

MINUTES

meeting: **PLANNING COMMITTEE**

date: **27 MARCH 2012**

PRESENT:-

Councillor Judith Rowley (Chair),
Councillors 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 Planning
M Page - Section Leader, Transportation Strategy
I Holliday - Section Leader – Development Control
M Gregory - Section Leader – Development Control
A Murphy - Section Leader – Development Control

Wolverhampton
City Council



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

194 **Apologies for Absence**

Apologies were received from Councillors Darke and Yardley

Declarations of Interest

195

The following interests were declared:-

| <u>Agenda Item No</u> | <u>Subject</u> | <u>Councillor/Officer</u> | <u>Interest</u> |
|------------------------------|---|----------------------------------|---|
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Hardacre | Personal & Prejudicial left the room and took no part in the consideration of the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Hardacre | Personal & Prejudicial left the room and took no part in the consideration of the application |
| 6 | 12/ 00182/VV Lidl Food Store 27 Blackhalve Lane Wolverhampton | Councillor Hardacre | Personal & Prejudicial left the room and took no part in the consideration of the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Julie Hodgkiss | Personal – is known to one of the speakers on the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Linda Leach | Personal – is known to one of the speakers on the application |

| | | | |
|---|---|-----------------------------|---|
| 6 | Planning application 11/01205/FUL 53 Woodthorne Road Wolverhampton | Councillor Judith Rowley | Personal – is known to one of the speakers on the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Judith Rowley | Personal & Prejudicial left the room and took no part in the consideration of the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Stephen Simkins | Personal – is known to one of the speakers on the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Councillor Sweet | Personal – is known to one of the speakers on the application |
| 6 | Planning application 11/01205/FUL 53 Woodthorne Road Wolverhampton | Councillor Jonathan Yardley | Personal & Prejudicial left the room and took no part in the consideration of the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Stephen Alexander | Personal – is known to one of the speakers on the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | Martyn Gregory | Personal – is known to one of the speakers on the application |
| 6 | 11/01170/FUL Former St Judes House 51-52 St Judes Road West Wolverhampton | John Wright | Personal – is known to one of the speakers on the application |

Minutes

- 220 Resolved:-
That the minutes of the meeting held on 28th February 2012 be approved as a correct record subject to the addition of Councillor Husted to the list of those present

Matters Arising

- 221 None

Schedule of Outstanding Minutes (Appendix 67)

- 222 Resolved that the schedule of outstanding minutes be noted.

Schedule of Planning Applications (Appendix 68)

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.

The Solicitor to Committee outlined that the National Planning Policy Framework had been published earlier in the day and advised Members of it's relevance in the context of the reports that Committee were going to consider.

Planning Application 11/01153/FUL 16 Tynedale Crescent Wolverhampton

Mr Jhamat spoke in support of the application

Some members welcomed the suggestion from Mr Jhamat that the Committee visit the site.

- 223 Resolved:
That consideration of Planning Application 11/01153/FUL be deferred to enable the committee to visit the site prior to the next meeting of the committee

Planning Application 10/01256/FUL Former G And P Batteries Limited Site Grove Street Heath Town Wolverhampton

- 224 Resolved:
That the Interim Strategic Director Education and Environment be given delegated authority to grant planning application 10/01256/FUL subject to:
1. Negotiation and completion of a S106 agreement to include;
 - (i) 25% affordable housing
 - (ii) Off site public open space and play contribution of £20,000 (BCIS indexed)
 - (iii) Targeted recruitment and training
 - (iv) Management company for the management and maintenance of the outdoor communal areas.

2. Any appropriate conditions including:

- Materials
- Landscaping
- Boundary treatments
- Land Contamination
- Site security
- Details of access ramps from canal tow path
- Cycle stores
- Bin stores
- Renewable energy generation
- Details of waste management
- Details of vehicular access and visibility
- Car park speed reduction measures
- Details of TV aerials/satellite dishes etc
- Finished floor levels
- External lighting
- Details of surface water run-off
- Towpath improvements and accesses at Deans Road Bridge and Grove Street
- Public art
- Details of acoustic glazing and ventilation systems

**Planning Application 12/00083/EXT ACS & T Premises Challenge
Way Wolverhampton**

225

Resolved:

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00083/EXT, subject to any appropriate conditions including;

- Negotiation of measures to meet the requirements of policy ENV7 taking account of financial viability and their requirement by condition.
- Condition requiring the submission of a site waste management plan.
- Conditions from the original planning permission – 08/00419/FUL

**Planning Application 11/01168/RC Land At Selbourne Crescent
Wolverhampton**

226

Resolved:

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/01168/RC subject to:-

- (i) A deed of variation to tie the permission 11/01168/RC to the existing s106
- (ii) Removal of condition 10 of planning application 10/00190/FUL and
- (iii) Any relevant conditions from 10/00190/FUL

**Planning Application 11/01179/RC Land At Selbourne Crescent
Wolverhampton**

- 227 Resolved:
That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/01179/RC subject to:-
- (i) A deed of variation to tie the permission 11/01179/RC to the existing s106
 - (ii) Removal of condition 10 of planning application 10/01022/FUL and
 - (iii) Any relevant conditions from 10/01022/FUL

Planning Application 12/00182/VV Lidl Food Store 27 Blackhalve Lane Wolverhampton

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

- 228 Resolved:
That planning application 10/01235/VV be refused for the following reason:
The obstruction of views through windows on the Blackhalve Lane frontage would reduce the vitality of the streetscene and have a detrimental affect on visual amenity. Furthermore, obscuring the windows would reduce surveillance of the street from within the supermarket. The proposal would therefore be contrary to BCCS policies CSP4 and ENV3 and UDP policies D5, D9 and D10

Planning Application 12/00253/VV I54 (Strategic Employment Site), Land Bounded By The Staffordshire And Worcester Canal And Wobaston Road Wolverhampton

- 229 Resolved:
That the Interim Strategic Director of Education and Enterprise be given delegated authority to grant planning application 12/00253/VV subject to:
- (i) No overriding objections from outstanding consultees
 - (ii) Variation of conditions 6 to allow ended hours for operation of machinery for 12 weeks, within plots A and B
 - (iii) Any relevant conditions from 05/2026/FP/M.

Planning Application 12/00072/FUL 25 Spring Road Wolverhampton

- 230 Resolved:
That planning application 12/00072/FUL be granted subject to conditions to include;
- Tree protection measures
 - Tree recommendations to be carried out with all the necessary consent(s) condition
 - Visibility splay
 - Boundary details

- Reduction in height of the southern boundary wall
- Acoustic glazing on all habitable rooms facing onto Spring Road.
- Acoustically treated trickle vents
- Cycle storage
- Materials
- Boundary walls brick to match buildings
- Sustainable Drainage
- Surface materials
- Landscaping
- Site investigation works and any remedial works to be undertaken prior commencement of development.

**Planning Application 11/00866/FUL 241 Steelhouse Lane
Wolverhampton**

231

Resolved:

That planning application 11/00866/FUL be granted, subject to the following conditions;

- Matching materials
- Details of boundary treatment
- Highway works implemented before occupation of extension
- Parking spaces provided prior to occupation of the store extension
- Acoustic mitigation for residential accommodation
- Control hours of construction
- Define maximum net floorspace

**Planning Application 12/00067/FUL Garage Site To The Rear Of 56
And 58 Castlebridge Road Wolverhampton**

232

Resolved:

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00067/FUL, subject to;

- 1) Amended plans to show improved turning head within the site
- 2) Negotiation and completion of a S106 agreement to include Loss of open space contribution (BCIS indexed)
- 3) Any appropriate conditions including;
 - Materials
 - Boundary treatment details
 - Landscaping
 - Bin store
 - Mining site investigation
 - Hours of operation during construction
 - Land contamination site investigation.
 - Priority signage for the access drive

**Planning Application 11/01170/FUL Former St Judes House
51 - 52 St Judes Road West Wolverhampton**

Having declared prejudicial interests Councillor Hardacre and Rowley left the room and took no part in the consideration of this application

Councillor Leach in the Chair

Some members expressed concern at the possible increase in traffic levels arising from the development but were informed that existing permissions on the site could mean that far greater traffic levels could be generated than were proposed by this application.

233

Resolved:

That planning application 11/01170/FUL be granted, subject to any appropriate conditions including the following:

- Boundary details
- Gate details
- Cycle parking
- Bin storage
- Matching materials
- Landscaping
- Hours of construction
- Operational hours

**Planning Application 11/01205/FUL 53 Woodthorne Road
Wolverhampton**

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

234

Resolved:

That Planning Application 11/01205/FUL be granted, subject to any necessary conditions including:

- Materials to match existing.

**Consultation From Other Local Authorities For Committee
Consideration (Appendix 69)**

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

A Member raised concerns regarding changes to South Staffordshire District Council's proposals to amend its housing allocations policy which could have an impact on those in the city which had a boundary with South Staffordshire wards. Members were informed that a formal consultation process would be undertaken by South Staffordshire Council during the summer which would be reported to members but in the meantime a briefing note would be circulated to all members of the Planning Committee and those members whose ward had a boundary with South Staffordshire.

- 235 Resolved:-
(i) That there are no objections to the proposed development in Walsall.
(ii) A briefing note be circulated to all members of the Planning Committee and those members whose ward had a boundary with South Staffordshire on the proposals by Staffordshire District Council to amend it's housing allocations policy

Planning Applications Determined Under Officer Delegation, Withdrawn etc (Appendix 70)

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 .

- 236 Resolved:-
That the report be received.

Planning Appeals (Appendix 71)

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.

- 237 Resolved:-
That the report be received.

Extensions to Bantock House Conservation Area (Appendix 72)

The Interim Strategic Director Education and Enterprise submitted a report on the recent designation of extensions to the Bantock House Conservation Area approved by Cabinet on 7th March.

- 238 Resolved:-
That the report be received