

Planning Committee

Minutes – 30 July 2013

Attendance

Members of the Committee

Cllr Leach (Chair)

Cllr Banger (Vice Chair)

Cllr Darke

Cllr Gwinnett

Cllr Hardacre

Cllr Inston

Cllr John Rowley

Cllr Turner

Cllr Mrs Thompson

Staff

A Carter

S Alexander

L Delrio

M Elliott

A Johnson

M Page

R Sahota

P Walker

J Wright

Planning Officer

Head of Planning

Senior Solicitor

Planning Officer

Planning Officer

Section Leader – Transportation

Planning Officer

Planning Officer

Democratic Support Officer

Apologies

Apologies for absence were received from Cllrs Hodgkiss Holdcroft and Yardley

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

2. **Declarations of interest**

Councillor Hardacre declared a non pecuniary interest in Planning Application 13/00100/FUL Heath Park High School, Prestwood Road, Wolverhampton as he was a governor of the school and a Director of the Central Learning Partnership Trust

3. **Minutes of the previous meeting (25 June 2013)**

Resolved:

That the minutes of the meeting held on 25 June 2013 be approved as a correct record and signed by the Chair.

4. **Matters arising**

There were no matters arising.

DECISION ITEMS

Applications for Determination

5. **Planning Application 13/00588/OUT Land Between Black Country Route, Railway Drive, Bilston, Wolverhampton**

The Planning Officer informed the Committee of the receipt of one additional letter of objection and one letter in support of the application.

Mr Glendhill spoke in support of the application

Some Councillors expressed their concerns about the application. Particular concern was expressed about the lack of amenity space, insufficient parking spaces, poor design, height of the building, the safety of any children who were residents and the lack of consideration given by the applicant to the views of nearby residents.

Resolved:

That the planning application 13/00588/OUT be refused for the following reasons:

- Poor design
- Lack of parking
- Lack of amenity space

6. **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 receipt of three additional letters of objection.

Mr Beattie spoke in opposition to the application.

Some Councillors expressed concern at the potential impact of the development on the existing playing fields and felt that before a decision was made on the application members of the committee should have the opportunity to visit the site

Resolved:

That consideration of planning application 13/00497/FUL be deferred pending a site visit to be held prior to the next meeting of the Committee.

7 **Planning Application 13/00483/FUL Woodcroft House, Pennwood Lane, Wolverhampton**

Mr Singh spoke in support of the application

Some Councillors expressed their concerns about the potential effect of the proposed development on the Conservation Area

Resolved:

That planning application 13/00483/FUL be refused planning permission for the following reasons:

- Adverse impact on the street scene, neither preserving nor enhancing the character and appearance of the Conservation Area
- Detrimental to pedestrian and highway safety

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

Mr Mattox spoke in opposition to the application.

Some Councillors felt that before a decision was made on the application members of the Committee should have the opportunity to visit the site to enable them to understand the issues raised by Mr Mattox.

Resolved:

That consideration of planning application 13/00573/FUL be deferred pending a site visit to be held prior to the next meeting of the Committee

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

Having declared an interest Councillor Hardacre left the room and took no part in the consideration of this application.

The Head of Planning informed the Committee that since the previous meeting additional comments had been received from surrounding residents relating to

- The opening hours for community facilities
- Concerns about disturbance from people using the walkway to the rear of properties on Hazelwood Drive.
- Acoustic fence should be extended to back of No 2 Hazelwood Drive.
- Security concerns for Hazelwood Drive properties backing onto the walkway linking to the car park and sport block.
- The white parts of the building becoming dirty and grey.

- Light pollution to 1 Hazelwood Drive
- Concerns over noise disturbance from service road alongside 1 Hazelwood Drive.
- The removal of an urban street tree to create the new vehicular entrance from Prestwood Road.
- The distance between the car park on Coronation Road and the school would cause parents to drop children off at Prestwood Road causing congestion.
- The 3D images were misleading.

The Head of Planning also informed the Committee that two bat emergence surveys in July had identified no roosts and a third survey was scheduled for August.

Some Councillors expressed the view that whilst the revised design of the school was a significant improvement it would have an impact on nearby residents. Concerns were also expressed regarding potential parking problems once the school was opened. Councillors felt that the part of the site identified as potential future additional car parking should be included within the parking spaces when the development was carried out. Councillors also felt that more signage should be provided for the parking areas.

Officers suggested that in order to alleviate the potential parking issues a condition requiring a travel plan could be imposed

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00100/FUL subject to:

1) Satisfactory completion of bat emergence surveys during the optimum survey period May-September;

2) Conditions including:

- Landscape
- Acoustic fence
- Bin store details
- Energy centre details
- Cycle storage
- Details of Synthetic Sports Pitch including goal inlets and spectator area
- Hours of use of community sports facility 17.00 – 23.00 Monday to Friday 09.00 – 18.00 Saturdays, Sundays and Bank Holidays
- Hours of use of MUGA 08.00 to 20.30 Monday to Friday 09.00hrs to 16.00hrs Saturdays
- At no time on Sundays and Bank holidays.
- Drainage
- Site Investigation Works
- Traffic regulation orders
- Road safety features at Prestwood Road/Milton Road junction
- Recommendations from bat emergence surveys

- Provision of additional parking spaces
- Additional signage re parking
- Travel Plan
- Access road to be used for delivery purposes only

10 **Planning Application 12/00925/FUL Danescourt, Danescourt Road, Wolverhampton**

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00925/FUL subject to:

(i) Negotiation and completion of a S111 agreement to include:

- targeted recruitment and training
- a requirement to enter into a S106 agreement on transfer of the ownership of the land – the S106 to require management of communal areas and on a pro rata basis for all dwellings not ready for occupation by 4th January 2016, 25% affordable housing, 10% renewable energy and, public art.

(ii) Conditions to include:

- Materials
- Landscaping
- Boundary treatment
- Nature Conservation
- Drainage
- Site waste management plan
- Bin stores for the apartments
- Cycle and motorcycle parking for the apartments
- Measures to reduce the impact of construction of the development on local residents
- Realignment of the boundary wall to improve visibility
- Further bat survey required if development does not commence in 12 months

12 **Planning Application 13/00508/FUL 173 Wellington Road, Wolverhampton**

Some Councillors felt that before a decision was made on the application members of the Committee should have the opportunity to visit the site to enable them to understand the potential impact of the proposed development.

Resolved:

That consideration of planning application 13/00508/FUL be deferred pending a site visit to be held prior to the next meeting of the Committee

13 **Planning Application 13/00514/FUL The Bagot Arms, Newhampton Road West, Wolverhampton**

The Planning Officer informed the Committee that the applicant was currently negotiating to buy part of the site from the Council.

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00514/FUL subject to:

- 1) Tree survey
- 2) Confirmation of site ownership
- 3) Any appropriate conditions including:
 - Materials
 - Boundary treatments and landscaping
 - Refuse storage
 - Sound insulation scheme
 - Cycle parking
 - Opening hours and hours of delivery
 - CCTV scheme
 - The retail units shall remain individual and shall not be combined
 - Traffic Regulation Order for the cul-de-sac leading to the car park

INFORMATION ITEMS

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

Resolved

That the report be received

15 **Planning Appeals**

Resolved

That the report be received