



# Planning Committee

## Minutes - 24 March 2015

### Attendance

#### Councillors

Cllr Linda Leach (Chair)  
Cllr Harman Banger (Vice-Chair)  
Cllr Ian Claymore  
Cllr Claire Darke  
Cllr Dr Michael Hardacre  
Cllr Christopher Haynes  
Cllr Keith Inston  
Cllr John Rowley  
Cllr Judith Rowley  
Cllr Wendy Thompson  
Cllr Bert Turner  
Cllr Jonathan Yardley

#### Employees

Stephen Alexander	Head of Planning
Andy Carter	Senior Planning Officer
Jenny Davies	Senior Planning Officer
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Andrew Johnson	Planning Officer
Marianne Page	Section Leader - Transportation
Ragbir Sahota	Planning Officer
Phillip Walker	Planning Officer
John Wright	Democratic Support Manager

### 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 made
- 3        Minutes of the previous meeting**

The minutes of the previous meeting were agreed as a correct record and signed by the Chair.

**4 Matters Arising**

There were no matters arising.

**5 Planning application 1500072 Wrottesley House and 46A Wrottesley Road**

Ms Stevenson spoke in opposition to the application.

Mr Thorne spoke in support of the application.

Councillors expressed concern that the proposals were overdevelopment of the site, especially as a number of previous extensions had already been given permission.

Resolved

That planning application 15/00072/FUL be refused for the following reasons:

1. The design of the proposed development does not respond positively to the established pattern of Wrottesley Road and buildings, including plot size, spatial character and building lines. The spacious character of the road which contributes to the quality of the surrounding environment is not respected. The extended buildings and substantial car park forecourt would relate poorly to the spaces around them constituting overdevelopment and a cramped layout which would appear obtrusive in relation to adjoining properties and detracting from the spaciousness and character of the established residential gardens. The proposed development is therefore contrary to UDP policies D4 "Urban Grain", D5 "Public Realm", D6 "Townscape and Landscape", D7 "Scale - Height", D8 "Scale – Massing", D9 "Appearance" and H12 "Residential Care Homes"; BCCS policies CSP4 "Place-Making", ENV2 "Historic Character and Local Distinctiveness", ENV3 "Design Quality". Tettenhall Neighbourhood Plan Policy 12 Part A "New Development to Respect Existing Character" and Historic Landscape Character Study 2013 "Chapter 6B: Tettenhall Wood North and the Wergs".
2. The design, layout and intensification of the use of the buildings would likely lead to general disturbance from residents, staff, visitors and traffic movements which would be detrimental to the amenities of adjoining residential occupiers. The proposals are contrary to UDP policies H12 'Residential Care Homes' and H6 'Design of Housing Development', EP4 'Light Pollution' and 'Noise Pollution' and BCCS policy CSP4 "Place-Making".

**6 Planning application 140129245 Rookery Road**

The Planning Officer advised the Committee of the history of previous applications on the site and in particular drew their attention to the letter from the Planning Inspectorate regarding an appeal relating to a previous application.

Cllr Gwinnett spoke in opposition to the application.

Mr Sedgemore spoke in support of the application.

Councillors expressed concern about highways in the area but felt that their ability to refuse the application was constrained by the Planning Inspector's decision.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01292/OUT subject to:

1. Completion of a Section 106 Agreement to include
  - Targeted recruitment and training
  - A management company to carry out management and maintenance of communal areas
  - Affordable housing, public open space/play contribution (BCIS indexed), 10% renewable energy on a pro-rata basis for each dwelling that is not ready for occupation on 24 February 2018.
  - Highway works to widen Bayliss Avenue at its junction with Rookery Road
  
2. Any necessary conditions to include:
  - Standard outline conditions
  - Levels
  - Land contamination
  - Drainage
  - Mining Investigation
  - Resource and waste management plan
  - Measures to mitigate impact on neighbours
  - Floor Plans
  - Number of dwellings to be in accordance with approved reserved matters and floor plans
  - Implementation of landscaping
  - 16 to be the maximum number of dwellings

## **7 Planning application 1401167 Land At Inverclyde Drive**

Cllr Gwinnett spoke in opposition to the application.

Mr Sutton spoke in support of the application.

Councillors expressed their support for the application.

Resolved

That planning application 14/01167/FUL be granted, subject to any appropriate conditions including:

- acoustic insulation scheme
- no outside storage or handling of goods
- restrict decibel level
- hours of operation
- use is restricted to steel stockholders with ancillary cutting

- external lighting
- no external flues or vents
- details of plant and machinery

**8 Planning application 1401350 Humphries Crescent**

The Planning Officer informed the Committee that an additional petition had been received expressing opposition to the application

Cllr Simkins spoke in opposition to the application.

Councillors expressed support for the application which would bring an unused area of land back into use.

Resolved

That planning application 14/01350/FUL be granted, subject to any appropriate conditions including:

- Garage court use
- No vertical stacking of containers (single storey only)
- Landscaping
- Boundary treatments
- Materials
- Security measures

**9 Planning application 1401390 Pyle Cock Public House, Rookery Street**

The Planning Officer informed the Committee that the swept path analysis had been received and was acceptable.

Councillors expressed support for application which would retain elements of the former public house.

Resolved

That planning application 14/01390/FUL be granted, subject to any appropriate conditions including:

- Submission of materials
- Large scale architectural details
- Large scale external joinery details
- Levels
- Landscaping
- Boundary treatments
- Parking areas to be provided
- Details of refuse collection
- Cycle storage
- Restrict shopfront display
- Restrict use to Day Nursery only
- Restrict number of children to 80 only

10 **Planning application 1200320 Land off Railway Drive, Bilston**

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 12/00320/OUT subject to:

1. Completion of a Section 106 Agreement to include:
  - Targeted recruitment and training
  - Management company
  - 25% Affordable housing, public open space / play contribution (£117,000 to be spent at Bilston Urban Village), and 10% renewable energy on a pro-rata basis for each flat that is not ready for occupation on 22nd February 2018.
  
2. Any necessary conditions to include:
  - External materials
  - Access road construction details
  - External lighting
  - Landscape implementation
  - Tree protection
  - Ground investigation and remediation
  - Noise / Air Surveys and implementation of mitigation works
  - Levels (existing and proposed)
  - Implement ecological recommendations
  - Cycle and motorcycle parking
  - Refuse storage
  - Provision of boundary treatments and gates to car park
  - Site waste management plan
  - Drainage
  - Hours of construction
  - Provision and retention of car parking

11 **Planning application 1401382 Quality Hotel Tettenhall Road**

The Planning Officer informed the Committee of receipt of two additional letters of objection.

Mr Cartwright spoke in opposition to the application.

Mr Humprey spoke in support of the application.

Some Councillors expressed concern about the enforceability of the section 106 agreement to restrict parking on the site and in surrounding streets. The was informed that there was no guarantee that the terms of the section 106 agreement, relating to the tenancy agreement restricting student parking, would be enforced by the management company who would operate the flats

Other councillors welcomed the development and the investment in a prominent site that may otherwise become derelict.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01382/FUL subject to:

1. A Section 106 agreement for the following (if the development is sufficiently financially viable) :
  - Off-site open space contribution - £260,240 to be spent on play space improvements in West Park
  - 25% affordable housing (excluding the 48 studio apartments)
  - Targeted recruitment and training
  - Controlled student parking

If the development is not fully financially viable:

A reduction in Section 106 requirements commensurate with the shortfall in viability on a pro-rata basis for all apartments that are ready for occupation within 3 years of the date that a lack of viability is established, with the full (pro-rata) requirement falling on all apartments that are not ready for occupation by that date

2. Any appropriate conditions including:
  - Materials;
  - Landscaping;
  - Boundary treatments;
  - Construction Management Plan including demolition phase;
  - Details of gable wall treatment for 38 Tettenhall Road
  - Acoustic glazing on or at right angles to Tettenhall Road for habitable rooms
  - Acoustic trickle vents on or at right angles to Tettenhall Road for habitable rooms
  - 10% renewable energy
  - Hours of construction;
    - 0800 to 1800 Monday to Friday
    - 0800 to 1300 Saturday,
    - at no time on Sundays or Bank and Public Holidays.

## 12 **Planning application 1401401 Patchbox Public House, Willis Pearson Avenue**

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01401/FUL subject to:

1. A Section 106 agreement for the following:
  - Off-site open space contribution - £15,300 for play space improvements at Rocket Pool open space.
  - Targeted recruitment and training
2. Comments being received from the Coal Authority (and any suggested conditions) in respect the applicant's Coal Mining Risk Assessment;
3. Any appropriate conditions including:
  - Materials;

- Landscaping;
- Boundary treatments;
- Cycle parking;
- Bin stores;
- Construction Management Plan;
- Site Investigation
- 10% renewable energy;
- Hours of construction;
  - 0800 to 1800 Monday to Friday
  - 0800 to 1300 Saturday,
  - at no time on Sundays or Bank and Public Holidays.

**13 Planning Application 1401283 Ashmore Public House, Griffiths Drive**

This application was withdrawn from the agenda.

**14 Planning application 1500115 Oxbarn Members Club, 116 Church Road**

The Head of Planning informed the Committee that one letter of objection and three letters in support of the application had been received since the drafting of the report

Dr Farrow spoke in opposition to the application.

Mr Kaul spoke in support of the application.

Councillors welcomed the application.

Resolved

That planning application 1500115 be granted subject to the following conditions:-

- Rear access to the building and car park gates to be accessible at all times when the premises is open
- Use restricted to Place of Worship and no other use within the same use class.
- Restrict opening hours to between 08:30 – 22:00

**15 Planning application 1500090 Land between 39 and 41 Daley Road**

Resolved

That planning application 15/00090/OUT be granted, subject to any appropriate conditions including:

- Standard outline conditions
- Landscaping – including boundary treatments
- Transportation – access, site turning and parking layout
- Materials
- Bin stores details
- Details of surface and foul water
- Contaminated land – Site Investigation Report
- Construction Method Statement
- Hours of operation during construction

- Removal of permitted development rights for first floor level windows for any dwelling facing onto the rear amenity and side elevation of property No. 41 Daley Road.
- Conditions as required by the Coal Authority
- Maximum of seven dwellings hereby permitted
- Access to public open space to be retained
- Existing and proposed site levels.