

Planning Committee

Minutes - 7 March 2017

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Dr Michael Hardacre (Vice-Chair)
Cllr Harman Banger
Cllr Greg Brackenridge
Cllr Welcome Koussoukama
Cllr Louise Miles
Cllr Anwen Muston
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson
Cllr Jonathan Yardley

Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Tim Philpot	Professional Lead - Transport Strategy
Ragbir Sahota	Planning Officer
Phillip Walker	Planning Officer

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were submitted on behalf of Councillor Phil Page.

2 Declarations of interest

Stephen Alexander, Head of Planning declared a disclosable non-pecuniary interest in application 16/00115/FUL, in so far as his children attend Wolverhampton Grammar School.

3 Minutes of the previous meeting - 10 January 2017

Resolved:

That the minutes of the previous meeting held on 10 January 2017 be approved as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising from the minutes of the previous meeting.

5 16/01067/FUL - 210 Coalway Road

The Committee considered a report regarding application 16/01067/FUL, first floor rear extension above existing garage (revision to previously approved application (15/00691/FUL)).

Martyn Gregory, Section Leader reported on an update to the report since it had been published. In paragraph 10.1 of the report it referred to the overlooking of a private garden and loss of privacy from a proposed side facing landing window in the west elevation; however, it was proposed to have a second bathroom window which could also lead to a loss of privacy.

Ron Oliver addressed the Committee and spoke in support of the application.

Martyn Gregory, Section Leader confirmed that both proposed side facing landing windows would be obscurely glazed; however, it would still allow images to be visible from outside.

Resolved:

That planning application 16/01067/FUL be refused for the following reasons:

- The extension would result in a detrimental impact to neighbouring amenities, particularly overbearing and poor outlook upon the rear aspects of the dwellings and gardens of 12 Coalway Gardens and 208 Coalway Road.
- Out of character with the established setting particularly at Coalway Gardens resulting in overdevelopment of the site.
- Overlooking of private garden and loss of privacy from the proposed side facing landing window in the west elevation.

6 17/00047/FUL - 120 Stubby Lane, Wolverhampton

The Committee considered a report regarding application 17/00047/FUL, proposed two semi-detached and one bed dormer bungalows on land adjacent to 109 Castlebridge Road.

In response to a request from Councillor Judith Rowley for an update on the proposed site boundary treatment Martyn Gregory, Section Leader confirmed that the proposed boundary treatment would now include a fence rather than a hedge as previously detailed.

Resolved:

That planning application 17/00047/FUL be approved subject to the following conditions:

- Submission of materials.
- Implementing parking spaces.
- Implementing landscaping.
- Boundary treatments.
- Sustainable drainage.
- Restrict extensions and outbuildings.

- Restrict first floor side windows.
- Hours of operation during construction.

7 16/01322/FUL - 23A Birchfield Avenue

The Committee considered a report regarding application 16/01322/FUL, demolition of 23a Birchfield Avenue and the erection of four dwellings.

Ian Hopkins addressed the Committee and spoke in opposition to the application.

Phillip Walker, Senior Planning Officer confirmed that the proposed dwellings were appropriately positioned away from surrounding dwellings.

Councillor Yardley expressed concern regarding the number of trees that had been lost in the area over recent years.

Resolved:

That the Service Director of City Economy be granted delegated authority to approve planning application 16/01322/FUL subject to the submission of an acceptable bat survey and any appropriate conditions including:

- External materials.
- Sustainable drainage.
- Operational hours during demolition and construction.
- Landscaping (including replacement tree planting) and boundary treatments.
- Remove permitted development rights for extensions (including dormer roof extensions).
- Remove permitted development rights in respect of new windows in south facing flank wall of house at plot 4; no window or other form of opening to be provided on east facing elevation of the dwelling at plot 1; no window or other form of opening to be provided on the north facing elevation of the dwelling at plot 3.
- Bin storage.
- Provision and retention of car parking.
- Tree protection measures.
- Implementation of ecology/wildlife enhancement measures.

8 17/00054/FUL - Wolverhampton Lawn Tennis & Squash Club, Neville Lodge

The Committee considered a report regarding application 17/00054/FUL, proposed extensions and alterations to existing buildings, erection of a single-storey maintenance building, floodlighting to tennis courts, hard-surfacing of grass court, creation of a multi-use games court and additional car parking.

Phillip Walker, Senior Planning Officer reported on an update to the report since it had been published. A further letter of objection had been received referring to issues related to noise, traffic and the proposed floodlights.

Resolved:

That the Service Director of City Economy be granted delegated authority to approve planning application 17/00054/FUL subject to the submission of an acceptable bat survey and any appropriate conditions including:

- External materials.
- Sustainable drainage.
- Operational hours during demolition and construction.
- Tree protection measures.
- Implementation of ecology/wildlife enhancement measures.
- Hours of use for multi-use games area (MUGA) and use of floodlighting.
- Noise attenuated glazing for the proposed gymnasium and extended bar/restaurant.
- Noise attenuation details for swimming pool plant and equipment.
- Details of floodlighting, including lux levels.
- Construction of management plan.
- Provision of one vehicle electric recharging point.
- Provision of three additional car parking spaces.

9 **16/00115/FUL - Playing fields off Gamesfield Green, Wolverhampton Grammar School**

Having declared a disclosable non pecuniary interest, Stephen Alexander, Head of Planning left the meeting room whilst the application was considered.

The Committee considered a report regarding 16/00115/FUL, new two-storey primary school with car parking, playground and all weather playing pitch including floodlighting.

Phillip Walker, Senior Planning Officer reported on updates to the report since it had been published. Two further letters had been received, one in favour of the application and one reiterating previous concerns. The Fire Authority confirmed that it had no objections and there were no drainage objections.

Councillor Dr Michael Hardacre reiterated concerns that although this was the third time that the proposal had been before the Committee, there was still considerable work required and further options should be considered by the applicant.

Councillor Wendy Thompson referred to the time and expense incurred by all parties during the extensive negotiations and stated that it was important to ensure that the Chair was kept fully informed of progress to avoid this situation happening again.

Councillor John Rowley stated that the situation was very complex and if the proposal was to be allowed in the future it would need to be in a suitable location with appropriate infrastructure.

In response to a question regarding the proposed cost of highway improvements, Tim Philpot, Lead Transport Officer confirmed that the computer modelling had identified only one scheme that was viable and that was the option referred to in the report at £850,000 plus ongoing costs.

Resolved:

That planning application 16/00115/FUL be refused for the following reason:

- The development proposed would have a severe impact upon highway safety and the free flow of traffic due to the intensification of vehicle movements at the junction of Merridale Road, Aspen Way and Gamesfield Green, contrary to UDP Policies AM8, AM15 and BCCS Policies TRAN2 and TRAN4.

10 **16/01378/FUL - 8 Talbot Road, Wolverhampton**

The application had been withdrawn.

11 **16/01175/FUL - Land behind 42 and 48 Goldthorn Hill, Wolverhampton**

The Committee considered a report regarding 16/01175/FUL, demolition of existing garages and erection of six self-contained flats with parking.

Ragbir Sahota, Planning Officer reported on an update to the report since it had been published. The agent had confirmed that the applicant now had the necessary right of way to allow access to the site.

Some members of the Committee stated that given the poor state of the site the proposed development would be a considerable improvement.

Resolved:

That planning application 16/01175/FUL be approved subject to the following conditions:

- Submission of materials.
- Landscaping.
- Drainage details.
- Details of bin stores.
- Details of cycle stores.
- Levels.
- Parking areas to be provided.
- Site investigation.
- Construction method statement
- Car Park/Communal Area Management Plan.
- Restrict first floor windows to side elevation.
- Electric Vehicle Recharging Points.