

Attendance

Councillors

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

Employees

Donna Cope	Democratic Services Officer
Martyn Gregory	Section Leader
Tracey Homfray	Planning Officer
Marianne Page	Head of Strategic Transport
Ragbir Sahota	Planning Officer
Stuart Evans	Solicitor

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

A minute's silence was observed in memory of Councillor Ian Brookfield, Leader of the Council.

There were no apologies for absence.

2 **Declarations of interest**

Councillor Butt declared a non-pecuniary interest in respect of agenda item 6.

Councillor Thompson declared a non-pecuniary interest in respect of agenda item 8.

3 **Minutes of the previous meeting**

Minute 7 – Councillor Tersaim Singh reported that the resolution for this item was incorrect as the application had been for a Certificate of Lawfulness not planning permission. The wording of the resolution therefore needed amending for accuracy.

Resolved: That the minutes of the previous meeting held on 23 May 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 **22/01166/FUL - Esso, Merry Hill Service Station, 220 - 230 Coalway Road, Wolverhampton, WV3 7NN**

The Committee considered a report regarding 22/01166/FUL - Demolition and decommissioning of existing petrol filling station, retail store and car wash. Erection of Class E(a) retail store and associated development.

Martyn Gregory, Section Leader, Planning, outlined the report.

Councillor Hyatt addressed the Committee and spoke in opposition to the application.

Councillor Dalton addressed the Committee and spoke in opposition to the application.

Mr Grey addressed the Committee and spoke in support of the application.

The Section Leader responded to concerns raised in regard to the impact on small businesses and explained that the application site had been properly assessed in regard to the planning policy on this aspect as set out in paragraphs 9.2 to 9.8 of the report. In regard to late night noise and antisocial behaviour he stated that if the application was granted, the local authority would have more control over the site, as issues such as deliveries and bin collections would be restricted by times of use conditions.

Marianne Page, Head of Strategic Transport, confirmed that Transportation had no concerns over the proposal and did not believe it would cause a change in traffic.

Resolved:

That delegated authority be granted for planning application 22/01166/FUL subject to:

1. Any necessary conditions to include:
 - Restriction to retail use only - Class E (a)
 - Decommissioning, demolition and construction management plan
 - Provision and retention of vehicle parking areas
 - Boundary treatments including provision and retention of access gates

- Provision and retention of bin stores
 - Provision and retention of cycle stores
 - Submission and approval of external lighting
 - Restriction of hours of opening to between 07.00 and 23.00 hours Mondays to Sundays only
 - Restrict hours of deliveries to between 07.30 and 20.00 hours
 - Implementation of tree protection measures and hard and soft landscaping scheme
 - Site investigation and implementation of any necessary remediation works and submission of validation reports
 - Implementation in accordance with Service Strategy Plan
 - Electric Vehicle Charging Points
 - Implementation in accordance with the details and recommendations of the submitted noise report
 - No fixed roof plant
 - Full details (including noise emissions and external appearance) of any plant and equipment to be agreed with the local planning authority prior to installation
 - Submission and approval of site levels (including finished floor levels for the retail store)
2. A s106 agreement to secure a financial contribution of £6,000 for any necessary highway works including amendments to existing traffic regulation orders on Coalway Road.

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

The Committee considered a report regarding 22/01049/OUT – Proposed Residential Development for One Dwelling (Outline Permission).

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

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

Mr Poonia addressed the Committee and spoke in support of the application.

The Planning Officer responded to comments made and explained that the proposals were acceptable. She stated that Western Power were now happy with the application, and this coupled with amendments received with respect to the statement, was why it was being reconsidered.

The report was debated by Committee, and concerns were raised regarding the access road and its unsuitability for larger vehicles, in particular fire engines, which would not be able to get through it.

The Planning Officer responded to concerns raised and explained that if the application was granted, an internal sprinkler system and traffic management plan would be in place.

Councillor Sweetman moved that the application be refused. Councillor Thompson seconded the motion.

The proposed motion was debated.

Resolved:

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

- Highway Safety access to the proposed development is inadequate to support a development of this nature, having a detrimental impact to highway and pedestrian safety.
- Health and Safety risk in regard to emergency vehicular access.

7 22/00888/FUL - 23 Coppice Road, Wolverhampton, WV3 8BJ

The Committee considered a report regarding 22/00888/FUL – Erection of one replacement detached dwelling with detached outbuilding and new front boundary treatment including gates, railings and wall.

Ragbir Sahota, Planning Officer, outlined the report.

Mr Birdi addressed the Committee and spoke in support of the application.

A member of the Committee raised concerns regarding the size of the outbuilding and requested that a condition be added stating that the outbuilding was not to be used for residential occupation.

Councillor Butt moved the recommendations within the report subject to the additional proposed condition. Councillor Potter seconded the recommendations.

Resolved:

That planning application 22/00888/FUL be granted subject to the following conditions:

- Materials
- Details of boundary treatments
- Landscaping scheme
- Levels
- Sustainable drainage
- Electrical vehicle charging point
- Construction working hours
- Remove permitted development rights for extensions and outbuilding
- The outbuilding shall only be used in association with the enjoyment of the existing dwelling and shall not be used or converted to a dwelling or for any commercial or business use.

8 23/00350/FUL - 112 Wrottesley Road West, Wolverhampton, WV6 8UR

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

The Committee considered a report regarding 23/00350/FUL – Single storey rear, first floor side, double storey front and roof extensions. (Amendment to 22/00229/FUL - ground floor rear extension increased and has an additional central rooflight).

Martyn Gregory, Section Leader, Planning, outlined the report.

Mrs Jones addressed the Committee and spoke in opposition to the application.

The Section Leader responded to comments made and stated that given the decision made by the Planning Inspector for a similar extension, the proposal in this case was acceptable.

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

Councillor Butt moved the recommendations within the report. Councillor Wildman seconded the recommendations.

Resolved:

That planning application 23/00350/FUL be granted subject to conditions (the same as recommended by the Planning Inspectorate in the allowed appeal for the sake of consistency).