

MINUTES

meeting: **PLANNING COMMITTEE**

date: **25 June 2013**

PRESENT:-

Councillors Leach (Chair)
Banger (Vice Chair) Darke, Gwinnett, Hodgkiss, Holdcroft, Inston,
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

A Carter - Planning Officer
S Alexander - Head of Planning
M Gregory - Section Leader
A Johnson - Planning Officer
A Murphy - Section Leader (Planning Applications)
M Page - Section Leader – Transportation

Wolverhampton
City Council



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

22 **Apologies for Absence**

Apologies for absence were received from Councillor Hardacre

Declarations of Interest

23 S Alexander and J Wright both declared a personal interest in Planning Application 13/00352/FUL 2 Pendeford Avenue as they worked with one of the speakers

Minutes

24 Resolved:-
That the minutes of the meeting held on 21 May 2013 be approved as a correct record

Matters Arising

25 None

Planning Applications For Determination

The 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 13/00352/FUL 2 Pendeford Avenue
Wolverhampton**

The Planning Officer informed the Committee of the receipt of a petition in support of the application and a letter of opposition. He also reported that the applicant had indicated that he was willing to accept additional conditions relating to the delineation of a smoking area at the front of the property.

Mrs Moulding spoke in opposition to the application.

Mr Morton spoke in support of the application

Some Councillors expressed their support for the application but expressed concerns regarding highway safety. Additional conditions relating to the provision of a boundary treatment at the front of the site were requested.

Some Councillors expressed their concerns regarding the effect of the proposal on neighbouring properties and on neighbouring businesses

- 26 Resolved:
That planning application 13/00352/FUL be granted planning permission subject to any appropriate conditions including those below;
- Hours of operation
 - Hours of delivery
 - No hot food to be served
 - No change of use to A3
 - No customers in the rear yard or on the 1st floor.
 - Refuse storage
 - Delineation of a smoking area
 - Boundary treatment
 - Marking out of car park

Planning Application 13/00043/DWF Our Lady And St Chads Roman Catholic School Old Fallings Lane Wolverhampton

- 27 Resolved:
That planning application 13/00043/DWF be granted planning permission subject to any appropriate conditions including those below:
- Details of specification for soil distribution
 - Details of cumulative lighting
 - Hours of use of the pitch (0800hrs – 2130hrs Mon-Fri, 0800 – 1700hrs weekends and Bank Holidays)
 - Hours of operation of lighting (0800hrs – 2200hrs Mon-Fri, 0800 – 1730hrs at weekends and Bank Holidays)
 - Landscaping (planting details)
 - Construction method statement
 - Hours during construction
 - Ecology recommendations – Bat/bird boxes
 - Community Use Agreement
 - Fencing

Planning Application 13/00272/FUL 47 Sabrina Road Wolverhampton

The Section Leader reported that Seven Trent had confirmed that they had no objection to a build over agreement and an additional condition would be proposed regarding a build over agreement for the sewer.

Mr Humphries spoke in opposition to the application.

Mr Jenkins spoke in support of the application

- 28 Resolved:
That planning application 13/00272/FUL be granted subject to any necessary conditions including:
- Matching materials
 - No use of the flat roof as a balcony
 - Build over agreement for the sewer

**Planning Application 13/00442/RC Orchard House Nursing Home
16 - 18 Riley Crescent Wolverhampton**

Mr Holliman spoke in opposition to the application.

Mr Sehdeva spoke in support of the application

Following a question from a Councillor it was confirmed that the Conservation Officer had no objection to the proposal.

29

Resolved:

That planning application 13/00442/RC be granted planning permission subject to any necessary conditions, to include:

- Large scale drawings of the proposed windows
- Submission of materials
- Cycle and motorcycle parking
- Boundary treatments
- External lighting
- Bin stores
- Parking area provided and retained
- Details of visibility splays
- No vents, flues etc on the exterior of the building
- Layout and maintenance of communal open space
- Ventilation system
- Scheme for odour control
- Hours for deliveries
- Landscaping details
- No-dig construction scheme
- Access point
- Bollards installed before occupation
- Pedestrian route to be in place before occupation
- Tree protection measures
- Hours of construction

**Planning Application 12/00385/FUL Land To The East Of
Ettingshall Road And Ward Street, Ettingshall Bilston**

The Head of Planning informed the Committee that the application now proposed 209 houses and 22 flats and confirmed that most of the houses were 3 and 4 bedroomed.

30

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00385/FUL subject to:

- (i) Negotiation and completion of a Section 106 Agreement to include (all sums to be BCIS indexed from 01.01.13):

For the whole site:

- Phasing
- Targeted recruitment and training
- Remediation & ground preparation of public open space
- Public open space (including play) contribution - £730,807
- Public open space commuted sum - £171,719
- Play facilities commuted sum - £117,480
- Provision and maintenance of communal open space & landscape buffer
- Infilling of railway cutting
- Railway cutting contribution - £936,199
- Railway cutting commuted sum - £234,420
- Mitigation for loss of railway cutting nature conservation
- Reconfiguration of school playing fields
- Highways contribution - £60,000
- TRO contribution - £6,000
- Closure of Ward Street canal bridge to motorised traffic
- Management company
- Travel plan

If viable:

- 25% affordable housing canalside enhancement
- public art 1%
- 10% renewable energy

If not financially viable:

A deferment in the requirements for affordable housing, canalside enhancement, public art and renewable energy, commensurate with viability. The deferment applying on a pro-rata basis to all dwellings ready for occupation within three years of the date that a lack of viability is demonstrated. The deferred requirements to be added to the requirements relating to all houses that are not ready for occupation within that period.

(ii) The following conditions:

- Standard outline conditions
- Levels
- Materials
- Drainage
- Noise attenuation
- Ground remediation
- Tree survey and stability scheme
- Remediation measures
- Existing and proposed levels
- Waste management plan
- Landscaping
- Boundary treatments
- Measures to reduce impact of construction on residents
- Implement recommendations of the habitat survey
- Implement recommendations of coal mining risk assessment

**Planning Application 13/00100/FUL Heath Park High School
Prestwood Road Wolverhampton**

The Planning Officer reported receipt of an additional letter of objection and of proposed revised conditions relating to the provision of an acoustic fence and restrictions on the hours of use of the multi-use games area.

Mrs Ravenscroft spoke in opposition to the application.

Mr Selkirk spoke in support of the application.

Councillors expressed their support for the principle of rebuilding of the school but expressed their concerns about transportation issues, the proximity of New Cross Hospital, the four storey elements of the building, the cramped nature of the site in relation to neighbouring properties and the lack of outside space. There was acknowledgement that this was an existing school constrained by the limitations of the site. Councillors expressed their very strong concerns about the design of the exterior elevations.

- 31 Resolved:
That consideration of Planning Application 13/00100/FUL be deferred to enable the applicant to reconsider the areas of concerns raised by the Committee.

**Planning Application 13/00112/FUL Former Promise House
Stafford Road Wolverhampton**

- 32 Resolved:
That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00112/FUL subject to:
1. 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)
- Off-site open space and/or play contribution Up to £132,492.22 (BCIS indexed from January 2013) dependent upon local need.
- 10% on-site renewable energy

- Public art (1% of development costs)

If not viable:

A reduction in affordable housing, off-site open space and play contribution, renewable energy and public art, 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 that a lack of

financial viability is demonstrated and the full requirement applying on a pro-rata basis to all those that are not ready for occupation at that time.

2. Any necessary conditions to include:

- Drainage
- Levels
- Boundary treatments
- Site waste management plan
- Measures to protect the amenity of neighbours during construction
- Landscaping
- Provision and retention of car parking
- Contaminated land remediation
- Cycle/motorcycle parking
- Bin stores
- External materials
- Acoustic attenuation
- Ventilation
- Tree protection
- Car park gate details

**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 had been determined following previous resolutions of Planning Committee, or had been withdrawn by the applicant, or determined in other ways .

- 33 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.

- 34 Resolved:-
That the report be received.