

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 Wendy Thompson

Employees

Donna Cope	Democratic Services Officer
Stephen Alexander	Head of Planning
Martyn Gregory	Section Leader
Vijay Kaul	Section Leader
Alisha Paul	Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Ragbir Sahota	Planning Officer
Max Howarth	Solicitor

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 and Councillor Jonathan Yardley.

2 Declarations of interest

Councillor Daley declared a non-pecuniary interest in respect of agenda item 9. The non-pecuniary interest was considered, and due to its nature, it was agreed that

Councillor Daley could remain in the chamber and take part in the decision making for item 9.

3 Minutes of the previous meeting

Minute 9 – Councillor Page reported that Councillor Muston, Councillor Singh, and himself had abstained from voting on this item. He requested that their abstention be recorded in the minutes.

Resolved:

That the minutes of the previous meeting held on 17 January 2023 be confirmed as a correct record and signed by the Chair subject to the above amendment.

4 Matters Arising

There were no matters arising.

5 22/01337/OUT - Oxley Moor House & Oxley Training Centre, Probert Road, Wolverhampton, WV10 6UF

The Committee considered a report regarding 22/01337/OUT - Outline planning application for the construction of a 2 storey health and wellbeing facility and 3 storey residential building via the Self & Custom Build Scheme, with associated parking, landscaping and external refuse.

Vijay Kaul, Section Leader Planning, outlined the report.

Councillor Adam Collinge addressed the Committee and spoke in support of the application. He thanked local residents for managing the vacant site and welcomed the proposed development.

The Section Leader responded to comments made and stated highways issues had been addressed and that the importance of continued consultation with the local community would be relayed back to the applicant.

Members of the Committee welcomed the application and thanked planning officers for their hard work.

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

Resolved:

That the Director of Regeneration Place be given delegated authority to grant planning application 22/01337/OUT subject to:

- (i) Completion of Section 111 to obligate the developer to enter into a Section 106 agreement on taking possession of the land to secure:
 - Provision of 25% Affordable Housing

- Cannock Chase Special Area of Conservation (SAC) contribution of £290.58 per home
- Off-site open space contribution of £33,670
- Custom and Self Build restriction

(ii) Subject to any appropriate conditions including (but not limited to):

- Implementation date
- Submission of reserved matters (appearance)
- Use of building restricted to health and wellbeing facility (uses listed in application)
- Operational hours
- Materials
- Levels
- Boundary treatment
- Detailed landscaping proposals
- Long term Landscaping management plan
- Transport Assessment (implement highway improvements)
- Access and parking implementation (residential and health and social building)
- Traffic Regulation Order (along Probert Road).
- Travel Plan
- Drainage scheme implementation
- Control of surface water in place as part of any temporary works
- Construction Management Plan (including traffic control measures)
- Car Parking Management Plan
- Cycle / motorcycle parking provision
- Residential internal layouts to comply with Nationally Described Space Standards
- Arboricultural Method Statement
- External lighting plan / light spillage
- Recommendations in the Preliminary Ecological Appraisal (bats and badgers)
- Land contamination - Phase 2 intrusive investigation
- Noise Assessment recommendations
- Electric charging points
- 10% renewable energy
- Refuse management plan

6 22/01049/OUT - Land Behind 2 To 30 Eccleshall Avenue, Wolverhampton

Planning application 22/01049/OUT had been withdrawn from Planning Committee so therefore was not considered

7 22/01096/FUL - 25 Oxley Moor Road, Wolverhampton, WV10 6TT

The Committee considered a report regarding 22/01096/FUL - Erection of two, three bed detached dormer bungalows on land rear of 25 Oxley Moor Road.

Ragbir Sahota, Planning Officer, outlined the report.

Ms Emma Brampton addressed the Committee and spoke in opposition to the application.

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

The Planning Officer responded to comments made and stated that the proposed development would have no adverse impact on pedestrian or highway safety.

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

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

Councillor Thompson and Councillor Randle abstained from voting.

Resolved:

That delegated authority be granted subject to the signing of a Unilateral Undertaking and conditions:

- Unilateral Undertaking
 - Cannock Chase Special Area of Conservation (SAC)

- Conditions
 - Details of boundary treatments
 - Landscaping scheme
 - Electrical vehicle charging point
 - Materials
 - Construction working hours
 - Remove permitted development rights for extensions and outbuilding

- Note for Information
 - Coal Mining

8 23/00072/FUL - 1 Dovecote Close, Wolverhampton, WV6 8NA

The Committee considered a report regarding 23/00072/FUL - Two storey side and rear extensions, single storey rear extension, front canopy and porch.

Alisha Paul, Planning Officer, outlined the report and noted that since the agenda had been published a further objection had been received.

Mr Mark Anslow addressed the Committee and spoke in opposition to the application.

Mr Hardip Chana addressed the Committee and spoke in support to the application.

The Planning Officer responded to comments made and stated that the Planning Inspector's appeal decision was a weighty material planning consideration in this case.

The report was debated by Committee, and Members were disheartened with the Planning Inspector's appeal decision. They were frustrated with the situation and felt they had no option but to grant the application. Concerns were raised regarding the Planning Inspector's processes, and members of the Committee requested that the appropriate Inspector be written to on the matter.

Stephen Alexander, Head of Planning, responded to questions asked and advised members to give considerable weight to the Planning Inspector's decision. He stated that should members choose to refuse the application, it was highly likely that an appeal would be lost and incur substantial costs for the council.

Councillor Page reluctantly moved the recommendations within the report and Councillor Muston reluctantly seconded the recommendations.

Councillor Thompson and Councillor Randle abstained from voting.

Resolved:

That planning application 23/00072/FUL be granted subject to the following conditions:

- The materials to be used in the construction of the external surfaces of the development shall match those used in the existing building.
- Notwithstanding the details submitted with the planning application, the proposed first floor side elevation windows shall be obscurely glazed.

9 **23/00059/FUL - 8 Amos Avenue, Wolverhampton, WV11 1LF**

The Committee considered a report regarding 23/00059/FUL - Retrospective application for detached playroom and store outbuilding in rear garden.

Martyn Gregory, Section Leader Planning, outlined the report.

Mr David Hampton addressed the Committee and spoke in opposition to the application.

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

The Section Leader responded to comments made and explained that the neighbour's concerns had been looked into and the proposals were acceptable.

The report was considered by Committee, and the Section Leader responded to questions asked.

Councillor Page moved the recommendations within the report and suggested that the applicant and neighbour communicated with each other to resolve their issues.

Councillor Wildman seconded the recommendations.

Resolved:

That planning application 23/00059/FUL be granted subject to conditions including:

- The development hereby permitted shall be used only for purposes incidental to the use of the dwelling house and not for any commercial, industrial or business purpose nor as a separate dwelling for the lifetime of the development.

The Chair closed the final meeting of the Municipal Year by thanking Members and officers for their support throughout the previous twelve months. The Committee reciprocated it's thanks to the Chair.