

Attendance

Councillors

Cllr Anwen Muston (Chair)
Cllr Gillian Wildman (Vice-Chair)
Cllr Lovinyer Daley
Cllr Celia Hibbert
Cllr Rashpal Kaur
Cllr Phil Page
Cllr Andrew Randle
Cllr Tersaim Singh
Cllr Jacqueline Sweetman
Cllr Jonathan Yardley
Cllr Wendy Thompson

Employees

Stephen Alexander	Head of City Planning
Tim Philpot	Professional Lead - Transport Strategy
Donna Cope	Democratic Services Officer
Jas Kaur	Democratic Services Manager
Stuart Evans	Solicitor
Vijay Kaul	Senior Planning Officer
Laleeta Butoy	Assistant Planner
Andrew Johnson	Planning Officer
Martyn Gregory	Section Leader

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

Apologies for absence were received from Councillor Olivia Birch.

2 **Declarations of interest**

Councillor Sweetman declared a non-pecuniary interest in respect of agenda item 5.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 22 March 2022 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **21/00402/FUL - Former Quality Hotel Site, 126 Penn Road (including 42 Oaklands Road And Business Centre), Wolverhampton, WV3 0ER**

Having declared an interest, Councillor Sweetman left the meeting room whilst the application was considered.

The Committee considered a report regarding 21/00402/FUL - Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and engineering works.

Andrew Johnson, Planning Officer, outlined the proposal and noted the following updates:

- Paragraph 11.4 of the report, relating to the Lead Local Flood Authority, was no longer applicable, and in relation to the issue of flood risk, the application satisfied the NPPF and complied with Policy ENV5 of the Black Country Core Strategy and saved Policy EP9 of the Unitary Development Plan.
- The Section 106 Agreement would be used by the Council to secure funding for the modified Traffic Regulation Order (TRO) on Oaklands Road. The TRO would be amended to facilitate the necessary visibility splays.
- The S278 Agreement was required to secure the highway improvements to the existing kerblines at the Oaklands Road / Penn Road junction. This would facilitate HGV movements associated with the development.
- Following a further objection from Tesco Stores Limited, it was proposed that the additional text be added to Condition 26: *“of which no more than 943 sq.m shall be used for the display of convenience goods.”*
- The Tesco objection also included updated commentary regarding “sequential tests” for two sites:
 - The “Stafford Road / Cannock Road” site (Site 4e in the City Centre Area Action Plan (AAP)). It is our conclusion that site 4e is not suitable or available to accommodate the proposed Lidl
 - The Former St George’s Parade Store Site (also considered in Committee Report para 8.23 of the committee report). It is our conclusion that this site is not realistically “available” to accommodate the proposed Lidl.

Mr Gair addressed the Committee and spoke in opposition to the application.

Mr McLeod addressed the Committee and spoke in support to the application.

The report was debated by Committee and concerns were raised regarding the proposals and the negative impact the development could have on the area.

The Planning Officer and Transportation Officer responded to the concerns raised and explained that the proposals were acceptable.

Councillor Muston moved the recommendations within the report and requested that a further two conditions be added regarding a TRO consultation and a speed limit reduction.

Councillor Wildman seconded the recommendations.

Resolved:

That delegated authority be granted for planning application 21/00402/FUL subject to the slight revision of the proposed highway design, modifications to traffic regulation orders (to be secured through Section 106 and Section 278 Agreements) and subject to all agreed conditions.

Councillor Sweetman returned to the meeting.

6 **22/00073/FUL - 5 Saxonfields, Wolverhampton, WV6 8SX**

The Committee considered a report regarding 22/00073/FUL - Single storey rear extension.

Martyn Gregory, Planning Section Leader outlined the proposal.

Mandy Barnett addressed the Committee and spoke in opposition to the application.

The Section Leader responded to comments made and explained that the proposals were acceptable.

Councillor Page moved the recommendations within the report and Councillor Wildman seconded the recommendations.

A Member of the Committee raised concerns regarding the overbearing nature of the development, however most Members felt that the proposals were acceptable.

Resolved:

That the planning application 22/00073/FUL be granted subject to the following conditions:

- Matching materials.

7 21/01275/FUL - 273 Tettenhall Road, Wolverhampton, WV6 0DE

The Committee considered a report regarding 21/01275/FUL - Change of use from dwelling house (Use Classes C3) to Provision of medical or health services (Use Class E(e)).

Martyn Gregory, Planning Section Leader, outlined the proposal and noted that since the agenda had been published a further condition had been added requiring the site to have an electrical vehicle charging point.

Councillor Page moved the recommendations within the report and requested that the additional condition requires two electrical vehicle charging points instead of one.

Councillor Hibbert seconded the recommendations.

Resolved:

That planning application 21/01275/FUL be granted subject to conditions including:

- Notwithstanding any details shown on the approved plans or other submitted documents, prior to the commencement of any works within the Root Protection Area of the trees shown to be retained on the submitted tree survey (including demolition, existing surface removal and all preparatory work), an arboricultural method statement (AMS), in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority.
- Prior to the commencement of development, existing and proposed levels of land shall be submitted and agreed in writing by the local planning authority.
- The parking facilities shall be provided in accordance with the details shown in the approved plans and thereafter be kept available for the parking of vehicles in connection with the use hereby approved at all times.
- The bin stores shall be provided in accordance with the details shown in the approved plans and thereafter retained.
- During the construction phase of this development, working hours and commercial vehicle movements to or from the site during construction shall be restricted to 0800 to 1800 hrs Mondays to Fridays and 0800 to 1300 hrs Saturdays, and at no time on Sundays or Bank and Public Holidays.
- Operational hours for the proposed use including commercial vehicle movements to or from the site shall be restricted to 08.00 to 18:00 Mondays to Saturdays and at no time on Sundays or Bank and Public Holidays.
- Any external lighting scheme (to include design, siting, direction and avoidance of glare and spillage) shall be submitted to and approved in writing by the local planning authority.
- Provision of two electrical vehicle charging points.

8 21/01642/FUL - 1 Clifton Road, Wolverhampton, WV6 9AN

The Committee considered a report regarding 21/01642/FUL - Provision of two storey side extension to property (facilitates the internal reconfiguration of property and insertion of new windows to rear elevation). Amended plans.

Vijay Kaul, Senior Planning Officer, outlined the proposal and noted that since the report had been published a further condition had been added requiring further investigation into the foundation design in respect of protecting the adjacent trees.

Hayley Andrews addressed the Committee and spoke in opposition to the application.

Tony Jackson addressed the Committee and spoke in support to the application.

The Planning Officer responded to statements made and explained that the proposals were acceptable.

The report was debated by Committee and the Senior Planning Officer responded to questions asked.

Councillor Page moved the recommendations within the report and Councillor Singh seconded the recommendations.

Resolved:

That planning application 21/01642/FUL be granted subject to the following conditions:

- External materials (inc Juliette balcony design)
- Obscure glazing for en-suite and bedroom 4 (level 4 Pilkington and top opening 1.7m high)
- Obscure glazing for new master bedroom (level 4 Pilkington and non-opening)
- Tree protection measures