

Attendance

Councillors

Cllr Dr Michael Hardacre (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Keith Inston
Cllr Mak Singh
Cllr Obaida Ahmed
Cllr Celia Hibbert
Cllr Alan Butt
Cllr Clare Simm

Employees

Stephen Alexander	Head of Planning
Martyn Gregory	Section Leader - Planning
Lisa Delrio	Senior Solicitor
Tracey Homfray	Planning Officer
Gerwyn Owen	Professional Lead – Transport Development
Dereck Francis	Democratic Services Officer
Donna Cope	Democratic Services Officer

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were received from Councillor John Rowley.

2 Declarations of interest

Councillor Obaida Ahmed declared a non-pecuniary interest in respect of agenda item 6, application 18/00284/FUL, 20 Whernside Drive, Wolverhampton, as a ward member for that area.

3 Minutes of the previous meeting - 20 March 2018

Resolved:

That the minutes of the previous meeting held on 20 March 2018 be confirmed as a correct record and signed by the Chair.

4 Matters Arising

Stephen Alexander, Head of Planning, referred to minute 9, 17/00971/FUL - 164 Dudley Road, Wolverhampton. He confirmed that an officer would provide members with a copy of the boundary of the Dudley Road shopping areas and relevant policies.

5 18/00043/FUL - 14 Farmbrook Avenue, Wolverhampton

The Committee considered a report regarding 18/00043/FUL, change of use to large HMO (6 persons).

Martyn Gregory, Section Leader, Planning, reported an update to the report since it had been published. He advised that an additional drawing regarding car parking provisions had been submitted and therefore all references within the report referring to insufficient information about the parking proposals should be ignored.

Mr Robert Spencer addressed the Committee and spoke in opposition to the application.

Mr Jake Sedgemore addressed the Committee and spoke in support of the application.

Resolved:

That planning application 18/00043/FUL be refused planning permission based on: Contrary to the promotion of a safe and cohesive community exacerbating crime and /or the fear of crime. Insufficient information to fully assess the proposal. Contrary to UDP policies D6, D10, H6 and BCCS policies CSP4, ENV3.

6 18/00284/FUL - 20 Whernside Drive, Wolverhampton

The Committee considered a report regarding 18/00284/FUL, two storey side extension (revised proposal to previously approved 16/00415/FUL amendments to roof and rearward projection).

Resolved:

That planning application 18/00284/FUL be refused planning permission for the following reason:

The proposed additional rearward projection and increased height of the brickwork to the side gable by reason of its height, mass and position relative to the gardens/houses at 1 and 3 Roxby Gardens, result in an unacceptable loss of sunlight and daylight and have an overbearing effect on the outlook presently enjoyed by these gardens and houses. Contrary to UDP policies D4, D6, D7, D8, D9 and BCCS Policies CSP4, ENV3.

7 18/00142/FUL - Penn Residential Care Home, 169 Penn Road, Wolverhampton

The Committee considered a report regarding 18/00142/FUL, two storey and single storey rear extension and single storey side extension.

Lynn Shore addressed the Committee and spoke in opposition to the application.

Mrs Takhar addressed the Committee and spoke in support of the application.

In response to statements made, Martyn Gregory, Section Leader, Planning, advised that the current proposal had been satisfactorily amended to address any adverse impact on neighbouring properties and confirmed that a Conservation Officer had been consulted on the application and did not raise any objection. He also commented that the condition relating to rear parking for staff only could improve the current situation.

Resolved:

That planning application 18/00142/FUL be approved subject to the following conditions:

- Matching Materials
- Drainage
- Rear parking restricted for staff parking only.

8 18/00077/FUL - Duntally Lodge, 6A Grove Lane, Wolverhampton

The Committee considered a report regarding 18/00077/FUL, change of use from a Granny Annex to a separate dwelling house (Use Class C3).

Polly Sharma addressed the Committee and spoke in opposition to the application.

In response to concerns raised, The Chair confirmed that a site visit had taken place earlier that day.

Mr Thomas O'Neill addressed the Committee and spoke in support of the application.

In response to concerns raised, Tracey Homfray, Planning Officer, confirmed that letters had been sent to neighbouring properties and each application should be assessed on its own merit.

Resolved:

That planning application 18/00077/FUL be approved subject to the following conditions:

- Removal of Permitted Development Rights for extensions, alterations, or outbuildings.
- Landscaping/Boundary Treatment
- Car parking.

9 18/00354/FUL - Land formerly known as Bridge Cross Garage, 295 Parkfield Road and Bowling Green to the rear of Old Ash Tree Inn, Dudley Road, Wolverhampton

The Committee considered a report regarding 18/00354/FUL, the erection of a 600 capacity banqueting hall and a 30 bedroom hotel with associated car parking and landscaping.

Tracey Homfray, Planning Officer, referred to the previous planning application for this site, 17/00925/FUL. She outlined the reasons why it had been refused and advised that since that application, various revisions had been made. She confirmed there had been no objections.

Councillor Keith Inston acknowledged the revisions that had been made and supported the application.

In response to questions asked, Tracey Homfray, Planning Officer, confirmed the hours of use and it was agreed that these times would be included within the conditions.

Resolved:

That planning application 18/00354/FUL be approved subject to:

I. Section 106 Obligation for:

- Compensatory payment of £20,000 for loss of bowling green for provision or enhancement of sports facilities in the Central and South Area of the City;

II. Any necessary conditions to include:

- 600 person Banqueting Suite
- Works to the Central Splitter Island at Parkfield Road
- Contaminated land/Site Investigation (Coal)
- A noise assessment and mitigation
- Extraction ventilation/odour suppression
- External lighting specification
- Hours of use and delivery/despatch
- Submission/Implementation of Landscaping (Tree Protection)
- Drainage
- External materials
- Visibility (boundary treatment at both entrance and exit)
- Parking to be provided and retained as shown
- Improved Vehicle/Pedestrian Circulation Plan
- Hours of operation during construction
- Electric Vehicle Charging Points
- Cycle and Motor Cycle Parking
- Bin Stores
- Car Parking Management Plan
- Renewables (10%)