

Planning and Highways Meeting

Tuesday 1 September 2026

Trinity Centre

6pm

PRESENT:

Cllrs: L. Allen, Auton, Briggs (Chairman), Clarke (non-voting observer), Griffiths – Hughes, Hunt (non-voting observer), Parmar and Singla.

IN ATTENDANCE:

Jon Lord	(JL)	Head of Regeneration and Sustainability
Natalia Gorman	(NG)	Project Manager

There were four residents in attendance.

One resident spoke to thank the Town Council for its support on behalf of Minworth residents on developments around Langley and Peddimore.

The resident then spoke to object against planning application 2026/04051/PA. The resident argued that the applicant is actively splitting the proposal for a singular, high impact industrial stone wool project into numerous applications which are being quietly rushed through to avoid public consultation. The resident added that they feel that the developer is attempting to evade a comprehensive, cumulative Environmental Impact Assessment (EIA) and that the inclusion of an industrial furnace means that the planning use should be considered as *Sui Generis* (a unique, high-polluting used class) which is contrary to the original 2019 permission for Peddimore.

37 Apologies for Absence

None received

38 Declarations of Interest

None.

39 Minutes of the Previous Meeting

Resolved that the minutes of the meeting of Planning and Highways Committee held on 4th August 2026 be signed as a true record.

40 Matters Arising

JL advised that Causeway Telecoms have responded to the Town Council's request for the proposed Telecommunications pole off Thimble End Way to be positioned closer towards

the highway. Causeway Telecoms have confirmed they are considering if this option could be viable.

JL made Committee aware that The Ministry for Housing, Communities and Local Government has published the revised National Planning Policy Framework (NPPF) alongside supporting documents. JL is currently working through the revised version to identify any implications for the town and will bring back to a future committee meeting.

In addition, JL reported that the Thrive public inquiry had been extended into September due to the publication of the revised NPPF.

Lastly, JL confirmed that in response to Committee's query raised at the 4th August Committee meeting, regarding the membership of West Midlands Combined Authority's Residents Assembly which advises on the emerging West Midlands Spatial Development Strategy, a response had been received from the West Midlands Combined Authority (WMCA). This confirmed that the Assembly consists of 50 members selected through a random selection process with two members stating they live in Sutton Coldfield. A formal consultation of the Spatial Development Strategy is due to take place in summer 2027 and the Town Council will be notified in due course.

41 Questions from Members

None.

42 Langley Consultative Group

The Chairman provided an update to Committee following his attendance at a recent Consultative Committee meeting.

The Chairman advised that The Langley Consultative Group includes Town Councillors and Birmingham City Councillors, representatives of local interest and faith groups and directly impacted residents and had been established to liaise directly with the Langley Consortium and Birmingham City Council (BCC) Officers to hold them to account.

At the Consultative Committee meeting on 18th August, BCC's Planning Officer for the Langley Development advised that the Section 106 Agreement is close to signing which includes approx. £111M for education, transport and community facilities. Once signed this will enable formal approval to be given for the outline application and the site infrastructure application later this year.

The Chairman reported that it is anticipated that on site activities could commence next year with a focus on highway related infrastructure and that the Consultative Group stressed the importance for exemplary communications with the local community in advance of activities commencing.

Resolved to note the update.

43 Development Zone 2, Peddimore, Land north of Minworth, east of A38 and west of Wiggins Hill Road, Sutton Coldfield, B76 9AH (2026/04051/PA)

The Chairman thanked JL for his [report](#).

JL summarised his report which assessed the impact of the proposal for the erection of a manufacturing facility and ancillary plan and buildings for delivery, storage and office use at the Peddimore site. JL's report identified issues including the design, materials used, scale and height as well as a lack of parking facilities.

Cllr Auton raised queries regarding the importing of waste materials, water consumption and the assessment of CO2 emissions. Committee agreed that these concerns would be addressed when considering the related discharge of conditions applications later in the meeting.

Cllr Auton also asked that if this application is approved would Rockwool consider using the heat generated by the manufacturing process to be used for a neighbourhood heat network for homes in Minworth. JL advised he will raise with BCC.

Resolved to submit this [report](#) to Birmingham City Council including the following objections as its response:

- (a) There remain concerns regarding the quality and accuracy of some of the information supplied; particularly within the Design & Access Statement accompanying the application. This should be reviewed and an updated version supplied to allow a complete assessment of the impacts of the proposals prior to determining the application.
- (b) The proposed overall grey finish proposed for the buildings exacerbates the bulkiness of the proposal in the landscape and should be segregated into different finishes to break up its visual impact.
- (c) Whilst recognising that the applicant has attempted to deliver a well-considered landscaping proposal for the site, the Town Council contends that any landscaping proposals will be incapable of fully mitigating its adverse visual impacts and what is proposed is incapable of mitigating against the overall visual harm of the proposal.
- (d) Confirmation is required on the proposed use of the extremely large open space shown on the plans located in the north-eastern quarter of the site, which may otherwise in the future be the subject of a further development application. This area represents a further opportunity for landscape mitigation measures and biodiversity net gain opportunities which should be explored by the applicant.
- (e) The evidence on which assumptions regarding modal share and trip generations are based is considered out of date and requires updating to ensure an accurate and robust assessment is undertaken before the application is determined.

44 Pre-App Consultation for a residential development for up to 200 dwellings on land north of Lindridge Road, Sutton Coldfield

JL advised the Town Council had been consulted on a pre-application proposal, in advance of the submission of an outline planning application, for a residential development of up to

200 homes and associated public open space and play areas on land north of Lindridge Road in the Sutton Reddicap Ward.

The proposal is located on land designated as Greenbelt and was identified in the 2025 Birmingham City Council commissioned Green Belt Assessment as one of the sites within Sutton Coldfield identified as potential 'grey belt'. However, JL advised that it is important to note that the proposed site is only one small part of the site which was assessed and that it is located in what is deemed to be one of the 'areas of fundamental importance for the Green Belt'.

JL also advised that the current version of the Birmingham Local Plan, which is currently under consultation, proposes to retain and protect the existing Green Belt boundary and does not identify any land as grey belt. The Local Plan will be discussed at a Planning & Highways Committee meeting of the Town Council convened for 17 September.

JL explained the Government's revised National Planning Policy Framework (NPPF) alongside the latest Housing Delivery Test (HDT) results. The HDT is the Government's annual measurement of how many homes have actually been delivered in the areas of relevant plan-making authorities. It compares net homes delivered with the homes required over a rolling three-year period and publishes the result as a percentage and covers 2022/23, 2023/24 and 2024/25. The results for Birmingham indicate a score of 57% and the revised NPPF changed the decision-making effect of the lowest threshold (below 75%). This means that a 57% score is now expressly treated as evidenced unmet housing need for policy S5 of the NPPF which relates to development outside of settlements which includes the Lindridge Rd location.

JL stressed that it is important to note that the HDT results are calculated on the basis of the former Standard Method for calculating housing requirements which incorporated a 35% uplift for urban areas. The Standard Method was changed in December 2024 abolishing the 35% uplift thereby reducing Birmingham's housing requirements moving forward; the Government however introduced a 'transitional delay rule' whereby the higher figures remain in force for the time being until the 26/27 measurement year after which they will be gradually phased out and progressively replaced by the lower figures. The net result of this is that for the time being Birmingham's housing needs are much higher for Housing Delivery Test purposes which means that there is a 'window of opportunity' for developers whereby this unmet evidenced need can be used to justify proposals outside of the urban settlement. The impact of these national changes is that, notwithstanding the fact that the latest version of the Birmingham Local Plan does not propose allocating any sites in the Green Belt, there is likely to be a significant increase in the areas of Green Belt / grey belt land proposed for development as in the case of the Lindridge Rd proposal. However, it does not complete the policy test on its own to justify a future approval.

JL noted that the applicant behind this proposal seems to be suggesting the location should be considered as grey belt but no justification is offered, and noted that identifying land as grey belt is only the first stage. For development to be treated as not inappropriate under the principal grey-belt route in policy GB7 of the NPPF, all the policy requirements still need to be satisfied. In addition to meeting the unmet housing need identified by the HDT, any proposal must:

- utilise grey-belt land and not fundamentally undermine the Green Belt purposes, taken together, of the remaining Green Belt across the area of the plan;
- be in a sustainable location, with particular reference to policy TR3; and
- comply with the Golden Rules which ensure that major housing schemes deliver essential public benefits in exchange for planning permission including affordable housing, infrastructure and publicly accessible green space.

JL stated that representations had been received from Cllrs Ward, Parkin and Clarke objecting to this proposal.

Finally, JL advised that on the assumption that any subsequent planning application would contain more detailed supporting information, these issues/questions would require revisiting and that the Town Council's response would not prejudice any representations made to any related future planning application(s).

Resolved to submit the following response to the applicant:

Greenbelt-the Town Council's overall position is that the remaining area designated as Green Belt should be maintained and proposals to designate any Greenbelt as 'grey belt' will be resisted. There should be no further encroachment beyond current allocations including the Langley SUE and Peddimore employment area.

Grey belt-The applicant has not explained their reasoning behind the grey belt designation. They should therefore demonstrate their reasoning and supporting evidence for stating that this land is grey belt.

Prematurity-BCC's future HDT score will reflect the latest position regarding the removal of the 35% urban uplift which is what the emerging Local Plan is based on, i.e the most up to date housing needs figures. This proposal is considered premature considering an up-to-date HDT figure which will reflect the most relevant position which should negate the need for any Green Belt release for housing.

Cumulative impacts on the highways network- The local transport network in the vicinity of the site was already congested prior to Langley SUE proposals for 5500 homes being approved despite the Town Council and residents' objections (alongside the Peddimore Strategic Development site which is already being delivered). Therefore, it is imperative that the applicant robustly tests and attempts to mitigate the likely severe impact of this additional development on the transport network under the assumption that all committed development is delivered, to test its full impact on Sutton Coldfield.

Sustainable linkages- the applicant will need to evidence how sustainable links with Langley SUE and the surrounding areas, including the town centre (and the services and amenities provided there) will be delivered, to reduce the resultant external private car traffic. The plan on the developers leaflet only currently shows internal infrastructure, which would not allow it to be classified as a sustainable location under NPPF 2026. The applicant should in particular confirm how the proposal would align with the Langley SUE transport strategy, including its phasing.

Loss of existing environmental assets-given the well-publicised concerns regarding loss of trees and hedgerows resulting from the design of Langley SUE access routes and sustainable

infrastructure, confirmation is required regarding how they are going to address local views and preserve environmental assets on the site and its boundaries.

Impacts of the existing cemetery- there are already traffic and parking issues on Lindridge Road created by the cemetery and its proposed expansion. The applicant will need to demonstrate that the proposal will not be exacerbating these issues.

NPPF 2026 includes specific policies which address the impact of construction traffic. Given the site's proximity to the Langley development, the cumulative impact of construction traffic should also be addressed.

45 Pre-App Consultation on a telecommunications proposal for Knights House, The Parade, Sutton Coldfield, B72 1PD

Resolved to note Officer's [response](#) in conjunction with Committee Chairman, to the above application, which, due to the deadline given to submit comments, was submitted under delegated powers.

46 Consultation on the Midlands Rail Hub proposal

Resolved to note Officer's [response](#) in conjunction with Committee Chairman, to the above application, which, due to the deadline given to submit comments, was submitted under delegated powers.

47 Planning Applications

(i) Schedules of Planning Applications for Sutton Coldfield Town Council Area registered between 4th August – 26th August 2026

Four Oaks Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/03672/PA	1 Bennett Drive, Birmingham, B74 4BF Demolition of existing detached garage and erection of a two storey replacement garage building with habitable room to first floor and single storey side extension to rear with glazed roof	Whilst Committee have no objections per se but respectfully request that a planning condition be applied restricting the garage building to be ancillary to the main dwelling house.

2026/03335/PA	64 Bennett Road, Birmingham, B74 4TG Application for a lawful development certificate for a existing single storey outbuilding to the rear	No Objection
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Mere Green Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/03213/PA	180 Hill Village Road, Birmingham, B75 5JG Installation of footway crossing. Installation of additional floor, single storey front and rear extensions with loft conversion and dormer window to rear	Objection: Committee objects to the loss of front garden to non-permeable hardstanding and therefore it is considered that the hardstanding should be reduced in size and the remaining element constructed out of permeable material to reduce surface water run-off and retain the character of the street. In addition, Committee requests that the condition attached to the previous application which stated no windows are to be inserted into the side elevations and roof is upheld and these are accordingly removed from the proposal to protect the amenity of neighbouring properties
2026/02930/PA	25 Butlers Lane, Birmingham, B74 4RR Erection of two storey side extension and dormer window to rear elevation	No Objection

Reddicap Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/03801/PA	43 Preston Avenue, Birmingham, B76 1HS Erection of two storey side extension and porch to front	No Objection
2026/03798/PA	8 Granary Lane, Birmingham, B76 1SW Application for variation of Condition 4 attached to planning permission 2023/06071/PA to allow a limited ancillary professional consulting use together with associated external alterations, including the replacement of the approved front window with an entrance door	Objection: It is considered that a business use is inappropriate for a residential area such as Granary Lane and therefore the condition restricting a business use applied to the original change of use from garage to habitable room should be upheld.

2026/03983/PA	Hill Crest, Lindridge Road, Birmingham, B75 6JD Erection of single storey rear extension and single storey side extension	Noting the proposed extension contains rooms which could result in it being used as a separate dwelling house it is requested a planning condition be applied restricting the extension to be ancillary to the main dwelling house.
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Roughley Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/03828/PA	17 Homer Road, Birmingham, B75 6QN Erection of single storey rear extension and detached outbuilding to rear	Whilst Committee have no objections per se but respectfully request that a no habitation clause is applied if approved.
2026/03972/PA	89 Rowallan Road, Birmingham, B75 6RF Erection of two storey side and rear extension with single storey front extension and new tiled roof to existing single storey rear extension	<u>No Objection</u>

Trinity Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/03583/PA	6 Richmond Road, Birmingham, B73 6BJ Erection of two storey side and rear extension	<u>No Objection</u>
2026/04386/PA	66 Gracechurch Shopping Centre Parade Sutton Coldfield Birmingham B72 1PD Replacement shopfront to retail units	<u>No Objection</u>
2026/00444/PA	Land adjacent Knights House 2 The Parade Sutton Coldfield Birmingham B72 1PD Infill of existing undercroft and extension to create two flexible commercial units for Class E use	<u>Objection:</u> Whilst in principle the Town Council is supportive of developing the unkempt area of land in front of Knights House, the design of this proposal is considered to be of insufficient quality with a lack of detailing at such a prominent location. The relationship with the existing Knights House is particularly awkward and the height of the proposal is oppressive and would result in the occupants of the first floor apartments in Knights House facing onto a blank wall/part of the roof structure which would negatively impact their amenity.

2026/04981/PA	2 Ashdene Close, Birmingham, B73 6HL Application for variation of condition no.2 (approved plans) attached to planning approval 2026/00191/PA for changes to design and layout.	Objection: The proposed front 2-storey glass element of the design would result in an incongruous feature on the street scene and should be refused.
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Vesey Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/02788/PA	67 Banners Gate Road, Birmingham, B73 6TY Erection of first floor side extension	No Objection
2026/03650/PA	4 Fernwood Close, Birmingham, B73 5BH Erection of two storey and single storey rear extension. First floor side extension and alterations to porch roof.	No Objection
2026/02715/PA	481 Jockey Road, Birmingham, B73 5DE Erection of detached outbuilding to side/rear of main house	Whilst Committee have no objections per se but respectfully request that a no habitation clause is applied if approved.
2026/04511/PA	43 Alcester Drive, Birmingham, B73 6PZ Replace bow window with bay window. Change external tile hanging to cladding. Canopy across garage and bay window. Raise garage roof slightly to accommodate room underneath	No Objection
2026/04417/PA	79 Banners Gate Road, Birmingham, B73 6TY Demolition of existing garage and erection of single and two storey side and single storey rear extension and alterations to front	No Objection

Walmley & Minworth Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/03507/PA	27 Eastleigh Croft, Birmingham, B76 1JF Erection of single storey side and rear extension	No Objection

2026/02773/PA	56 Water Mill Crescent Sutton Coldfield B76 2QP Erection of two storey side extension, formation of front driveway parking and installation of footway crossing	Representation received from Cllr Perks objecting to this application. Objection: Committee considers this proposal would result in an over-dominant feature on the street scene as a result of both its prominent corner location and being developed to the back of footway without a boundary. In addition, the proposal would result in car parking spaces including access to a garage which would exacerbate the existing street parking issues within the immediate area. The proposal to relocate the parking spaces to the front of the house would result in the loss of green spaces which is not something the Town Council would support.
2026/03791/PA	7 Alder Close, Birmingham, B76 1LW Application for a Lawful Development Certificate for a proposed single storey rear extension	No Objection
2026/04676/PA	Minworth Sewage Treatment Works Kingsbury Road Sutton Coldfield Birmingham B76 9DP Application for Hazardous Substances Consent at Minworth Sewage Treatment works to cover activities on site that generate gas	The Town Council notes the application and looks forward to being able to view the plans and information following publication.
2026/01940/PA	10 Faircroft Avenue, Birmingham, B76 1HQ Application for lawful development certificate for proposed single storey side extension	No Objection

Wylde Green Ward

Application No	Site Address & Development Description	RSCTC Recommendation
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2026/03515/PA	7 Hillcrest Road, Birmingham, B72 1EG Erection of two storey front and rear extension and single storey front and side extension	Objection: Committee considers this proposal represents over-development of the plot. The front 2-storey extension is considered to result in an incongruous feature and the proposed side extension would result in the loss of a boundary gap to the neighbouring property. 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).
2026/04245/PA	11 Hawthorn Road, Birmingham, B72 1ES Erection of single storey front extension, single storey rear extension and garage conversion to habitable room	No Objection
2026/03850/PA	142 Wylde Green Road, Birmingham, B72 1JB Application for lawful development certificate for proposed change of roof from hipped to gable as part of loft conversion with dormer window to rear	No Objection

Resolved to submit comments and objections to Birmingham City Council.

(ii) **Schedules of Additional Planning Applications for Sutton Coldfield Town Council Area registered between 26th August – 1st September 2026**

Four Oaks Ward

Application No	Site Address & Development Description	RSCTC Recommendation
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2026/02243/PA	88 Rosemary Hill Road, Birmingham, B74 4HH Demolition of the existing dwelling and the erection of a replacement dwellinghouse, together with a garden room in the rear garden.	Objection: Whilst Committee welcomes the revised proposals relating to the proposed replacement dwelling house which represents an improvement compared to the previous withdrawn scheme, the application is missing plans which relate to the front boundary wall; in particular its elevations, materials and height. The application also references railings but no details are given. In addition the application references a front porch but again this doesn't appear to be included within the plans. Therefore it is considered the application lacks appropriate plans and supporting documentation to enable a proper assessment to be made. These should be provided prior to determination. Finally, a no habitation clause is requested in relation to the proposed garden room which is shown on the submitted plans but not referenced in the application description.
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Trinity Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/04012/PA	The Rectory, 16 Coleshill Street, Birmingham, B72 1SH Listed building consent for the installation of 5no. high level CCTV cameras	Due to insufficient information, this application is proposed to be deferred to the October meeting.
2026/04299/PA	41 Clifton Road Sutton Trinity Sutton Coldfield B73 6EB Erection of single storey side extension with lean to roof to match the existing house	<u>No Objection</u>

Walmley & Minworth Ward

Application No	Site Address & Development Description	RSCTC Recommendation
2026/04051/PA	Development Zone 2, Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Sutton Coldfield Birmingham B76 9AH Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to hybrid planning permission 2025/00802/PA for the erection of a manufacturing facility (Use Class B2) including ancillary plant and buildings for materials delivery, storage, offices and training academy, external finished product storage areas, service yard, car parking, drainage infrastructure and all associated works	<u>Objection as per Agenda item 43</u>
2026/04047/PA	Development Zone 2, Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Birmingham Sutton Coldfield B76 9AH Application to determine the details for condition numbers 54 (Car Parking, Turning and EV Provision Plan), 55 (HGV Parking and Turning), 56 (Cycle and Motorcycle Parking) and 57 (Travel Plan) attached to reference number 2025/00802/PA for Development Zone 2	Committee is seeking details of the procedures associated with the importing of waste material to support the manufacturing process in terms of routes and how this is controlled from a health preventative perspective
2026/04048/PA	Development Zone 2, Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Birmingham Sutton Coldfield B76 9AH Application to determine the details for condition numbers 44 (Foul and Surface Water Drainage), 45 (Ground Conditions), 47 (Lighting Scheme) and 49 (Site Levels) attached to reference number 2025/00802/PA for Development Zone 2	Committee requests that details of the water consumption associated with the operation of the facility is also provided to ensure all of the water associated impacts are assessed.
2026/04049/PA	Development Zone 2, Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Birmingham Sutton Coldfield Birmingham B76 9AH	<u>No Objection</u>

2026/04050/PA	Development Zone 2, Peddimore Land north of Minworth, east of A38 and west of Wiggins Hill Road Birmingham Sutton Coldfield B76 9AH Application to determine the details for condition numbers 40 (Sustainability and Carbon Reduction), 41 (Construction Ecological Mitigation Plan), 42 (Ecological Enhancement Plan) and 43 (Updated Ecological Survey Report / Preliminary Ecological Appraisal) attached to reference number 2025/00802/PA for Development Zone 2	Committee is seeking confirmation of the assessment of CO2 emissions resulting from the manufacturing process and how this achieve net zero carbon targets alongside how the flu gasses are assessed; in particular sulphur dioxide.
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Resolved to submit comments and objections to Birmingham City Council.

(iii) **Schedules of Planning Applications and Decisions Made**
None.

(iv) **Schedules of Planning Decisions**
Resolved to note the schedule of decisions.

48 Date of Next Meeting

Committee to note that an additional meeting will take place on Thursday 17 September, 6pm Trinity Centre.

Meeting closed:

Signed:

Date: