



Planning Committee

Minutes - 17 June 2014

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Ian Claymore
Cllr Claire Darke
Cllr Dr Michael Hardacre
Cllr Christopher Haynes
Cllr Keith Inston
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson
Cllr Bert Turner
Cllr Jonathan Yardley

Employees

Stephen Alexander	Head of Planning
Andy Carter	Senior Planning Officer
Jenny Davies	Senior Planning Officer
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Marianne Page	Section Leader - Transportation
John Wright	Democratic Support Manager

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

No apologies for absence were received

2 Declarations of interest

Cllr Hardacre declared a non pecuniary interest in Agenda Item 9 Planning Application 13/01182/FUL Land rear of The Cedars, Compton Road West, Wolverhampton as he was a governor of City of Wolverhampton College.

3 Minutes of the previous meeting

Resolved:

That the minutes of the meeting held on 6 May 2014 be approved as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising

5 Planning application 14/00288/FUL Bilston Urban Village

The Senior Planning Officer informed the Committee of a revised recommendation to give the Strategic Director Education and Environment delegated powers to grant the application subject to the submission of revised details for the attenuation pond

Mrs Thomas spoke in opposition to the application

Mr Smith spoke in support of the application

Councillors asked for details of the traffic calming measures that would be put in place and were informed that a range of solutions could be employed with the exact details being dependent on the design of the houses on the site which had yet to be agreed

Resolved

That the Strategic Director for Education and Environment be given delegated authority to grant planning application 14/00194/FUL subject to any appropriate conditions including:

- mining mitigation
- tree protection measures
- drainage
- soil samples
- habitat mitigation and management plan
- construction method statement (including site compound location, site management plan, routing of construction traffic, wheel wash equipment and hours of construction and lighting)
- re-use of furnace slag removed from the wall on Dudley Street as facing material for headwalls
- restrict stockpile height
- completion report for stabilisation works

6 Planning application 14/00384/FUL High Street/College Road Tettenhall

The Senior Planning Officer informed the Committee that the property referred to in paragraph 9.7 was number 20 College Road not number 22

Mr Banks spoke in opposition to the application

Ms Matthewson spoke in support of the application

Some Councillors expressed support for the application which they felt would benefit the local community

Other Councillors expressed concerns about the effect the proposal would have on the conservation area, the size and scale of the development and loss of trees.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00384/FUL subject to:

- (i) A S106 agreement for the following (if the development is sufficiently financially viable) :
- Funding a TRO for traffic calming and 20 mph limit
 - Affordable housing at 25% (or off-site contribution)
 - Off-site open space and play - £46,517
 - 10% renewable energy
 - Public Art
 - Management company for communal areas
 - Targeted recruitment and training

If the development is not fully financially viable:

A reduction in Section 106 requirements (except for TRO funding and management company) 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

- (ii) the submission of an acceptable Bat Survey & necessary mitigation measures
- (iii) any appropriate conditions including:
- Materials;
 - Window and door details;
 - Bin stores;
 - Landscaping;
 - Boundary treatments including monitoring of wall;
 - Arboricultural Method Statement;
 - Details of electricity sub-station;
 - Measures to mitigate impact of construction on neighbours' amenity;
 - Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
 - Scheme of Archaeological Works

7 Planning application 14/00303/FUL 2 Limes Road Wolverhampton

Mrs Ager spoke in opposition to the application

Councillors felt that it would be useful to visit the site prior to making a decision in order to assess the impact of the proposal on neighbouring properties.

Resolved

That a site visit be held prior to the next meeting of the Committee

8 Planning application 14/00310/FUL Mander Centre

The Senior Planning Officer informed the Committee that the proposed condition relating to renewable energy would be deleted.

Mr Holmes spoke in opposition to the application.

Mr Robinson spoke in support of the application

Councillors expressed their support for the redevelopment of the Mander Centre

Resolved

That planning application 14/00310/FUL be granted subject to any appropriate conditions including:

- Materials;
- Details of external plant;
- Cycle storage;
- Noise levels for plant and ventilation;
- Construction Method Statement;
- Hours of demolition and construction:
 - 0800 to 1800 hours Monday to Friday; and
 - 0800 to 1300 hours on Saturdays; and
 - No working on Sundays or Bank Holidays.
- Targeted recruitment and training;
- Public art;
- Primary frontages (control of non-A1 uses)

9 Planning application 13/01181/FUL Land Rear Of The Cedars, Compton Road West

Having declared an interest Cllr Hardacre left the room and took no part in the consideration of the application.

The Senior Planning Officer gave details of a number of updates to the report as follows

- paragraph 4 – planning history - to include an additional application 13/00751/FUL for replacement of 4 dwellings with 6 dwellings which was granted on 2nd October 2013;

- paragraph 11.26 – additional sentence. The site is not owned by the existing developer and there is a reasonable gap in time between the original permission in 2011 and this application.
- paragraph 13.1 that one additional condition is included that the mitigation measures proposed in the submitted ecological report and bat survey are implemented.

Mr Rowley spoke in opposition to the application

Mr Robertson spoke in support of the application

Some Councillors expressed their support for the application.

Other councillors expressed concern about development within the green belt.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/01181/FUL subject to:

- (i) Referral and no call in by the Secretary of State;
- (ii) Negotiation and completion of a Section 106 agreement to secure benefits of improved facilities at Wolverhampton College
- (ii) Any necessary conditions to include:
 - Targeted recruitment and training
 - Renewable energy
 - Levels
 - Land contamination
 - Drainage
 - Tree protection measures
 - Details of remediation works to boundary wall
 - Construction method statement
 - Hours of construction
 - Landscaping (including surface materials)
 - Boundary fencing
 - Fencing for rear gardens of plots 9, 10, 11 and 12
 - Mitigation measures detailed in the ecological report
 - Bat survey