

Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Alan Butt
Cllr Jonathan Yardley
Cllr Martin Waite
Cllr Olivia Birch
Cllr Roger Lawrence
Cllr Phil Page
Cllr Wendy Thompson

Employees

Stephen Alexander	Head of City Planning
Tracey Homfray	Planning Officer
Phillip Walker	Senior Planning Officer
Jenny Davies	Section Leader Planning
James Dunn	Tree Officer
Vijay Kaul	Senior Planning Officer
Gerwyn Owen	Professional Lead - Transport Development
Marianne Page	Service Lead - Transportation Strategy
Donna Cope	Democratic Services Officer
Jaswinder Kaur	Democratic Services Manager
Stuart Evans	Solicitor

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

Apologies for absence were received from Councillors Mak Singh and Clare Simm.

2 **Declarations of interest**

Councillor Olivia Birch declared a non-pecuniary interest in respect of agenda items 5 and 8 as a ward member of Bilston North however, the Chair confirmed that this was not required.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 17 November 2020 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

Councillor Alan Butt requested that Planning Officers include post codes within their reports.

5 **20/01170/FUL - 1 Waite Road, Wolverhampton**

The Committee considered a report regarding 20/01170/FUL - Change of use from a private dwelling house into a children's home for two children.

Tracey Homfray, Planning Officer, reported that since the agenda had been published, a response had been received from Children's Services confirming they had no objections to the proposal.

Mr Anthony Buckley addressed the Committee and spoke in support of the application.

Councillor Muston moved the recommendations and the Chair seconded the recommendations.

Councillor Waite welcomed the proposal.

Resolved:

That planning application 20/01170/FUL be granted.

6 **20/00467/FUL - Land Adjacent 118 Woodthorne Road South, Wolverhampton**

The Committee considered a report regarding 20/00467/FUL - Erection of one, three-bedroom dormer bungalow.

Mr Nigel Morris addressed the Committee and spoke in opposition to the application.

Due to technical issues Councillor Inston, Chair of the Planning Committee, became disconnected from the meeting so Councillor Anwen Muston, Vice Chair, took over.

Councillor Thompson felt that the proposals were extremely unacceptable and was frustrated that Members could not access the site during their visit.

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

Jenny Davies, Section Leader Planning, responded to statements made and explained that the proposals had been amended throughout its course of consideration and were acceptable.

Marianne Page, Service Lead - Transport Strategy, confirmed that the proposals were satisfactory, and that Highways had no objections.

Councillor Yardley felt that the proposals were not appropriate and raised concerns regarding land ownership and overdevelopment.

Councillor Page felt that the proposals were satisfactory and moved the recommendations. Councillor Birch seconded the recommendations.

Resolved:

That planning application 20/00467/FUL be granted subject to the following conditions:

- Submission of materials
- Electric charging point
- Boundary treatment to demonstrate visibility splays
- Construction Method Statement
- Landscaping
- Tree Protection measures

Councillor Keith Inston returned to the meeting and resumed his role as Chairman.

7 20/00786/RC - Dunton Environmental Limited, Union Mill Street, Horseley Fields, Wolverhampton, WV1 3DW

The Committee considered a report regarding 20/00786/RC - Proposed variation of condition 3 of planning permission 15/00305/FUL (waste treatment hub and site remediation) to allow for the continued use of the site as a waste treatment hub and the carrying out of site remediation works, until 18.09.2021.

Councillor Lawrence stated that he had no objections to the application in principle but wanted assurance that works on the site would finish as the next phase of regeneration needed to commence.

Phillip Walker, Senior Planning Officer, responded to statements made and explained why there had been delays with the site. He agreed with Councillor Lawrence and stated that a condition should be applied requiring that the site remediation scheme be commenced no later than June 2021 and be fully implemented by September 2021. The use would also be required to cease in September 2021.

The Chair requested that the Senior Planning Officer provided Members with an update on this and he moved the recommendations. Councillor Page seconded the recommendations.

Resolved:

That planning application 20/00786/RC be granted subject to the following conditions:

- The use shall cease, and any associated plant, materials and equipment shall be removed on or before 18th September 2021.
- The approved site remediation (report and recommendations by Tim Cawood) scheme shall be commenced no later than 18th June 2021 and to be fully implemented by 18th September 2021.
- Site operations to be carried out in accordance with the submitted operational working plans.
- Drainage plan
- No treating and composting of organic material
- Noise condition
- Outside storage and treatment of waste in the designated areas
- Stock piles maximum height of 5m;
- Wheel cleaning facilities
- All non-road vehicles and stationary plant shall comply with emissions requirements
- Hours of operation shall be limited to:
08:00 to 17:00 Monday to Friday
08:00 to 13:00 Saturday
No hours on Sundays and Bank Holidays.
- External lighting shall be in accordance with the lighting installation report dated 26th May 2015;
- Air quality monitoring;
- Union Mill Street entrance shall be restricted to staff access only.
- Archaeological Evaluation
- No more than 29,999 tonnes of hazardous waste to be received by the site per annum (for the year up to the proposed ceasing of the use on 18th September 2021).

8 20/00673/FUL - Site of Former Bilston Tennis Courts, Villiers Avenue / Harper Road, Wolverhampton

The Committee considered a report regarding 20/00673/FUL - Erection of 10 two-bedroom dwellings with associated landscaping and parking.

Vijay Kaul, Senior Planning Officer, reported the following updates since the agenda had been published:

1. A further representation had been received following the consultation on the amended plans raising concerns about congestion, the sewerage system and lighting.
2. To address the lighting concerns a condition could be added requesting details of external lights to be submitted.

3. The payment referred to at paragraph 9.3 of the report had been transferred from HRA funds to mitigate for the loss of the tennis courts.

Members of the Committee praised the Senior Planning Officer and welcomed the application.

Councillor Page moved the recommendations and Councillor Butt seconded the recommendations.

Resolved:

That planning application 20/00673/FUL be granted subject to the following conditions:

- External materials
- Levels
- Construction Management Plan (inc operational hours)
- Land contamination and ground gas
- Detailed remediation scheme (coal mining)
- Drainage
- Landscaping
- Tree protection measures
- Ecological Mitigation and Enhancement
- Visibility Splays
- Implement access and parking
- Agree street furniture to be removed or relocated
- Boundary/retaining treatments
- Electric charging points
- Renewable energy
- Remove PD rights for rear extensions
- Obscure glazing / top openers (1.7m from room level) to first floor side elevation windows
- Submission of a Passivhaus certification
- External lighting scheme

9 **20/01421/FUL - St Edmunds Catholic Academy, Compton Park, Wolverhampton**

The Committee considered a report regarding 20/01421/FUL – Extensions to existing buildings to provide four additional classrooms, an extended dining area and an additional changing room.

Stephen Alexander, Head of City Planning, reported that since the agenda had been published, a written update detailing the response from Transportation had been circulated to Members. He explained that in response to their concerns, Transportation had set out a comprehensive package of mitigation measures which the applicant had agreed to and would be secured by way of condition.

Councillor Waite highlighted the importance of facilitating secure cycle storage and sought commitment from the school that the promotion of active transport would be

sustained. In response to this, it was agreed that the Travel Plan would be amended and a copy sent to Members.

Councillor Page moved the recommendations and Councillor Waite seconded the recommendations.

Resolved:

That planning application 20/01421/FUL be granted subject to following conditions:

- Materials
- Drainage
- Construction Management Plan (including traffic control measures)
- Travel Plan
- Transportation mitigation measures

10 **20/01541/TR - Land South Of Junction With Bankfield Road, Nettlefolds Way, Bilston, Wolverhampton**

The Committee considered a report regarding 20/01541/TR – Fell 28 Lombardy Poplars due to concerns regarding the condition and safety of the trees following the failure of one of the trees in August.

James Dunn, Tree Officer, reported the following updates since the agenda had been published:

- The application was for 33 trees, not 28 as stated in the original application.
- The agent had undertaken further survey work on the trees, identifying that 27 had decay in their bases and 20 had enough decay that was sufficient to justify their removal.
- The agent sill proposed to remove all 33 trees due to the group dynamic of the trees.

In response to questions asked, the Tree Officer detailed the tree failing incident in August and stated the following:

- The lost trees would be replaced.
- A copy of the tree replacement plan would be circulated to Members.
- There would be an unavoidable short-term impact on bird nesting but the replacement trees were good for habitat and in the interim period, there were other trees on site to facilitate nesting.

Members understood the situation albeit sad and welcomed the replacement of trees.

Councillor Butt moved the recommendations and Councillor Page seconded the recommendations.

Resolved:

That planning application 20/01541/TR be granted subject to a condition requiring the planting of appropriate replacement trees.