

Planning Committee

Minutes - 23 May 2017

Attendance

Councillors

Cllr Dr Michael Hardacre (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Alan Bolshaw
Cllr Keith Inston
Cllr Anwen Muston
Cllr Judith Rowley
Cllr Mak Singh
Cllr Jonathan Yardley

Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Paul Lester	Planning Officer
Helen Tambini	Democratic Services Officer

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were submitted on behalf of Councillors Page, John Rowley and Thompson.

2 Declarations of interest

Councillor Bolshaw declared an interest in application 17/00303/FUL. He stated that he was aware that the Council's Regulatory Committees were independent of each other; however, as the Chair of the Licensing Committee, given the nature of the application, to avoid any potential perception of cross-over he would withdraw from the meeting when the application was considered.

3 Minutes of the previous meeting - 25 April 2017

Resolved:

That the minutes of the previous meeting held on 25 April 2017 be approved as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising from the minutes of the previous meeting.

5 16/01378/FUL - 8 Talbot Road, Wolverhampton

The Committee considered a report regarding application 16/01378/FUL, change of use from dwelling house to two, self-contained one bed flats.

Martyn Gregory, Section Leader reported on an update to the report since it had been published. The new site layout plan showed an amended site boundary and it was now considered that there was adequate space and the proposal was acceptable.

Mr Singh addressed the Committee on behalf of his neighbour, Mr Manjit Singh and spoke in opposition to the application.

Martyn Gregory confirmed that the issues raised about parking had been resolved and issues related to noise insulation would be dealt with by condition. The proposed flats would be one bed flats and would therefore not be suitable for family dwellings.

Resolved:

That planning application 16/01378/FUL be granted, subject to the following conditions:

- Implementing parking spaces.
- Implementing bin and cycle storages.
- Implementing garden amenity space.
- Boundary treatments.
- Sustainable drainage.
- Sound insulation.
- Approved layout.
- Hours of operation during construction.

6 17/00303/FUL - 4-6 High Street, Tettenhall, Wolverhampton

Having declared an interest, Councillor Bolshaw left the meeting room whilst the application was considered.

In response to a question from the Chair regarding the application, Lisa Delrio, Senior Solicitor explained that licensing and planning are totally separate regimes, governed by different rules, policies, processes, procedures and laws.

The Committee considered a report regarding 17/00303/FUL, change of use from shop (Class A1) to wine bar (Class A4).

Paul Lester, Planning Officer reported on updates to the report since it had been published. He referred to paragraph 6.2 and stated that he had spoken to the Fire Service and they had confirmed that they would be involved with Building Control and the applicant to ensure that the building was safe. He referred to paragraph 8.4 and confirmed that no agreement had been made with the applicant and the owner of the rear yard regarding a smoking shelter. He also clarified that in paragraph 8.5 it should refer to Enforcement Officers rather than the Police.

Tina Mills addressed the Committee and spoke in support of the application.

Members of the Committee stated that it would be beneficial to see the premises brought back into use.

In response to a question regarding the distance of the nearest property to the site and the consultation undertaken, Paul Lester confirmed that according to Environmental Health, the nearest dwelling would be approximately 50m away and over 50 consultation letters had been posted, and there had been a press and site notice.

In answer to questions regarding opening hours, deliveries and waste storage, Paul Lester confirmed that those elements would be conditioned.

Resolved:

That planning application 17/00303/FUL be granted, subject to the following conditions:

- Joinery details of the shopfront.
- No blanking out of the shopfront.
- Store waste inside the property.
- Opening hours – 12:00 to 23:00 Monday to Sunday.
- Deliveries – 08:00 to 18:00 Monday to Saturday and 09:00 to 18:00 Sunday.

7 17/00360/FUL - 60 Amos Lane, Wolverhampton

The Committee considered a report regarding 17/00360/FUL, change of use from dwelling house (Class C3) to residential care home (Class C2) for up to four young persons.

Rashpal Singh Sidhu addressed the Committee and spoke in opposition to the application.

Caroline Jones addressed the Committee and spoke in support of the application.

Resolved:

That planning application 17/00360/FUL be granted, subject to the following conditions:

- Number and age of children.
- Car parking layout.
- Cycle parking.
- Bin Store.