



# Planning Committee

Minutes - 2 June 2015

## Attendance

### Councillors

Cllr Linda Leach (Chair)  
Cllr Harman Banger (Vice-Chair)  
Cllr Greg Brackenridge  
Cllr Dr Michael Hardacre  
Cllr Keith Inston  
Cllr Jasbir Jaspal  
Cllr Phil Page  
Cllr John Rowley  
Cllr Judith Rowley  
Cllr Wendy Thompson  
Cllr Bert Turner  
Cllr Jonathan Yardley

### Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Andy Carter	Senior Planning Officer
Carl Craney	Democratic Support Officer
Colin Noakes	Planning Officer
Tim Philpott	Lead Transport Officer
Phillip Walker	Planning Officer
Charlotte Morrison	Section Leader

## 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**

Cllr Jonathan Yardley declared a personal interest in Agenda Item No. 9 (Planning application 1500497 Tettenhall Wood Special School (part), School Road, Wolverhampton) inasmuch as he was acquainted with the applicant.

**3        Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting (24 March 2015) be confirmed as a correct record and signed by the Chair.

**4 Matters Arising**

There were no matters arising from the minutes of the meeting held on 24 March 2015.

**5 Planning application 1500289 The Clock House, 5 Stockwell Road, Tettenhall**

Mr Murray spoke in opposition to the application.

Ms Matthewson spoke in support of the application.

Some Councillors expressed concern in relation to the impact of the proposal on the character and appearance of the Conservation Area, that it was not in accordance with the development plan and would also have a negative impact on the condition of protected trees. Furthermore, the proposal was out of scale, would dwarf the Victorian frontages and would be detrimental to natural wildlife.

Resolved

That planning application 15/00289/FUL be refused for the following reasons: The scale, mass and height of the proposed building are out of character with the area, resulting in a loss of important views. The proposed highway calming in Stockwell Road would have a detrimental impact on the character of that route. The proposed parking and proximity of the building would have a negative impact on the protected trees on the site, and also the protected Horse Chestnut Tree in the rear garden of 2 The Cedars. The proposals therefore fail to preserve or enhance the Tettenhall Greens Conservation Area.

Relevant policies: BCCS policies ENV2 and ENV3, UDP policies HE1, HE3, HE5, D6, D7, D8, and G3, TNP policies TNP12 (Parts A, B & D), NPPF paragraphs 131, 132 & 134.

**6 Planning application 1500239 15 Church Hill Wolverhampton**

The Planning Officer informed the Committee that a petition containing 103 signatures had been received in opposition to the proposal.

Mrs Large spoke in opposition to the application.

Various concerns about the proposal were discussed. Some Councillors expressed concern that a similar proposal had been refused recently and the likelihood of emergency vehicles having difficulty accessing The Fold. Planning Officers agreed that, on balance, parking and access objections were sustainable but advised that lack of privacy was not a robust reason for refusal.

Resolved

That planning application 15/00239/FUL be refused for the following reason:

1. The proposed development represents overdevelopment of the site which would lead to a cramped layout and over concentration of built development with inadequate and impractical amenity space, to the detriment of the character and

appearance of the area. The overdevelopment of the site and the intensification of the access into The Fold would be contrary to the urban grain, create an unnecessary and detrimental impact on the urban grain, and would lead to inconvenient, unnecessary and poor parking practices in The Fold, to the detriment of the character and appearance of the area. The proposed development is therefore contrary to UDP policies D3 “Urban Structure”, D4 “Urban Grain”, D6 “Townscape and Landscape”, D7 “Scale - Height”, D8 “Scale – Massing”, D9 “Appearance” and AM15 “Road Safety and Personal Security”; BCCS policies CSP4 “Place-Making”, ENV2 “Historic Character and Local Distinctiveness”, ENV3 “Design Quality” and Supplementary Planning Guidance No. 3.

2. The development would cause an unacceptable impact on the reasonable amenities of neighbours by virtue of loss of privacy and overbearing impact. The proposed development is therefore contrary to UDP policies D4 “Urban Grain” and D8 “Scale – Massing”; BCCS policies CSP4 “place Making”, ENV2 “historic Character and Local Distinctiveness” ENV3 “design Quality” and Supplementary Planning Guidance No.3.

**7 Planning application 1500367 The Bradmore Garage, Trysull Road, Wolverhampton**

Mr Curley spoke in support of the application.

Resolved

That planning application 15/00367/FUL be granted subject to any appropriate conditions including:

- Drainage
- Appropriate signage depicting traffic flow and instructing engines and audio equipment is turned off.
- All car cleaning operations to be carried out in existing buildings
- No diesel powered machinery
- Restrict hours of use

**8 Planning application 1500139 5 Park Drive Wolverhampton**

Mr Randhawa spoke in opposition to the application.

Mr Mistry spoke in support of the application.

Some Councillors expressed concern about the overdevelopment of the site and the detriment to the street scene.

Resolved

That planning application 15/00139/FUL be refused for the following reasons: The proposal constitutes overdevelopment of the site. The subdivision of plots would cause unacceptable harm to the street scene through a reduction in the distance between properties. This would cause an adverse impact on the spacious and open character of the area and cause a cramped and unduly urbanised appearance. The

development would not be in keeping with the character and appearance of the area, contrary to BCCs policy HOU2, CSP4 and UDP policies D4, D5, D8, D9 and SPG3.

9 **Planning application 1500497 Tettenhall Wood Special School (part), School Road Wolverhampton**

The Planning Officer informed the Committee that an additional six letters opposing the application had been received. He explained that although the Victorian building was of great architectural merit the Committee was required to consider the proposal before it today. He also explained that if an application came in for more houses at a later date, the requirement for Section 106 contributions would be triggered.

Mr C Randles spoke in opposition to the application.

Mr M Dauncey spoke in support of the application.

Some Councillors expressed concern about the scale, mass and height of the proposal and the potential loss of views likely to be suffered by adjacent property owners. Furthermore, concern was expressed about the future of the remainder of the site and the potential loss of the historic Victorian School building. An application dealing with the whole site was viewed as preferable including bungalows at the rear of the site rather than two storey housing as currently proposed. There was particular concern about the impact of the development on number 16 Woodfield Avenue.

It was proposed by Cllr Harman Banger and seconded by Cllr Mrs Wendy Thompson that the application be refused. The Planning Officer explained that there was a possibility of an amended application being submitted. By way of an amendment, it was proposed by Cllr Judith Rowley and seconded by Cllr John Rowley that consideration of the application be deferred to allow the Case Officer to meet with the developer with a view to securing an improved scheme. On being put to the vote the amendment was declared carried.

Resolved:

That consideration of the application be deferred to allow the Case Officer to meet with the developer with a view to securing an improved scheme.

10 **Planning applications 1500290 and 1500291 Former Springfield Brewery (part) Cambridge Street Wolverhampton**

The Planning Officer informed the Committee that an additional condition in relation to the extension of the existing 20mph speed limit into Cambridge Street was now proposed.

Some Councillors expressed concern about the proposed parking provision.

Resolved

That the Strategic Director Place be given delegated authority to grant planning applications 15/00290/FUL and 15/00291/LBC subject to:

- (i) Satisfactory bat survey

(ii) Subject to any appropriate conditions:

15/00290/FUL

- Materials
- Archaeological watching brief
- Drainage
- Landscaping
- Accord with recommendations of ecology survey
- Hours of operation during construction
- Construction method statement
- Land contamination
- Lighting details
- Temporary weldmesh fencing
- Targeted recruitment and training
- Renewable energy
- Extension of 20 mph speed limit

15/00291/LBC

- Detailed strategy for building exterior
- Detailed strategy for internal works of former stable block