



Planning Committee

Minutes - 20 January 2015

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 Bert Turner
Cllr Jonathan Yardley

Employees

Stephen Alexander	Head of Planning
Andy Carter	Senior Planning Officer
Lisa Delrio	Senior Solicitor
Charlotte Morrison	Section Leader
Marianne Page	Section Leader - Transportation
Ragbir Sahota	Planning Officer
John Wright	Democratic Support Manager
Phillip Walker	Planning Officer
Ann Wheeldon	Planning Officer

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were received from Councillor Mrs Thompson

2 Declarations of interest

Councillor Banger declared a non pecuniary interest in agenda item 8 Planning application 14/01312/FUL Villiers Arms Public House, Villiers Square, Bilston as he had assisted the previous owner with the sale of the property

3 Minutes of the previous meeting

Resolved

That the minutes of the meeting held on 18 November 2014 were approved as correct record and signed by the Chair

4 **Matters Arising**

There were no matters arising

5 **Planning Application 14/01099/FUL Woodcroft House, Pennwood Lane Wolverhampton**

Miss Price spoke in opposition to the application.

Mr Gill spoke in support of the application.

Following a request from one of the speakers the Planning Officer informed the Committee of the name of the person who had written in support of the application.

The Committee recognised that that there were issues relating to neighbour disputes which could not be taken in to account when determining the application. They expressed their support for the application.

Resolved

That planning application 14/01099/FUL be granted, subject to any appropriate conditions including:

- Submission of Materials
- Landscaping Details
- Wall and railings to be set back 1500mm as per drawing
- Planting species to be implemented as detailed on drawing
- Large scale drawings of wall and railings

6 **Planning application 14/00358/FUL 49 Yew Tree Lane Wolverhampton**

Mr Roberts spoke in opposition to the application.

Councillors sought reassurance regarding the size of the proposed extension in relation to the size of the plot and the character of the area. They were informed that whilst the extension was large it was within a large garden and respected the character of area.

A Councillor expressed concern that similar extensions had been approved in the area which had been conditioned to prevent windows being put in elevations that over looked neighbouring properties. The windows had been then added at a later date. The Planning Officer stated that a proposed condition prevented the inclusion of windows in the first floor of the north-west side elevation. If any windows were added at a later the Council had enforcement powers which action could consider taking to ensure their removal.

Resolved

That planning application 14/00358/FUL be granted, subject to any appropriate conditions including:

- Removal of permitted development rights for any first floor windows in the north-west side elevation
- Protective tree fencing to be erected

7 Planning application 14/01044/FUL Lounge 107 Public House (former Goalpost), 107 Waterloo Road Wolverhampton

The Planning Officer informed the Committee that since the report had been written a further update regarding highways matters and evidence supporting the long term viability of the premises had been provided.

Mr Jeavons spoke in opposition to the application.

Mr Jones spoke in support of the application.

Councillors expressed their strong opposition to the application agreeing with the conclusions and recommendations of the report. They felt that insufficient evidence had been submitted of attempts to promote use of the pub for other uses. Concerns were raised with respect to highway safety (including pedestrian and public transport). The proposals were felt to be fundamentally wrong due to the loss of the heritage asset and its replacement with something of little architectural merit and the potential impact on amenity due to its close proximity to residential properties. Concern was also expressed that the proposed petrol station would not be staffed. They felt that the site was inappropriate for the use proposed.

Resolved

That planning application 14/01044/FUL be refused for the following reasons:

- The proposals have failed to demonstrate the loss of the community meeting place meets the requirements of adopted UDP Policy C3. Relevant UDP Policy C3.
- The proposals would result in the loss of this attractive corner building and its replacement with something which, by comparison, would detract from the present established character of the vicinity. Relevant UDP Policies D4, D5, D6, D7, D8, D9, HE1 and BCCS Policies CSP4, ENV2 and ENV3.
- The proposals would appear obtrusive and harmful to the special character of the streetscene. The scale, appearance and positions of the replacement buildings would bear no relation or any design rationale gained from an analysis of existing characteristics of the surrounding area. Relevant UDP Policies D4, D5, D6, D7, D8, D9, HE1 and BCCS Policies CSP4, ENV2 and ENV3.
- Insufficient evidence supporting the unmanned 24 hour operation of this site and the likely impacts on amenity, in particular from patrons and their passengers during unsociable hours, has been submitted. Therefore, an informed assessment of all material matters concerning nuisance and disturbance cannot be made. Relevant UDP Policies EP1 and EP5.

- The proposals would lead to queuing vehicles on Waterloo Road, causing congestion problems within the locality, and the proposals would affect the safe free flow of traffic, particularly at peak times and Wolverhampton Wanderer FC match days. This would be to the detriment of pedestrian and highway safety. Relevant UDP Policies AM4, AM8 and AM15 and BCCS Policy TRAN1

8 **Planning application 14/01312/FUL Villiers Arms Public House, Villiers Square, Bilston**

Having declared an interest Councillor Banger left the meeting and took no part in the consideration of the application.

Councillors expressed support for the proposed redevelopment of the former public house.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/00828/OUT subject to:

1. Completion of a S106 Agreement to secure:
 - Affordable housing
 - Public open space contribution - £30,960 to improve Prouds Lane Park
 - 10% renewable energy
 - Targeted recruitment and training
2. Any appropriate conditions including:
 - Means of demolition and details of reinstatement
 - Drainage
 - Levels
 - Construction management plan (including hours of construction)
 - Landscaping
 - Boundary treatments
 - Materials
 - Parking areas to be provided
 - Remove permitted development rights for first floor windows

Notes for Information:

- Coal Mining Advice

9 **Planning application 14/01161/FUL Bushbury Arms Public House Showell Circus Wolverhampton**

The Planning Officer informed the Committee that the applicant had provided evidence that the proposed contribution of £161,428 for off-site open space would not be financial viable. Instead the applicant had offered £38,000 for off site play facilities. This was felt to be acceptable and consequently the recommendation would be revised. The Committee was also advised that an additional condition was

proposed requiring the conversion of the pub to be completed before 50% of houses were occupied.

Councillors expressed their support for the application

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01161/FUL subject to:

1. A S106 agreement for the following :
 - £38,000 for off site play facilities at Fowlers Park .
 - 25% affordable housing
 - Targeted recruitment and training

2. Any appropriate conditions including:
 - Materials;
 - Landscaping;
 - Tree protection measures;
 - Construction Management Plan;
 - Drainage
 - Site Investigation
 - 10% renewable energy
 - Conversion of the pub to be completed before 50% of houses were occupied
 - Hours of construction Monday to Friday 0800 to 1800, Saturday 0800 to 1300 and at no time on Sundays or Bank and Public Holidays.

10 **Planning application 14/01286/FUL MS UK Ltd, Swarn House, Meadow Lane Wolverhampton**

Ms Stevens spoke in opposition to the application.

Mr Sedgemore spoke in support of the application.

Councillors expressed concerns about the continued industrial use of the site and lighting of the car park. The Committee was informed that the car park was well lit and that there would be adequate parking spaces on site. The Committee was advised that proposed uses and the continued industrial use were felt to be compatible.

Resolved

That planning application 14/01286/FUL be granted, subject to any appropriate conditions including:

- Matching materials
- Swept path analysis
- Cycle parking
- Details of internal layout showing construction of walls/ceilings
- Acoustic insulation/attenuation schemes

- Acoustic glazing/ventilation
- Hours of opening 08.00 – 20.00 hours Monday to Sunday
- Restrict use to gymnasium, hot yoga and recording studio only

11 Planning application 14/01291/FUL 229-331 Penn Road Wolverhampton

The Planning Officer informed the Committee that an additional letter of objection had been received which referred to a previous application on the site which had been refused permission in 1989. The Committee was informed that the windows on south facing elevation would be 21 metres away from the neighbouring property and therefore a condition was proposed that they be will fixed opening and obscurely glazed condition The financial viability of the development had been assessed and while not fully viable the developer had indicated that they would agree to pay £139,137 towards off-site affordable housing provision.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01291/FUL subject to:

1. A Section 106 planning obligation for £139,137.00 towards off-site affordable housing provision in Wolverhampton
2. Any appropriate conditions including:
 - Management company
 - Targeted recruitment and training
 - Materials;
 - Landscaping;
 - Tree protection measures;
 - Demolition and construction management plan;
 - Drainage
 - 10% renewable energy
 - Hours of construction to be between 0800 to 1800 Monday to Friday; 0800 to 1300 Saturday and at no time on Sundays or Bank and Public Holidays
 - Site waste management plan
 - Boundary treatments
 - Provision and retention of car parking
 - Existing and proposed finished floor levels
 - Cycle/motorcycle parking
 - Bin stores
 - Fixed opening and obscure glazing for upper floor north facing landing windows
 - Bat and bird protection measures
 - Levels

12 Planning Application 14/01300/FUL 1 Red Lion Street Wolverhampton

The Planning Officer informed the Committee that Environmental Health had confirmed that the decking area complies with legislation relating to smoking areas.

Resolved

That planning application 14/01300/FUL be granted, subject to any appropriate conditions including:

- Submission of decking materials
- Hours of opening

13 **Application 14/01309/TR Adjacent 8 Surrey Drive Wolverhampton**

The Planning Officer informed the Committee of an error in the report. The Committee was informed that 10 letters of support had been submitted with the application. A further two letters supporting the felling of the tree had subsequently been submitted. No letters objecting to the application had been submitted.

Cllr Collingswood spoke in support of the application.

Councillors expressed concern that the applicants had not submitted a professional tree report to support the application. Councillors felt that consideration of the application should be deferred to enable this to be submitted. The Committee recognised that the health of the tree was not in dispute

Resolved

That consideration of the application be deferred to enable the applicants to submit a tree report.

14 **Application 14/00010/TPO Land rear of 15 Tinacre Hill Wolverhampton**

Resolved

That the Wolverhampton City Council (Land to the rear of 15 Tinacre Hill No 2) Tree Preservation Order 2014 be confirmed