

M I N U T E S

meeting: **PLANNING COMMITTEE**

date: **20 DECEMBER 2011**

PRESENT:-

Councillor Judith Rowley (Chair),
Councillors Mrs Findlay, Hardacre, Hodgkiss, Husted, Leach, Mrs Mills,
Simkins, Sweet, Mrs Thompson and Yardley

OFFICERS IN ATTENDANCE:-

Delivery Directorate

L Del Rio - Solicitor
J Wright - Democratic Support Officer

Education and Enterprise Directorate

S Alexander - Head of Building and Development Control
J Davies - Senior Planning Officer.
N Edwards - Assistant Director - Prosperity
M Page - Transportation Planning Manager

Wolverhampton
City Council



PART I - OPEN ITEMS
(Open to Press and Public)

146 **Apologies for Absence**

Apologies for absence were received from Councillor Darke.

Declarations of Interest

147 The following interests were declared:-

<u>Agenda Item No</u>	<u>Subject</u>	<u>Councillor</u>	<u>Interest</u>
3	Planning Application 11/00828/FUL	Mrs Mills	Personal – Member of the BSF Member Steering Group
3	Planning Application 11/00828/FUL	Councillor Yardley	Personal – season ticket holder Wolverhampton Wanderers FC
3	Planning application 11/00828/FUL	Councillor Hardacre	Personal- Member of the Schools Forum

Schedule of Planning Applications (Appendix)

The Interim Strategic Director for Education and Enterprise submitted a report which set out a schedule of planning applications to be determined by the Committee.

Planning Application 11/00828/FUL Compton Park Wolverhampton

The Head of Development and Building Control updated members on the progress made with resolving the issues that remained outstanding since the previous meeting consideration of the application by the committee on 28 October 2011. In particular he informed members

- That the Secretary of State had confirmed that he did not intend to call in the application
- That the comments of the fire officer regarding the width of the road were not sufficient to outweigh the benefits that could be gained from granting the application
- That the views of the Environment Agency regarding the deculverting of Graisle Brook were not sufficient to outweigh the benefits that could be gained from granting the application
- The section 106 agreements were ready for signing and that it was considered not reasonable to include clawback in the agreements because of the economic climate and the benefits arising from the development including the education contributions

- That each of the concerns raised by a resident in a letter dated 23rd November had been addressed.

He also advised members of a number of amendments to the proposed conditions which had been identified since the agenda had been published. He reminded Members that the contents of the previous report, which was attached, should be taken into account when reaching a decision and concluded that the Very Special Circumstances case was convincing.

A question was raised regarding preventing unauthorised access through the rear boundary fences of the proposed properties into the nature reserve and officers stated this could be addressed through the imposition of an additional condition and as the Council was the owner of the nature reserve it was able to prevent unauthorised access on to its land.

Concern was also expressed that the development could put undue pressure on the Compton Road junction and members were informed that it was not expected that congestion at the junction would not be significantly different from at present.

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Resolved:

That the Interim Director for Education and Enterprise be given delegated authority to grant planning application 11/00828/FUL subject to:-

- (i) Referral to the Secretary of State and no 'call-in'
- (ii) Signing of separate Section 106 Agreements to secure:
 - Delivery of the Academy
 - The payment of the education contribution in instalments
 - A scheme for the delivery of the community facilities at Aldersley through the Wolves Community Trust;
- (iii) Any necessary conditions to include:
 - Overall
 - Phasing plan
 - Design of the SUDs area (including signposting/way-marking and information boards)
 - Waste management
 - Renewable Energy
 - Gate to Newbridge Avenue used for bus access only
 - Ecological Mitigation and Habitat Management Plan (to include specification, installation and maintenance of appropriate boundary fencing to protect the trees and hedgerows adjacent to the north west boundary of the rear gardens of the dwellings occupying Plot Nos. 18 - 22 and 34 - 38 of the residential development hereby permitted and to prevent informal access to the Smestow Valley Local Nature Reserve and full badger mitigation strategy)
 - Environment Protection Plan during construction
 - Landscaping (outside of the extent of the school, academy and residential boundaries)

St Edmunds School

- Materials
- Landscaping (to include enhancement of existing tree planting and hedgerows and provision of compensatory replacement tree planting)
- Arboricultural Method Statement
- Ground condition Survey
- Drainage
- Construction Environmental Management Plan (including construction traffic and hours of deliveries)
- Ventilation and extraction details
- External Lighting (including hours of operation)
- Bat and bird boxes, bat bricks in new school building
- Archaeology
- Boundary Treatment
- Community Use Agreement (for St Edmunds School)
- Cycle Parking (St Edmunds School)
- Acoustic fencing
- School Travel Plan
- Traffic Regulation Order on Compton Road West
- Car park management plan
- Targeted recruitment and training
- Levels
- Bin stores
- No works affecting trees, shrubs, hedgerows between March and September
- Parking areas laid out and retained for parking
- Plant and Machinery

Academy

- Materials
- Landscaping (to include enhancement of existing tree planting and hedgerows and provision of compensatory replacement tree planting)
- Arboricultural Method Statement
- Ground condition Survey
- Drainage
- Construction Environmental Management Plan (including construction traffic and hours of deliveries)
- Ventilation and extraction details
- External Lighting (including hours of operation)
- Bat and bird boxes, bat bricks in new school building
- Boundary Treatment
- Travel Plan
- No loud speaker/public address system
- Car park management plan
- Targeted recruitment and training
- Bin stores
- Parking areas laid out and retained for parking

- No works affecting trees, shrubs, hedgerows between March and September
- Archaeology
- Survey for bat roosting prior to demolition
- Elevations for the tennis club
- Plant and machinery
- Hours of deliveries (following occupation)
- Hours of floodlighting

Residential Development

- Materials
- Landscaping (to include enhancement of existing tree planting and hedgerows and provision of compensatory replacement tree planting)
- Arboricultural Method Statement
- Ground condition Survey
- Drainage
- Construction Environmental Management Plan (including construction traffic and hours of deliveries)
- Archaeology
- Boundary Treatment
- Residential Travel Plan
- Acoustic glazing (certain plots)
- Traffic calming on access road
- Levels
- Targeted recruitment and training
- No works affecting trees, shrubs, hedgerows between March and September
- External lighting
- No gates or means of access in rear boundaries of residential properties adjacent to the local nature reserve.