

# Planning Committee

## Minutes - 11 July 2017

### Attendance

#### Councillors

Cllr Dr Michael Hardacre (Chair)  
Cllr Alan Bolshaw  
Cllr Keith Inston  
Cllr Anwen Muston  
Cllr Phil Page  
Cllr John Rowley  
Cllr Judith Rowley  
Cllr Wendy Thompson  
Cllr Jonathan Yardley

#### Employees

Stephen Alexander	Head of Planning
Martyn Gregory	Section Leader
Phillip Walker	Senior Planning Officer
Tracey Homfray	Planning Officer
Colin Noakes	Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Lisa Delrio	Senior Solicitor
Donna Cope	Democratic Services 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 Councillor Harman Banger.

2        **Declarations of interest**

There were no declarations of interest recorded.

3        **Minutes of the previous meeting**

Resolved:

That the minutes of the meeting held on 23 May 2017, subject to the amendment below in respect of minute 6, be approved as a correct record and signed by the Chair:

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.

*Councillor Yardley challenged this distance and indicated that there are residential properties in close proximity. Paul Lester confirmed that any residential properties in closer proximity to the property would have amenity protected via planning conditions proposed as part of the planning permission. He confirmed that over 50 consultation letters had been posted, and there had been a press and site notice.*

**4 Matters Arising**

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

**5 17/00586/FUL - 32 Foley Drive, Tettenhall, Wolverhampton**

The Committee considered a report regarding application 17/00586/FUL, a two-storey side and rear extension, single storey rear extensions, Juliet balcony and porch to front elevation, and a new hipped roof.

Mr Paul Bowater addressed the Committee and spoke in opposition to the application.

Mr Dhaliwal addressed the Committee and spoke in support of the application.

Councillor Wendy Thompson stated that Foley Drive was a very attractive, popular area, largely due to the spacious gardens and large distance between properties. She was concerned that if more properties undertook similar extensions, this attractive characteristic would be lost. It was acknowledged however that the proposed plans had been reduced since the last planning application in April 2017.

Resolved:

That planning application 17/00586/FUL be granted, subject to the following conditions:

- Matching materials.
- No additional windows or other form of opening above ground floor level shall be introduced into the side elevations.

**6 17/00505/FUL - 1 Woodfield Avenue, Penn, Wolverhampton**

The Committee considered a report regarding application 17/00505/FUL, resubmission of application for demolition of derelict coach house and erection of new two-storey annexe, and remodelling of external areas with associated landscaping and parking.

Tracey Homfray, Planning Officer, reported on an update to the report since it had been published. A further 14 letters, a petition containing 104 signatures and letters from Councillor P Patten, Councillor P Singh and MP Eleanor Smith had been received all in support of the application.

Mr Paul Goddard-Patel addressed the Committee and spoke in opposition to the application.

Mr John Thorne addressed the Committee and spoke in support of the application.

Tracey Homfray, Planning Officer confirmed that the additional parking spaces referred to by Mr Thorne could not be confirmed as they were reliant on the good will of other people. In terms of the structured play, the proposed increase in the number of children would result in that play covering the majority of the day.

Members of the Committee acknowledged the importance of child education but were concerned that the supporting infrastructure required for the proposed development had not been fully considered, thus creating parking and safety issues.

Resolved:

That planning application 17/00505/FUL be refused for the reasons set out in the report.

**7 17/00137/FUL - Land at 1 Claverley Drive, Merry Hill, Wolverhampton**

The Committee considered a report regarding application 17/00137/FUL, erection of a detached bungalow.

Mr F Guest addressed the Committee and spoke in support of the application.

In response to a question from Members of the Committee, Tracey Homfray, Planning Officer, confirmed that the land was owned by residents at 1, 1A and 1B. She also advised that if the application was refused the land would be restored and maintained.

Resolved:

That planning application 17/00137/FUL be refused for the reasons set out in the report.

**8 17/00387/FUL - Land to the side and rear of 126 Church Road, Bradmore, Wolverhampton**

The Committee considered a report regarding application 17/00387/FUL, residential development consisting of 29 dwellings.

Tracey Homfray, Planning Officer, reported on updates to the report since it had been published. She stated that a badger report had been received reconfirming there were still no badgers in the sett and that more letters of objection had been received. She advised that Environmental Health had requested more acoustic fencing should the application be granted and informed the Committee of discrepancies on the plan.

Mrs Ann Rowlands addressed the Committee and spoke in opposition to the application.

Members of the Committee discussed existing traffic problems in Church Road and were concerned that Transportation had no objections to the application.

In response to this, Tim Philpot, Transportation Officer, welcomed any requests for further information and confirmed that after full analysis of the application, Transportation were satisfied with the proposals. He referred to paragraph 6.1 and

gave further details of the conditions to be imposed should the application be granted.

Members of the Committee were not satisfied with the proposed parking facilities and suggested that a full review by Transportation should be carried out. It was proposed by Councillor Judith Rowley and seconded by Councillor Inston that the item should be deferred to allow the review to be undertaken.

An amendment was proposed by Councillor Bolshaw and seconded by Councillor Muston that the application be refused on the grounds of over-development and impact on adjacent properties.

Resolved:

That planning application 17/00387/FUL be refused on the grounds of impact on adjacent properties and over-development.

**9 17/00443/FUL – 188 Wood End Road, Wednesfield, Wolverhampton**

The Committee considered a report regarding application 17/00443/FUL, one dormer bungalow in rear garden of 188 Wood End Road.

Phillip Walker, Planning Officer, reported on an update to the report since it had been published. He advised that a further letter of objection had been received.

Members of the Committee were concerned with the proposed parking provisions on the site plan and suggested that the driveways were widened and adequate fencing installed to maintain privacy.

Resolved:

That planning application 17/00443/FUL be granted, subject to the following conditions:

- External materials
- Landscaping and boundary treatments
- Tree protection measures
- Drainage
- Hours for construction
- Construction management plan
- Provision of parking
- Removal of permitted development rights for the insertion of windows in the rear elevation and roof
- Removal of permitted development rights for extensions and outbuildings
- Amended car parking layout and boundary treatment details.

**10 17/00493/FUL - Niphon Works, 43-68 Lower Villiers Street, Wolverhampton**

The Committee considered a report regarding application 17/00493/FUL, conversion of former factory to form 49 residential units (including part demolition and reconstruction).

Mr Manjit Singh addressed the Committee and spoke in support of the application.

Councillor John Rowley referred to paragraph 2.1 and advised the building was built in 1865 not 1885.

Members of the Committee welcomed the application and fully supported the proposal to restore the historical Victorian building.

Resolved:

That the Service Director, City Economy be given delegated authority to grant planning application 17/00493/FUL subject to:

- i. If the development is financially viable, a Section 106 agreement for:
  - Off-site public open space contribution of £50,000 for Graiseley Recreation Ground
  - 25% affordable housing
  - 10% renewable energy
  - Electric car charging points
  - Traffic regulation orders

or:

If the development is not financially viable, a reduction in Section 106 requirements commensurate on a pro-rata basis (except for the requirement for the Traffic Regulation Orders) with all flats that are ready for occupation within three years of the date that a lack of viability is demonstrated, and the full s106 requirements applying on a pro-rata basis to all flats that are not ready for occupation within three years of that date and:

- ii. Any necessary conditions to include:
  - Materials
  - Window details
  - Brick and mortar sample
  - Provision and retention of car parking
  - Provision and retention of landscaped deck
  - Demolition method statement
  - Details of bin stores
  - Acoustic insulation
  - Whole house ventilation system
  - Access and egress details.