

Planning Committee

Minutes - 1 December 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

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Penny Williams	Interim Democratic Services Manager
Carl Craney	Democratic Support Officer
Andy Carter	Senior Planning Officer
Andrew Johnson	Planning Officer
Colin Noakes	Planning Officer

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

There were no apologies for absence.

2 **Declarations of interest**

No declarations of interest were received.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the meeting held on 29 September 2015 be confirmed as a correct record of the meeting and be signed by the Chair.

4 Matters Arising

There were no matters arising from the minutes of the meeting held on 29 September 2015.

5 Planning application 15/00991/FUL 89 Allen Road

The Committee received a report regarding application 15/00991/FUL, 89 Allen Road. The purpose of the report was an application for change of use from a single use dwellinghouse to a seven bedroom house in multiple occupation.

Mr Malik addressed the committee and spoke in opposition to the application.

Councillor Dr Hardacre spoke in support of the speaker and as Ward Member for Park Ward. Further debate ensued and it was moved and seconded that the item be deferred to enable a site visit be held to better appreciate the potential impact of the development on the neighbourhood. Moreover, further information be collated on the number of houses of multiple occupation with frontages in Allen Road.

Resolved:

That application 15/00991/FUL be deferred subject to site visit and further information being collated on the number of houses of multiple occupation with frontages in Allen Road.

6 Planning application 15/00917/FUL 10 Lingfield Avenue

The Committee received a report regarding application 15/00917/FUL, 10 Lingfield Avenue. The purpose of the report was an application for a two storey side/rear extension and single storey rear extension.

The Committee were advised that the matter was before them due to a member of the public wishing to speak. However, the speaker had subsequently withdrawn the request.

Resolved:

That application 15/00917/FUL be granted subject to any appropriate conditions including:

- Matching materials.
- The proposed garage to remain for parking purposes only and not for any other use.
- No windows or other form of opening above ground level shall be introduced into the side elevations.

7 Planning application 15/01152/FUL 31 Copthorne Road

The Committee received a report regarding application 15/01152/FUL, 31 Copthorne Road. The purpose of the report was an application for the demolition of side

garage, single storey side/rear extension and conversion into a two bedroom flat. Re-configuration of part of frontage to provide off-street parking.

Resolved:

That application 15/01152/FUL be granted, subject to any appropriate conditions including:

- Materials
- Joinery details

8 Planning application 15/01063/FUL Land adjacent to 16 Rookery Avenue

The Committee received a report regarding application 15/01063/FUL, land adjacent to 16 Rookery Avenue. The purpose of the report was an application for the demolition of an existing building and construction of a one bedroom bungalow.

Mr D Yip-Bjorksinn addressed the Committee and spoke in opposition to the application.

Mr D Johal addressed the Committee and spoke in support of the application.

Colin Noakes, Planning Officer reported that the Coal Authority had no objections to the application.

Resolved:

That planning application 15/01063/FUL be granted, subject to a satisfactory coal mining risk assessment and any appropriate conditions including;

- Materials
- Land levels
- Contaminated land investigation/remediation
- Demolition method statement
- Removal of permitted development rights

9 Planning application 15/00518/FUL Tettenhall College, Wood Road

The Committee received a report regarding application 15/00518/FUL, land at Tettenhall College, Wood Road. The purpose of the report was the proposed erection of Extra Care Accommodation (30 one bedroom and 28 two bedroom apartments) for the elderly, communal facilities, landscaping and car parking; Provision of new parking area and 2 Multi Use Games Areas.

Mrs Agar addressed the Committee and spoke in opposition to the application.

Ms L Matthewson addressed the Committee and spoke in support of the application.

A written update was circulated outlining that the MUGA was now acceptable. The Committee debated the application and in response to a question to the Lead

Transport Officer, were advised that subject to consultation, the Council would seek to implement a pedestrian crossing and traffic calming.

Further debate ensued and the Committee noted the need for the developer to work with the Council to develop an application that was in keeping with locality and appropriate for the site in both design and size.

Resolved: That application 15/00518/FUL be refused for the following reason:

The proposed block of self-contained apartments would fall within Class C3 “dwellinghouses” of the Town and Country Planning (Use classes) Order 1987 (as amended). BCCS policy HOU3 requires the provision of 25% affordable housing for such developments but no such provision has been made. The development is therefore contrary to BCCS Policy HOU3.

10 Planning application 15/00827/RC Woodthorne, Wergs Road

The Committee received a report regarding application 15/00827/RC. Woodthorne, Wergs Road. The purpose of the report was a variation of condition 14 of 13/01174/RC to insert clear glazing in the south elevation of the apartment block, and privacy glazing level 1 in the north elevation.

Mr M Nightingale addressed the Committee and spoke in objection of the application.

Andy Carter, Planning Officer addressed the Committee and explained that the glazing that was in the original planning condition was the type of obscure glazing that would normally be used in bathrooms. Moreover, that he had visited the property whilst it was being built and viewed the neighbouring buildings through the apertures. The Committee were advised that the distance to the rear of 92 Wergs Road was 43m and the distance to the rear of 31 Woodthorne Road was 71m, and in addition there was mature landscaping present on both sides of the apartment building offering a level of privacy screening.

Members expressed their frustration with the applicant due to the condition regarding the obscure glazing not being followed and the incorrect glass being fitted, although it was noted that an application could be made to vary a condition.

During debate it was proposed and seconded that the application be refused. An amendment was proposed and seconded that a site visit be carried out. Upon a vote the amendment was carried.

Resolved:

That application 15/00827/FUL be deferred subject to site visit.

11 Planning application 15/00289/FUL 5 Stockwell Road

The Committee received a report regarding application 15/00289/FUL, The Clock House, 5 Stockwell Road, Tettenhall.

The Committee were advised that the application had been refused at the Planning Committee held on 2 June 2015. The applicants had appealed the refusal and an informal hearing with the Planning Inspectorate was held on 21 October 2015. During the course of the appeal process, in accordance with the Council's affordable housing policies, the applicants had made an offer of £360,000 towards affordable housing provision within the city. The offer was appropriate in policy terms. The Planning Inspectorate had requested the view of Members as to whether the affordable housing commuted sum would be endorsed by the Planning Committee.

Members of the Committee voiced their concerns regarding the approach of McCarthy & Stone Retirement Lifestyles Ltd.

Resolved:

That the affordable housing sum of £360,000 be endorsed.