

## Attendance

### Councillors

Cllr Dr Michael Hardacre (Chair)  
Cllr Anwen Muston (Vice-Chair)  
Cllr Harman Banger  
Cllr Alan Butt  
Cllr Celia Hibbert  
Cllr Keith Inston  
Cllr Clare Simm  
Cllr John Rowley  
Cllr Jonathan Yardley  
Cllr Wendy Thompson

### Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Solicitor
Martyn Gregory	Section Leader - Planning
Tracey Homfray	Planning Officer
Phillip Walker	Senior Planning Officer
Gerwyn Owen	Professional Lead - Transport Development
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 Obaida Ahmed.

**2        Declarations of interest**

There were no declarations of interest.

**3        Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 22 May 2018 be confirmed 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 18/00231/FUL - 24 Beech Road, Wolverhampton**

The Committee considered a report regarding 18/00231/FUL, single storey lounge extension and a conservatory to the rear.

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

Resolved:

That planning application 18/00231/FUL be refused planning permission for the following reason:

The proposed extension would, by reason of its height, bulk and position relative to the house/garden on the adjoining property at 22 Beech Road, have an unacceptable overbearing impact, loss of privacy, /reduce the amount of light/sunlight, and on the outlook presently enjoyed by that garden and house. Relevant UDP Policies: D7 & D8 and BCCS ENV3.

**6 18/00504/FUL - 27 Penk Rise, Wolverhampton**

The Committee considered a report regarding 18/00504/FUL, single storey rear extension with dormer in the loft and retrospective single storey front extension and boundary fencing.

Mrs Donna Latham addressed the Committee and spoke in support of the application.

In response to statements made, Martyn Gregory, Section Leader, Planning, advised the Committee that works already carried out on the property had not been authorised and no documented records could be found to refute this.

Resolved:

That planning application 18/00504/FUL be refused and enforcement action taken against the unauthorised development.

**7 18/00731/FUL - 43 Willow Avenue, Wolverhampton**

The Committee considered a report regarding 18/00731/FUL, first floor side/rear extension and front porch.

Councillor Steve Evans addressed the Committee and spoke in support of the application.

Councillor Keith Inston pointed out that the application was to be considered on planning grounds only, and having seen the site, considered it would be acceptable with no adverse impact.

In response to a question from Councillor John Rowley, Tracey Homfray, Planning Officer, pointed out that if the applicant needed extra space this could be achieved

without the planning application being granted with an option of using the loft space and creation of 2 bedrooms over the garage which would not be intrusive.

Resolved:

That planning application 18/00731/FUL be approved subject to the following condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, replacing and re-enacting that Order with or without modification) no windows or other form of opening above ground floor level shall be introduced into the South/East or North/West elevations(sides) of the building hereby permitted. Relevant UDP policies D8, D4, H6.

**8 18/00511/FUL - Pantheon Park, Wednesfield Way, Wolverhampton**

The Committee considered a report regarding 18/00511/FUL, new motor trade showroom (sui generis use) with forecourt display area, vehicle preparation/valet and wash facilities, associated access and landscaping.

Phillip Walker, Senior Planning Officer, reported on updates to the report since it had been published. With reference to Paragraph 4.3 of the report he advised that planning application 18/00580/FUL had been granted on 3 July 2018. With reference to the recommendation and Paragraph 11.1 criterion 1 of the report, he stated that this be amended such that the s106 should require a commuted sum of £8,840 for the removal of the trees and shrubs along Wednesfield Way.

Resolved:

That planning application 18/00511/FUL be approved subject to:

- I. Section 106 obligation to secure:
  - Compensatory payment of £10,000 for the loss of the trees and shrub planting along Wednesfield Way, to be used for the provision of replacement trees and shrub planting in the vicinity of the site
  - A commuted sum of £8,840 for the removal of the trees and shrubs along Wednesfield Way
  - Off-site financial contribution of £35,000 towards highway improvement works to the Willenhall Road / Neachells Lane / Moseley Road Junction
  - Targeted recruitment and training
- II. Receipt of an acceptable flood risk assessment
- III. Any necessary conditions to include:
  - External lighting specification
  - Landscaping and tree protection measures
  - Boundary treatments
  - External materials
  - Drainage
  - Parking to be provided and retained as shown
  - Electric vehicle charging points
  - Cycle and motorcycle parking
  - Bin stores

- Car parking management plan