



Planning Committee

Minutes – 7 January 2014

Attendance

Members of the Committee

Cllr Linda Leach (Chair)	Cllr Julie Hodgkiss
Cllr Harman Banger (Vice Chair)	Cllr Keith Inston
Cllr Claire Darke	Cllr Mrs Wendy Thompson
Cllr Malcolm Gwinnett	Cllr Bert Turner
Cllr Michael Hardacre	

Staff

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Bryn Heywood	Transportation Officer
Ragbir Sahota	Planning Officer
Phillip Walker	Planning Officer
John Wright	Democratic Support Manager

Apologies

Apologies for absence were received from Cllr John Rowley and Jonathan Yardley

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

- 1. Declarations of interest**
Councillors Harman Banger, Claire Darke, Michael Hardacre, Julie Hodgkiss, Keith Inston and Linda Leach all declared a non pecuniary interest in agenda item 8 Planning Application 13/01042/FUL 423, 423A and 424 Dudley Road, Wolverhampton as the applicant was a fellow Labour councillor.
- 2. Minutes of the previous meeting**
Resolved:-
That the minutes of the meeting held on 3 December 2013 be approved as a correct record and signed by the Chair.
- 3. Matters arising**

There were no matters arising.

DECISION ITEMS

4. Planning Application 13/00779/FUL 24 Hanbury Crescent, Wolverhampton

Mr Bisla spoke in support of the application.

Councillors expressed concerns about the size of the proposal and the effect it would have on neighbouring properties.

Resolved

That planning application 13/00779/FUL be refused for the following reason:

The proposed extension and dormer window would, by reason of its scale, height, massing and position relative to the house on the adjoining property at No.25 Hanbury Crescent have an unacceptable overbearing impact, appear over dominant, reduce the amount of light/sunlight, on the outlook presently enjoyed by that house. It would also result in the loss of privacy to the same neighbour because of the proposed balcony and French doors to the bedroom. The proposal is therefore contrary to the provision of UDP policies D6, D7, D8, D9 and BCCS policies ENV3 and CSP4

5. Planning Application 13/00421/OUT 45 Rookery Road, Wolverhampton

Mr Smith spoke in opposition to the application

Mr Sedgemore spoke in support of the application

Councillors expressed concern about access to the site and the effect of additional vehicle movements from Bayliss Avenue on to Rookery Road

Resolved

That planning application 13/00421/OUT be refused for the following reason:

The proposed development would be detrimental to highway safety due to intensification of vehicle movements at the junction of Rookery Road (A4126) and Bayliss Avenue and the steep gradient of Bayliss Avenue.

6. Planning Application 13/01153/FUL The Warstones Inn, Warstones Road and Public Open Space to the rear (accessed from Rochford Grove and Buckley Road), Penn, Wolverhampton

The Planning Officer advised the Committee that since the report had been written three additional letters of objection and one letter expressing no objection had been received. The Committee was also informed that cabinet had declared the public open space surplus to the Council's requirements. Amended plans showing wider car parking spaces had also been received. Consequently the recommendations had been amended. The Committee was

also advised that the closure of the public footpath would be subject to a separate legal process and consultation.

Mr Stokes spoke about the application

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/01153/FUL subject to:

1. A development/legal agreement to secure
 - Loss of POS compensatory payment of £102,370.04 (BCIS indexed)
 - 25% affordable housing
 - 10% renewable energy
 - Targeted recruitment and training
 - Management company for communal spaces
- 2.. Any necessary conditions to include:
 - Landscaping
 - Boundary treatments (including electronic gates for communal car parking area)
 - Measures to mitigate impact on neighbours during construction
 - Drainage
 - Tree protection measures
 - Replacement street trees
 - Contaminated land remediation
 - Levels

7 **Planning Application 13/01042/FUL 423, 423A and 424 Dudley Road, Wolverhampton**

Resolved

That planning application 13/01042/FUL be granted, subject to any appropriate conditions including:

- Matching materials.
- Adequate Ventilation System
- 423A Dudley Road shall be maintained as one unit and shall not be separated into individual units.
- Adequate fire warning systems to be provided at 423A Dudley Road which shall be maintained thereafter.
- Sufficient space for refuse bins shall be provided and maintained within the premises and not on the adjacent car park.

8 **Planning Application 13/01145/FUL Land adjacent to 34 Thorneycroft Lane Wolverhampton**

The Committee was informed that the application had been withdrawn from

this meeting.

DRAFT