

Attendance

Councillors

Cllr Paul Sweet (Chair)
Cllr Gillian Wildman (Vice-Chair)
Cllr Alan Butt
Cllr Jacqui Coogan
Cllr Jasbinder Dehar
Cllr Celia Hibbert
Cllr Rita Potter
Cllr Tersaim Singh
Cllr Bob Maddox
Cllr Wendy Thompson

Employees

Stephen Alexander	Head of Planning
Tracey Homfray	Planning Officer
Donna Cope	Democratic Services Officer
Tim Philpot	Professional Lead - Transport Strategy
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 Sweetman.

Councillor Bennett was present as an observer and did not take part in any discussions or votes.

2 **Declarations of interest**

There were no declarations of interest.

3 Minutes of the previous meeting

Resolved:

That the minutes of the previous meeting held on 21 March 2023 be confirmed as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising.

5 22/00528/OUT - Land West of 301 Bridgnorth Road, Wolverhampton

The Committee considered a report regarding 22/00528/OUT - Erection of 6 self-build dwellings with access and amenity areas, creation of children's playground and open space.

Stephen Alexander, Head of Planning, outlined the report.

Mr Peter Serieys addressed the Committee and spoke in opposition to the application.

Mr Otto de Weijer addressed the Committee and spoke in support of the application.

The report was debated by Committee, and members fully supported the recommendation that the application be refused.

Councillor Butt moved the recommendation within the report and Councillor Hibbert seconded the recommendations.

Resolved:

That planning application 22/00528/OUT be refused for the following reasons:

- The proposed development constitutes inappropriate development in the Green Belt.
- The development would adversely impact the openness and rural character of the area.
- The proposed development would adversely impact views from Wightwick Manor and Gardens and would therefore adversely impact the character and setting of the listed buildings and would harm the character and appearance of the Wightwick Bank Conservation Area.
- A Preliminary Ecological Appraisal has not been provided. The application has therefore failed to demonstrate that the proposed development will not adversely affect the important ecology and nature conservation of protected species and habitats.
- The planning application lacks sufficient detail regarding parking for the playground and public open space, appropriate access and vehicle visibility splays and could therefore have a harmful impact on highway safety.

- Without the provision of a proposed drainage strategy as recommended in the flood risk assessment it cannot be ascertained as to whether the proposal will exacerbate existing flooding issues on site and whether appropriate mitigation measures would alleviate these issues.

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 23/00298/CPL - 11A Keepers Lane, Wolverhampton, WV6 8UA

The Committee considered a report regarding an application for a certificate of proposed lawful use 23/00298/CPL - Change the use of the home from C3(b) to C2, a residential dwelling into a small Children's Home, catering for no more than two young people with social, emotional, and behavioural needs.

Tracey Homfray, Planning Officer, outlined the report and noted that since the agenda had been published a further letter of objection had been received.

Mr Michael Phillips addressed the Committee and spoke in opposition to the application.

The Planning Officer responded to comments made and stated that the application had been properly made and the proposals were acceptable. She advised members that the application was for a certificate of proposed lawful use not a planning application and the recommendation was a planning application was not required for the proposed use.

The report was debated by Committee as to whether the proposed use constituted a "material change", and some members raised concerns regarding the unsuitability of the proposed location.

The Planning Officer, Head of Planning, and Max Howarth, Legal advisor, responded to questions asked and reminded members that the application was for a legal determination of a Certificate of Lawfulness application not an application for planning permission.

Councillor Butt moved the recommendations within the report and Councillor Potter seconded the recommendations.

Five members voted in favour of the application and five members voted against so as Chair of the Committee, Councillor Paul Sweet had the deciding vote which was to grant the application.

Resolved:

That planning application 23/00298/CPL be granted.

8 23/00032/FUL - 33 Upper Villiers Street, Wolverhampton, WV2 4NU

The Committee considered a report regarding 23/00032/FUL - Conversion of a six room house in multiple occupation into a seven person seven room house in multiple occupation.

Tracey Homfray, Planning Officer, outlined the report.

The report was debated by Committee, and Members felt that the proposals were wholly unacceptable for reasons including insufficient parking provisions, highway safety, health and safety issues, fire safety hazards, and poor living conditions for the residents living there.

The Planning Officer and Head of Planning responded to questions asked and in relation to concerns raised regarding the condition of the property, Max Howarth, Legal Advisor, reminded Members that HMO licences were dealt with by Private Sector Housing.

Councillor Hibbert moved that the application be refused. Councillor Dehar seconded the motion.

The proposed motion was debated.

Resolved:

That planning application 23/00032/FUL be refused for the following reasons:

- Lack of parking and the impact on highway safety
- Living conditions of the residents living there.

9 22/00888/FUL - 23 Coppice Road, Wolverhampton, WV3 8BJ

Planning application 22/00888/FUL had been withdrawn from Planning Committee so therefore was not considered.