



DECISION DOCUMENT

APPLICATION NUMBER: 2024/03302/PA

TOWN AND COUNTRY PLANNING ACT 1990

BIRMINGHAM CITY COUNCIL HEREBY REFUSE PLANNING PERMISSION FOR DEVELOPMENT PROPOSED BELOW FOR THE REASONS STATED.

Change of use of the ground and first floor from a retail unit (Class E) to an Adult Gaming Centre (Sui Generis) with first floor associated storage and staff area including external alterations and associated works at

173-175 Soho Road, Handsworth, Birmingham, B21 9SU

Reason(s) for Refusal

- 1 The proposed development would result in an increased fear of crime and anti-social behaviour and would fail to create a safe environment that promotes positive social interaction. As such, the application conflicts with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.

Date: Thursday 3rd October 2024

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INFORMATIVE NOTE(S) (if any)

In reaching this decision the Local Planning Authority has taken into account paragraph 38 of the National Planning Policy Framework which details the need to work proactively and positively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In this case the council has not been able to identify a positive or proactive solution that would overcome the identified policy conflicts as set out in the officers report and referred to in the reason(s) given.

If you want to appeal this decision and to use the inquiry procedure, you now need to tell us, and the Planning Inspectorate, at least 10 working days in advance of appeal submission by emailing

inquiryappeals@planninginspectorate.gov.uk and planning.appeals@birmingham.gov.uk of your intention. More information on this and a template to attach to your email can be found at <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>. Information and links to making any appeal can be found at <https://www.gov.uk/appeal-planning-decision>.

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at Ground Stability website

PREPARED FOR