

MINUTES

meeting: **PLANNING COMMITTEE**

date: **26 June 2012**

PRESENT:-

Councillor Judith Rowley (Chair),
Councillors Banger, Bateman, Clarke Darke, Gwinnett, Hardacre,
Mrs Thompson and Yardley

OFFICERS IN ATTENDANCE:-

Delivery Directorate

L Cross - Solicitor
J Wright - Democratic Support Officer

Education and Enterprise Directorate

S Alexander - Head of Planning
M Gregory - Section Leader – Development Control
I Holliday - Section Leader – Development Control
A Murphy - Section Leader – Development Control
M Page - Section Leader - Transportation Strategy

Wolverhampton
City Council



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

30 **Apologies for Absence**

Apologies were received from Councillors Leach, Jones and Simkins

Declarations of Interest

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The following interests were declared:-

<u>Agenda Item No</u>	<u>Subject</u>	<u>Councillor/Officer</u>	<u>Interest</u>
6	Planning Application 12/00473/FUL Wolverhampton Wanderers Football Club Training Ground Off Douglas Turner Way Compton Park Wolverhampton	Hardacre	Personal
6	Planning Application 12/00217/FUL 33 Cranmere Avenue Wolverhampton	Yardley	Personal and Prejudicial

Minutes

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Resolved:-

That the minutes of the meeting held on 22 May 2012 be approved as a correct record

Matters Arising

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None

Schedule of Outstanding Minutes

34

Resolved:-

That the schedule of outstanding minutes be noted.

Planning Applications For Determination

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 12/00217/FUL 33 Cranmere Avenue
Wolverhampton**

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

35

Resolved:-

That Planning Application 12/00217/FUL be granted planning permission, subject to any appropriate planning conditions including the following:

- Materials;
- Restriction of windows to first floor side elevations

**Planning Application 12/00531/VV Woodville House 10 Upper
Green Wolverhampton**

Mr White spoke in opposition to the application.

Mr Taylor spoke in support of the application

36

Resolved:-

That Planning Application 12/00531/VV be granted, subject to appropriate planning conditions including the following:

- Hours of operation as now proposed
- Refuse stored as already approved;
- Cooking odours controlled as already approved.

**Planning Application 12/00448/FUL Land Adjacent To 41 Bulger
Road Wolverhampton**

Mr Onions spoke in support of the application.

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Resolved:-

That the Interim Strategic Director of Education and Enterprise be given delegated authority to grant Planning Application 12/00448/FUL, subject to:

- 1) Receipt of satisfactory coal mining risk assessment
- 2) No objections from The Coal Authority
- 3) Completion of a Section 106 agreement in respect of compensation for loss of open space, the expenditure of which is to be identified by Leisure Services
- 4) Any necessary conditions, including the following:
 - Submission of materials

- Sustainable drainage
- Operational hours during construction
- Contaminated land mitigation measures
- Section 106 agreement
- Boundary treatments

Planning Applications 12/00223/FUL and 12/00286/CON Land At Gordon Street, Vicarage Road And Raby Street, Wolverhampton

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Resolved:-

i) That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant Planning Application 12/00223/FUL subject to:

1) Negotiation and completion of the Section 106 Agreement for Phase 1 and the negotiation and completion of a S111 Agreement to secure the Phase 2 Section 106 Agreement as outlined in the Committee report. In total the two Section 106 agreements, for both phases, to include:

If viable:

- 25% affordable housing
- compensation for loss of open space (BCIS)
- a financial contribution to the enhancement of All Saints public open space (BCIS)
- various highway works and Traffic Regulation Orders
- a scheme for targeted recruitment and training,
- 10% renewable energy
- public art

If not viable:

A reduction in the requirements for public art, public open space and play contribution, public open space compensation, renewable energy and affordable housing, commensurate with the lack of viability demonstrated, with the reduced provision applying on a pro-rata basis to all houses ready for occupation within three years of the date of this Committee and the full contribution applying on a pro-rata basis to all those that are not ready for occupation at that time.

2) Any necessary conditions to include:

- Materials
- Landscaping implementation
- Boundary treatment
- Implement recommendations of noise report
- Measures to reduce impact of construction on residents, including no construction outside hours of 8-1800 Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
- Drainage
- Site investigation
- Site waste management plan
- Removal of permitted development rights for garages

ii) Delegated authority be given to the Interim Strategic Director for Education and Enterprise to grant Planning Application 12/00286/CON subject the following condition:

- Demolition shall not take place until a contract, including a timetable and methodology, for carrying out the demolition has been made and submitted to and agreed by the local planning authority or unless otherwise agreed in writing by the local planning authority.

Planning Application 12/00364/FUL Former Sports Ground Adjacent To Sunnyside Taylor Road Wolverhampton

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Resolved:-

That the Interim Strategic Director of Education and Enterprise be given delegated authority to grant Planning Application 12/00364/FUL subject to:

1. No overriding objections from Sport England.
2. The signing of a Section 106 Agreement to require a compensatory payment of £45,000 (BCIS indexed) for the loss of part of the sports pitch.
3. Any necessary conditions to include:
 - Refuse storage
 - Cycle / motorcycle storage and facilities for cyclists
 - Implementation of a landscaping scheme
 - Tree protection
 - No external lighting without prior approval
 - Drainage, including measures to keep water off the highway
 - Coal Mining – Investigation and remediation
 - Site waste management plan
 - 10% renewable energy generation
 - Boundary treatments
 - External materials
 - Noise attenuation
 - Contaminated land remediation
 - Car park, delivery and servicing plan
 - No external plant, vents etc without written approval.
 - Restriction to prevent future changes of use to B1(a) offices

Planning Application 12/00473/FUL Wolverhampton Wanderers Football Club Training Ground Off Douglas Turner Way Compton Park Wolverhampton

The Section Leader informed members of details of a revised wording to the recommendation.

Some Councillors expressed concern regarding creeping development at the site and the possible effect of light pollution.

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Resolved:-

i) That Planning Application 12/00473/FUL be granted subject to the following conditions:-

- receipt of further ecological information in respect of bats
- tree protection measures for the Oak tree
- hours of use of the floodlighting (not to exceed 18 hours per week and not to be used between 22.30hrs and 0800hrs)
- period of use (the floodlighting shall not be used April to October) unless the further bat survey indicates no effect on bats

ii) That a briefing note be sent to all members of the Committee on details of the latest position regarding negotiations on access to the Compton Park site

Planning Application 12/00587/TEL Street Record Duke Street Bradmore Wolverhampton

The Section Leader reported that since the report had been written strong objections had been received from the Transportation Section which indicated that the proposed equipment cabinet would reduce an already narrow footway to an unacceptable level making it difficult for pedestrians to pass safely. Consequently the recommendation was amended to refuse the application

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Resolved:-

That Planning Application 12/00587/TEL be refused for the following reasons:

The footpath at this point is only 1.7m wide and so the proposed cabinet is likely to create an obstruction to pedestrians and so a traffic hazard, contrary to UDP Policy AM15.

Planning Application 12/00453/RP 28 & 29 Stubbs Road Wolverhampton

The Section Leader reported details of a letter received from the applicant in support of the application

Mr Blackie spoke in support of the application.

Some Councillors stated that the site visit had been useful in assessing the impact of the windows that had been installed and felt that the UPVC windows detracted from the conservation area.

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Resolved:-

i) That Planning Application 12/00453/RP be refused for the following reasons:

The buildings occupy a prominent corner location within the Penn Fields Conservation Area. The UPVC windows that have been installed to replace the timber sash windows have an adverse impact on the character and appearance of the Penn Fields Conservation Area. The

replacement windows and the loss of the original sash windows and replacement with UPVC alternatives neither preserve nor enhance the character of the Penn Fields Conservation Area. Contrary to UDP saved Policies D9, HE3, HE4, and HE5. Also contrary to adopted BCCS Policies ENV2 and ENV3.

ii) That the Interim Strategic Director Education and enterprise be authorised to proceed with formal enforcement action by serving an Enforcement Notice requiring the removal of the UPVC windows and replacement with timber sash windows.

Consultation From Other Local Authorities For Committee Consideration

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.

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Resolved:-

That no objection be submitted to the proposed development

Planning Applications Determined Under Officer Delegation, Withdrawn etc

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 had been withdrawn by the applicant, or determined in other ways .

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Resolved:-

That the report be received.

Planning Appeals

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 received.