

# MINUTES

meeting: **PLANNING COMMITTEE**

date: **8 January 2013**

## **PRESENT:-**

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

## **OFFICERS IN ATTENDANCE:-**

### **Delivery Directorate**

L Delrio - Solicitor  
J Wright - Democratic Support Officer

### **Education and Enterprise Directorate**

S Alexander - Head of Planning  
I Holiday - Section Leader –Planning  
M Jones - Planning Officer  
A Murphy - Section Leader – Planning  
M Page - Section Leader Transportation  
T Podd - Planning Officer

**Wolverhampton**  
City Council



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

146      **Apologies for Absence**

Apologies for absence were received from Councillor Gwinnett

**Declarations of Interest**

147

<b><u>Agenda Item No</u></b>	<b><u>Subject</u></b>	<b><u>Councillor/Officer</u></b>	<b><u>Interest</u></b>
6	Planning Application Planning Application 12/01241/FUL	Councillor Leach	Non Pecuniary – Has been lobbied as ward councillor

**Minutes**

148

Resolved:-

That the minutes of the meeting held on 4 December 2012 be approved as a correct record

**Matters Arising**

149

None

**Schedule of Outstanding Minutes**

150

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 12/01241/FUL Land North Of Junction With New Street And Vernon Close And Land Between New Street And South Street Portobello Wolverhampton**

Mr Lloyd spoke in opposition to the application.

Ms J Wellings spoke in support of the application

Some Councillors expressed concern that part of the application site on which it was proposed to provide general practitioners surgery, pharmacy and a supermarket may not be the most appropriate use of the site. Some Councillors stated that they felt that housing would be a more appropriate use of that part of the site and that consideration of

the application should be deferred to enable the applicant to submit a revised application.

151

Resolved:-

That consideration of planning application 12/01241/FUL be deferred to enable the applicant to submit a revised application.

**Planning Application 12/01173/FUL Tettenhall Ambulance Station  
Regis Road Wolverhampton**

Ms Haywood spoke in opposition to the application.

Mr Che Dan spoke in support of the application

Some Councillors expressed concern about the potential impact the proposed development would have on traffic in the area, the size of the proposed flats and the adequacy of the proposed parking.

Officers informed the Committee that traffic flows on surrounding roads were good and the development would not have an adverse effect. The proposed parking on site met the councils standards as did the size of the individual flats.

152

Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/01173/FUL subject to:

(i) A Section 106 Agreement to include:

- Contribution for the provision/enhancement of off-site open space/play (BCCS indexed)
- Public art
- Management Company
- A scheme for targeted recruitment and training.

(ii) Any necessary conditions to include:

- Materials
- Large scale architectural details
- Levels (existing and proposed)
- Provision and retention of access road and car parking areas
- Cycle and motorcycle parking
- Landscaping implementation
- Further ground investigation
- Drainage
- Waste management plan
- 10% renewable energy
- Measure to mitigate impact of demolition and construction on local residents i.e. no construction or demolition outside hours of 0800-1800 Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
- Tree protection and replacement

**Planning Application 12/01239/FUL 29 Dudding Road  
Wolverhampton**

- 153 Resolved:-  
That planning application 12/01239/FUL be granted, subject to any appropriate conditions including:
- Matching materials

**Planning Application 12/01207/FUL 67 Himley Crescent  
Wolverhampton**

Mr Sidhu spoke in support of the application

- 154 Resolved:-  
That planning application 12/01207/FUL be granted, subject to any appropriate conditions including:
- Matching materials

**Planning Application 12/01329/FUL Land Opposite 14  
Sycamore Drive Wolverhampton**

Mr Coates spoke in opposition to the application.

Mr Bett spoke in support of the application

Some Councillors expressed concern about potential overlooking from the proposed houses of adjoining properties but were informed that the properties had been designed to reduce the possibility. Some Councillors expressed concern that the design of the houses would not fit in with those of the more traditional style properties in the neighbourhood.

- 155 Resolved:-  
That Planning Application 12/01329/FUL be granted, subject to any appropriate conditions including:
- Submission of materials and joinery details
  - Remove PD rights for introduction of further 1st floor windows
  - Details of boundary treatments
  - Tree protection measures during construction
  - Sustainable drainage measures
  - Hours of operation during construction

**Planning Application 11/00738/EXT 251 Parkfield Road  
Wolverhampton**

- 156 Resolved:-  
That the Interim Director of Education and Enterprise be given delegated authority to grant planning application 11/00738/EXT subject to:
1. The completion of a S106 agreement to secure:
    - Targeted recruitment and training

- A management company to carry out management and maintenance of communal areas
- Affordable housing, public open space/play contribution, and public art (BCIS indexed), 10% renewable energy on a pro-rata basis for each flat that is not ready for occupation within 3 years from the date of this Planning Committee meeting.

2. Any necessary conditions to include:

- External materials
- Landscaping (including tree protection and boundary treatments)
- Ground investigation and remediation
- Hours restriction during remediation and construction
- Noise attenuation
- Provision and retention of car parking areas
- Cycle and motorcycle parking
- Refuse storage
- Making good of redundant kerbs
- Gates to be a minimum of 6m from kerb line
- Amend road markings in accordance with new development
- Site waste management plan
- Drainage

**Planning Application 12/01411/FUL Telecommunications Equipment On MK Block University Of Wolverhampton Molineux Street Wolverhampton**

157

Resolved:-

That planning application 12/01411/FUL be granted

**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 .

158

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.

159

Resolved:-

That the report be received.

**Consultations from Local Authorities**

The Interim Strategic Director Education and Enterprise submitted a report on a consultation from Walsall Council on a planning application which was close to the boundary of the City. The report recommended that the Council express no objection to the application.

- 160 Resolved:-  
That the recommended response be endorsed

**Exclusion of Press and Public**

- 161 Resolved:-  
That in accordance with Section 100A (4) of the Local Government Act 1972, the press and public be excluded from consideration of the items of business in Part II of the Agenda, on the grounds that in view of the nature of the business to be transacted or the nature of the proceedings, exempt information falling within the paragraphs 1 and 6A of Schedule 12A to the Act]

**Further Enforcement Action at 42 Lower Prestwood Road**

The Committee considered a report which sought authorisation to take further enforcement action in relation 42 Lower Prestwood Road, Wednesfield

- 162 Resolved:-  
That, subject to the final approval by the Chair, Vice Chair and the Shadow Chair of any action to be taken, the Assistant Director of Regeneration be given delegated powers to undertake any action to expediently remedy the breach of planning control at 42 Lower Prestwood Road.