

## Attendance

### Councillors

Cllr Keith Inston (Chair)  
Cllr Anwen Muston (Vice-Chair)  
Cllr Alan Butt  
Cllr Celia Hibbert  
Cllr Mak Singh  
Cllr Jonathan Yardley  
Cllr Martin Waite  
Cllr Olivia Birch  
Cllr Roger Lawrence  
Cllr Phil Page  
Cllr Wendy Thompson

### Employees

Stephen Alexander	Head of City Planning
Tracey Homfray	Planning Officer
Jennifer Nicholds	Planning Officer
Vijay Kaul	Senior Planning Officer
Colin Noakes	Senior Planning Officer
Alisha Paul	Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Leonie Woodward	Lead Lawyer
Donna Cope	Democratic Services Officer

## Part 1 – items open to the press and public

*Item No.*    *Title*

**1        Apologies for absence**

Apologies for absence were received from Councillor Claire Simm.

**2        Declarations of interest**

Councillor Keith Inston, Chair of the Planning Committee, declared a non-pecuniary interest in respect of agenda item 10, application 19/00947/FUL, Mirage Youth Centre, Howland Close, Wolverhampton, WV9 5PY.

Councillor Olivia Birch declared a non-pecuniary interest in respect of agenda item 6, application 19/00391/OUT, Land East of 86 Arthur Street, Parkfield, Wolverhampton.

Councillor Mak Singh declared a non-pecuniary interest in respect of agenda item 11, application 19/01258/FUL, 11 Leighton Road, Wolverhampton, WV4 4AP.

**3 Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 12 November 2019 be confirmed as a correct record and signed by the Chair.

**4 Matters Arising**

There were no matters arising.

**5 19/01228/FUL - Land East of 150 Gorsebrook Road, Wolverhampton**

The Committee considered a report regarding 19/01228/FUL - Change of use to a gypsy and travellers transit site, providing temporary accommodation for travellers evicted from unlawful encampments. Works will include installation of a perimeter fence with security vehicle gate, a modular unit containing sanitary facilities, erection of a secure bin store, and installation of external lighting and CCTV.

Stephen Alexander, Head of City Planning, reported the following updates since the agenda had been published:

1. A further six letters of objection had been received and the reasons for the objections were summarised within the report.
2. The Urban Wildlife Trust had raised no objections to the application.

The Head of City Planning outlined the report and addressed all concerns that had been raised regarding the application.

He further stated that the condition on page 21 of the report regarding the maximum stay period was incorrect and should state 'Maximum stay period 14 days and no return within twelve months.'

Mr Naseem addressed the Committee and spoke in opposition to the application. He alleged that two Members of the Planning Committee had previously attended a Labour Group meeting where they had voted in support of the proposed plans. In the interest of fairness, he therefore requested that these Members be excluded from voting on this item.

In response to this, Councillor Keith Inston, Chair of the Planning Committee, confirmed that Members of the Planning Committee had voted in support of the consultation process not the application itself.

Stephen Alexander, Head of City Planning, responded to the statements made. He confirmed that the procedural issues had been raised outside of the Committee and

would be dealt with accordingly and advised members of the Committee to consider the material planning considerations.

Ms Michelle Caney addressed the Committee and spoke in support of the application.

Members of the Committee recognised the importance of securing a site and whilst some Members felt the proposals were acceptable, others expressed concern.

Resolved:

That planning application 19/01228/FUL be granted subject to any necessary conditions including:

- Consent temporary for a period of 12 months (from first occupation) in order to monitor the impact and level of use.
- Limit the use to use as a transit site for travellers who have been evicted from unauthorised encampments within the administrative area of Wolverhampton.
- Limit of use to 13 pitches.
- Planning permission expires should the site be sold to a third party.
- Management plan including limit of vehicles on site, vehicular gates to be locked, daily use cars to be parked off site etc.
- Parking layout.
- Landfill reports/recommendations including gas control system provision.
- Submission and implementation of landscaping.
- Sustainable drainage.
- Wildlife/biodiversity reports/recommendations.
- Boundary treatment.
- Tree protection.
- Construction method statement - delivery time for shipping container.
- Footway crossing.
- Motor mover.
- Materials.
- Lighting detail – including light spillage detail with respect to neighbours and wildlife.
- Bin stores.
- CCTV.
- Japanese Knotweed.
- Maximum stay period 14 days and no return within twelve months.
- Drainage.
- Manager to be on site 24/7 when occupied.

Meeting adjourned 14.35

Meeting reconvened 14.45

**6 19/00391/OUT - Land East of 86 Arthur Street, Parkfield, Wolverhampton**

The Committee considered a report regarding 19/00391/OUT - Outline Planning Permission for Residential Development (13No. dwellings indicative) Access to the site only.

Miss Clawery addressed the Committee and spoke in opposition to the application.

Having declared an interest, Councillor Olivia Birch left the meeting room whilst the application was considered.

Mr Andrew Lane addressed the Committee and spoke in support of the application.

Members of the Committee raised concerns regarding access and parking and felt the proposals were unacceptable.

Resolved:

That planning application 19/00391/OUT be refused for the following reason:

- Inadequate access and highway safety

Councillor Olivia Birch returned to the meeting

## 7 **19/01048/FUL - Aldi, Goldthorn Hill, Wolverhampton**

The Committee considered a report regarding 19/01048/FUL - Extension of existing food retail store (Class A1) with associated alterations to existing car parking, access, servicing & landscaping. The application includes the incorporation into the A1 site of 2 adjoining residential properties and part of the garden of a third.

Tracey Homfray, Planning Officer, reported that since the agenda had been published four letters supporting the application had been received.

Mr Ryley addressed the Committee and spoke in opposition to the application.

Tracey Homfray, Planning Officer, responded to the statements made and stated that should the application be granted, conditions would be in place to help reduce noise disturbance from construction and demolition.

Mr Latchem addressed the Committee and spoke in support of the application.

Members of the Committee raised concerns regarding noise disturbance from deliveries and construction work and requested that such disturbance be mitigated by way of condition.

Resolved:

Delegated Authority to Grant Planning Permission subject to a satisfactory coal mining report, and subject to the following conditions:

- Submission and Implementation of landscaping
- Sustainable Drainage
- Boundary Treatment
- Tree Protection
- Mitigate the impact of Construction
- Materials

- External Lighting
- Parking provision as shown, and to be provided before occupation/usage of the store/and maintained as parking
- Turning Area as Shown and to be provided before occupation/usage of the store
- Cycle and Motorcycle parking as shown and to be provided before occupation/usage of the store
- Electric Charging Points and to be provided before occupation/usage of the store
- Site Investigation Recommendations – Land Contamination and Landfill Gas
- Coal
- Hours of Opening
- Hours of Operation During Demolition/Construction
- Hours of Deliveries
- Restrict Audible Reversing Alarms, no engines left running whilst delivering/parked/or unloading or loading.
- Bin Storage
- Levels as approved plan
- Ventilation/Chiller/Compressors/Condensers/Fixed Plant
- Construction Management
- No external stacked storage (crates materials, waste, refuse)
- Retail floor Area not to exceed 1260m<sup>2</sup>, gross internal area and the net sales area shall not exceed 1692m<sup>2</sup>.

**8 19/00106/FUL - Land To The Rear Of 45 Rookery Road, Wolverhampton.**

The Committee considered a report regarding 19/00106/FUL - Erection of 8 apartments and 4 houses to include remedial, access works and landscaping.

Resolved:

That the Strategic Director Place be given delegated authority to grant planning application 19/00106/FUL subject to:

- (i) Section 106 Agreement to secure:
- Provision of 25% Affordable Housing on a pro-rata basis for each dwelling that is not ready for occupation on 4th December 2022
- (ii) Subject to any appropriate conditions including (but not limited to):
- External materials.
  - Levels.
  - Construction Management Plan (inc operational hours).
  - Land contamination and ground gas.
  - Intrusive site investigation (coal mining).
  - Drainage.
  - Landscaping.
  - Boundary treatments and retaining structures.
  - Electric charging points.
  - Renewable energy.
  - No external lighting without approval.

- Remove PD rights for rear extensions and dormers.
- No more than three dwellings to be occupied prior to Bayliss Avenue Road widening.
- 1.8m footway on both sides of widened road.
- Long-term Landscape Management Plan

9 **19/01105/FUL - Tudor Villa, Finchfield Gardens, Wolverhampton**

The Committee considered a report regarding 19/01105/FUL - Front, side and rear extensions, plus a dormer window in the rear roof space.

Mr Paul Pearson addressed the Committee and spoke in opposition to the application.

Mrs Sandeep Suniara addressed the Committee and spoke in support of the application.

Members of the Committee expressed concern with the scale and design of the rear extension and felt the proposals were unacceptable.

Resolved:

That planning application 19/01105/FUL be refused for the following reasons:

- Massing and impact on property next door.
- Design not in keeping with the conservation area.

10 **19/00947/FUL - Mirage Youth Centre, Howland Close, Wolverhampton, WV9 5PY**

Having declared an interest, Councillor Keith Inston left the meeting room whilst the application was considered and Vice Chair, Councillor Anwen Muston, chaired the item.

The Committee considered a report regarding 19/00947/FUL - Change of Use from former Youth Centre (D1) to Residential Children's Home (C2) with internal alterations to create nine bedrooms and other ancillary spaces.

Councillor Louise Miles addressed the Committee and spoke in opposition to the application.

Jennifer Nicholds, Planning Officer, responded to the statements made and explained that the concerns raised had been addressed.

Mr Mike Bates addressed the Committee and spoke in support of the application.

Resolved:

That planning application 19/00947/FUL be granted subject to any necessary conditions including:

- Detailed management scheme
- Limit number of children to six

- Up to date Flood Risk Assessment to overturn the Environment Agency objection
- Bin Storage
- Bike storage
- Electrical vehicle charging points

Councillor Keith Inston returned to the meeting and resumed his role as Chairman.

11 **19/01258/FUL - 11 Leighton Road, Wolverhampton, WV4 4AP**

The Committee considered a report regarding 19/01258/FUL - Retrospective application for raised terrace.

Having declared an interest, Councillor Mak Singh left the meeting room whilst the application was considered.

Mr Manni Jutla addressed the Committee and spoke in opposition to the application.

Mr Hardeep Singh addressed the Committee and spoke in support of the application.

Resolved:

That planning application 19/01258/FUL be refused for the following reasons:

- The raised terrace allows for overlooking of neighbouring gardens causing an unacceptable loss of privacy.