

MINUTES

meeting: **PLANNING COMMITTEE**

date: **4 DECEMBER 2012**

PRESENT:-

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

OFFICERS IN ATTENDANCE:-

Delivery Directorate

L Delrio	-	Solicitor
S Soni	-	Democratic Support Officer
J Wright	-	Democratic Support Officer

Education and Enterprise Directorate

S Alexander	-	Head of Planning
M Gregory	-	Section Leader - Planning
I Holiday	-	Section Leader - Planning
G James	-	Service Manager - Transportation
A Murphy	-	Section Leader - Planning

Wolverhampton
City Council



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

124 **Apologies for Absence**

Apologies for absence were received from Councillor Yardley.

Declarations of Interest

125

<u>Agenda Item No</u>	<u>Subject</u>	<u>Councillor/Officer</u>	<u>Interest</u>
6	Planning Application 12/00899/RP 40 Gerrard Road Wolverhampton	Leach	Non Pecuniary – knows the applicant

Minutes

126

Resolved:-

That the minutes of the meeting held on 6 November 2012 be approved as a correct record.

Matters Arising

127

None

Schedule of Outstanding Minutes

128

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 12/01099/FUL Chestnut Cottage, Birchfield Avenue, Wolverhampton

The Section Leader informed the Committee that the objections to the application had been withdrawn.

129

Resolved:

That planning application 12/01099/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)

- Bin storage
- Provision and retention of car parking
- Tree protection measures
- Implementation of ecology/wildlife enhancement measures as shown
- Remove permitted development rights in respect of new windows in south facing flank wall of house on plot 4

Planning Application 12/01211/OUT 102 Coalway Road, Wolverhampton

Mr Bird spoke in opposition to the application.

Mr Kalsi spoke in support of the application.

Some Councillors expressed their strong opposition to the application

130

Resolved:

That Planning Application 12/01211/OUT be refused, for the following reasons:

1. The proposed dwellings would result in the unacceptable sub-division of the existing garden to this house, detracting from their setting, resulting in a form of development which would be out of keeping with the established pattern and spacious setting, detracting from the character and appearance of the existing street scene, locality and the setting of the neighbouring St Philip's, Penn Fields Conservation Area.

2. The proposed dwellings would, by reason of their height/bulk and position relative to the gardens at 104 Coalway Road and 98 Coalway Road; have an overbearing effect on the outlook presently enjoyed by these gardens.

Planning Application 12/00967/FUL 104 Church Street, Bilston, Wolverhampton

The Section Leader introduced the report and suggested that if the application was granted it should be subject to a condition restricting opening hours.

Mr Randhawa spoke in opposition to the application.

Mr Bennett spoke in support of the application.

Some Councillors felt there was a need to balance the concerns of existing traders in the area against the details of what was proposed. They felt that the application would appeal to a market that was not currently catered for.

131

Resolved:

That planning application 12/00967/FUL be granted subject to any appropriate conditions including

- Opening hours 7am – 11pm Monday to Saturday 8am – 11pm Sunday

Planning Application 12/00866/OUT Gunnebo UK Limited (Formerly Chubbs Safe Ltd), Woden Road, Wolverhampton

132

Resolved:

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00866/OUT subject to:

1. The receipt of a satisfactory Flood Risk Assessment
2. Completion of a Section 106 Agreement to include:

For the whole development
Targeted recruitment and training

If viable

- 25% affordable housing (70% social rent and 30% shared ownership)
- 10% on-site renewable energy
- Public art (1% of development costs)

If not viable:

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

3. Any necessary conditions to include:

- Submission of reserved matters
- Drainage
- Levels
- Boundary treatments
- Site waste management plan
- Construction management plan
- Landscaping implementation
- Provision and retention of car parking
- Contaminated land remediation
- Double or secondary glazing to be provided for all habitable rooms facing onto or at right angles to Woden Road
- Acoustically treated trickle vents for habitable rooms facing onto or at right angle to Woden Road
- Pedestrian links to the south (St Peter's Walk) and north-west Monsal Avenue)

**Planning Application 12/01284/EXT Treetops, Land On West
Corner Of Junction With M54/Stafford Road, Wolverhampton**

133

Resolved:

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/01284/EXT subject to:

1. Submission of an acceptable ecology survey.
2. Any necessary conditions to include:
 - Submission of reserved matters
 - Drainage (including implementation of agreed flood management proposals)
 - Levels
 - Boundary treatments (including access barriers)
 - Site waste management plan
 - Construction management plan
 - Landscaping implementation
 - Provision and retention of car parking
 - Contaminated land remediation
 - Tree Protection
 - External lighting
 - Public art
 - Cycle and motorcycle parking
 - Travel Plan
 - Car park management plan (to include details of signage and road marking)
 - Bin stores
 - Provision of a pedestrian and cycle route along the eastern and western site boundary
 - 10% Renewable energy
 - Targeted recruitment and training
 - Implementation of any necessary ecology/wildlife protection measures

**Planning Application 12/00296/FUL 43 Taylor Street,
Wolverhampton**

The Section Leader reported additional comments received from the Transport section regarding visibility splays and on street parking. Comments had also been received from Wolverhampton Civic Society regarding retention of original features and recording of the site. .

Ms Williams spoke in support of the application.

Some Councillors welcomed the application and the comments of the Civic Society about recording the historic aspects of the site prior to development taking place.

134

Resolved:

That planning application 12/00296/FUL be granted, subject to any appropriate conditions including:

- Submission of materials
- Sustainable drainage
- Operational hours during demolition and construction
- Landscaping and boundary treatments
- Contaminated land investigation
- Remove permitted development for the west flank wall of the converted factory unit
- Remove permitted development for the new garages
- Joinery details
- Interpretation plaque details
- Retention of chimney on existing dwelling
- Remove permitted development to replace windows and front door on the existing dwelling and former factory unit

Planning Application 12/00899/RP 40 Gerrard Road, Wolverhampton

Having declared an interest councillor Leach left the room and took no part in the consideration of the application.

- 135 Resolved:
That Planning Application 12/00899/FUL be granted planning permission, subject to any appropriate planning conditions.

Planning Application 12/01272/FUL82 High Street, Wednesfield

- 136 Resolved:
That planning application 12/01272/FUL be granted subject to the following conditions:
- Deliveries and Collection of Refuse – 0800 hours to 1800 hours – Monday to Saturdays and 0900 hours to 1800 hours – Sunday and Bank Holidays.
 - Opening Times: A minimum requirement opening hours should be limited to – 0700 hours to 2300 hours – Monday to Saturdays, and 0800 hours to 2300 hours – Sunday and Bank Holidays

Planning Application 12/00652/FULWentworth Lodge Residential Home, Wentworth Road, Wolverhampton

- 137 Resolved:
That planning application 12/00652/FUL be granted, subject to any appropriate planning conditions including the following:
- Matching Materials
 - Parking Areas
 - Cycle Parking
 - Restriction of working hours during Construction Phase
 - Closure of Pedestrian and Vehicular Access of Wentworth Road.
 - Details of boundary Treatment to Wentworth Road
 - Obscure glazing to those windows on the southern elevations.
 - Prior to Development the Vehicular and Pedestrian access from Wentworth Road, shall be closed off, the existing dropped kerb

made good, and to remain closed unless otherwise agreed in writing by the Local Planning Authority.

Planning Application 11/01198/FUL The Warstones Inn, Warstones Road, Wolverhampton

Some Councillors expressed their appreciation for the additional information supplied by the applicant since the application had been previously considered by the Committee.

138

Resolved:

That planning application 11/01198/FUL be granted planning permission, subject to any appropriate planning conditions including the following:

- Matching Materials
- Parking Areas (layout of disabled bay)
- Cycle Parking (six staff)
- Opening Hours
- Restriction of working hours during Construction Phase
- Restricted Servicing times
- Details on Ventilation System/Control of Noise, vibration and odour
- Acoustic Glazing Detail
- Maintenance of rear landscaping
- Bin Storage

Planning Application 12/01106/FUL Castlecroft Play Area, Castlecroft Avenue, Wolverhampton

Some Councillors expressed their opposition to the application.

139

Resolved:

That planning application 12/01106/FUL be refused for the following reasons-:

1. The design of the proposal is detrimental to visual amenity and is unacceptable in the streetscene, contrary to BCCS policy ENV3 and UDP policy D9.
2. The proposal would result in the loss of a major part of the existing area of public open space, to the detriment of the value of the remaining and would affect the visibility and the security of the children's play facility, and hence detract from the overall value of the recreation network in the Black Country. As such it is contrary to BCCS policy ENV6 & UDP Policy R3.
3. The proposal is likely to affect residential amenity in terms of noise and disturbance from the increased vehicular activity, contrary to UDP policy EP5.
4. There is no dedicated parking for cars, cycles, motorcycles and disabled parking, contrary to UDP policy AM12.

5. The proposal constitutes a centre use in an out of centre location. As such the proposal is not in a sustainable location and the applicant has failed to demonstrate that there will not be a serious adverse effect on the vitality and viability of nearby centres. The proposal is contrary to BCCS Policies CEN1, CEN2 and CEN6.

Planning Application 12/01249/FUL Telecommunications Equipment On MK Block, University Of Wolverhampton, Molineux Street, Wolverhampton

140 Resolved:
That planning application 12/01249/FUL be granted.

Planning Application 12/00924/VV 3 Raynor Road, Wolverhampton

The Section Leader reported that the applicant had indicated that there was no longer an intention to open the premises on Sundays

141 Resolved:
That Planning Application 12/00924/VV be granted subject to all previous and relevant conditions relating to planning approval 09/00179/FUL and the following conditions;

- Extended opening hours 0800-2300 hours Monday to Saturday subject to the flue being installed and operational and confirmed in writing by the local planning authority. With such written authority also agreeing to the commencement of the extended opening hours;
- No Sunday opening
- Flue to be painted a dark colour

Planning Application 12/01279/FUL Bradmore Working Mens Club, Church Road, Bradmore, Wolverhampton

142 Resolved:
That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/01279/FUL, subject to any necessary conditions and the expiry of neighbour consultation period.

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 .

143 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.

- 144 Resolved:-
That the report be received.

Consultations from Local Authorities

The Interim Strategic Director Education and Enterprise submitted a report on a consultation from South Staffordshire District Council on a planning application which was close to the boundary of the City. The report detailed the response to the consultation submitted by officers on behalf of the Council.

- 145 Resolved:-
That the report be received.