

## Attendance

### Councillors

Cllr Keith Inston (Chair)  
Cllr Anwen Muston (Vice-Chair)  
Cllr Alan Butt  
Cllr Clare Simm  
Cllr Mak Singh  
Cllr Olivia Birch  
Cllr Roger Lawrence  
Cllr Phil Page  
Cllr Wendy Thompson

### Employees

Stephen Alexander	Head of City Planning
Phillip Walker	Senior Planning Officer
Megan Benbow	Planning Officer
Jenny Davies	Section Leader Planning
Vijay Kaul	Senior Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Jaswinder Kaur	Democratic Services Manager
Donna Cope	Democratic Services Officer
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 Jonathan Yardley.

2            **Declarations of interest**

There were no declarations of interest.

3            **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 2 June 2020 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **20/00015/RC - Chestnut Cottage, 23a Birchfield Avenue, Wolverhampton, WV6 8TE**

The Committee considered a report regarding 20/00015/RC - Variation of condition 2 (approved drawings) and removal of conditions 3 (Drainage), 4 (Boundary Treatments), 5 (External Materials) and 7 (Landscaping) of planning consent ref.18/00086/FUL which granted conditional approval for the: Demolition of Chestnut Cottage, 23a Birchfield Avenue and the erection of four, five bedroomed dwellings with garaging.

Gillian Hopkinson addressed the Committee and spoke in opposition to the application.

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

Resolved:

That planning application 20/00015/RC be granted subject to the following conditions:

- Implementation in accordance with the approved plans and details
- Implementation in accordance with approved drainage plans, boundary treatments, external materials and landscaping scheme
- Tree protection
- Car parking to be provided and retained
- Levels
- Hours of construction
- Construction Management plan
- Removal of permitted development for new windows and openings (unless shown on approved plans) in flank walls and roofs of approved dwellings
- Bathroom and WC windows to be obscurely glazed

6 **20/00361/FUL - Land south of Halfway House, 151 Tettenhall Road, Wolverhampton, WV3 9NJ**

The Committee considered a report regarding 20/00361/FUL - Erection of nine houses with car parking.

Councillor Mike Hardacre addressed the Committee and spoke in opposition to the application.

Phillip Walker, Senior Planning Officer, responded to statements made. He reassured Members that the concerns raised regarding wildlife, loss of trees and drainage had been addressed and were acceptable.

Councillor Page moved the recommendations and Councillor Lawrence seconded the recommendations.

Resolved:

That planning application 20/00361/FUL be granted subject to the following conditions:

- Materials
- Landscaping
- Tree protection measures
- Tree replacement
- Construction management plan
- Drainage
- Hours of construction to be between 0800 to 1800 Monday to Friday; 0800 to 1300 Saturday and at no time on Sundays or Bank and Public Holidays
- Boundary treatments (including details relating to the proposed alteration work to the Tettenhall Road wall)
- Structural stability report for Tettenhall Road wall
- Provision and retention of car parking and cycle/motorcycle parking
- Existing ground levels and proposed finished ground floor levels
- Bin stores
- Obscure glazing to be provided and retained thereafter, for bathrooms, WCs and other windows as indicated on approved plans
- No additional windows or openings (other than those shown on approved plans)
- Ecological protection measures; including clearance works to be carried out under the supervision of an ecologist
- External lighting
- Car park signage
- External materials
- Provision of “keep clear” road markets at Paget Road access
- Signage within site to direct residents and staff and customers of the businesses to turn left when exiting the site
- Provision of electric vehicle charging points

**7 20/00638/FUL - 23 Havisham Drive, Wolverhampton, WV3 9EB**

The Committee considered a report regarding 20/00638/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 advised that the proposals were acceptable.

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

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

Resolved:

That planning application 20/00638/FUL be granted subject to the following conditions:

- Matching materials
- Residential use only
- Not used as a separate dwelling

**8 20/00422/OUT - 13 Richmond Avenue, Wolverhampton, WV3 9JB**

The Committee considered a report regarding 20/00422/OUT - Proposals for one dormer bungalow on land to rear of 13 & 15 Richmond Avenue (access and layout to be assessed) (amended plans and description from two bungalows to one and a garage has been introduced).

Mr Sam Davis addressed the Committee and spoke in opposition to the application.

Mr Richard Taylor addressed the Committee and spoke in support of the application.

Megan Benbow, Planning Officer, responded to statements made and advised that the proposals were not acceptable.

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

Resolved:

That planning application 20/00422/OUT be refused for the following reasons:

- Overdevelopment of the plot which would be cramped in appearance and out of character.
- Inadequate private amenity space.
- Unacceptable overbearing impact and loss of outlook to Numbers 11 and 13 Richmond Avenue.
- Noise and disturbance from vehicular movements along the newly created drive which would have an adverse impact on neighbouring rear gardens of Numbers 13 and 15 Richmond.
- Failure to demonstrate that the layout of the proposed development could be achieved without having any adverse impact on the adjacent large mature trees.

**9 20/00674/FUL - Land Corner Of Ettingshall Road And Sweetbriar Road, Wolverhampton**

The Committee considered a report regarding 20/00674/FUL - Erection of 7 two-bedroom and 2 four-bedroom dwellings with associated landscaping and parking.

Vijay Kaul, Senior Planning Officer, reported that since the agenda had been published, details of the boundary to Thorne Street had been received. He outlined the proposed plans and stated they had not affected the recommendations within the report.

Councillor Page stated that the site, in its present condition, was a blot on the landscape and the proposed development would be beneficial for the area. He welcomed the report and moved the recommendations.

Councillor Muston seconded the recommendations.

Resolved:

That planning application 20/00674/FUL be granted subject to the following conditions:

- External materials
- Levels
- Construction Management Plan (inc operational hours)
- Land contamination and ground gas
- Detailed remediation scheme (coal mining)
- Drainage
- Landscaping / Replacement tree provision
- Tree protection measures for retained trees
- Ecological Mitigation and Enhancement
- Visibility Splays
- Implement access and parking
- TRO – Ettingshall Road
- Boundary/retaining treatments
- Electric charging points
- Renewable energy
- Remove PD rights for rear extensions and dormers
- Obscure glazing / top openers to side elevation windows
- Submission of a Passivhaus certification