

Planning Committee

Minutes - 2 February 2016

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

Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Andy Carter	Senior Planning Officer
Jenny Davies	Senior Planning Officer
Andrew Johnson	Planning Officer
Colin Noakes	Planning Officer
Tim Philpott	Lead Transport Officer
Phillip Walker	Planning Officer
Penny Williams	Interim Democratic Services Manager

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

Apologies were received from Councillor Yardley.

2 **Declarations of interest**

There were no declarations of interest.

3 **Minutes of the previous meeting**

Resolved: That the minutes of the meeting held on 1 December 2015 be confirmed as a correct record of the meeting and signed by the Chair.

4 **Matters Arising**

There were no matters arising from the minutes of the meeting held on 1 December 2015.

5 **15/01198/FUL 6 Fairview Road**

The Committee received a report regarding application 15/01198/FUL, 6 Fairview Road. The purpose of the report was an application for a single storey side extension to create a new retail unit.

Councillor S Evans addressed the Committee and spoke in opposition of the application.

In response to questions regarding its use, the Committee were advised that extraction would be included in planning conditions.

Resolved: That planning application 15/01198/FUL be granted, subject to any appropriate conditions including;

- Ventilation and extraction
- Materials
- Restrict first use to either Class A1/A2/A3
- Hours of opening restricted to between 0700 hours and 2100 hours Monday to Saturday and between 1000 hours and 1700 hours Sunday and Bank Holidays.

6 **15/01370/FUL 89 Winchester Road**

Prior to the item being discussed Councillor Hardacre disclosed a non pecuniary interest as the applicant was an ex pupil and withdrew from the meeting whilst the item was being considered.

The Committee received a report regarding application 15/01370/FUL, 89 Winchester Road. The purpose of the report was an application for a single storey rear and side extension and outbuilding within the rear garden.

Ms M Martin addressed the Committee and spoke in opposition of the application.

Miss T Hill addressed the Committee and spoke in support of the application.

The Committee discussed the background to application and recognised the need for an application to be submitted in advance of work commencing.

Resolved: That planning application 15/01370/FUL be granted, subject to any necessary conditions.

7 15/01219/FUL 82 Codsall Road

The Committee received a report regarding application 15/01219/FUL, 82 Codsall Road. The purpose of the report was an application for the enlargement of an existing bedroom over the garage.

Resolved: That planning application 15/01219/FUL be granted, subject to any appropriate conditions including;

- Matching materials
- The side window to be fixed, Pilkington level 4 obscurely glazed
- No additional windows or other form of opening above ground floor level shall be introduced into the side elevation

8 15/01422/FUL Land adjacent to Halfway House, 115 Tettenhall Road

The Committee received a report regarding application 15/01442/FUL, land adjacent to the Halfway House, 115 Tettenhall Road. The purpose of the report was an application for an apartment development for 20 flats.

Ms E Stone addressed the Committee and spoke in opposition of the application.

Planning Officer, Phillip Walker responded in respect of the access issues raised to the effect that there would be sufficient parking for the size of the development and that the proposals did not pose a highway safety risk.

The Transport Officer addressed the committee and explained that the level of parking generated by 20 flats would be unlikely to have a significant impact on surrounding traffic flows and safety. He was not of the opinion that the risk was over and above that of the previous use and there was not a significant risk of collision.

The Committee discussed the issues surrounding the volume of vehicles using the junction and the impact that the traffic had on the surrounding roads, especially at peak times. Further that vehicles turning right across the flow of traffic at the exit to the car park would only exacerbate existing traffic problems. However, it was noted that the proposals would bring into use a disused site that was within a conservation area.

In response to questions the Planning Officer explained that a detailed drainage scheme would have to be submitted. Further, that the three storey building would be in line with other properties of that type and that it stepped down at the rear, reducing to two storeys. Moreover, the trees that would be removed were not the best specimens and their loss would be mitigated by the provision of replacement tree planting.

In response to points raised by the Committee, the Transport Officer advised that he was awaiting a response from the Department of Transport regarding signage that would tell drivers to 'turn left only'.

It was moved and seconded that subject to the response Department of Transport the Director of City Assets be given delegated authority to either approve or refuse the application.

Resolved:

1. That the Director of City assets be given delegated authority to either approve or refuse the application subject to the response of the Department of Transport.
2. Should the Department of Transport not agree to the 'turn left only' signage at the exit of the site the Director of City Assets be given delegated authority to refuse planning application 15/01422/FUL. Or;
3. Should the Department of Transport agree to the 'turn left only' signage at the exit of the site the Director of City Assets be given delegated authority to grant planning application 15/01422/FUL subject to

If the development is financially viable:

- (i) A Section 106 planning obligation for the following
 - £53,392 off-site open space contribution to be spent on improvements to West Park
 - Five affordable housing units
 - 10% renewable energy
 - Management company for communal areas
 - Targeted recruitment and training

If the development is not fully financially viable:

A reduction in Section 106 requirements (except for target recruitment and management company) commensurate with the shortfall in viability on a pro-rata basis for all flats 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 dwellings that are not ready for occupation by that date.

(ii) any appropriate conditions including:

- Materials;
- Landscaping;
- Tree protection measures;
- Construction management plan;
- Drainage
- Hours of construction to be between 0800 to 1800 Monday to Friday; 0800 to 1300 Saturday and at no time on Sundays or Bank and Public Holidays
- Boundary treatments
- Provision and retention of car parking and cycle/motorcycle parking
- Existing ground levels and proposed finished ground floor levels
- Bin stores
- Obscure glazing for en-suite bathroom windows for upper floor flats numbered 11, 12, 13 and 19
- Ecological protection measures
- Car park signage.
- 'Left turn only' signage and road markings to deter right hand turns

- External lighting
- Privacy screen for balcony serving flat 19

9 **15/0991/FUL 89 Allen Road**

This item was withdrawn.

10 **15/00827/RC Woodthorne, Wergs Road**

The Committee received a report regarding application 15/00827/RC, Woodthorne, Wergs Road. The purpose of the report was an application for a variation of condition 14 of 13/01174/RC to insert clear glazing in the south elevation of the apartment block, and Privacy Glazing Level 1 in the north elevation.

The Committee discussed the level of obscurity that was required and concurred that level 1 was not appropriate and did not give the level of privacy required. Moreover, the glass should be replaced with level 4 as per the conditions in application 13/01174/RC.

Resolved: That the application be refused due to the loss of privacy to the neighbouring property.

11 **15/01306/FUL Land at the rear of 32 and 33 Quail Green**

This item was deferred.

12 **15/01356/FUL Land adjacent to 47 Braden Road**

The Committee received a report regarding application 15/01356/FUL, land adjacent to 47 Braden road, Wolverhampton. The purpose of the report was an application for the erection of one three bedroomed detached bungalow.

Mr D Williams addressed the Committee and spoke in opposition of the application.

The Planning Officer advised the Committee that the site had been fenced off for some time and was suitable development.

Resolved: That planning application 15/01356/FUL be granted, subject to any appropriate conditions including;

- Submission of materials
- Landscaping
- Drainage details
- Hours of construction
- Air Quality

13 **15/01392/REM Former Pennfields Special School, Birches Barn Road**

The Committee received a report regarding application 15/01392/REM, Former Pennfields Special School, Birches Barn Road, Wolverhampton. The purpose of the report was a proposal for reserved matters – residential development comprising 37

dwellings (including matters of access, layout, scale and appearance and excluding landscaping) and pursuant to outline permission 14/01123/OUT.

The Committee was advised that one additional objection had been received.

Resolved: That approval be granted subject to the following conditions;

- Submission of sample materials
- Remove PD rights for rear boundary fencing for plots 16 to 19
- Obscure glazing in apartments

14 **15/01340/FUL Plots F and N, Bilston Urban Village, Dudley Street/Carder Crescent**

The Committee received a report regarding application 15/01340/FUL, Plots F and N, Bilston Urban Village. The purpose of the report was an application for the erection of 78 dwellings at land adjacent to Carder Crescent and Dudley Street, Bilston.

Resolved: That the Strategic Director Place be given delegated authority to grant planning application 15/01340/FUL subject to:

- (i) Submission of a satisfactory tree survey, revised house types and tracking details for turning heads;
- (ii) Resolution of Coal Authority and drainage objection;
- (iii) Completion of a Section 111 to obligate the developer to enter into a S106 agreement on taking possession of the land to secure:
 - 20 units of affordable housing
 - Off-site contribution of £30,000 for open space
 - Management company
- (iv) Any necessary conditions to include:
 - Materials
 - Canal towpath improvements
 - Land contamination
 - Drainage
 - Vehicular and pedestrian visibility splays
 - Construction management plan
 - Electric charging points
 - Vibration levels during construction
 - Tree root protection measures
 - Boundary treatments
 - Landscaping
 - 10% renewable energy
 - TRO extension on Dudley Street

15 **Exclusion of Press and Public**