

MINUTES

meeting: **PLANNING COMMITTEE**

date: **5 February 2013**

PRESENT:-

Councillor Judith Rowley (Chair),
Councillors Banger, Clarke, Darke, Gwinnett, Hardacre, Inston, 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
M Jones - Planning Officer
A Murphy - Section Leader – Planning
M Page - Section Leader Transportation

Wolverhampton
City Council



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

163 **Apologies for Absence**

Apologies for absence were received from Councillor Leach.

Declarations of Interest

164 None declared.

Minutes

165 Resolved:-
That the minutes of the meeting held on 8 January 2012 be approved as a correct record.

Matters Arising

166 None.

Schedule of Outstanding Minutes

167 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

The Head of Planning informed Councillors of discussions that had taken place since the previous meeting with the applicant. The applicant had indicated that the scheme was not financially viable without the supermarket, pharmacy and the GP surgery. He reported receipt of an additional letter of objection and suggested that if the application were granted an additional condition relating to the phasing of building work be added.

Some Councillors expressed concern that the applicant had been unwilling to amend the application to provide housing on all the site and were also concerned that Walsall Council continued to object to the proposal.

Some Councillors felt that the application was an opportunity to develop a site that had been vacant for some years that was a key gateway to the city.

168

Resolved:-

That planning application 12/01241/FUL be granted subject to the following conditions:-

- Standard outline conditions (outline)
- Materials (full)
- Implement the recommendations of the flood risk assessment
- Implement the recommendations of the habitat survey
- Implement the recommendations of the mining report
- Ground remediation
- Existing and proposed levels
- Waste Management Plan
- Landscaping implementation
- Boundary treatments
- 10% renewable energy
- Supermarket:- No mezzanine floors/ no sub-divisions into smaller units/limit to deep discount retailer and net internal sales area not to exceed 990sqm, net internal sales area used for the display and sale of comparison goods not to exceed 150sqm
- Pharmacy only to be used as such and not for general retail use
- Pharmacy to be no more than 200sq.m
- Supermarket hours of opening and deliveries
- Details of plant and machinery
- No external shutters/obscuring of shop front windows
- Parking to be provided and retained
- Measures to preserve neighbour amenity during construction
- Servicing and refuse store details
- Cycle / motorcycle parking
- Targeted recruitment and training
- Travel Plans for supermarket and care home
- Highway improvements, to include appropriate surface treatment, signage and road markings along New Street
- No external storage for supermarket
- Sound attenuation fence along the Bridge Street, Dilloways Lane boundary and along the eastern boundary of 16 Dilloways Lane
- External Lighting
- Care Home: Habitable rooms acoustic insulation
- Phasing of development

Planning Application 11/01047/FUL 578 Parkfield Road And Land To The Rear Of 578 Parkfield Road Wolverhampton

169

Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/01047/FUL subject to:-

1. The receipt of a satisfactory Coal Mining Risk Assessment
2. Any necessary conditions to include:
 - Drainage
 - Levels
 - Landscaping and Boundary treatments (including details of retaining wall)
 - Provision and retention of car parking
 - External materials

- Cycle stores
- Bin stores
- Operational hours during demolition and construction
- Remove permitted development for extensions (including dormer roof extensions)
- Sprinkler system
- Contaminated land remediation
- Access from Parkfield Road to be widened prior to the commencement of works to construct the bungalows
- Noise insulation for windows facing onto Parkfield Road

Planning Application 12/00934/FUL F A Gill Factory Parkfield Road Wolverhampton

The Section Leader reported receipt of an additional letter of objection and a petition signed by 125 people objecting to the application.

Mr Bahara spoke in opposition to the application.

Some Councillors expressed sympathy for the views of residents about the operation of the site but suggested the issues raised could be addressed either directly with the company or through environmental health.

Following a question from a member of the committee the Section Leader undertook to investigate if air purifiers could be installed at the entrance and exit to the structure.

170

Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00934/FUL subject to:-

- (i) Receipt of no overriding objections from neighbours
- (ii) Relevant conditions to include only vehicles visiting the Gill's premises in connection with the abattoir use shall make use of the vehicle wash facility hereby approved.

Planning Application 12/00038/FUL Long Acres Public House Dilloways Lane Wolverhampton

The Planning Officer reported receipt of an additional 87 letters of objection.

Mrs Parton spoke in opposition to the application.

Mr Buray spoke in support of the application.

Councillor Page, ward member, spoke about the application.

- 171 Resolved:-
That consideration of the application be deferred to enable a site visit to be undertaken prior to the next meeting of the Committee and to enable further consideration of traffic issues.

**Planning Application 12/01337/FU The Pavilion Stafford Road
Wolverhampton**

- 172 Resolved:-
That planning application 12/01337/FUL be granted, subject to any appropriate conditions including:-
Equipment to be painted in green with three months.

**Planning Application 12/01429/FU 35 - 49 Lichfield Street
Wolverhampton**

- 173 Resolved:-
That planning application 12/01429/FUL be granted.

**Planning Application 13/00045/TR 1 Armstrong Drive
Wolverhampton**

- 174 Resolved:-
That application be granted, subject to the following conditions:-
- Tree felling works shall be undertaken in accordance with BS 3998: 'Tree Work Recommendations': 2010
 - Replacement planting shall consist of three English Oak and two Sweet Chestnut trees, planted at a height of 2.4 – 3 metres, before the end of this year.

**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.

- 175 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.

- 176 Resolved:-
That the report be received.