

Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Olivia Birch
Cllr Alan Butt
Cllr Jasbinder Dehar
Cllr Celia Hibbert
Cllr Rashpal Kaur
Cllr Phil Page
Cllr Jonathan Yardley
Cllr Wendy Thompson
Cllr Andrew Randle

Employees

Stephen Alexander	Head of City Planning
Martyn Gregory	Section Leader
Tracey Homfray	Planning Officer
Marianne Page	Service Lead - Transportation Strategy
Phillip Walker	Senior Planning Officer
Gerwyn Owen	Professional Lead - Transport Development
Laleeta Butoy	Assistant Planner
Vijay Kaul	Senior Planning Officer
Sukwant Grewal	Trainee Planner
Stuart Evans	Solicitor
Donna Cope	Democratic Services Officer
Jas Kaur	Democratic Services Manager

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were received from Councillor Asha Mattu.

2 Declarations of interest

The following non-pecuniary interests were declared:

- Councillor Jas Dehar in respect of agenda item 8.
- Councillor Jonathan Yardley in respect of agenda item 7.
- Councillor Celia Hibbert in respect of agenda item 10.
- Councillor Olivia Birch in respect of agenda item 8.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 25 May 2021 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **21/00562/FUL - St Bartholomews Church Of England Primary School, Sedgley Road, Wolverhampton, WV4 5LG**

The Committee considered a report regarding 21/00562/FUL - New build Early Years building, expansion of School Hall, minor elevation alterations to Nursery entrance and reconfigure car park.

In response to concerns regarding parking at the site, Gerwyn Owen, Professional Lead - Transport Development, stated that a travel plan had been requested from the school and that the small increase in the number of children, incrementally, would not cause significant issues.

He further stated that colleagues in Traffic and Road Safety would look at enforcement methods in order to ensure the parking measures in place were adhered to.

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

Resolved:

That planning application 21/00562/FUL be granted subject to following conditions:

- Materials
- Drainage
- Tree protection measures
- Landscaping plan
- Construction Management Plan (including traffic control measures)
- Transportation mitigation measures
- Travel Plan
- Parking layout implementation
- Cycle/motorcycle parking
- Accord with recommendations of ecology report

6 21/00505/FUL - 14 Wincote Drive, Wolverhampton, WV6 8LR

The Committee considered a report regarding 21/00505/FUL - Demolition of existing garage and kitchen and erection of a single storey extension.

Stephen Alexander, Head of City Planning, reported that since the agenda had been published three further objections had been received regarding issues already summarised within the report.

Mr Peter Sandu addressed the Committee and spoke in opposition to the application.

Stephen Alexander, Head of City Planning, responded to the statements made and explained that the proposals were acceptable.

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

A member of the Committee reported that during the site visit members had been unable to view the whole site and therefore recommended that the application be deferred allowing members to visit the site again.

Councillor Inston seconded the recommendation.

Resolved:

That planning application 21/00505/FUL be deferred.

7 21/00213/FUL - 17 Cranmere Avenue, Wolverhampton, WV6 8TR

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

The Committee considered a report regarding 21/00213/FUL - Proposed first floor side and rear extensions.

Mr Douglas Hope addressed the Committee and spoke in opposition to the application.

Tracey Homfray, Planning Officer, responded to the statements made and explained that the proposals were acceptable.

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

Resolved:

That planning application 21/00213/FUL be granted subject to following condition:

- Matching materials

Councillor Yardley returned to the meeting.

8 **20/01584/OUT - Land East Of 86 Arthur Street, Parkfield, Wolverhampton**

Having declared an interest, Councillors Dehar and Birch left the meeting room whilst the application was considered.

The Committee considered a report regarding 20/01584/OUT - New Residential Development (13No. dwellings indicative) matters for consideration Access to the site only. (Re-submission 19/00391/OUT).

Miss Bernadette Clowery addressed the Committee and spoke in opposition to the application.

Tracey Homfray, Planning Officer, responded to the statements made and explained that the proposals were acceptable.

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

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

Resolved:

That planning application 20/01584/OUT be granted subject to:

Section 106 Obligation for:

- Payment of £39,560 index-linked for the contribution to public open space;
- One Affordable Housing Unit.

Any necessary conditions to include:

- Contaminated land/Intrusive Site Investigation (Coal/Landfill Gas)
- Noise Report/Mitigation
- Levels survey
- No more than 13 houses
- Appropriate pedestrian crossing points on Cockshutts Lane for pedestrian safety
- External lighting
- Submission/Implementation of Landscaping
- Drainage
- External materials
- Construction Method Statement
- Electric vehicle charging points
- Security Gates with appropriate keys to be issued to occupants
- Parking, cycle and motor cycle parking
- Closure of vehicular access to Arthur street, to be used for cyclists and pedestrians only
- Renewables (10%)
- Updated Ecology report & recommendations
- Street lighting
- Provision of bat boxes
- Bat friendly external lighting
- Traffic Regulation Orders

Councillors Dehar and Birch returned to the meeting.

9 **20/01346/FUL & 20/01324/LBC - "Canalside", Land at Union Mill Street, Horseley Fields, Wolverhampton**

The Committee considered a report regarding 20/01346/FUL & 20/01324/LBC - Comprehensive redevelopment of the Union Mill and Lower Horseley Fields site, including demolition and works in a conservation area, for the change of use and provision of 366 dwellings, and non-residential floor space at 16 and 16a Union Mill Street, car parking, landscaping and other associated works.

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

Resolved:

Delegated authority to the Director of Regeneration to grant planning application 20/01346/FUL subject to:

1. Completion of a Section 106 Agreement to include:

For the whole development:

- Highway works, including £6,000 for traffic regulation orders

If viable:

- 25% affordable housing
- £200,000 Public Open Space Contribution to be spent on improvement, provision and maintenance of canal access at Lower Horseley Fields off A454, and East Park

If not viable:

A reduction in affordable housing and public open space contribution, commensurate with the lack of viability with the reduction applying on a pro-rata basis to all dwellings ready for occupation within three years of the date that a lack of financial viability is demonstrated and the full requirement applying on a pro-rata basis to all those that are not ready for occupation at that time.

2. Receipt of an acceptable ecology report;

3. Any necessary conditions to include:

- Phasing / Construction Phasing Plan
- Boundary treatments, including retaining walls
- External materials including hard surfacing materials
- Provision of a right-hand turn lane from A454 Horseley Fields, the details of which are first to be agreed with the local planning authority and the approved scheme provided in advance of the occupation of 215th dwelling (to include dwellings off Union Mill Street) at the site
- Contaminated land remediation
- Drainage
- Demolition and Construction Method Statement (to include hours of demolition and construction)
- Environmental Management Plan

- Levels
- Car park and management plan
- Landscaping
- External Materials
- Large scale architectural details
- Sample panels of the external materials
- Cycle parking and pedestrian routes, including a management plan for the use and opening and closing of any access gates within the site and at key entrance points
- Cycle storage
- Bin stores and waste management plan
- Plant and machinery details
- Electric vehicle charging points
- External lighting
- Provision and retention of car parking
- Travel Plan
- Implementation in accordance with noise report: Acoustic glazing and ventilation. Internal noise monitoring to take place prior to occupation of any dwelling.
- 10% Renewable Energy
- Noise insulation for all plant and heating equipment
- Hours of construction and demolition
- Targeted recruitment and training
- Management company for external communal areas
- Implementation of landscaping
- Implement in accordance with ecology recommendations
- Provision of signage to and on the towpath
- Surveys and assessments for the canal wash wall
- Remove permitted development rights for the installation of windows in the rear (west facing) elevations of the three proposed houses (labelled “new build one”)

That planning application 20/01324/LBC be granted subject to any necessary conditions including external materials and large-scale architectural details.

10 **21/00830/FUL - Mount Tavern Public House, 245 Penn Road, Wolverhampton, WV4 5SF**

The Committee considered a report regarding 21/00830/FUL - Single storey side extension and enclosure of existing pergola with fixed panes.

Mr Pratick Patel addressed the Committee and spoke in support of the application.

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

Resolved:

That planning application 21/00830/FUL be granted subject to conditions including:

- The proposed car park layout shall be provided in accordance with the details shown in the approved plan and thereafter be kept available for the parking of vehicles in connection with the development hereby approved at all times.
- During the construction phase of this development, working hours and commercial vehicle movements to or from the site during construction shall be restricted to 0800 to 1800 hrs Mondays to Fridays and 0800 to 1300 hrs Saturdays, and at no time on Sundays or Bank and Public Holidays.