

MINUTES

meeting: **PLANNING COMMITTEE**

date: **9 APRIL 2013**

PRESENT:-

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

OFFICERS IN ATTENDANCE:-

Delivery Directorate

L Delrio - Senior Solicitor
J Wright - Democratic Support Officer

Education and Enterprise Directorate

S Alexander - Head of Planning
M Elliot - Planning Officer
A Murphy - Section Leader (Planning Applications)
M Page - Section Leader – Transportation
R Pitt - Senior Planning Officer

Wolverhampton
City Council



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

190 **Apologies for Absence**

Apologies for absence were received from Councillor Darke.

Declarations of Interest

191 None declared

Councillors John Rowley, Judith Rowley and Yardley all indicated that whilst they had written to the Planning Inspectorate in relation to planning appeal APP/D4635/A/12/2189959, which was to be considered as agenda item 6, they were aware that new information had been made available and they would set aside any previous views and consider the matter afresh. Consequently they would not be declaring any interest in the matter.

Minutes

192 Resolved:-

That the minutes of the meeting held on 5 March 2013 be approved as a correct record.

Matters Arising

193 None.

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 Applications 13/00085/FUL, 13/00086/FUL and 13/00087/FUL Gate Hangs Well Public House 128 Hurst Road Lanesfield Wolverhampton

Mr Rafferty spoke in opposition to the application.

Mrs Ram spoke in support of the application.

Some members of the Committee expressed concerns about the location of the proposed ATM on an elevation which was close to an alleyway which it was suggested could lead to potential crime. Councillors requested that officers discuss the issue with the applicant and Police crime prevention officers.

Councillors also requested additional conditions relating to the signage of the car park and to the provision of acoustic fencing in the service yard.

194

Resolved:-

- 1) That planning application 13/00085/FUL be granted planning permission subject to any appropriate conditions including
 - Landscaping and boundary treatments
 - Hours of opening
 - Hours of delivery
 - Windows shall not be obscured or blocked off.

- 2) That planning application 13/00086/FUL be granted planning permission subject to any appropriate conditions including
 - Planting and machinery noise levels.
 - Car park management strategy for service vehicles
 - Service yard security gate details
 - Provision of acoustic fencing in the service yard

- 3) That planning application 13/00087/FUL be granted planning permission subject to any appropriate conditions including
 - Parking layout implemented before occupation
 - Traffic Regulation Order extended prior to occupation
 - External lighting in accordance with submission
 - Car park management strategy for service vehicles
 - Car park signage

**Planning Application 13/00065/FUL 38 Trysull Gardens
Wolverhampton**

Mr Cox spoke in opposition to the application.

195

Resolved:-

That planning application 13/00065/FUL be granted subject to standard conditions.

**Planning Application 11/00627/OUT Jennie Lee Centre Lichfield
Road Wednesfield Wolverhampton**

196

Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/00627/OUT subject to the completion of a Section 111 Agreement to secure the Section 106 obligations which shall include:-

- For the development site as a whole:
 - 25% Affordable Housing (80% affordable rent and 20% shared ownership/shared equity)
 - Road Safety measures £20,000
 - Loss of Open Space (not playing fields) contribution £412,216
 - Management plan and commuted sum for maintenance of the on-site open space £139,200
 - Targeted recruitment and training
 - Management company for communal areas including any unadopted roads

- Thermal Solar panels for 7 dwellings to contribute towards the 10% of the estimated residual energy (£25,000)
- For all dwellings completed after 4 years of the date of this committee on a pro-rata basis:
 - Off-site open space and play contribution (£1699.64 per dwelling)
 - Canalside Improvements (£276.49 per dwelling)
 - Public Art (£741.93 per dwelling)
 - Residential Travel Plan (£750 per dwelling)
 - Renewable Energy (£1313 per dwelling)
- (i) Any necessary conditions to include:-
 - Limit maximum number of dwellings to 217
 - Floor plans of dwellings
 - Limit minimum area of open space to 1.6 hectares
 - Building recording prior to demolition
 - Site waste management plan
 - Follow-up badger survey (prior to commencement)
 - Bat boxes/bricks
 - Materials
 - Landscaping (including hard and soft features in the SUDs area)
 - Ecology Walkover and Phase 1 Habitat Survey
 - Acoustic Survey
 - Residential travel plan
 - Measures to protect residents during construction including hours of construction
 - Levels (existing and proposed)
 - Site investigation report
 - Tree survey and report
 - Tree protection measures
 - Drainage (including details of SUDs sufficient to reduce surface water flows back to equivalent greenfield rates)
 - Cycle Parking (apartments)
 - Refuse storage (apartments)
 - Boundary Treatment
 - Traffic calming.

**Planning Application 12/01267/FUL 48 Primrose Lane
Wolverhampton**

197

Resolved:-

That planning application 12/01267/FUL is granted planning permission, subject to any appropriate planning conditions including the following:

- Matching Materials
- Landscaping
- Parking Areas
- Restriction of working hours during Construction Phase
- Bin Storage
- Cycle Storage

- Visibility Splays including build outs
- Disposal of Surface Water.

Planning Application 13/00194/TEL Land At Junction With Bone Mill Lane And Crown Street Wolverhampton

- 198 Resolved:-
That prior approval of application 13/00194/TEL is given, subject to standard conditions.

Planning Application 13/00197/TEL Grass Verge Adjacent Bath Street Black Country Route Wolverhampton

- 199 Resolved:-
That prior approval of application reference 13/00197/TEL is given, subject to standard conditions.

Planning Application 13/00198/TEL Land To The Front Of Travel Inn Broadlands Wolverhampton

- 200 Resolved:-
That prior approval of application 13/00198/TEL is given subject to standard conditions.

Planning Application 13/00193/TEL Land Fronting Gate Hangs Well Public House Hurst Road Lanesfield Wolverhampton

Mr Rafferty spoke in opposition to the application.

- 201 Resolved:-
That prior approval of application reference 13/00193/TEL is given, subject to standard conditions.

Planning Application 13/00195/TEL Dudley Road Wolverhampton

- 202 Resolved:-
That prior approval of application reference 13/00195/TEL is given, subject to standard conditions.

Planning Application 13/00192/TEL Grass Verge At The Drove Way Wolverhampton

- 203 Resolved:-
That prior approval of application reference 13/00192/TEL is given, subject to standard conditions.

Planning Application 13/00216/TEL Grass Verge Adjacent Steelpark Way Wolverhampton

- 204 Resolved:-
That prior approval of application reference 13/00216/TEL is given, subject to standard conditions.

Planning Application 13/00202/TEL Junction Of Highfields Road & Bankfield Road Wolverhampton

- 205 Resolved:-
That prior approval of application reference 13/00202/TEL is given, subject to standard conditions.

Planning Application 13/00205/TEL Land Between Canal Bridge And Ex Railway Bridge Deans Road Wolverhampton

- 206 Resolved:-
That prior approval of application reference 13/00205/TEL is given, subject to standard conditions.

Planning Application 13/00206/FUL The Droeway Wolverhampton

- 207 Resolved:-
That planning application 13/00206/FUL be granted, subject to standard conditions.

Planning Application 13/00203/TEL Junction Overfield Drive And Black Country Route Wolverhampton

- 208 Resolved:-
That prior approval of application reference 13/00203/TEL is given, subject to standard conditions

Planning Application 13/00199/TEL Land Fronting Murco Filling Station Codsall Road Wolverhampton

- 209 Resolved:-
That prior approval of application reference 13/00199/TEL is given, subject to standard conditions.

Planning Application 13/00237/TEL Grassed Land Fronting 39-41 Birmingham New Road Wolverhampton

- 210 Resolved:-
That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant telecommunications notification 13/00237/TEL subject to no public objections raising new material planning considerations.

Planning Application 13/00239/FUL Grass Verge Outside The Copper Bowl Birmingham New Road Wolverhampton

- 211 Resolved:-
That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00239/FUL subject to no further public objections raising new material planning considerations.

Planning Application 13/00217/TEL Land East Of Junction With Manor Road Penn Road Wolverhampton

The Section leader reported receipt of additional letters of objection.

212 Resolved:-

That prior approval of application reference 13/00217/TEL is given, subject to standard conditions.

Planning Application 13/00240/TEL Land North Of Junction With Springhill Lane Penn Road Wolverhampton

213 Resolved:-

That prior approval of application reference 13/00240/TEL is given, subject to standard conditions.

Planning Application 13/00263/TEL Land At Willenhall Road Service Road Corner Of East Park Way Wolverhampton

214 Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority for prior approval of application 13/00263/TEL, to be given, subject to standard conditions and no public objections raising new material planning considerations.

Consideration of Whether to Contest a Planning Appeal

The Committee considered whether or to not contest a planning appeal regarding the requirement for a pedestrian crossing as part of planning application 12/000784/ful (proposed retail store on part of the Claregate Public House car park).

The Committee was informed that since the November meeting of the Committee, when the application was originally considered, work had been undertaken to identify a suitable location for the crossing. The proposed location for the crossing would require the removal of a mature beech tree. Consequently the proposal had been the subject of reconsultation. Thirteen responses had been received five of which related to the loss of the tree and five supported the provision of the crossing. Ward members, Tettenhall Planning Group and the Police had indicated their support for the provision of a crossing.

The Committee considered that the issue was finely balanced. Councillors felt that whilst the loss of the tree would be regrettable, the safety of pedestrians, especially children, was more important and a crossing should be provided. The Committee was of the opinion that the presence of the new shop would increase the numbers of pedestrians crossing the road from the park to the shop especially in the summer months. Consequently the Committee were unanimously of the opinion that the planning appeal should be contested.

- 215 Resolved:-
- 1) That the planning appeal be contested
 - 2) That a copy of the letter to the Planning Inspectorate be circulated to all members of the Committee.

**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 .

- 216 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.

- 217 Resolved:-
- That the report be received.