

# MINUTES

meeting: **PLANNING COMMITTEE**

date: **21 MAY 2013**

## **PRESENT:-**

Councillors Leach (Chair)  
Banger (Vice Chair) Darke, Gwinnett, Hardacre, Hodgkiss, Holdcroft,  
Inston, John Rowley, 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 Johnson - Planning Officer  
M Jones - Planning Officer  
A Murphy - Section Leader (Planning Applications)  
M Page - Section Leader – Transportation  
P Walker - Planning Officer

**Wolverhampton**  
City Council



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

1 **Apologies for Absence**

Apologies for absence were received from Councillor Mrs Thompson.

**Declarations of Interest**

2 Councillor Rowley declared a personal interest in Planning Application 13/00185/FUL 14 Ednam Road Wolverhampton as the application site was his doctor's surgery.

**Minutes**

3 Resolved:-

That the minutes of the meeting held on 9 April 2013 be approved as a correct record.

**Matters Arising**

4 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 Application 13/00185/FUL 14 Ednam Road Wolverhampton**

Dr Vij spoke in support of the application.

5 Resolved:-

That planning application 13/00185/FUL be granted in accordance with the details submitted and subject to any necessary conditions to include;

- Matching materials
- Construction hours restricted to 0800 to 1800 Monday to Friday and 0800 to 1300 Saturday, and at no time on Sundays or Bank and Public Holidays.
- Parking spaces marked out in accordance with the submitted plan.

**Planning Application 13/00180/FUL 17-25 Broad Street Wolverhampton**

6 Resolved:-

That planning application reference 13/00180/FUL is granted in accordance with the details submitted and subject to any necessary conditions to include;

- Submission of materials
- Architectural Details
- Scheme of acoustic insulation and ventilation

**Planning Application 13/00404/REM Land Bounded By The Staffordshire And Worcester Canal And Wobaston Road Wolverhampton**

7 Resolved:-

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/00404/REM subject to:

- (i) Completion of a s106 agreement to include for a financial contribution of £2.4 million to be made by Staffordshire County Council and Wolverhampton City Council which together form the i54 Development Partnership to the Highways Agency towards highway improvement works along the A449 Stafford Road between M54 motorway and the A5 at Gailey (“Stafford Road Corridor Improvement Scheme”).
- (ii) Any relevant conditions from 11/00973/VV.

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

8 Resolved:-

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

1. The completion of a S106 agreement to secure:

- Targeted recruitment and training
- Affordable housing, public art (BCIS indexed), 10% renewable energy on a pro-rata basis for all houses that are not ready for occupation within three years of the date of this Committee meeting.

2. Any necessary conditions to include:

- Submission of reserved matters
- Drainage
- Levels
- Boundary treatments

**Planning Application 13/00130/FUL Former Rough Hills Tavern Rooker Avenue Wolverhampton**

9 Resolved:-

That the Strategic Director for Education and Enterprise to be given delegated authority to grant planning application 13/00130/FUL subject to:

- (i) A Section 106 Agreement to include: 25% Affordable Housing £40,000 off-site open space/play contribution -BCIS indexed Public art A scheme for targeted recruitment and training 10% renewable energy

- (ii) Any necessary conditions to include:
- Materials
  - Levels
  - No gating of new road
  - Landscaping
  - Further ground investigation
  - Drainage
  - Construction waste management plan
  - Measure to mitigate impact of construction on local residents including no construction outside hours of 0800-1800 Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
  - Removal of permitted development rights

**Planning Application 13/00282/FUL Linthouse Inn Linthouse Lane Wolverhampton**

10

Resolved:-

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00282/FUL subject to:

(i). A Section 106 Agreement to include:  
Contribution for the provision/enhancement of off-site open space/play (BCCS indexed)

(ii). Any necessary conditions to include:

- Materials
- Boundary treatments
- Landscaping
- Drainage
- Remove permitted development rights for extensions and out buildings
- Contaminated land remediation
- 10% renewable energy
- Levels
- Construction waste management
- Measures to preserve the amenity of neighbours during construction

**Planning Application 13/00309/FUL 66 Oxley Moor Road Wolverhampton**

11

Members asked that the applicants be requested to mark out the parking spaces and a one-way system of traffic.

Resolved:-

That planning application 13/00309/FUL be granted subject to standard conditions to include;

- Restricted hours during construction

**Planning Application 13/00137/OUT Land Adjoining 133 Dunstall Hill Wolverhampton**

- 12 Resolved:-
- That planning application 13/00137/OUT is granted subject to any necessary conditions including:-
  - Site investigation
  - Contaminated land
  - No construction outside hours of 0800-1800 Monday – Friday, 0800-1800 Saturday and at no times on Sundays or Bank Holidays.  
Drainage Materials
  - Boundary treatment

**Planning Application 13/00363/FUL Communications Station Sutherland House Upper Vauxhall Wolverhampton**

- 13 Resolved:-  
That planning application 13/00363/FUL be granted.

**Planning Application 13/00350/TEL Land On South Corner Of Mount Road Penn Road Wolverhampton**

- 14 Resolved:-  
That the Strategic Director for Education and Enterprise be given delegated authority for prior approval of application 13/00350/TEL subject to standard conditions.

**Planning Application 13/00306/FUL Land To The Rear Of Fordhouse Road Industrial Estate Steel Drive Wolverhampton**

- 15 Resolved:-  
That planning application reference 13/00306/FUL be granted in accordance with the details submitted.

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

- 16 Resolved:-  
That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/00627/FUL subject to the signing of the development agreement to secure the planning 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

- 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)
- Targeted recruitment and Training
- 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 Applications Determined Under Officer Delegation, Withdrawn etc**

The 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.

- 17 Resolved:-  
That the report be received.

**Planning Appeals**

The 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.

- 18 Resolved:-  
That the report be received.

**The Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2013 Extensions To Dwellinghouses**

The Strategic Director Education and Enterprise submitted a report on amendments to the Permitted Development Order 2013 which would allow larger extensions to be added to dwelling houses

- 19 Resolved:-  
That the report be received.

**Exclusion of Press and Public**

- 20 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 6A and 7 of Schedule 12A to the Act].

**Approval For Further Direct Action (Enforcement)**

The Strategic Director Education and Enterprise submitted a report on actions in pursuit of previously agreed enforcement action and to seek authorisation to carry out further direct action.

- 21 Resolved:-  
That the Assistant Director of Regeneration be given delegated powers to authorise the execution of the direct action, option (ii), as detailed in the report, and carry out the works required by the enforcement notice in accordance with the power granted to the local planning authority under S178 of the Town and Country Planning Act.