

Planning Committee

Minutes – 3 September 2013

Attendance

Members of the Committee

Cllr Leach (Chair)

Cllr Banger (Vice Chair)

Cllr Darke

Cllr Gwinnett

Cllr Hardacre

Cllr Hodgkiss

Cllr Inston

Cllr John Rowley

Cllr Turner

Cllr Mrs Thompson

Cllr Yardley

Staff

S Alexander

L Delrio

M Elliott

T Homfray

A Johnson

M Page

P Walker

J Wright

Head of Planning

Senior Solicitor

Planning Officer

Planning Officer

Planning Officer

Section Leader – Transportation

Planning Officer

Democratic Support Officer

Apologies

Apologies for absence were received from Cllr Holdcroft

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

1 **Declarations of interest**

Councillor

2. **Minutes of the previous meeting**

Resolved:

That the minutes of the meeting held on 30 July 2013 be approved as a correct record and signed by the Chair.

3. **Matters arising**
There were no matters arising.

DECISION ITEMS

Applications for Determination

- 4 **Planning Application 13/00506/FUL East Park Primary School
Hollington Road Wolverhampton**

Resolved:

That planning application 13/00506/FUL be granted subject to any appropriate conditions including:

- Materials - RAL 6005 Dark Green.

- 5 **Planning Application 13/00508/FUL 173 Wellington Road
Wolverhampton**

Some Councillors expressed strong concerns about the impact of the development on traffic movements and on parking

Resolved:

That planning application 13/00508/FUL be refused for the following reasons;

- Effect on highway safety and movement
- Detrimental effect on movement of vehicles and pedestrians

- 6 **Planning Application 13/00564/FUL 3 Mount Pleasant Pennwood Lane
Wolverhampton**

Miss Price spoke in opposition to the application

Resolved:

That planning application 13/00564/FUL be granted subject to standard conditions

- 7 **Planning Application 13/00575/FUL 9 High Street Tettenhall
Wolverhampton**

Mr Robinson spoke in opposition to the application

Mr Ellson spoke in support of the application

Some Councillors expressed concern about the impact of the development on the area and the number of food retailers, including hot food takeaway's in the area.

Resolved:

- i) That planning application 13/00575/FUL be deferred pending a site visit prior to the next meeting of the Committee
- ii) That officers clarify in the report to the next meeting the proposed opening hours of the premises

8 Planning Application 13/00616/FUL Coton Grange Residential Home Stockwell End Wolverhampton

Mr Biggs spoke in support of the application

Some Councillors expressed concern that the full planning history of the site was not detailed in the report

Resolved:

- i) That planning application 13/00616/FUL be deferred pending a site visit prior to the next meeting of the Committee
- ii) That officers include the full planning history of the site in the report to the next meeting

9 Planning Application 13/00621/FUL Land Adjacent To And Behind Wickes West Street Wolverhampton

The Head of Planning informed the Committee of the details of the numbers of letters and petitions of support and in objection which had been received.

Mr Taylor spoke in support of the application

Resolved:

That planning application 13/00621/FUL be granted subject to standard conditions.

10 Planning Application 13/00666/FUL 21 Castlecroft Lane Wolverhampton

Mrs Beech spoke in opposition to the application

Some Councillors expressed concern that the proposal would be intrusive and have a detrimental effect on the neighbouring property

Resolved:

That planning application 13/00666/FUL be refused for the following reasons

- Detrimental effect on the neighbours amenity

11 Planning Application 13/00767/FUL Open Space Behind 54 To 128 Thompson Avenue Wolverhampton

The Planning Officer informed the Committee that the neighbour consultation

period expired on 9th September. Three letters of objection and one letter of support had been received.

The Ecologist, Coal Authority and the Environment Agency had all indicated that they had no objection subject to conditions. There were no objections to the loss of the trees and the minor Highway adoption matter had now been resolved.

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00767/FUL subject to:

- (i) No overriding objections from Neighbours
- (ii) Negotiation and completion of a Development Agreement to secure:
 - a minimum of 30% affordable housing
 - various highway works including traffic regulation orders
 - targeted recruitment and training
 - management of communal areas
 - 6% renewable energy
- (iii) Any necessary conditions to include:
 - Materials
 - Landscaping
 - Boundary treatment (including car park access gates)
 - Measures to reduce impact of construction on residents, including no construction outside hours of 0800-1800 in including Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
 - Drainage
 - Site investigation and remediation
 - Site waste management plan
 - Levels
 - Travel plan
 - Treatment of mine shafts
 - Ecological protection measures for bats and birds
 - Development in accordance with the Flood Risk Assessment.
 - Construction management plan

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Planning Application 13/00654/FUL The Warstones Inn Warstones Road Wolverhampton

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00654/FUL subject to:

- (i) Negotiation and completion of a S106 Agreement to secure:
 - Public open space contribution up to £102,370.04 (BCIS indexed) dependent upon local need

- Management company for communal spaces
- (ii) Any necessary conditions to include:
 - Materials
 - Landscaping
 - Boundary treatments
 - Construction management plan
 - No construction outside hours of 0800-1800 including Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
 - Drainage
 - Tree protection measures
 - Targeted recruitment and training
 - 10% renewable energy
 - Replacement street trees

13 **Planning Application 13/00497/FUL Playing Fields Adjacent To And Behind Hilton Hall Community Centre Hilton Road Wolverhampton**

The Planning Officer informed the Committee of the details of the numbers of letters and petitions of support and in objection which had been received

Mr Stokes spoke in support of the application

Some Councillors expressed support for the application which they felt would be very beneficial for the area.

Resolved:

That planning application 13/00497/FUL be granted subject to any appropriate conditions including;

- Sustainable drainage
- External materials
- No external lighting
- Erection of a ball catch fence between the football pitch and the boundaries with rear gardens of 123 to 149 Hilton Road

14 **Planning Application 13/00590/FUL Land Adjacent 82 White Oak Drive Wolverhampton**

The Planning Officer informed the Committee of the relevant of the relevant policies in the UDP and the status of the Local Neighbourhood Plan and the varying weight which could be given to these plans and policies and the need to make a decision on this this basis.

Ms Coleman spoke in opposition of the application

Mr Baylis spoke in support of the application

Some Councillors expressed their concern at the potential loss of open space

in the area, the importance of the views of residents, the effects on wildlife and of the Local Neighbourhood Plan.

Resolved:

That Planning Application 13/00590/FUL be granted, subject to the following conditions:

- Submission of materials
- No side windows at first floor level (removal of permitted development rights)
- Operational hours during the construction phase.

15 **Planning Application 13/00573/FUL Grassed Area Fronting Flats At 53 - 63 Newey Road And 499 - 509 Griffiths Drive Wolverhampton**

Resolved:

That planning application 13/00573/FUL be granted, subject to any appropriate conditions including those below;

- Sustainable drainage/materials

INFORMATION ITEMS

16 **Planning Applications Determined Under Officer Delegation, Withdrawn etc**

Resolved

That the report be received

17 **Planning Appeals**

Resolved

That the report be received