

# MINUTES

meeting: **PLANNING COMMITTEE**

date: **3 JANUARY 2012**

## **PRESENT:-**

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

## **OFFICERS IN ATTENDANCE:-**

### **Delivery Directorate**

L Cross - Solicitor  
J Wright - Democratic Support Officer

### **Education and Enterprise Directorate**

S Alexander - Head of Building and Development Control  
N Edwards - Assistant Director - Prosperity  
L Barnstable - Service Manager - Transportation  
Development  
I Holliday - Section Leader – Development Control  
A Murphy - Section Leader – Development Control

**Wolverhampton**  
City Council



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

149      **Apologies for Absence**

No apologies were received.

**Declarations of Interest**

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The following interests were declared:-

<b><u>Agenda Item No</u></b>	<b><u>Subject</u></b>	<b><u>Councillor/Officer</u></b>	<b><u>Interest</u></b>
6	Planning application 11/00831/FUL The Hustler Public House Willenhall Road Bilston Wolverhampton	Councillor Leach	Prejudicial
6	Planning application 11/00762/VV Coppice Performing Arts School Ecclestone Road Wolverhampton	Councillor Mrs Mills	Personal - Member of the BSF Member Steering Group
6	Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton	Councillor Mrs Thompson	Personal – Member of the National Trust
6	Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton	Councillor Mrs Findlay	Personal – Member of the National Trust
6	Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton	Councillor Sweet	Personal – Member of the National Trust

6	Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton	Nick Edwards	Personal – Member of the National Trust
6	Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton	Stephen Alexander	Personal – Member of the National Trust
6	Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton	Ian Holiday	Personal – Member of the National Trust

**Minutes**

- 151 Resolved:-  
That the minutes of the meeting held on 6 and 20 December 2011 be approved as a correct record

**Matters Arising**

- 152 None

**Schedule of Outstanding Minutes (Appendix 42)**

- 153 Resolved  
That the schedule of outstanding minutes be noted.

**Schedule of Planning Applications (Appendix 43)**

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 11/00821/FUL Land At The Rear Of 216 Compton Road Wolverhampton**

The Section Leader reported that since the report had been written comments had been received from Severn Trent who had no objection to the flood risk assessment and mitigation scheme submitted and therefore the recommendation was amended to grant the application.

Mr Grant spoke in opposition to the application

Mr Kalsi spoke in support of the application

Some members expressed concern about whether the proposed building would increase the likelihood of flooding in the area and also were concerned that building may be significantly larger than others in the street.

154

Resolved:

That planning application 11/00821/FUL be granted subject to the following conditions:

- Drainage (including surface water) scheme to be implemented
- Removal of pd rights for rear (south/west) facing windows
- Removal of pd rights for extensions/outbuildings
- Tree Protection including the boundary hedge

**Planning Application 11/00983/FUL & 11/00984/LBC Wightwick Manor Wightwick Bank Wolverhampton**

The Section Leader reported that since the report had been written comments had been received from Transportation which indicated that subject to a Car Park Management Plan there was no objection and therefore the recommendation was amended to grant the application

Ms Clement spoke in support of the application

155

Resolved:

1) That planning application 11/00983/FUL be granted subject to any necessary conditions including:

- External Materials
- Large scale architectural details
- Landscaping
- Hours of construction and demolition
- Implementation in accordance with bat/ecology surveys
- Tree protection
- External Ventilation
- Car Park Management Plan

2) That Listed Building consent 11/00984/LBC be granted subject to any necessary conditions including:

- External Materials (including sample panels)
- Large scale architectural details.

**Planning Application 11/00831/FUL The Hustler Public House Willenhall Road Bilston Wolverhampton**

Having declared a prejudicial interest Councillor Leach left the room and took no part in the consideration of the application.

The Section Leader reported that since the report had been written satisfactory information had been received in respect of

sequential and impact assessments required by BCCS Policy CEN7 and therefore the recommendation was amended to grant the application.

Mr Laws spoke in opposition to the application.

Mr Jones spoke in support of the application.

Some members welcomed that application as it would remove a derelict building.

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Resolved:

That planning application 11/00831/FUL be granted subject to the following conditions:

- Materials
- Architectural details
- Landscaping
- Boundary Treatment
- Bin store details
- Hours of operation
- Measures to reduce impact of construction on residents
- Lighting details
- Landscaping details
- Hard standing details
- Servicing Management Plan (to include servicing hours)
- Vehicle size limit
- Max limit on Net Retail floorspace of 365sqm and a maximum net retail sales area of 263m<sup>2</sup>.
- Cycle store details
- Construction Method Statement
- Noise Assessment
- Fixed plant and machinery should be designed to achieve a minimum of 3Db above the existing background noise levels.
- Attenuation of noise.
- Ventilation/odour/cold storage condenser control system details.
- Visibility splay and alterations to boundary wall

**Planning Application 11/01090/VV I54. Land Bounded By The Staffordshire And Worcester Canal And Wobaston Road Wolverhampton**

The Section Leader reported that since the report had been written no overriding objections had been received from outstanding consultees and therefore the recommendation was amended to grant the application

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Resolved:

That planning application 11/01090/VV be granted subject to:

- Variation of conditions 7 and 10
- Any relevant conditions from 05/2026/FP/M.

**Planning Application 11/00762/VV Coppice Performing Arts School  
Ecclestone Road Wolverhampton**

- 158 Resolved:  
That planning application 11/00762/VV be granted subject to the following conditions:
- Noise report and mitigation (all plant and machinery including air conditioning units)
  - Any other relevant conditions from the original permission

**Planning Application 11/00822/FUL Clearance Bed Warehouse  
Unit 1 Ice House Industrial Estate 148 Oxford Street Bilston  
Wolverhampton**

- 159 Resolved:  
That planning application 11/00822/FUL be granted subject to any necessary conditions including;
- Drainage
  - Parking to be provided and retained
  - Limit the height of storage in rear yard to no more than 2.5 metres
  - No servicing, repairs, dismantling or storage on the forecourt
  - Hours of operation to be 09.00 to 17.30 Monday to Friday and 9.30 to 13.30 on Saturdays. No Sunday or Bank Holiday opening.
  - Measures to minimise dust, grit, fume gas or mist

**Planning Application 11/00538/FUL Land Adjacent  
6 Lawrence Avenue Heath Town Wolverhampton**

- 160 Resolved:  
That planning application 11/000538/FUL be granted, subject to any necessary conditions, including the following:
- Submission of Materials
  - Sustainable Drainage
  - Operating Hours during construction
  - Ventilation
  - Contaminated Land
  - Visibility Splays
  - The internal dimensions of the garage being increased to 5.5m x 2.8m.
  - Submission of proposed landscaping and boundary treatments
  - Retention of the red leaved Acer tree nearest to Lawrence Avenue
  - Tree protection measures

**Planning Application 11/00539/FUL Shop South Corner Of  
Bushbury Road Lawrence Avenue Heath Town Wolverhampton**

- 161 Resolved:  
That planning application 11/000539/FUI be granted, subject to any necessary conditions including the following:
- Submission of materials
  - Sustainable Drainage

- Operating Hours during construction
- Acoustic Windows
- Ventilation
- Contaminated Land
- Access to garage to be obtained from the rear garden
- Submission of proposed landscaping and boundary treatment
- The internal dimensions of the garage being increased to 5.5m x 2.8m

**Planning Application 11/00893/FUL Land To The Rear Of  
71 Mill Lane Tettenhall Wood Wolverhampton**

Mr Austin spoke in opposition to the application

Members were reminded that issues relating to access rights to the site were not planning issues that could be taken in to account in determining the application.

Members requested that a condition be added to any permission granted to provide screening of the site from Mill Lane with native species of trees and bushes.

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Resolved:

That planning application 11/00893/FUL is granted subject to conditions including;

- Materials
- Removal of pd rights in respect of the use of the garage
- Drainage details
- Vehicular access to be only from Dippons Court Lane as shown, remove permitted development rights to form any alternative access.
- Landscaping along the Mill Land boundary to include native species

**Planning Application 11/01063/VV 13 - 15 Birches Barn Road  
Wolverhampton**

The Section Leader reported that since the report had been written Environmental Protection had recommended amendments to proposed opening and delivery hours and the recommendation had been amended to reflect this change.

Mr Che Dan spoke in support of the application.

Some members expressed concerns regarding the impact of the development on local residents especially of the adjoining Inglewood Court and the fact that a petition containing over 400 signatures had been received objecting to the proposals.

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Resolved:

That consideration of the application be deferred to enable a site visit to take place prior to the next meeting of the Committee

**Consultation From Other Local Authorities For Committee Consideration (Appendix 44)**

The Strategic Director Education and Enterprise submitted a report on a consultation from South Staffordshire District Council on a planning application submitted within their area which may have an impact on Wolverhampton.

The Section Leader informed members that the site had been considered as part of the South Staffordshire Strategic Housing Land Availability Assessment in 2011 and had been deemed unsuitable for housing, as it did not adjoin a settlement. Given that there were sufficient sites which had been categorised as suitable for housing, to meet South Staffordshire Core Strategy (submission) housing targets in this locality, there was no reason for South Staffordshire District Council to consider release of this site for any amount of housing development.

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Resolved:-

That the this Council objects to the application detailed in the report submitted

**Planning Applications Determined Under Officer Delegation, Withdrawn etc (Appendix 45)**

The Interim Strategic Director Education and Enterprise submitted a report on planning and other applications that had been determined by authorised officers under delegated powers given by Committee, those applications that have been determined following previous resolutions of Planning Committee, or have been withdrawn by the applicant, or determined in other ways .

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Resolved:-

That the report be noted.

**Planning Appeals (Appendix 46)**

The Interim Strategic Director Education and Enterprise submitted a report on an analysis of planning appeals in respect of decisions of the Council to either refuse planning or advertisement consent or commence enforcement proceedings.

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Resolved:-

That the report be noted.