

Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Alan Butt
Cllr Celia Hibbert
Cllr Rashpal Kaur
Cllr Asha Mattu
Cllr Phil Page
Cllr Jonathan Yardley
Cllr Andrew Randle
Cllr Adam Collinge

Employees

Stephen Alexander	Head of Planning
Vijay Kaul	Senior Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Fabrica Hastings	Democratic Services Officer
Jaswinder 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 Wendy Thompson and Councillor Olivia Birch.

2 Declarations of interest

The following non-pecuniary interests were declared:

Councillor Adam Collinge in respect of agenda item 5.
Councillor Asha Mattu in respect of agenda item 8.

3 Minutes of the previous meeting

Resolved:

That the minutes of the previous meeting held on 14 September 2021 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **Land Behind 2 To 30 Eccleshall Avenue, Wolverhampton**

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

The Committee considered a report regarding 21/00048/OUT – Proposed development for one five-bedroom detached dwelling, accessed via the existing shared vehicular/ pedestrian access. Matters for approval are access, layout and scale. Landscaping and appearance are reserved matters.

Mr Chandard, addressed the Committee and spoke in opposition to the application.

Members of the Committee felt that the proposals were unacceptable and Councillor Inston considered the access inadequate.

Councillor Muston moved the application be refused due to the inadequate access and the Western Power objection and Councillor Page seconded the motion.

Resolved:

That planning application 21/00048/OUT be refused for the following reasons:

- Inadequate access
- Western Power objection

6 **Land North East of Junction with Dudley Road, Parkfield Road, Wolverhampton**

The Committee considered a report regarding 21/00795/RC – Amendment to a previously approved permission 18/00354/FUL - Erection of a 600 capacity banqueting hall and a 30 bedroom hotel with associated car parking and landscaping. Planning Committee resolved to approve planning permission.

Councillor Collinge addressed the Committee for a point of clarification, regarding confirmation on whether a hotel could be built on the land in the future, under the previous planning permission, or if this was the fixed position of this application. Stephen Alexander, Head of Planning, confirmed that it was the latter.

Councillor Page commended the site and moved the recommendations. Councillor Alan Butt seconded the recommendations.

Resolved:

That planning application 21/00795/RC be granted subject to the following conditions:

- 600 person Banqueting Suite
- Works to the Central Splitter Island at Parkfield Road
- Contaminated land/Site Investigation (Coal)
- A noise assessment and mitigation
- Extraction ventilation/odour suppression

- External lighting specification
- Hours of use and delivery/despatch
- Submission/Implementation of Landscaping (Tree Protection)
- Drainage
- External materials
- Visibility (boundary treatment at both entrance and exit)
- Parking to be provided and retained as shown
- Improved Vehicle/Pedestrian Circulation Plan
- Hours of operation during construction
- Electric Vehicle Charging Points
- Cycle and Motor Cycle Parking
- Bin Stores
- Car Parking Management Plan
- Renewables (10%)

7 Open Space Bounded By Rushall Road, Northwood Park Road, Broadway, Bushbury

The Committee considered a report regarding 21/012921/FUL – Erection of a two storey medical centre, with new vehicular access from Broadway (from the east), 61 space car parking and landscaping. As the application site is also adopted highway, the application also includes stopping up the highway land.

Vijay Kaul, Senior Planning Officer, reported that since the agenda had been published, the applicant had disclosed a change to the opening hours on Saturday to 8:00am to 12:00pm.

Councillor Andrew McNeil, addressed the Committee and spoke in opposition to the application on behalf of the residents of Bushbury North.

Councillor Butt, addressed the Committee and spoke in support of the application.

Councillor Page, clarified this was not a Local Authority submitted planning application. Also spoke in support of development.

Councillor Jonathan Yardley, stated that he was concerned with the loss of open space public green space within Wolverhampton.

Councillor Collinge concerned about co-location of surgeries and loss of open space. NPPF Paragraph 99 not complied with, site should not be developed.

Councillor Muston spoke in support of development.

In response to concerns, Vijay Kaul outlined that the NPPF requirements were met in the development assessment.

In response to concerns regarding the consultation process, Vijay Kaul, Senior Planning Officer, stated that the statutory consultation process was followed.

Councillor Butt welcomed the application and moved the recommendations.
Councillor Page seconded the recommendations.

Resolved:

That the planning application 21/012921/FUL be granted subject to the following conditions:

- Use of building restricted to Class E(e)
- Materials
- Levels
- Boundary treatment
- Drainage
- Detailed landscaping plan
- Land contamination
- Opening hours
- Details of the type and location of external equipment
- Construction Management Plan (including traffic control measures)
- Car Parking / access implementation
- Pedestrian crossing points - details to be submitted and agreed
- Travel Plan
- Cycle / motorcycle parking provision
- Electric charging points
- 10% renewable energy
- Barrier/gate to restrict car park access only outside operational hours
- Refuse management plan

8 **Hill Avenue Academy, Hill Avenue, Wolverhampton, WV4 6PY**

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

The Committee considered a report regarding 21/01053/FUL – Proposed single story extension to provide additional four classrooms, new reception area and office space, created by partial demolition of the main school building. This will front the main entrance of the school.

Tim Philpot (Highway Authority) accepted the proposal subject TRO contribution.

Councillor Collinge commented on the additional parking and layout.

In response to concerns regarding the parking implications, Vijay Kaul stated the parking layout would be raised with the school to deploy site management.

Councillor Celia Hibbert welcomed the application and moved the recommendations.
Councillor Page supported the application and seconded the recommendations.

Resolved:

That planning application 21/01053/FUL be granted subject to the following conditions:

- Materials
- Drainage

- Parking layout implementation
- Construction Management Plan (including traffic control measures)
- Transportation mitigation measures (inc staggered pick up/drop off times, TRO)
- Travel Plan
- Cycle/motorcycle parking
- Electric vehicle charging points