



Planning Committee

Minutes – 1 October 2013

Attendance

Members of the Committee

Cllr Linda Leach (Chair)

Cllr Harman Banger (Vice Chair)

Cllr Claire Darke

Cllr Malcolm Gwinnett

Cllr Matthew Holdcroft

Cllr Keith Inston

Cllr John Rowley

Cllr Bert Turner

Staff

Stephen Alexander Head of Planning

Lisa Delrio Senior Solicitor

Martyn Gregory Section Leader

Alan Murphy Section Leader

Colin Noakes Planning Officer

Marianne Page Section Leader – Transportation

Phil Walker Planning Officer

John Wright Democratic Support Manager

Apologies

Apologies for absence were received from Cllr Michael Hardacre, Cllr Julie Hodgkiss, Cllr Mrs Wendy Thompson and Cllr Jonathan Yardley

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

1. **Chair's Announcement**

The Chair welcomed councillors and employees of South Staffordshire District Council who had come to observe the meeting.

2. **Declarations of interest**

Councillor Inston declared a non pecuniary interest in planning application 13/00506/FUL East Park Primary School, Hollington Road Wolverhampton as he knew the member of the public speaking on the application.

3. **Minutes of the previous meeting**

Resolved:-

That the minutes of the meeting held on 3 September 2013 be approved as a correct record and signed by the Chair.

4. **Matters arising**

There were no matters arising.

DECISION ITEMS

5. **Planning Application 13/00624/FUL Wightwick House, Wightwick Bank Wolverhampton**

The Section Leader informed the Committee that an ecological report had been received but it was considered to be inadequate as it made no reference to the site being in accent woodland or the impact on foraging bats. An amended heritage statement had also been received but it did not affect the recommendation in the report. The Fire Officer had indicated that use of a sprinkler system would be acceptable

Mr Lambert spoke in opposition to the application.

Mr Williams spoke in support of the application

Councillors expressed particular concern about the impact of the proposed development on the Listed Buildings and grounds of Wightwick Manor.

Resolved

That planning application 12/00624/FUL be refused for the following reasons:

- Adverse impact on the setting of the listed buildings; Wightwick House and Wightwick Manor and barns.
- Adverse impact on the character of the conservation area.
- Adverse impact on the setting of the grade II registered garden.
- Adverse impact on the enjoyment of the garden to Wightwick House.
- Loss of trees in an area of Ancient Woodland.
- Application not supported by an adequate ecological survey and report.
- Contrary to local planning policies and NPPF and all the policies of the BCCS and the UDP set out at section 13 above

6. **Planning Application 13/00586/FUL 53 Richmond Road Wolverhampton**

The Section Leader informed the Committee of an additional proposed reason for refusal relating to the loss of garden land to the existing dwelling.

Mr Allenza spoke in opposition to the application.

Mrs Porter spoke in support of the application

Some councillors expressed the view that the development would be back land development, out of character with the area, infill development and would be detrimental to the amenity of neighbouring properties.

Resolved

That planning application 13/00596/OUT be refused for the following reasons

- The proposed dwelling would result in a development which would detract from the established spatial character, form and pattern of development of which it would form a part. The proposal would produce a dwelling space which would appear cramped in its relationship to the surrounding properties. This would result in material harm to the existing locally distinctive spatial pattern, character and appearance of the area.
- The proposal would have an adverse effect on the outlook and sunlight of windows at No. 2 York Avenue.
- The proposal is therefore contrary to BCCS policies CSP4 & ENV3 and UDP policies D4 & D6, and the advice set out in SPG3.
- Loss of private garden land to the existing dwelling

7. **Planning Application 13/00506/FUL East Park Primary School, Hollington Road Wolverhampton**

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

Mr Beattie spoke in opposition to the application.

Some councillors expressed the view that the proposed fence would not be visually intrusive.

Resolved

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

- Materials - RAL 6005 Dark Green.

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

The Section Leader informed the Committee that an additional letter had been received relating to construction traffic.

Resolved

That planning application 13/00616/FUL be granted, subject to any appropriate conditions including:

- Matching materials
- Cycle parking provision for staff

9. **Planning Application 13/00757/FUL Impacta Ltd Oxford Street Bilston**

Mr James spoke in opposition to the application.

Some councillors expressed the view because there had been a history of neighbour complaints about the site the Committee should visit the site before determining the application.

Resolved

That consideration of planning application 13/00757/FUL be deferred to enable a site visit to be held prior to the next meeting of the Committee.

10. **Planning Application 13/00843/FUL 4 Richmond Drive Wolverhampton**

Mr Vaidya spoke in support of the application.

Resolved

That planning application 13/00843/FUL be granted subject to any appropriate conditions including:

- Matching materials

11. **Planning Application 13/00575/FUL 9 High Street Tettenhall**

Resolved

That planning application 13/00575/FUL be granted subject to any appropriate conditions including;

- Hours of opening 17.30-23.00 hours Monday to Sunday inclusive.
- Refuse storage details.
- Installation of extraction system to control the effects of cooking odours

12. **Planning Application 13/00751/FUL Site Of 12, 14 and 16 Pickwick Gardens and 21, 23 and 25 Copperfield Close, off Compton Park Wolverhampton**

Resolved

That the Strategic Director Education and Enterprise be given delegated authority to grant planning application 13/00751/FUL subject to the signing of a Deed of Variation to the existing Section 106.

13. **Planning Application 13/00814/FUL Bentley Bridge Retail Park Wolverhampton**

The Planning Officer informed the Committee that following discussions with the applicant some of the proposed conditions were no longer necessary, others had been amended and others had been added.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/00814/FUL subject to:

- (i) Negotiation and completion of a Unilateral Undertaking under Section 106 to:
 - Prevent for a period of five years beginning with the date of the completion of the Deed any existing retailer in Wednesfield Village

Centre or Wolverhampton City Centre from relocating to Bentley Bridge Retail Park unless they maintain that retail business at those premises or any other premises in that Centre for a period of three years starting with the date on which the Centre retailer begins retailing from Bentley Bridge Retail Park.

- Targeted recruitment and training

(ii) Any necessary conditions to include:

- Limit the total Use Class A1 retail floor space of the total area of buildings within the red line to no more than 16,435 sq.m gross external floor space
- Limit the total Use Class A1 retail mezzanine floor space that can be installed within unit B3 to no more than 1,084 gross internal area
- No additional mezzanine floor space within the red line other than the use class A1 retail mezzanine floorspace of up to 820sqm gross internal area within units C1b, C2/C3b and C3a, 1,261 sqm gross internal area within unit D2 and up to 1,084 sqm gross internal area within unit B3
- Limit the total use class A1 retail mezzanine floor space that can be installed within unit B3 to no more than 1,084 sqm gross internal area. The mezzanine floorspace cannot be installed until the works to subdivide unit B3 have been completed prior to these works commencing details of the layout including mezzanine floor space to be submitted for approval
- The gross internal area of unit D1 not to exceed 701 sq.m.
- No unit shall be used for the sale of food (convenience) goods, except where any form an ancillary part of the retail offer (but not restricting the operation of ancillary cafes)
- Unit D1 not to be used for the sale of food and drink to be consumed off the premises; clothing or footwear; cutlery, crockery or glass wear; jewellery, clocks or watches; books, toys or cameras or photographic equipment; pharmaceutical or beauty products other than where they are ancillary to the sale of the permitted goods
- Unit C1a only to be used as a public WC (sui generis use)
- With the exception of units B7, C1a and C1b no unit shall have a gross external area of less than 700 sqm. There shall also be no further subdivision of units D2, B7, C1a and C1b
- Unit B8 only to be used as a café restaurant (Use class A3)
- Unit B7 and C1b only to be used for uses A2, A3, A4, A5, D1 and D2
- Servicing arrangements for units D1 and D2
- Retention and management of car parking areas, servicing areas and landscaping
- Car park management plan
- Clear glazing for shop fronts
- Refuse storage
- Boundary treatments
- External flues for units B7 and C1b
- Site waste management plan for unit B3
- Cycle details
- 10% Renewable energy for unit B3 only

14. **Authorisation to serve a Section 215 Notice 24-27 Victoria Street Wolverhampton**

A report was submitted on a proposal that a notice be issued to require the proper maintenance of buildings that were within the Worcester Street Conservation Area.

Resolved

That a notice under Section 215 of the Town and Country Planning Act 1990 be issued requiring the proper maintenance of land comprising buildings at 24 – 27 Victoria Street, Wolverhampton