

Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Olivia Birch (Virtual)
Cllr Alan Butt
Cllr Celia Hibbert
Cllr Rashpal Kaur
Cllr Phil Page
Cllr Jonathan Yardley
Cllr Wendy Thompson
Cllr Andrew Randle

Employees

Stephen Alexander	Head of City Planning
Jennifer Nicholds	Planning Officer
Phillip Walker	Senior Planning Officer
Ragbir Sahota	Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Donna Cope	Democratic Services Officer
Jas 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 Asha Mattu and Jas Dehar.

2 Declarations of interest

Councillor Rashpal Kaur declared a non-pecuniary interest in respect of agenda item 7 as a ward member of Bilston East 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 13 July 2021 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **20/00305/FUL - Bowmans Harbour, Planetary Road, Wolverhampton**

The Committee considered a report regarding 20/00305/FUL - Erection of a solar farm comprising of 11.5ha of photo-voltaic panels, associated infrastructure, access road and battery storage and installation of boundary fencing and closed-circuit television security cameras.

Phillip Walker, Senior Planning Officer, reported that since the agenda had been published:

1. A further four objections had been received, raising concerns relating to traffic, resident amenity and health impact, lack of public consultation, fire risk, landscape and ecological harm.
2. Responses had been received from Western Power and Cadent, both confirming they had no objections to the proposal.

Mr Kevin Stringer, Deputy CEO of the Royal Wolverhampton NHS Trust, addressed the Committee and spoke in support of the application.

Councillor Inston, Chair of Planning Committee, welcomed the application and moved the recommendations. Councillor Page commended the partnership work between the Local Authority and the Royal Wolverhampton NHS Trust, and seconded the recommendations.

In response to concerns regarding carbon balance due to the loss of tree and shrub coverage, Philip Walker, Senior Planning Officer stated that great consideration had been given to the matter and specialists had been consulted throughout. He confirmed that a Landscape Strategy Plan had been agreed and that the mitigation proposals were satisfactory. He further stated that there would be a biodiversity net gain.

In response to concerns regarding the contaminated ground at the site, the Senior Planning Officer assured members that the applicant had demonstrated satisfactorily that the development could be carried out without disturbing the contaminated ground.

Councillor Andrew Randle welcomed the application.

Resolved:

Delegated authority to the Director of Regeneration to grant planning application 20/00305/FUL subject to:

1. No overriding objections from outstanding consultees.
2. Any necessary conditions to include:
 - Construction Management Plan
 - Notification to the local planning authority of the date of commencement of works
 - The development to be retained for a period of not more than 25 years from the date of commencement of the development
 - Within six months of the end of the 25 year period the solar panels shall be decommissioned and all related above and below ground structures shall be removed from the site
 - Within 24 years of the date of commencement or six months prior to the decommissioning of the panels, whichever is sooner, a decommissioning method statement is to be submitted to and approved by the local planning authority. The site shall be decommissioned and restored in accordance with the decommissioning method statement
 - If any of the individual groups (arrays) of solar panels cease to export electricity for a period of six months then a scheme for restoration, including proposals for the removal of the solar panel and restoration of the land, shall be submitted to and agreed in writing by the local planning authority.
 - Works to stop if any visibly contaminated or odorous material, or structures of any sort are encountered during the development and remediation works to be agreed with the local planning authority and implemented accordingly
 - Tree protection
 - The local planning authority shall be notified in writing at least 5 working days before soil stripping is due to commence
 - Soil handling scheme for the development
 - Hours of construction
 - Proposed levels of land
 - External Lighting
 - Implementation of mitigation proposals and recommendations of landscape and visual impact assessment and landscape strategy plan
 - Implementation of mitigation proposals and recommendations of ecology surveys and Ecological Management Plan
 - Noise attenuation for external plant and machinery
 - Retain existing landfill monitoring infrastructure and continue to provide access for the Environment Agency to this infrastructure

6 **21/00505/FUL - 14 Wincote Drive, Wolverhampton, WV6 8LR**

The Committee considered a report regarding 21/00505/FUL - Demolition of existing garage and kitchen and erection of a single storey extension.

Members of the Committee felt that the proposals were unacceptable and Councillor Inston recommended that the application be refused.

Councillor Thompson seconded the recommendation.

Resolved:

That planning application 21/00505/FUL be refused for the following reason:

- Overdevelopment having a negative impact on the character and appearance of area.

7 21/00799/FUL - 75 High Street, Bilston, Wolverhampton, WV14 0HH

The Committee considered a report regarding 21/00799/FUL - Store extension.

Mr Gurmail Mandier addressed the Committee and spoke in opposition to the application.

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

Councillor Page felt that the proposals were acceptable and moved the recommendations.

Councillor Butt seconded the recommendations.

Resolved:

That planning application 21/00799/FUL be granted subject to a condition requiring the materials to match the existing and a note for information regarding the site being in a mining referral area.

8 21/00631/FUL - Land North of 32 Laburnum Road, Stowlawn, Wolverhampton

The Committee considered a report regarding 21/00631/FUL - Proposed conversion of approved detached dwelling house to, 2No one bed apartments.

Following a discussion regarding the outstanding Coal Mining Risk Assessment, Councillor Inston recommended that the application be deferred subject to the Coal Mining Risk Assessment outcome.

Councillor Muston seconded the recommendation.

Resolved:

That planning application 21/00631/FUL be deferred.

9 21/01128/FUL - Garage Site Behind 73 Bridgnorth Road, Wolverhampton

The Committee considered a report regarding 21/01128/FUL - Erection of two, 2 bedroom detached bungalows.

Ragbir Sahota, Planning Officer, reported that since the agenda had been published, an additional condition had been added to Paragraph 9 of the report, regarding tree protection measures.

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

Councillor Inston recommended that the application be deferred until the outstanding flood risk assessment had been received by Members of the Planning Committee

Councillor Thompson seconded the recommendation.

Resolved:

That planning application 21/01128/FUL be deferred.