

### Attendance

#### Councillors

Cllr Keith Inston (Chair)  
Cllr Anwen Muston (Vice-Chair)  
Cllr Alan Butt  
Cllr Celia Hibbert  
Cllr Clare Simm  
Cllr Mak Singh  
Cllr Roger Lawrence  
Cllr Olivia Birch  
Cllr Martin Waite  
Cllr Phil Page  
Cllr Jonathan Yardley

#### Employees

Stephen Alexander	Head of City Planning
Martyn Gregory	Section Leader City Planning
Phillip Walker	Senior Planning Officer
Veronica Russell	Planning Officer
Kirsty Hodson	Planning Officer
Megan Benbow	Planning Officer
Vijay Kaul	Senior Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Leonie Woodward	Lead Lawyer
Donna Cope	Democratic Services Officer

### Part 1 – items open to the press and public

*Item No.*      *Title*

**1      Apologies for absence**

Apologies for absence were received from Councillor Wendy Thompson.

**2 Declarations of interest**

Councillor Roger Lawrence declared a non-pecuniary interest in respect of agenda item 8, application 18/00911/FUL, Land bounded by Cross Street North, Birmingham Canal and Cannock Road.

Councillor Mak Singh declared a non-pecuniary interest in respect of agenda item 7, application 18/01479/FUL - 29-31 Coronation Road, Ettingshall, Wolverhampton.

**3 Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 19 March 2019 be confirmed as a correct record and signed by the Chair.

**4 Matters Arising**

There were no matters arising.

**5 18/01458/FUL - 16 Park Avenue, Wolverhampton**

The Committee considered a report regarding 18/01458/FUL - Front, side and rear extensions to existing bungalow, introduction of a bedroom in roof space with rear dormer window.

Martyn Gregory, Section Leader, City Planning, reported that neighbouring resident, Mr Johnstone, had withdrawn his request to speak at the meeting but wanted his concerns shared with the Committee. The Section Leader listed Mr Johnstone's objections to the application.

Mr Gurcharan Singh addressed the Committee and spoke in support of the application.

Resolved

That planning permission be granted for application 18/001458/FUL subject to conditions to include:

- Matching materials

**6 19/00298/FUL - 18 Nethy Drive, Wolverhampton, WV6 8TF**

The Committee considered a report regarding 19/00298/FUL - Single and double storey front extensions and internal alterations (resubmission of 18/01252/FUL). The report had been referred to Planning Committee as the applicant was a Member of the Council.

Resolved

That planning permission be granted for application 19/00298/FUL subject to conditions including:

- Materials as specified on the plans

- Bathroom window located within Bedroom 1 to be obscurely glazed at level 4 and maintained as such in perpetuity.

**7 18/01479/FUL - 29-31 Coronation Road, Ettingshall, Wolverhampton**

Having declared an interest, Councillor Mak Singh left the meeting room whilst the application was considered.

The Committee considered a report regarding 18/01479/FUL - Change of use of part of building into a takeaway (use class A5)

Councillor Beverley Momenabadi addressed the Committee and spoke in opposition to the application.

Mr Mandeep Sekhon addressed the Committee and spoke in support of the application.

Resolved

That Planning application 18/01479/FUL be refused for the following reasons:

- Impact on neighbouring residents – smells, increased noise and disturbance
- Impact on character of the area
- Insufficient parking provision

Councillor Mak Singh returned to the meeting.

**8 18/00911/FUL - Land bounded by Cross Street North, Birmingham Canal and Cannock Road**

Having declared an interest, Councillor Roger Lawrence left the meeting room whilst the application was considered.

The Committee considered a report regarding 18/00911/FUL - Construction and operation of an Incinerator Bottom Ash Recycling Facility.

Phillip Walker, Senior Planning Officer, reported that since the agenda had been published, landscape plans had been received but were not acceptable and further work was required to achieve an acceptable landscaping solution.

Resolved

That the Strategic Director of Place be given delegated authority to grant planning application 18/00911/FUL subject to:

(i) A Section 106 agreement for the following:

- Transfer of land strip adjacent to Cross Street North and Cannock Road junction
- £3600 maintenance sum for landscape works to the strip of land

(ii) No overriding objections received from neighbours in respect of the amended process plant drawings;

(iii) Receipt of acceptable plans for a landscape bund and planting within the southern part of the site;

(iv) Any appropriate conditions including:

- Use restricted to IBA and no other waste activity;
- 10% renewable energy;
- No additional openings in process plant building;
- Details of external loading hopper;
- External Materials including hard surfacing;
- Implementation of landscaping including the land strip alongside canal;
- Full details of boundary treatments including, fencing, security fence panels, access gates, acoustic / metal screens and retaining walls;
- Lighting layout;
- Details of material pens;
- Provision of acoustic screens;
- Requirement to damp down externally stored IBA product;
- Site levels;
- Drainage details;
- Raw and aggregate material shall only to be stored in those areas shown on the approved plans;
- Raw material stockpiles to be no taller than 8 metres;
- Aggregate / product material stockpiles to be no taller than 12 metres;
- Traffic Regulation Orders;
- Archaeological watching brief;
- Provision and retention of car parking;
- Bin stores;
- Cycle stores;
- Electric vehicle charging points;
- Hours of construction;
  - 0800 to 1800 Monday to Friday
  - 0800 to 1300 Saturday,
  - at no time on Sundays or Bank and Public Holidays.
- Hours of processing and handling of IBA on site:
  - 0700 to 2100 Monday to Friday
  - 0700 to 1600 Saturday,
  - at no time on Sundays or Bank and Public Holidays.
- Hours of deliveries and despatch:
  - 0700 to 1800 Monday to Friday
  - 0800 to 1600 Saturday,
  - at no time on Sundays or Bank and Public Holidays.
- Additional hours for maintenance operations only:
  - 1300 to 1700 Saturdays

Councillor Roger Lawrence returned to the meeting.

9            **19/00134/FUL - 38 Highlands Road, Wolverhampton, WV3 8AH**

The Committee considered a report regarding 19/00134/FUL - Two storey side extension.

Mr Stephen Flannagan addressed the Committee and spoke in opposition to the application.

Veronica Russell, Planning Officer, responded to the statements made and confirmed that the proposals were acceptable.

Resolved

That planning application 19/00134/FUL be granted subject to the following conditions:

- Matching materials
- No additional windows or other form of opening above ground floor level shall be introduced into the side elevation.
- First floor rear window obscurely glazed

10           **19/00106/FUL - Land To The Rear Of 45 Rookery Road, Wolverhampton.**

The Committee considered a report regarding 19/00106/FUL - Erection of 8 apartments and 4 houses to include remedial, access works and landscaping.

Mr Thomas O'Neill addressed the Committee and spoke in support of the application.

A Member of the Committee made a request for the site developer to consult with local residents regarding construction disturbance.

Vijay Kaul, Senior Planning Officer, confirmed that construction disturbance was addressed by way of condition (construction management plan) should planning permission be granted.

Resolved

That the Strategic Director of Place be given delegated authority to grant planning application 19/00106/FUL subject to:

(i) Section 106 Agreement to secure:

- Provision of 25% Affordable Housing (for this development and 17/01495/FUL)

(ii) Subject to any appropriate conditions including (but not limited to):

- External materials.
- Levels.
- Construction Management Plan (inc operational hours).
- Land contamination and ground gas.
- Intrusive site investigation (coal mining).
- Drainage.
- Landscaping.

- Boundary treatments and retaining structures.
- Electric charging points.
- Renewable energy.
- No external lighting without approval.
- Remove PD rights for rear extensions and dormers.
- No more than three dwellings (across either development site) to be occupied prior to Bayliss Avenue Road widening.
- 1.8m footway on both sides of widened road.
- Long-term Landscape Management Plan
- Bin store
- Cycle store details

**11 19/00062/FUL - 38 Riley Crescent, Wolverhampton**

The Committee considered a report regarding 19/00062/FUL - Erection of two semi-detached three-bedroom houses on land formerly used as a builder's yard (rear of no.38), associated landscaping works and the demolition of single storey extensions at 38 Riley Crescent with associated remedial works.

Kirsty Hodson, Planning Officer, reported an error in the report and stated that each reference to 37 Riley Crescent should state 36 Riley Crescent.

Mr Mark Holman addressed the Committee and spoke in opposition to the application.

In response to statements made, the Planning Officer, stated that a condition regarding glazed windows with limited opening capacity could be added.

Members of the Planning Committee welcomed the application.

Resolved

That planning permission be granted for application 19/00062/FUL subject to the following conditions:

- Details of boundary treatments
- Landscaping scheme
- Joinery details
- Level plan
- Bin storage details
- Materials
- Parking and access as shown on plan
- Construction working hours
- Remove permitted development rights for extensions/outbuildings/first floor windows
- First floor windows obscure glazed/non opening 1.7m
- Electric vehicle charging point.