



Meeting of the Planning Committee

Minutes - 6 May 2014

Attendance

Members

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Malcolm Gwinnett
Cllr Dr Michael Hardacre
Cllr Julie Hodgkiss
Cllr Matthew Holdcroft
Cllr Keith Inston
Cllr John Rowley
Cllr Wendy Thompson
Cllr Bert Turner

Employees

Stephen Alexander	Head of Planning
Andy Carter	Senior Planning Officer
Lisa Delrio	Senior Solicitor
Jenny Davies	Senior Planning Officer
Nick Edwards	Assistant Director, Regeneration, Education and Enterprise
Andy Fisher	Tree Officer
Martyn Gregory	Section Leader
Marianne Page	Section Leader - Transportation
Ragbir Sahota	Planning Officer
Phillip Walker	Planning Officer
John Wright	Democratic Support Manager

Part 1 – items open to the press and public

Item No. *Title*

1. **Apologies for absence**

Apologies for absence were received from Cllrs Darke and Yardley

2. **Declarations of interest**

There were no declarations of interest

3. **Minutes of the previous meeting**

Resolved:

That the minutes of the meeting held on 1 April 2014 be approved as a correct record and signed by the Chair.

4. **Matters Arising**

There were no matters arising

5. **Planning Application 14/00068/OUT Land adjacent to Sunnyside, Taylor Road Wolverhampton**

Mr Brakenridge spoke in opposition to the application.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00068/OUT subject to:

- (i) Completion of a Section 106 agreement to secure;
 - Targeted recruitment and training
 - Off-site contribution for open space and play
 - 10% renewable energy

- (ii) Any necessary conditions to include:
 - Standard outline conditions
 - Levels
 - Floor Plans
 - Land contamination
 - Drainage
 - Mining Investigation / Mitigation
 - External lighting
 - Noise survey and remedial measures
 - Vehicular and pedestrian visibility splays
 - Detailed highway design to link the site to Taylor Road
 - Tree root protection measures

6. **Planning Application 14/00053/FUL 1 Waterdale, Wolverhampton**

Mrs Bailey spoke in opposition to the application.

Resolved

That planning application 14/00053/FULL be granted, subject to appropriate conditions including:-

- Matching materials
- No windows or other form of opening above ground level shall be introduced into the side elevation
- No creation of balcony over flat roof extension.

7. **Planning Application 14/00194/FUL Greenway Road/Bankfield Road Bilston**

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00194/FUL subject to:

(i) if the development is financially viable, the applicant entering into a Section 106 Agreement for the following:

- Affordable housing at 25%
- Off-site open space and play - £110,847
- 10% Renewable energy
- Public Art
- Management Company
- Targeted recruitment and training

(ii) if the development is not financially viable:

A reduction in Section 106 requirements commensurate with the shortfall in viability on a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date.

(iii) any appropriate conditions including:

- cycle parking
- implementation of landscaping
- written brief for archaeology
- coal authority
- boundary treatment
- tree protection measures
- no dig around protected trees
- heavy duty footway crossing completed prior to occupation
- drainage
- specification for glazing on south elevation
- south elevation windows obscurely glazed
- south elevation windows shall be non-opening
- remove permitted development rights for rear extensions on plots 24 to 35
- site investigation
- no vents, trickle vents or air intakes on south elevation

8. Planning Application 13/00763/FUL Former Police Station, Birmingham Road Wolverhampton

Councillors expressed concerns about the application and in particular the lack of amenity space, overdevelopment of the site, air quality, road safety and lack of parking spaces.

Resolved

That planning application 13/01262/FUL be refused for the following reasons:

- Overdevelopment
- Absence of amenity space for residents

- Environmental quality
- Inadequate parking provision
- Road safety

9. **Planning Application 14/00234/FUL The Mitre Public House, Lower Green, Wolverhampton**

Resolved

That planning application 14/00234/FUL be granted, subject to any appropriate conditions including:

- Restrict any alteration of the building frontage
- Matching materials
- Submission of landscaping and implementation
- Bin store design
- Cycle store design
- Parking provision as shown
- Hours of operation during construction

10. **Planning Application 14/00190/FUL Former Retail Store and Flat 71 Rooker Avenue Wolverhampton**

Resolved

That planning application 14/00190/FULL be granted, subject to appropriate conditions including:

- No more than four children aged between 6 and 12 years and two members of staff
- The parking and amenity spaces shown shall be provided before the use commences.

11. **Wolverhampton City Council (9 Pentland Gardens) Tree Preservation Order (TPO) 2014**

The Committee considered a report on the proposed confirmation of a Tree Preservation Order to continue the protection of a single pine tree in the garden of 9 Pentland Gardens identified as being of high amenity value and worthy of protection.

The Committee was informed that a letter had been received regarding the tree. The letter was not from a qualified tree surgeon and it suggested possible reasons for removal although these matters may have been resolved by pruning

Councillors expressed concerns regarding the proposed confirmation of the Order. Councillors were of the opinion that the tree was not worthy of protection.

Resolved

That the Wolverhampton City Council (9 Pentland Gardens) Tree Preservation Order (TPO) 2014 not be confirmed

12. **Exclusion of Press and Public**

Resolved:

That in the press and public be excluded from the meeting for the following item of business as it involves the likely disclosure of exempt information as defined in Part 1, Paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended)

13. **Revocation Consent**

The Committee received a report on the proposed revocation of a Hazardous Substance Consent.

Resolved

1. That the Strategic Director of Education and Enterprise be authorised to make an Order for the revocation of the Hazardous Substance Consent detailed in the report.
2. That the Strategic Director of Education and Enterprise be authorised to make representations at a Public Inquiry (if required);
3. That the Strategic Director of Education and Enterprise be authorised to enter into a Section 106 Agreement with all persons with an interest in the land relating to the relinquishment of claims to compensation.