

## Attendance

### Councillors

Cllr Dr Michael Hardacre (Chair)  
Cllr Anwen Muston (Vice-Chair)  
Cllr Obaida Ahmed  
Cllr Harman Banger  
Cllr Alan Butt  
Cllr Wendy Thompson

### Employees

Stephen Alexander	Head of City Planning
Martyn Gregory	Section Leader Planning
Colin Noakes	Senior Planning Officer
Veronica Russell	Planning Officer
Tracey Homfray	Planning Officer
Jenny Davies	Section Leader Planning
Ragbir Sahota	Planning Officer
Laleeta Butoy	Assistant Planner
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 Councillors Clare Simm, Keith Inston, John Rowley, Gurmukh Singh and Celia Hibbert.

**2      Declarations of interest**

Councillor Alan Butt declared a non-pecuniary interest in respect of agenda item 9, application 18/01156/FUL, The Woodbine, Wood Lane, Wolverhampton, WV10 8HU.

**3 Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 15 January 2019 be confirmed as a correct record and signed by the Chair.

**4 Matters Arising**

There were no matters arising.

**5 18/01288/FUL - 60 Cadman Crescent Wolverhampton WV10 0SJ**

The Committee considered a report regarding 18/01288/FUL - Change of Use of an extended five-bedroom house to a five-bedroom House in Multiple Occupation (HMO).

Mr David Adjei addressed the Committee and spoke in support of the application.

A Member of the Committee expressed concerns regarding the application, however other Members felt that the proposals were acceptable.

Resolved:

That planning application 18/01288/FUL be granted subject to the following conditions:

- Office must remain in use as an office in association with the permitted use of the property;
- First floor store not used as a bedroom;
- No more than five residents;
- Cycle parking to be provided;
- Bin store design;
- Parking should be available at all times;
- Remove permitted development rights for extensions.

**6 19/00042/FUL - 49 Rosemary Crescent, Wolverhampton, WV4 5AP**

The Committee considered a report regarding 19/00042/FUL - Proposed two storey side extension including loft conversion. The report had been referred to Planning Committee as the applicant was a Member of the Council.

Resolved:

That planning application 19/00042/FUL be approved subject to the following condition:

- Matching Materials

**7 18/01460/FUL - 52 Millbank Street, Wolverhampton, WV11 2HU**

The Committee considered a report regarding 18/01460/FUL - Proposed 4-bedroom detached house.

In response to a question from Councillor Anwen Muston, Tracey Homfray, Planning Officer, confirmed that the proposed dwelling was a family home not a House in Multiple Occupation (HMO). The Planning Officer stated that a Change of Use for a HMO at this property would require planning permission due to the Article 4 direction and that she would put a note for confirmation on the decision notice.

Resolved:

That planning application 18/01460/FUL be granted subject to conditions including the following:

- Provision and maintenance of Landscaping
- Provision and maintenance of car parking
- External Materials
- Electric Charging Point
- Restrict future extensions/outbuildings/conversions, first floor side facing windows
- Intrusive Site Investigation (Coal)
- Surface Water Drainage

**8 18/01299/FUL - 36 Haden Hill, Wolverhampton, WV3 9PT**

The Committee considered a report regarding 18/01299/FUL - Change of use of single dwelling to 2 one-bedroom apartments.

Martyn Gregory, Section Leader, City Planning, reported the following updates to the report since it had been published:

1. Paragraph 5.1 - twenty-eight letters of objection had been received; 11 of these were from the surrounding area and 17 were from outside the area.
2. Paragraph 5.2 - 13 letters of support had been received; all of these were from outside of the area.
3. Paragraph 8.3 - Remove the sentence "*Conditions to allow the Council to control the number of residents would be imposed*" from the report because this condition would be unreasonable and unenforceable.

The Section Leader stated that the site visit earlier that morning had been very informative and had confirmed that no works had been carried out to effect the application proposals.

Emma Williams addressed the Committee and spoke in opposition to the application. She disputed details within the report and presented her objections which included:

- Parking issues
- Impact on the character of the area
- Anti-social behaviour
- Noise issues
- Neighbour disputes
- Structural issues.

In response to statements made, the Section Leader stated the following:

- Amended plans had improved the layout;
- No objections had been received from the Police or Transportation regarding the proposals;
- Noise issues had been addressed in Paragraph 10.1 of the report;
- The application was for two apartments not a HMO.

Members of the Committee expressed concerns regarding the application and felt that the proposals were unacceptable.

Resolved:

That planning application 18/01299/FUL be refused for the following reasons:

- Car parking issues
- Fear of anti-social behaviour

9      **18/01156/FUL - The Woodbine, Wood Lane, Wolverhampton, WV10 8HU**

The Committee considered a report regarding 18/01156/FUL - Renovation and conversion of a former public house into 12 residential apartments and construction of a single apartment block containing 18 apartments.

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

Councillor Alan Butt welcomed the proposed developments but expressed concern regarding the site as it was currently unsecure and a target for antisocial behaviour.

In response to this, Stephen Alexander, Heading of City Planning, explained that a formal condition regarding securing the site could not be imposed at this stage. However, he assured that Environmental Health would be notified of the site and by way of condition, that when construction began, the site would be secured.

Resolved:

That the Director of Regeneration be given delegated authority to grant planning application 18/01156/FUL subject to:

1.Completion of a Section 106 Agreement for

- 25% affordable housing
- 10% renewable energy
- £30,000 open space contribution

- Works to the highway along Wood Lane including a TRO paid for by the applicant
  - Management company for external communal areas
2. Network Rail being satisfied that the development can be constructed without impacting on the adjacent railway.
3. Any necessary conditions to include:
- Approved visibility splays
  - Car parking directional signage
  - Cycle parking
  - Drainage
  - Levels
  - Construction management plan
  - Noise attenuation measures
  - Landscaping scheme
  - Boundary treatments

10      **19/00039/FUL - 141 Victoria Road, Wolverhampton, WV11 1RL**

Planning application 19/00039/FUL had been withdrawn from Planning Committee so therefore was not considered.