

Planning Committee

Minutes - 21 July 2015

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Greg Brackenridge
Cllr Dr Michael Hardacre
Cllr Keith Inston
Cllr Jasbir Jaspal
Cllr Phil Page
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson
Cllr Jonathan Yardley

Employees

Lisa Delrio	Senior Solicitor
Andy Carter	Senior Planning Officer
Carl Craney	Democratic Support Officer
Marcela Quinones Herrera	Planning Officer
Paul Lester	Planning Officer
Charlotte Morrison	Section Leader
Tim Philpott	Lead Transport Officer
Ragbir Sahota	Planning Officer

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

An apology for absence had been received from Cllr Bert Turner.

2 Declarations of interest

Cllr Craig Brackenridge declared a non disclosable non pecuniary interest in Item No. 9 (14/01283/FUL The Ashmore Public House, Griffiths Drive, Wolverhampton) inasmuch as he had been involved in organising an Armed Forces 2015 event at the venue and was currently involved in organising a similar event for 2016 during which time he had had regular contact with the current Licensee.

3 Minutes of the previous meeting

Resolved:

That the minutes of the previous meeting (2 June 2015) be confirmed as a correct record and be signed by the Chair.

4 **Matters Arising**

There were no matters arising from the minutes of the meeting held on 2 June 2015.

5 **Planning application 15/00597/FUL Land south of 71 Upper Villiers Street, Wolverhampton**

Mr Paul Birch spoke in opposition to the application.

Cllr Mrs Judith Rowley commented that the application, if approved and brought to fruition was likely to improve the street scene. The existing derelict site was a magnet for fly posting and fly tipping and was likely to compromise the security of adjoining dwellings. Cllr John Rowley reminded the Committee that similar applications had been approved previously for this site.

Resolved:

That application 15/00597/FUL be granted subject to no objections being received from Severn Trent and any appropriate conditions including:

- Motorcycle locking rail details;
- Materials;
- Acoustic treated trickle vents;
- Hours of operation and methods of work in accordance with Construction Management Plan;
- Boundary and Security gates details and materials;
- Provision of gardens and hard landscaping as approved.

6 **15/00447/FUL 77 Overfield Drive, Wolverhampton**

Mrs Ann Tighe spoke in opposition to the application.

Mr J K Kalsi spoke in favour of the application.

Resolved:

That application 15/00447 be refused on the grounds of poor outlook, overbearing and visual impact. Contrary to relevant UDP Policies: D7, D8, H6 and BCCS Policy ENV3.

7 **15/00617/RC Arts and Drama Centre, Wolverhampton Grammar School, Merridale Lane, Wolverhampton**

Cllr Dr Michael Hardacre commented that whilst he had some sympathies with the application he had some reservations and concerns with the likely traffic implications.

Resolved:

That consideration of planning application 15/00617/RC be deferred to enable a site visit to be held together with consideration of the highway implications and the travel plan.

8 15/00144/FUL 11 Waterloo Road, Wolverhampton

Cllr Mrs Judith Rowley questioned whether the likely damp atmosphere arising from basement living accommodation was a relevant planning consideration. The Planning Officer advised that this issue was dealt with under Building Regulations legislation. Cllr Harman Banger expressed concern with the risk of fire and suitable methods of evacuation and fire escape. Cllr Mrs Thompson expressed reservations over the location of a House in Multiple Occupation in an office commercial environment and also the likely management arrangements.

Resolved:

That planning application 15/00144/FUL be granted subject to any appropriate conditions including:

- Submission of materials;
- Details of bin stores.

9 14/01283/FUL The Ashmore Public House, Griffiths Drive, Wednesfield

Mr Thomas Hallett spoke in favour of the application.

Resolved:

That application 14/1283/FUL be granted subject to a satisfactory coal mining risk assessment and any necessary conditions including:

- Hours of operation and delivery
- Submission of materials;
- No vinyls, shelves, curtains, shutters etc to cover the glazing on the front elevation;
- Specification of acoustic fencing to be installed and maintained;
- Car parking to be implemented and maintained as shown;
- Existing access to Peacock Avenue to remain open during opening hours;
- Noise survey;
- Demolition method statement;
- Construction management plan;
- Limited construction hours (0800 to 1800 Monday to Saturday and 0800 to 1300 Sunday);
- 2000 gauge damp proofing membranes in the new buildings;
- Design of cycle parking.

10 15/00563/FUL Chubb Locks Unit, Well Lane, Wednesfield

Resolved:

That application 15/00563/FUL be granted subject to the following conditions:

- Temporary permission for ten years;
- The permission is for a trampoline centre with ancilliary distribution only.

11 **15/00305/FUL Former Edward Vaughan Stamping Works, Horseley Fields, Wolverhampton**

The Planning Officer reported that the recommendation required amendment inasmuch that determination of the application would not be subject to a delegation to the Service Director for City Assets as the relevant information had been received.

Mr Mark Johnson spoke in support of the application.

Some Councillors welcomed the application given that, if approved and brought to fruition it would be an improvement to the current condition of the site, addressed a problem with contaminated land and would lead ultimately to the provision of residential development. Cllrs Keith Inston and Harman Banger commented on the proliferation of waste transfer sites in the East Park Ward and questioned the arrangements for ensuring the proposed waste recycling hub was managed properly, that the target of five years would be achieved, the likelihood of smells emanating from the site and the likely impact on traffic movements on the Willenhall Road. The Planning Officer and the Highways Officer explained the proposed management arrangements including regular monitoring together with colleagues in the Environmental Health Department, reminded the Committee that the Council was also the Landlord of the site and thus enjoyed further control on operations and proposals for future highway arrangements. The Planning Officer explained that it would be necessary for an explanation to be given as to how the site would be remediated in that five year period. He offered to report back to the Ward Councillors on the outcomes from monitoring meetings.

Resolved:

That application 15/00305/FUL be granted with conditions including the following:

- Temporary permission for five years;
- A remediation strategy submitted within three months of permission;
- Site operations to be carried out in accordance with the submitted operational working plans;
- Drainage plan;
- No treating and composting of organic material;
- Noise condition;
- Outside storage and treatment of waste in the designated areas;
- Stock piles maximum height of 5m;
- Wheel cleaning facilities;
- All non-road vehicles and stationary plant shall comply with emissions requirements;
- Hours of operation shall be limited to:
 - 0800 to 1700 Monday to Friday
 - 0800 to 1300 Saturday
 - No hours on Sundays and Bank Holidays
- External lighting shall be in accordance with the lighting installation report dated 26 May 2015;
- Air quality monitoring.

12 **15/00524/FUL Former Bird in Hand Public House, School Road, Tettenhall Wood**

The Planning Officer reported that a further six letters of objection to the application had been received and that some concern had been expressed with regard to the level of public consultation undertaken in respect of the application. The Section Leader explained that the Local Neighbourhood Partnerships and other interested groups were encouraged to take a proactive role in considering which applications they commented upon by viewing all applications via the Planning Portal.

Ms Tricia Bell spoke in opposition to the application.

Some Councillors expressed concern with the potential loss of open space, the loss of the hedge, the likely problems with HGV's accessing and exiting the site and the proposed opening hours of the store. Councillors requested that the hours of opening should be restricted to 2200 hours assuming that this was in line with other retail outlets in the Ward.

The Lead Transport Officer explained the proposals put forward by the applicant to address HGV movements.

Resolved:

That application 15/00524 be granted subject to conditions including:

- Net floor space restriction;
- Materials;
- Construction Management Plan;
- Hours of opening:
 - 0700 to 2200 hours Monday to Saturday
 - 0800 to 2200 hours Sundays and Bank Holidays
- Hours of deliveries and collection of goods and refuse;
- Car parking provision as shown;
- Cycle and provision of disabled parking;
- No external shutters / obscuring of windows;
- CCTV and lighting details;
- Landscaping;
- Tree protection;
- No external plant or machinery without prior approval.

13 **Former Steam Mill, Corn Hill, Wolverhampton**

The Committee received an Urgent Business report dated 7 July 2015 and that on 8 July 2015, pursuant to Section 78 of the Building Act 1984 (Dangerous building – emergency measures), notice had been given to the owner of the Steam Mill of the Council's intention to take immediate action to remove the danger.

Resolved:

That the report be received and noted.