

Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Alan Butt
Cllr Celia Hibbert
Cllr Clare Simm
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
Martyn Gregory	Section Leader Planning
Gerwyn Owen	Professional Lead - Transport Development
Tim Philpot	Professional Lead - Transport Strategy
Jenny Davies	Section Leader Planning
Vijay Kaul	Senior Planning Officer
Alisha Paul	Planning Officer
Donna Cope	Democratic Services Officer
Jas Kaur	Democratic Services Manager
Stuart Evans	Solicitor

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were received from Councillor Mak Singh.

2 Declarations of interest

Councillor Olivia Birch declared a pecuniary interest in respect of agenda items 6 and 6A, applications 20/00163/FUL and 20/00164/LBC, 152 Goldthorn Hill, Wolverhampton, WV2 3JA.

3 Minutes of the previous meeting

Resolved:

That the minutes of the previous meeting held on 14 January 2020 be confirmed as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising.

5 19/01424/FUL - Slade Hill, Riches Street, Wolverhampton.

The Committee considered a report regarding 19/01424/FUL - Conversion of existing garages and alterations/extension to existing residential apartment block to create 6 additional residential apartments.

Mrs Bains addressed the Committee and spoke in opposition to the application.

Martyn Gregory, Section Leader Planning, responded to the statements made and stated that the proposal did not breach local or national planning guidance.

Councillor Muston proposed the recommendations and Councillor Butt seconded the recommendations.

Resolved:

That planning application 19/01424/FUL be granted subject to any necessary conditions including:

- External materials
- Construction management plan (including operational hours)
- Drainage
- Landscaping / tree provision / protection
- Boundary treatments
- Electric vehicle charging points
- Details of bin store / access arrangements
- Design and provision of cycle store / motorcycle parking
- Positioning of gates at access points
- Appropriate vehicular access width / visibility splay off Riches Street
- Provision / laying out of car park / disabled parking spaces

6 20/00163/FUL - 152 Goldthorn Hill, Wolverhampton, WV2 3JA

The Committee considered a report regarding 20/00163/FUL - Erection of an oak framed fully glazed summer house connected to the rear of an existing outbuilding. The report had been referred to Planning Committee as the applicant was a Member of the Council.

Having declared an interest, Councillor Olivia Birch did not take part in the consideration of the application.

Councillor Muston proposed the recommendations and Councillor Page seconded the recommendations.

Resolved:

That planning application 20/00163/FUL be granted subject to any necessary conditions including:

- Submission of all proposed external materials
- Tree protection measures
- External joinery details
- Drainage/guttering details
- Restrict use of building to be used as ancillary to main dwelling house and not as a separate residential unit.

6a 20/00164/LBC - 152 Goldthorn Hill, Wolverhampton, WV2 3JA

The Committee considered a report regarding 20/00164/LBC - Erection of an oak framed fully glazed summer house connected to the rear of an existing outbuilding. The report had been referred to Planning Committee as the applicant was a Member of the Council.

Having declared an interest, Councillor Olivia Birch did not take part in the consideration of the application.

Councillor Muston proposed the recommendations and Councillor Page seconded the recommendations.

Resolved:

That planning application 20/00164/LBC be granted subject to any necessary conditions including:

- Submission of all proposed external materials,
- External joinery details,
- Drainage/guttering details.

7 **20/00131/FUL - Land Adjacent To Forty Four Club, Corner of Birmingham New Road/Spring Road, Wolverhampton.**

The Committee considered a report regarding 20/00131/FUL - Erection of Costa Coffee Drive-Through (Use Class A1/A3).

Vijay Kaul, Senior Planning Officer, reported the following updates since the agenda had been published:

Paragraph 11.1 - The planning application number should read *20/00131/FUL*.

Paragraph 11.1 (i) bullet point two should read - An obligation on The Forty Four Club (and linked solely to their retained land edged blue) to use the receipts from the sale of the land edged red for the maintenance and refurbishment of the club house

and its facilities and the running of the Club (*specification and timescale to be agreed*).

Miss Jasdeep Gill addressed the Committee and spoke in opposition to the application.

Vijay Kaul, Senior Planning Officer, responded to the statements made and explained how the concerns raised had been addressed.

Further to this, Tim Philpott, Professional Lead, Transport Strategy, confirmed that the proposals were acceptable and would have no impact on the highway.

Mr David Green addressed the Committee and spoke in support of the application.

Vijay Kaul, Senior Planning Officer, responded to Councillor queries regarding litter and opening hours.

Councillor Page proposed the recommendations and Councillor Birch seconded the recommendations.

Resolved:

That the Strategic Director Place be given delegated authority to grant planning application 20/00131/FUL subject to:

(i) Section 106 Agreement to secure:

- £18,634.43 commuted sum for the Council to carry out off site woodland management/enhancement at Sedgmoor Park Millennium Forest, payable prior to commencement by the developer.
- An obligation on The Forty Four Club (and linked solely to their retained land edged blue) to use the receipts from the sale of the land edged red for the maintenance and refurbishment of the club house and its facilities and the running of the Club (*specification and timescale to be agreed*).

(ii) Subject to any appropriate conditions including (but not limited to):

- External materials.
- Levels.
- Construction Management Plan (inc operational hours).
- Scheme of remedial works (coal mining).
- Drainage
- Landscaping (hard and soft)
- Boundary treatments and retaining structures / embankment design
- Opening hours (6.30am to 10.00pm)
- Details of the type and location of external equipment (inc intercom)
- Retained trees protection measures
- Electric charging points.
- Car Parking / access implementation
- Cycle / motorcycle parking
- Bollards restrict access outside operational hours
- Close existing access and reinstate full height kerb

- No external lighting without approval.
- Accord with recommendations of ecology report
- Refuse management plan

8 20/00013/FUL - 23 Havisham Drive, Wolverhampton, WV3 9EB

The Committee considered a report regarding 20/00013/FUL - Proposed gym to rear of existing garage with guest bedrooms and bathroom within the roof space above and study extension.

Mr Arsh Ellahi addressed the Committee and spoke in opposition to the application.

Jenny Davies, Section Leader Planning, responded to the statements made and stated that due to the current situation of Covid-19 it was not safe for Members of the Planning Committee to visit the site.

Mr Otto Weijer addressed the Committee and spoke in support of the application.

Councillor Roger Lawrence raised concerns regarding the proposals and stated that he did not feel comfortable determining the application without visiting the site. He therefore proposed that the application be deferred to a future date when it was safe to conduct a site visit.

Councillor Inston, Chair of Planning Committee, seconded the proposal.

Resolved:

That planning application 20/00013/FUL - 23 Havisham Drive, Wolverhampton, WV3 9EB be deferred to a future Planning Committee subject to site visits.