

Planning Committee

Minutes - 10 January 2017

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Dr Michael Hardacre (Vice-Chair)
Cllr Harman Banger
Cllr Greg Brackenridge
Cllr Welcome Koussoukama
Cllr Anwen Muston
Cllr Phil Page
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson

Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Dereck Francis	Democratic Support Officer
Paul Lester	Planning Officer
Tim Philpott	Lead Transport Officer

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were submitted on behalf of Cllrs Louise Miles and Jonathan Yardley.

2 Declarations of interest

Cllr Judith Rowley declared a non pecuniary interest in agenda item 5 (Application 16/000110228/REM) in so far as the immediate neighbours to the application site are known to her.

Cllr Wendy Thompson declared non pecuniary interest in item 6 (Planning Application 16/01104/FUL), in so far as she is a Governor of Wolverhampton Girls School.

3 Minutes of the previous meeting - 8 November 2016

Resolved:

That the minutes of the meeting held on 8 November 2016 be approved as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising from the minutes of the previous meeting.

5 16/01028/REM - Motor Fuel Ltd, Compton Service Station, Bridgnorth Road, Wolverhampton,

Having declared a non pecuniary personal interest in this application Cllr Judith Rowley left the meeting during consideration of this item.

The Committee received a report regarding application 16/01028, Section 73 – variation of condition for planning application C/1191/92 to extend the opening hours by one hour in the morning from 07.00 – 23.00 daily to 06.00- 23.00 daily.

Paul Lester, Planning Officer reported that two further letters of objection had been received since the report had been published. They did not raise any new reasons for objection to those already received.

Ruth Tykiff addressed the Committee and spoke in opposition to the application.

In response to questions raised by the Committee the Planning Officer reported that both the noise and lighting assessments had been conducted in line with professional standards acceptable to Environmental Health. The conclusions from both assessments were set out in the report and the officer quoted the method used to undertake the noise survey. The Planning Officer advised the Committee that he was satisfied that the noise and lighting assessments were robust for the needs of the application.

Four members were minded to approve the application with conditions, four members were minded to refuse with concerns about noise, and light and impact on the neighbours and one member was minded to abstain. Therefore the Chair had the casting vote.

Resolved:

That planning application 16/01028/REM be refused for the following reasons:

- Adverse impact on the amenity of neighbours, due to noise and light disturbance caused by the use of the site for an extra hour.

6 16/01104/FUL - Wolverhampton Girls School, Tettenhall Road

Having declared that she is a Governor of the School, Cllr Wendy Thompson took no part in the discussion during the consideration of the application and sat in the public gallery.

The Committee received a report regarding application 16/01104/FUL, demolition of existing staff room and construction of additional teaching space, ancillary areas, associated access and landscaping.

Cllr Craig Collingswood addressed the Committee and spoke in opposition to the application.

Trudi Young addressed the Committee and spoke in support of the application.

Some members of the Committee felt that the main entrance to the School could be used by construction vehicles to access the site rather than the St Jude's Road access. Concern was also expressed that the School Travel Plan would not mitigate the increase in congestion on Tettenhall Road and Paget Road. A request was made for a condition to be added regarding the provision of obscure glazing on proposed side gable of the extension. Jenny Davies, Senior Planning Officer reported that she was not adverse to the request subject to the Committee's decision on the application.

The Senior Planning Officer also reported that she was satisfied that the chosen route to the site was appropriate for the construction traffic, subject to suitable conditions and to address safety issues.

Tim Philpot, Transportation Lead also reported that the Service had identified the increase in pupils at the School would cause an increase in vehicular trips which would be likely to lead to increased congestion. As a result the School had been asked to produce an updated Travel Plan to cover the issues. The updated plan had been received and he reported on some of the actions within the plan to mitigate the issues.

Resolved:

That the Strategic Director of Place be granted delegated authority to approve planning application 16/01104/FUL subject to a satisfactory access agreement for construction lorries between the School, the contractors and the Local Authority.

7 16/00949/FUL - 1 Woodfield Avenue, Penn, Wolverhampton

The application had been withdrawn.

8 16/01001/FUL - Land North of 60 Barnard Road

The Committee received a report regarding application 16/01001/FUL, 16 apartment care facility.

Steven Alexander, Head of Planning reported on two updates to the report since it had been published. A written objection had been received from Cllr Phil Bateman. The Head of Planning summarised the comments within the objection that mirrored those within paragraph 5.1 of the report. A letter had also been received from Paul Smith, Head of Commissioning supporting the application.

Cllr Phil Bateman addressed the Committee and spoke in opposition to the application

Denise Flanagan addressed the Committee and spoke in support of the application.

Members of the Committee expressed concern at the adequacy of the proposed eight car parking spaces for the care facility; the provision for vehicles supplying

goods and services and whether any additional traffic arising from the use of the care facility would cause substantial danger to the environment. The Head of Planning advised that based on information from the Company who would run the care facility, the view from the City Council's Commissioners, advice from the Council's Transportation Officers, and from his experience, he felt that the eight car parking spaces was manageable for the type of development proposed. The parking layout at the front of the building could however provide for an additional two car parking spaces if the Committee were minded to attach a condition regarding number of car parking places.

Tim Philpot, Highways Officer advised that with the implementation of sound management arrangements deliveries to the site from large goods vehicles should not cause a problem. He did not believe that the proposed car parking provision would create a problem of safety or otherwise as there was additional capacity that could resolve the issue.

Resolved:

That the Strategic Director of Place be granted delegated authority to approve planning application 16/01001/FUL subject to the provision of more car parking spaces at the care facility being secured to the satisfaction of the Council.