

Attendance

Councillors

Cllr Gillian Wildman (Vice-Chair)
Cllr Alan Butt
Cllr Paul Brookfield
Cllr Jacqueline Sweetman
Cllr Tersaim Singh
Cllr Celia Hibbert
Cllr Wendy Thompson
Cllr Bob Maddox
Cllr Simon Bennett

Employees

Donna Cope	Democratic Services Officer
Stephen Alexander	Head of City Planning
Ragbir Sahota	Planning Officer
Stuart Evans	Solicitor
Gerwyn Owen	Professional Lead - Transport Strategy

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were received from Councillor Paul Sweet, Councillor Rita Potter and Councillor Jasbinder Dehar.

2 Declarations of interest

There were no declarations of interest made.

3 Minutes of the previous meeting

Resolved:

That the minutes of the previous meeting held on 11 July 2023 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **23/00984/OUT - Beckminster House, Birches Barn Road**

The Committee considered a report regarding 23/00984/OUT - Change of use of Beckminster House from offices to residential apartments, and construction of new apartment block.

Stephen Alexander, Head of City Planning, outlined the report and noted that since the agenda had been published a further objection had been received.

Val Lidster addressed the Committee and spoke in opposition to the application.

Stephen Symonds addressed the Committee and spoke in support of the application.

The Head of City Planning responded to comments made and explained that the proposals were acceptable. He stated that access on to Birches Barn Road had been carefully considered by the Transportation Officer and was acceptable.

The application was debated by Committee and the Head of City Planning responded to questions asked.

Concerns were raised regarding the proposed new apartment building to the rear of the site, in particular the proposed three-story element. Concerns were also raised regarding the loss of green space, traffic, and the potential change of demographics.

Councillor Celia Hibbert moved an amendment that the application be refused. Councillor Jacqueline Sweetman seconded the motion.

The Head of City Planning acknowledged the concerns raised. He explained that the proposals were acceptable, and that concerns about loss of privacy could be mitigated in the "reserved matters" application.

Subsequently, Councillor Jacqueline Sweetman withdrew seconding the motion to refuse the application.

Stuart Evans, Solicitor for Planning, advised that a vote was required on the amended motion. Upon being put to a vote, the amended motion to refuse the application was lost.

Councillor Alan Butt moved the recommendations within the report and Councillor Paul Brookfield seconded the recommendations.

Upon being put to a vote, the recommendations within the report were approved.

Resolved:

That outline application 23/00984/OUT be approved subject to a detailed reserved matters application, the signing of a S106 agreement for 25% “Affordable Housing” (unless this would make the development unviable) and any necessary conditions to cover the following matters:

- Reserved matters including landscaping, scale, design, appearance and means of access;
- Retention and restoration of listed building and front walls;
- Landscaping;
- Materials;
- Boundary treatments including retention of outbuilding walls where appropriate;
- No access from Holly Grove;
- Parking layout, including disabled parking, and associated signage;
- Bin and cycle storage;
- Electric vehicle charging points;
- Lighting;
- Security;
- Construction method statement;
- Ecology;
- Retention and protection of existing trees, and new tree planting;
- Renewable energy;
- Sustainable drainage.

6 23/00871/FUL & 23/00814/LBC - Stockwell House, Stockwell Road, Wolverhampton

The Committee considered a report regarding 23/00871/FUL & 23/00814/LBC - Erection of three detached houses on land at Stockwell House to enable the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage.

Ragbir Sahota, Planning Officer, outlined the report and noted that since the agenda had been published a further two letters of objection had been received.

Pardeep Kumar addressed the Committee and spoke in opposition to the application.

Jake Sedgemoor addressed the Committee and spoke in support of the application.

The Planning Officer responded to comments made and explained that the proposals were acceptable. He stated that the application had been correctly publicised, and that 86 letters had been sent out to residents in September notifying them of the application.

The application was debated by Committee and concerns were raised that not all residents had received letters and therefore had not been given sufficient notice of the application and their right to speak at the meeting. Concerns were also raised regarding ecology, traffic, and the lack of communication between the developer and residents.

Councillor Bob Maddox moved an amendment that the application be deferred to a future meeting.

The Head of City Planning responded to comments made and reaffirmed that 86 letters had been sent out to residents in September notifying them of the application and their right to speak. He further stated that the building was in a perilous state and needed immediate restoration that should not be postponed.

Ragbir Sahota, Planning Officer, responded to concerns from members, and explained that a licence from Natural England could not be granted until planning permission was in place.

Gerwyn Owen, Professional Lead - Transport Strategy, acknowledged the concerns raised and explained that the proposed parking provisions were acceptable. He further stated that concerns regarding the speed and volume of traffic on Stockwell Road were being looked into by the Road Safety Team and Traffic Control.

A member of the public within the public gallery requested to speak in opposition to the application, stating that she had not received any correspondence regarding the application or meeting.

The request was granted by the Chair.

Kirsty Westwood addressed the Committee and spoke in opposition to the application.

The application was considered further by Committee and concerns were raised regarding the loss of trees and the ecological impact of the development.

Councillor Hibbert seconded the motion that the application be deferred.

The Planning Officer responded to concerns raised and stated that the proposed mitigation measures regarding ecology and loss of trees were satisfactory.

The Head of City Planning reiterated his concern over the perilous state of the listed building. He advised members that all issues raised had been thoroughly addressed and urged them to approve the recommendations.

The application was debated further by Committee.

Upon being put to a vote, the motion to defer the application was lost.

Councillor Butt moved the recommendations within the report and Councillor Sweetman seconded the recommendations.

The application was debated further by Committee and the Head of City Planning responded to comments made. He explained that all concerns had been addressed and the benefits of the proposal outweighed the disadvantages.

Upon being put to a vote, the recommendations within the report were approved.

Resolved:

That planning application 23/00871/FUL & 23/00814/LBC be granted subject to the following conditions:

- Retention and restoration of listed building
- Prior to the commencement of developing the houses, the works to the listed buildings shall be completed
- Materials
- Large scale drawings of internal and external architectural elements
- Details of external joinery
- Details of boundary treatments
- Badger Mitigation Scheme/Ecology
- Retention and protection of existing trees, and new tree planting
- Renewable energy
- Tree Protection/Landscaping Scheme
- Access Arrangement
- Levels
- Lighting
- Sustainable drainage
- Construction Method Statement
- Remove permitted development rights for extensions and outbuildings.