



**INQUIRY PROGRAMME**

**APPEAL REF: APP/P4605/W/23/3336011**

**Appeal by Midland Properties and Finance (Birmingham) Ltd**

**For: Refusal of planning permission for the demolition of existing buildings and construction of 83 residential apartments across two new development blocks, central amenity space including soft landscaping and planting, cycle storage, bin stores, plant store and enabling works.**

**At: 334-340 High Street Harborne and 8-22 Harborne Park Road, Birmingham B17 9PU**

**Ref: 2022/06737/PA**

**Decision dated: 4 July 2023**

**Please note:**

***Day 1 of the Inquiry will be run as an in person event format only. Thereafter, the Inquiry will be run as a virtual event format only. Please contact the Council for joining instructions to the virtual sessions.***

***This programme may be subject to change at short notice at the Inspector's discretion based on progress made at each session, including on the final day. Please visit the Council's website to check for any revisions throughout the scheduled sitting period.***

***Please note the varied start and adjournment times.***

*C Dillon*

Inspector

Dated 18 April 2024



## Day 1: Tuesday 30 April 2024

*Please observe 10.00 start and in person format*

- 10.00** Inspector's opening<sup>1</sup>
- 11.15** Break
- 11.30** Opening statement by Mrs Buckley-Thomson (*for the appellant*)
- 11.45** Opening statement by Mr Richards (*for the Council*)
- 12.00** Representations from local interested parties<sup>2</sup>
- 12.30** Inspector's housekeeping
- 12.40** Lunch break<sup>3</sup>
- 14.30** Accompanied site visit<sup>4</sup>.

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<sup>1</sup> Duration of Inspector's opening is an estimate and is dependent upon nature of any procedural matters raised.

<sup>2</sup> Duration an estimate and dependent upon number of interested parties participating. Previous submissions to be taken as read

<sup>3</sup> Duration may alter according to progress.

<sup>4</sup> Arrangements to be agreed in the opening session and session to adjourn on site.



**Day 2: Thursday 2 May 2024**

**Please observe 09.30 start and virtual format.**

- 09.30** Inspector's resumption and housekeeping
- 09.45** Design evidence-in-chief of Mr Fulford (*for the Council*)
- 10.15** Cross-examination of Mr Fulford by Mrs Buckley-Thomson (*for the appellant*)
- 11.00** Break
- 11.15** Continuation of cross-examination of Mr Fulford
- 12.00** Questions from interested parties supporting the proposal and Inspector
- 12.15** Re-examination of Mr Fulford by Mr Richards
- 12.30** Lunch
- 13.30** Design evidence-in-chief of Mr Saunders (*for the appellant*)
- 14.30** Cross-examination of Mr Saunders by Mr Richards (*for the Council*)
- 15.15** Break
- 15.30** Continuation of cross-examination of Mr Saunders
- 16.15** Questions from interested parties opposing the proposal and Inspector
- 16.30** Re-examination of Mr Saunders by Mrs Buckley-Thomson
- 16.45** Inspector's housekeeping and adjournment.

**Day 3: Friday 3 May 2024**

*Please observe 09.30 start and virtual format.*

- 09.30** Inspector's resumption and housekeeping
- 09.45** Highways evidence-in-chief of Mr Fulford (for the Council)
- 10.15** Cross-examination of Mr Fulford by Mrs Buckley-Thomson (for the appellant)
- 11.00** Break
- 11.15** Continuation of cross-examination of Mr Fulford by Mrs Buckley-Thomson
- 12.00** Questions from interested parties supporting the proposal and Inspector
- 12.15** Re-examination of Mr Fulford by Mr Richards
- 12.30** Lunch break
- 13.30** Highways evidence-in-chief of Mr Simms (for the appellant)
- 14.30** Cross-examination of Mr Simms by Mr Richards (for the Council)
- 15.00** Break
- 15.15** Continuation of cross examination of Mr Simms
- 15.45** Questions from interested parties opposing the proposal and Inspector
- 16.00** Re-examination of Mr Simms by Mrs Buckley-Thomson
- 16.15** Inspector's housekeeping and adjournment.

**Day 4: Wednesday 8 May 2024**

*Please observe 09.30 start and virtual format.*

- 09.30** Inspector's resumption and housekeeping
- 09.45** Housing mix evidence-in-chief of Mr Wells (for the appellant)
- 10.15** Questions from interested parties opposing the proposal and Inspector
- 10.30** Planning evidence-in-chief of Mr Fulford (for the Council)
- 11.00** Extended break
- 13.00** Cross-examination of Mr Fulford by Mrs Buckley-Thomson (for the appellant)
- 14.30** Break
- 14.45** Questions from interested parties supporting the proposal and Inspector
- 15.00** Re-examination of Mr Fulford by Mr Richards
- 15.15** Reserve session<sup>5</sup>
- 16.30** Inspector's housekeeping and adjournment

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<sup>5</sup>To cater for any unavoidable slippage in programme or matters arising that could be addressed at that point.



**Day 5: Thursday 9 May 2024**

**Please observe 09.30 start and virtual format.**

- 09.30** Inspector's resumption and housekeeping
- 09.45** Planning evidence-in-chief of Mr Wells (for the appellant)
- 10.45** Cross-examination of Mr Wells by Mr Richards (for the Council)
- 11.15** Break
- 11.30** Continuation of cross-examination of Mr Wells by Mr Richards
- 12.00** Questions from interested parties opposing the proposal and Inspector
- 12.15** Re-examination of Mr Wells by Mrs Buckley-Thomson
- 12.30** Lunch break
- 13.30** Reserve session<sup>6</sup>
- 14.30** Planning obligations and conditions round table discussion<sup>7</sup>
- 15.00** Break
- 15.15** Continuation of planning obligations and conditions round table discussion
- 16.15** Inspector's housekeeping and adjournment.

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<sup>6</sup> Contingency session to explore any other matters for the Inspector that may arise during Inquiry.

<sup>7</sup> This may be moved to an earlier session within the programme should progress with the evidence sessions permit.



**Day 6: Friday 10 May 2024**  
**Please observe 09.30 start and virtual format.**

**09.30** Inspector's resumption and housekeeping

**09.45** Council's closing statement<sup>8</sup>

**10.45** Appellant's closing statement

**11.45** Costs<sup>9</sup>

**12.30** Inspector's closing of Inquiry

END

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<sup>8</sup> Electronic copies from each party will be required by the Inspector just prior to each closing address.

<sup>9</sup> Any applications for costs are to be provided in writing to the Inspector in advance of that session.