

# Planning Committee

## Minutes - 8 November 2016

### Attendance

#### Councillors

Cllr Dr Michael Hardacre (Vice-Chair in the Chair)  
Cllr Greg Brackenridge  
Cllr Louise Miles  
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
Martyn Gregory	Section Leader
Andy Carter	Senior Planning Officer
Paul Lester	Planning Officer
Ragbir Sahota	Planning Officer
Phillip Walker	Planning Officer
Mike Hooper	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 Leach and Yardley.

#### 2      **Declarations of interest**

Cllr Louise Miles declared a non-pecuniary personal interest in agenda item 9, 16/00861/FUL, Land at Stafford Street, as an employee of the University of Wolverhampton.

Cllr Anwen Muston declared a non-pecuniary personal interest in agenda item 10, 16/00678/FUL, Land between New Street, South Street and the Keyway, Portobello, following comments made to the Express and Star in relation to the proposed development. However, she added that she had approached the matter with an open mind.

**3 Minutes of the previous meeting - 6 September 2016**

Resolved:

That the minutes of the meeting held on 6 September 2016 be confirmed as a true record and signed by the Vice-Chair.

**4 Matters Arising**

There were no matters arising.

**5 16/00366/FUL - 7 Rookwood Drive, Wolverhampton**

The Committee considered a report in relation to planning application 16/00366/FUL, proposed first floor rear extension.

Martyn Gregory, Section Leader (Planning) reported an additional objection received to those detailed in paragraph 6.1 of the report, potential flooding to the rear of Quail Green.

Karen Squire addressed the Committee in opposition of the application.

Resolved

That planning application 16/00366/FUL be refused for the following reasons:

- Adverse impact on neighbours amenity (loss of light)
- Massing
- Overdevelopment of the site
- Contrary to Unitary Development Plan Policies D4, D8, D9 and H6 and Black Country Core Strategy Policies ENV 2 and CSP4

**6 16/00482/FUL - 99 Wellington Road, Wolverhampton**

The Committee considered a report in relation to planning application 16/00482/FUL, erection of 14 houses with associated roads and parking.

Mrs Pitt addressed the Committee in opposition of the application.

Resolved

That planning application the Strategic Director of Place be given delegated authority to grant planning application 16/00482/FUL subject to:

(i) Completion of a S106 Agreement to secure:

- Public Open Space contribution
- 10% Renewable Energy provision

Pro-rata off-site open space contribution and 10% renewable energy provision for all dwellings that are not ready for occupation within 3 years of the date that a lack of viability was established.

(ii) Any appropriate conditions including

- Materials
- Landscaping
- Boundary treatments (including traffic barrier(s))
- Drainage
- Levels
- Construction Management Plan
- Tree protection measures
- Site Investigation
- Coal Mining
- Acoustic glazing and ventilation
- Tree protection measures
- Electric vehicle recharging points
- Remove PD rights for windows at first floor to Plots 2 and 10
- Targeted Recruitment and Training
- Extend splitter island on Wellington Road
- Traffic Regulation Orders to protect existing highway junctions

**7 16/00938/FUL - Doctors Surgery, 1 Tudor Road, Wolverhampton, WV10 0LS**

The Committee considered a report in relation to planning application 16/00938/FUL, conversion of double garage into two doctor's consultation rooms and conversion of roof space over existing garage into a meeting room.

Paul Lester (Planning Officer) updated the Committee regarding the reason for the application, indicating that the application would allow the merger of Tudor Medical Practice and the Heath Town Estate.

The Heath Town Medical Centre, located on Chervil Rise, was part of the community facilities based on the Heath Town Estate. That estate was undergoing major regeneration works to upgrade and improve housing for residents. That meant that the GP was required to vacate the surgery and find alternative accommodation as the block occupied was proposed for demolition.

NHS England, Property Services and the Clinical Commissioning Group had been working with the Council to establish a way forward for the GP. Through those discussions, the NHS had negotiated a merger with another local GP in the area. That would cause the least amount of disruption for patients as well as provide improved facilities.

Resolved

That planning application 16/00938/FUL be approved subject to the following conditions:

- Matching materials
- Restriction of the number of consulting rooms
- A proposed car park layout be approved prior to occupation of the extended facility
- Provision of cycle parking

**8 16/01024/OUT - Former bus depot, Cleveland Road**

The Committee considered a report in relation to planning application 16/01024/FUL, redevelopment of former bus depot for housing and retail.

Andy Carter, Senior Planning Officer, detailed amendments to the officer recommendations proposed in paragraph 11.1 of the report.

Mark Jackson addressed the Committee in support of the application.

Following a request from Cllr Louise Miles, the Senior Planning Officer undertook to provide her with attendance and feedback figures from a recent community consultation event held by the developer.

The Committee expressed concerns regarding the preservation of the site's heritage, with Members suggesting that the stone sign be preserved on site and that street names reference its transport heritage. The Vice-Chair asked that the developer take note of and consider the ideas put forward.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 16/01024/FUL subject to the following (which incorporates amended officer recommendations):

(i) A Section 106 Agreement for the following:

- Affordable housing at 25%
- £10k contribution to public realm improvement in Cleveland Road

Or, if the development is found unviable with the obligations at (i), a Section 106 for the following:

- Starter homes at 10%
- £10k contribution to public realm improvement in Cleveland Road

(ii) The following conditions:

- Reserved matters
  - Layout
  - Scale
  - Appearance
  - Landscape
- Materials
- Drainage
- Bin stores
- Cycle and motorcycle parking
- Acoustic glazing
- No balconies to Bilston Road or Ring Road St Georges below second floor level

- Electric Vehicle Charging Points
- Renewable energy
- External lighting
- Plant and machinery sound levels
- Targeted recruitment and training
- Retail opening times:
  - 0600 – 2200 Monday to Saturday
  - 0700 – 2200 Sunday and Bank Holiday
- Retail delivery times:
  - 0700 – 1800 Monday to Saturday
  - 0800 – 1600 Sunday and Bank Holiday
- Land contamination
- 1:50 architect details of the windows and doors of town houses fronting Cleveland Road
- Demolition and construction times:
  - 07:00 – 18:00 Monday to Friday
  - 07:00 – 13:00 Saturday
  - At no time on Sundays and Bank Holidays

9      **16/000861/FUL - Land at Stafford Street**

*Cllr Louise Miles left the meeting.*

The Committee considered a report in relation to planning application 16/00861/FUL, student accommodation.

Andy Carter, Senior Planning Officer, detailed an addition to the officer recommendations proposed in paragraph 10.1 of the report.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 16/00861/FUL subject to the following (which incorporates amended officer recommendations):

(i) A Section 106 Agreement for the following:

- £320,000 for recreation and access improvements in Fowlers Park
- Targeted recruitment and training
- Accommodation is restricted to only student accommodation (sui generis)

(ii) Any appropriate conditions including:

- Materials
- Landscaping including boundary treatments and access gates
- Contaminated land
- Mechanical air ventilation system
- Acoustic glazing
- Construction Management Plan including details of vibration from piling
- External lighting
- Green roof

- Bin stores
- Cycle and motorcycle parking
- 10% renewable energy
- Electric vehicle charging points
- Sustainable drainage
- Hours of construction and demolition:
  - 08:00 – 18:00 Monday to Friday
  - 08:00 – 13:00 Saturday
  - At no time on Sundays or Bank holidays
- Hours of deliveries and waste collection
  - 08:00 – 18:00 Monday to Friday
  - 08:00 – 13:00 Saturday
  - At no time on Sundays or Bank holidays

*Cllr Louise Miles returned to the meeting.*

10      **16/00678/FUL - Land between New Street, South Street and the Keyway, Portobello**

The Committee considered a report in relation to planning application 16/00678/FUL, proposed supermarket.

Phillip Walker, Planning Officer, detailed the following updates to paragraphs 6 and 7 of the report:

- One representation supporting the proposals
- Two additional representations objecting to the proposals. The only new comment was that the proposal conflicted with the Council's employment policy.
- The Fire Authority had confirmed that they had no concerns with regard to potential fire risks.

Hamish Latchem addressed the Committee in support of the application.

The Committee expressed concern regarding the conflict between Aldi and Pole Position, which was close to the site, and encouraged the businesses to enter into dialogue with a view to resolving their issues amicably.

Resolved

That planning application 16/00678/FUL be granted subject to the following conditions:

- External materials
- Drainage
- Implement ecology recommendations
- Implement mining report recommendations / ground remediation
- Existing and proposed levels
- Landscaping
- Boundary treatments
- 10% renewable energy
- Plant and machinery

- No external shutters or obscuring of shop front windows
- Parking to be provided and retained
- Construction management plan
- Hours of opening to be between 0800 and 2200 hours Mondays to Saturdays and 1000 and 1600 hours Sundays and Bank Holidays
- Hours of deliveries and collection of goods and refuse to be between 0730 and 1800 hours Mondays to Saturdays and 0900 and 1600 hours on Sundays and Bank Holidays
- Servicing and refuse store details
- Cycle/motorcycle details
- No mezzanine floors/no sub-divisions into smaller units/restrict to deep discount retailer and net internal sales area not to exceed 1,460 sq.m., net internal sales area used for the display and sale of comparison goods not to exceed 150 sq.m.
- Targeted recruitment and training
- Travel Plan Highway improvements to include appropriate surface treatment, signage and road markings along New Street
- No external storage
- Electric car charging points
- Traffic regulation orders at junction of New Street and site access
- Bollards to protect footpaths along Brickkiln Street and New Street