



Planning Committee

Minutes – 4 March 2014

Attendance

Members of the Committee

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

Staff

Stephen Alexander	Head of Planning
Andy Carter	Planning Officer
Martyn Gregory	Section Leader
Nussarat Malik	Planning Officer
Lorraine Moses-Copeman	Senior Solicitor
Marianne Page	Section Leader – Transportation
John Wright	Democratic Support Manager

Apologies

No apologies for absence were received

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

1. **Declarations of interest**

Councillor Gwinnett declared a non pecuniary interest in agenda item 9 Planning Application 13/01262/FUL Former Sunbeam Factory, Paul Street, Wolverhampton as he knew the applicant.

Councillor Holdcroft declared a non pecuniary interest in agenda item 7 Planning Application 13/01231/FUL 59 Stubby Lane Wolverhampton as he knew the applicant.

Councillor Leach declared a non pecuniary interest in agenda item 6 Planning Application 14/00015/FUL 7 Rookwood Drive, Wightwick, Wolverhampton as she knew one of the residents of the street.

2. **Minutes of the previous meeting**

Resolved:-

That the minutes of the meeting held on 4 February 2014 be approved as a correct record and signed by the Chair.

3. **Matters arising**

There were no matters arising.

DECISION ITEMS

4 **Planning Application 13/01248/FUL 69 Mount Road, Penn Wolverhampton**

The Head of Planning reported receipt of amended plans which reduced the overall height of the proposed building by 20 centimetres.

Mr Gough spoke in opposition to the application.

A Councillor asked questions about the provision of on -site parking spaces and was informed that they were considered to be adequate.

Resolved

That planning application 13/01248/FUL be granted, subject to any appropriate conditions including:

- Submission of materials.
- Landscaping

5 **Planning Application 14/00015/FUL 7 Rookwood Drive, Wightwick, Wolverhampton**

The Section Leader reported an update to the recommendations regarding the inclusion of an additional reason for refusal relating to the loss of amenity space.

Mrs Squire spoke in opposition to the application.

Mr Quince spoke in support of the application.

Councillors expressed their opposition to the application which was felt to be overdevelopment.

Resolved

That planning application 14/00015/FUL be refused for the following reason:

1. The proposed extensions would, by reason of their height/bulk and position relative to the garden/house at 8 Rookwood Drive having an overbearing effect on the outlook presently enjoyed from the rear garden and house at No 8 Rookwood Drive, and therefore is contrary to UDP Policies: D7, D8, D9 and ENV3
2. The proposed extensions would by reason of their scale, lead to an overdevelopment of the site, providing inadequate useable amenity space for this enlarged detached dwelling and is therefore contrary to UDP Policies: D4,H6 and BCCS: ENV3.

6 Planning Application 13/01231/FUL 59 Stubby Lane Wolverhampton

Having declared an interest Councillor Holdcroft left the meeting and took no part in the consideration of the application.

Councillor Gakhil spoke in opposition to the application.

Councillors expressed concerns that if approved that application would generate additional parking problems and have a detrimental effect on nearby residential properties. Councillors noted that substantial number of local residents who were opposed to the application

Resolved

That planning application 13/01231/FUL be refused for the following reasons

The proposed hot-food takeaway use would be detrimental to residential amenity by virtue of additional noise disturbance from the additional vehicular traffic and pedestrian activity generated by the use particularly during unsociable hours would therefore be detrimental to the neighbouring properties. The proposal is contrary to the provisions of the Councils Unitary Development Plan, policies UDP B5, EP1, EP5 and SH14.

7 Planning Application 13/01125/FUL Block 10 – Land at junction of Victoria Square and Railway Drive Wolverhampton

The Planning Officer reported that an additional condition would be proposed relating to the details of how overhead wires for the Metro would be attached to the building.

Mr Gee spoke in support of the application.

Councillors welcomed the application and considered it would constitute an important development in the regeneration of the City.

Resolved

That planning application 12/01225/FUL be granted, subject to any appropriate conditions including:

- Materials to be submitted prior to above ground works

- External landscaping details to be submitted prior to above ground works
- Floorspace restriction setting out the maximum areas for each use class (A1/A2/A3/A4 and A5)
- Details of shop fronts prior to occupation
- Details of internal floor layouts prior to occupation
- Noise levels for plant and ventilation
- Construction Method Statement prior to commencement of development
- Hours of construction: 0800 to 1800 hrs Mondays to Fridays, and 0800 to 1300 hrs Saturdays, and at no time on Sundays or Bank and Public Holidays
- Covered cycle parking details prior to above ground works
- Targeted recruitment and training
- Fixing details for overhead Metro lines

8 **Planning Application 13/01262/FUL Former Sunbeam Factory, Paul Street, Wolverhampton**

Having declared an interest Councillor Gwinnett left the meeting and took no part in the consideration of the application.

The Planning Officer reported an amendment to one of the proposed conditions to correct the name of the street which would be subject of traffic calming.

Councillors welcomed the application and the redevelopment of a building which had been vacant for a number of years. A Councillor suggested that public art representing the history of the site be provided on open space next to the ring road.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/01262/FUL subject to:

- (i) The findings of the District Valuer the applicant entering into a Section 106 Agreement for the following:
 - Affordable housing at 25%
 - Off-site open space and play - £286,697
 - 10% Renewable energy
 - Public Art
- (ii) If the development is not fully financially viable:

A reduction in Section 106 requirements commensurate with the shortfall in viability of a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date
- (iii) Any appropriate conditions including:
 - Materials;
 - Window details;
 - Temporary window/facade covering details;

- Cycle and motorcycle storage;
- Bin stores;
- Residential travel plan
- Landscaping
- Car Park Management Plan
- Provision of car park spaces in relation to phased apartment delivery
- Traffic calming measures on Paul Street
- Traffic regulation order for one way system
- Amendment of existing traffic regulation orders
- Land contamination
- Details of multi-use games area
- Targeted recruitment and training