

MINUTES

meeting: **PLANNING COMMITTEE**

date: **11 September 2012**

PRESENT:-

Councillor Judith Rowley (Chair),
Councillors Banger, Clarke, Darke, Gwinnett, Inston, Leach
John Rowley, Mrs Thompson and Turner

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 Holiday - Section Leader - Development Control
G James - Service Manager - Transportation
A Murphy - Section Leader - Development Control

Wolverhampton
City Council



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

71 **Apologies for Absence**

Apologies were received from Councillors Hardacre and Yardley

Declarations of Interest

72 The following interests were declared:-

<u>Agenda Item No</u>	<u>Subject</u>	<u>Councillor/Officer</u>	<u>Interest</u>
6	Planning Application 12/00635/FUL 37 Dudley Walk Wolverhampton	Councillor Judith Rowley	Declarable Pecuniary Interest
6	Planning Application 12/00635/FUL 37 Dudley Walk Wolverhampton	Councillor John Rowley	Declarable Pecuniary Interest

Minutes

73 Resolved:-
That the minutes of the meeting held on 7 August 2012 be approved as a correct record

Matters Arising

74 None

Schedule of Outstanding Minutes

75 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 12/00635/FUL 37 Dudley Walk
Wolverhampton**

Having declared an interest Councillors Judith and John Rowley left the room and took no part in the consideration of this application.

Councillor Leach in the chair.

The Section Leader informed the Committee that since the agenda for the meeting had been published the applicant had amended the plans to remove the elements relating to the garage and the porch.

Dr Taylor in opposition to the application.

Mr Bhogal spoke in support of the application.

Councillors stated that they felt that their visit to the site had been very useful and on balance the application should be supported.

76

Resolved:

That planning application 12/00635/FUL be granted, subject to any appropriate conditions including:

- Matching external materials.
- Obscure glazed rear first floor study window.

Planning Application 12/00819/FUL Land At Greenock Crescent Parkfields

The Section Leader informed the Committee that since the agenda had been published details of the amendments required to improve security had been submitted and were satisfactory and therefore the recommendation could be amended to remove the requirement for them to be submitted.

77

Resolved:

That the Interim Director for Education and Enterprise to be given delegated authority to grant planning application 12/00819/FUL subject to:

- (i) The receipt of satisfactory bat surveys;
- (ii) Negotiation and completion of a Section 106 Agreement to include:

If viable:

- 25% of housing to be affordable
- Off-site POS and play facilities contribution of £158,732 (BCIS)
- 10% renewable energy
- Public art

If not viable:

(i) A waiver or reduction in planning obligations, commensurate with the lack of viability demonstrated, with the reduced requirement 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.

(ii) Any necessary conditions to include:

- Materials
- Acoustic trickle vents
- Follow up ecological survey
- Landscaping
- Further ground investigation

- Drainage
- Measure to mitigate impact of construction on local residents including no construction outside hours of 8-1800 Monday-Friday, 0800-1300
- Saturdays and at no times on Sundays or Bank Holidays
- Waste management plan
- Targeted recruitment and training

Planning Application 12/00923/FUL The Varsity Stafford Street Wolverhampton

The Section Leader informed the Committee that since the agenda had been published it had become apparent that details of the application had not been displayed on the council's web site for a sufficient period of time and therefore the recommendation should be amended to enable receipt of any additional comments on the application.

Mr Laws spoke in opposition to the application.

Some Councillors expressed sympathy for the views expressed by Mr Laws and felt that the usual requirements for the submission of information regarding the viability of the pub had not been sufficiently applied in relation to the application. However the benefits that would be gained from approving the application outweighed those concerns

78

Resolved:

That the Interim Director for Education and Enterprise to be given delegated authority to grant planning application 12/00923/FUL following the expiry of the consultation period and subject to no over-riding objections being received.

Planning Application 12/00003/FUL 84 Woodthorne Road South Wolverhampton

79

Resolved:

That planning application 12/00003/FUL be granted, subject to any appropriate conditions including:

- Submission of materials
- Sustainable drainage
- Operational hours during demolition and construction
- Landscaping and boundary treatments
- Remove permitted development for extensions (including dormer roof extensions)

**Planning Application 12/00765/FUL 275 Dunstall Road
Wolverhampton**

Councillors requested that the applicant be asked to relocate the external display of fruit and vegetables but that the request to do so should not be a condition applied to any permission.

- 80 Resolved:
That Planning Application 12/00765/FUL be granted, subject to the following condition:
- Hours of use for the doorway be restricted to 0800 to 2000 hours only.

**Planning Application 12/00857/FUL Wolverhampton University
Faculty Of Art & Design Building Molineux Street Wolverhampton**

- 81 Resolved:
That planning application 12/00857/FUL be granted

**Planning Application 12/00876/PA Street Record Stubbs Road
Wolverhampton**

- 82 Resolved:
That Prior Notice application 12/00876/PN be granted, subject to standard conditions:

**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 .

- 83 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.

- 84 Resolved:-
That the report be received.