town Council are concerned over the increased levels of activity with customers coming to and from the property and the increase of parking demand.

Walmley & Minworth Ward 28 January - 3 February 2026

2025/07196/PA	Linda Vista Bulls Lane Sutton Coldfield B76 9QW Erection of single storey side extension to house swimming pool	<u>No Objection</u>
2026/00122/PA	157 A Walmley Road Birmingham B76 1PX Erection of single storey rear extension	<u>No Objection</u>
2024/06990/PA	18 The Greaves Sutton Coldfield Birmingham B76 9DJ Installation of flue to the roof	<u>No Objection</u>

Wylde Green Ward 28 January - 3 February 2026

2026/00084/PA	10 Florence Avenue Birmingham B73 5NQ Erection of single storey rear extension	<u>No Objection</u>
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Resolved to submit comments to Birmingham City Council.

(ii) **Schedules of Planning Applications and Decisions Made**

Committee note that there was one applications that had been determined since 13th January 2026.

(iii) **Schedules of Planning Decisions**

Resolved to note the schedule of decisions and welcomed the recent trend for BCC decisions to reflect Committee's submissions

80 Date of Next Meeting

Tuesday 3rd March 2026, 6pm at The Trinity Centre.

Meeting closed 19:00

Signed:

Date: