

MINUTES

meeting: **PLANNING COMMITTEE**

date: **24 APRIL 2012**

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 Delrio - Solicitor
J Wright - Democratic Support Officer

Education and Enterprise Directorate

S Alexander - Head of Planning
A Carter - Planning Officer
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)

239 **Apologies for Absence**

Apologies were received from Councillor Darke.

Declarations of Interest

240

The following interests were declared:-

<u>Agenda Item No</u>	<u>Subject</u>	<u>Councillor/Officer</u>	<u>Interest</u>
6	Planning Application 11/01176/DWF Former Priory Green School Ryehope Walk Pendeford	Councillor Hodgkiss	Personal and Prejudicial - is governor of the adjoining school
6	Planning Application 12/00234/DWF Wilkinson Primary School	Councillor Simkins	Personal and Prejudicial – is a governor of the school
6	Planning Application 12/00359/EXT Bilston Town Bowling Club Villiers Avenue Bilston	Councillor Simkins	Personal and Prejudicial – has previously spoken in opposition to the application

Minutes

241

Resolved:-
That the minutes of the meeting held on 27th March 2012 be approved as a correct record

Matters Arising

242

None

Schedule of Outstanding Minutes (Appendix 73)

243

Resolved that the schedule of outstanding minutes be noted.

The National Planning Policy Framework (2012) & Localism Act 2011 - An Introduction (Appendix 74)

The Interim Strategic Director for Education and Enterprise submitted a report which set out recent changes to the planning system through the publication of the National Planning Policy Framework (NPPF) (2012) and the Localism Act 2011.

244 Resolved:-
That the report be noted

Schedule of Planning Applications (Appendix 75)

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 12/00065/FUL The Iron Master Wesley Street Bradley Wolverhampton

The Planning Officer informed Members that the applicant had indicated that they were willing to accept an additional condition requiring the incorporation of an existing wall plaque in to the proposed development. The Committee was also informed that the recommendation had been altered and was now to grant the application

Mr Laws spoke in opposition to the application

Mr Parks spoke in support of the application

Some Members expressed support for the comments made by both speakers but on balance felt that the benefits arising from the redevelopment of the site outweighed any objections.

245 Resolved:
That planning permission be granted for planning application 12/00065/FUL subject to any appropriate conditions including the following:

- Boundary details
- Bin storage
- Sample materials
- Landscaping
- Hours of construction
- Acoustic attenuation/trickle vents
- Construction Method Statement
- Cycle parking
- Site Investigation
- Retention of the plaque

Planning Application 12/00198/FUL 68 Woodthorne Road South Wolverhampton

Mr Singh spoke in opposition to the application

Mr Kalsi spoke in support of the application

246

Resolved:

That planning application 12/00198/FUL be granted subject to conditions to include:-

- Matching materials
- Remove PD rights to introduced 1st floor windows to side elevation

**Planning Application 12/00234/DWF Wilkinson Primary School
Walter Road Wolverhampton**

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

The Section Leader informed the Committee of additional conditions requested by Environmental Health

247

Resolved:

That planning application 12/00234/DWF be granted subject to any appropriate conditions including;

- Materials
- Drainage
- Public art
- Archaeological investigation.
- Follow up ecology survey if development is not commenced by July 2013
- Amended plant species & implementation of landscaping
- Motorcycle parking with a locking point
- Staff cycle parking
- School Travel Plan
- Landscaping
- Traffic management/road safety measures on Walter Road
- Improvement to vehicular/pedestrian visibility from new eastern access
- Community use of sports facilities
- 10% renewable energy generation
- Details of kitchen ventilation
- Noise limit for plant/machinery
- External lighting details
- Demolition/construction method statement, including hours of operation
- Limit hours for deliveries (8-6 Mon to Fri & 8-1 Sat)
- Foundations to include gas membrane

**Planning Application 12/00341/VV Blakenhall Gardens Dudley
Road Wolverhampton**

- 248 Resolved:
That the Interim Strategic Director of Education and Enterprise be given delegated authority to grant planning application 12/00341/VV subject to:
- (i) A deed of variation to tie the permission 12/00341/VV to the existing s106
 - (ii) Variation of condition 17 of planning application 12/00341/VV to include additional condition that all shutters are opened during opening hours
 - (iii) Any relevant conditions from 10/00598/FUL

Planning Application 12/00246/FUL & 12/00247/VV 111 Taunton Avenue Wolverhampton

Mr Williams spoke in support of the application

- 249 Resolved:
That planning applications 12/00246/FUL and 12/00247/VV be refused for the following reason:
Springfield Cottage is an historic building of local importance. A clear and convincing justification has not been provided to justify the loss of this heritage asset, contrary to UDP policies HE1 'Preservation of Local Character and Distinctiveness', D6 'Townscape and Landscape' D13 'Sustainable Development' and BCCS policy ENV2' Historic Character and Local Distinctiveness'.

Planning Application 11/01176/DWF Former Priory Green School Ryehope Walk Pendeford Wolverhampton

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

- 250 Resolved:
That the Director for Education and Enterprise be given delegated authority to grant planning application 11/01176/DWF subject to:
1. Demonstration that the car park would be adequate
 2. Any appropriate conditions to include:-
 - Provision /repair of cycle store
 - Car park management strategy
 - Highway improvements to Whitburn Close
 - Materials

Planning Application 12/00360/FUL Carver Limited Littles Lane Wolverhampton

- 251 Resolved:
That Planning Application 12/00360/FUL be granted, subject to the following conditions:
- Temporary permission for three years

- Restriction of operating hours during demolition and construction 08-00-1800 Monday to Friday, 0800-1300 Saturday and no times on Sundays or Bank Holidays

**Planning Application 12/00359/EXT Bilston Town Bowling Club
Villiers Avenue Wolverhampton**

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

252

Resolved:

That the Interim Strategic Director of Education & Enterprise be given delegated authority to grant planning application 12/00359/VV subject to:

- (i) No objections from Sport England
- (ii) The receipt of a satisfactory mining risk assessment and no objection from The Coal Authority on this.
- (iii) A second Deed of Variation to tie in this renewal application with planning the permission 08/00911, the S106 Agreement and the first Deed of Variation.
- (iv) Any relevant conditions including
 - Provision of the replacement practice bowling green, re-configured car park and cycle parking in accordance with a time table to be submitted and agreed under the terms of the 106 Agreement.
 - Approval of external materials
 - Removal of permitted development rights for extensions and outbuildings on the bungalows.
 - Provision of boundary treatments as shown.
 - Landscape details and implementation
 - Details of floodlighting and a report to include appropriate measures to protect adjacent residential users from light spill from the bowling green floodlights.
 - Details of means of disposal of surface water.
 - Protection of tree during construction.
 - A sprinkler system for plots 1 & 2.
 - Hours of construction limited to 0800hrs to 1800hrs Mon-Fri; 0800hrs to 1200hrs Sat; no work on Sundays or Bank Holidays.
 - Submission of site investigation report into possible contamination on the site any implementation of any remedial measures recommended

**Planning Application 11/01153/FUL 16 Tynedale Crescent
Wolverhampton**

253

Resolved:

That Planning Application 11/01153/FUL be refused, for the following reasons:

1. The proposed conservatory would be detrimental to the outlook, amenity of the neighbouring property No.14 in terms of loss of daylight/sunlight.

2. The proposed two storey extension would significantly reduce the gap between No.16 and No.18 and by virtue of its design would be detrimental to the character and appearance of the application property and the wider street scene.
3. The proposal is contrary to saved UDP Policies D4, D6, D9 and SPG4. The proposal is also contrary to adopted BCCS Policy ENV3.

Planning Applications Determined Under Officer Delegation, Withdrawn etc (Appendix 76)

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 .

- 254 Resolved:-
That the report be received.

Planning Appeals (Appendix 77)

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.

- 255 Resolved:-
That the report be received.

A Flexible Approach to Section 106 Agreements - Update (Appendix 78)

The Interim Strategic Director Education and Enterprise submitted a report on the flexible approaches to agreements made under Section 106 of the Town and Country Planning Act 1990 between 13th January 2012 and 2nd April

- 256 Resolved:-
That the report be received

Thanks to the Chair

Members expressed their appreciation of the work done by Councillor Judith Rowley during the year as Chair of the Committee.