



Planning Committee

Minutes - 23 September 2014

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Ian Claymore
Cllr Dr Michael Hardacre
Cllr Christopher Haynes
Cllr Keith Inston
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson
Cllr Bert Turner
Cllr Jonathan Yardley

Employees

Andy Carter	Senior Planning Officer
Martyn Gregory	Section Leader
Kevin O'Keefe	Chief Legal Officer
Marianne Page	Section Leader - Transportation
Ragbir Sahota	Planning Officer
John Wright	Democratic Support Manager

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

Apologies for absence were received from Councillor Darke

2 **Declarations of interest**

No declarations were made

3 **Minutes of the previous meeting**

The minutes of the meeting held on 22 July 2014 were approved as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 Planning Application 14/00697/OUT Observer Buildings,2 Lower Street, Wolverhampton

Mr Lucas spoke in opposition to the application.

Mr York spoke in support of the application.

Councillors expressed the view that housing would be acceptable on the site and would increase road safety because of the reduction in vehicle movements.

Resolved

That planning application 14/00697/OUT be granted, subject to any appropriate conditions including:

- Standard outline conditions
- Landscaping
- Detailed tree survey
- Transportation – access, site turning and parking layout
- Materials
- Bin stores
- Details of surface and foul water
- Flood risk assessment
- Contaminated land
- Construction Management Plan and hours of construction
- Removal of permitted development for extensions

6 Planning Application 14/0083/OUT New Cross Car Park, Wolverhampton Road, Wolverhampton

The Planning Officer informed the Committee that the application involved the proposed loss of mature trees but it was felt that this would be outweighed by the benefits of the development

Mr Randles spoke in support of the application.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00083/OUT subject to:

- (i) Completion of a S106 Agreement to secure:
 - Public open space contribution (for the residents of the apartments)
 - 10% renewable energy (whole development)
 - Targeted recruitment and training
- (ii) Any appropriate conditions including:
 - Standard outline conditions
 - Drainage
 - Levels
 - Site waste management plan

- Construction management plan (including hours of construction)
- Landscaping
- Contaminated land remediation
- Control of cooking odour control and ventilation (Medium Secure Unit kitchen only)
- Tree protection measures
- Retention of decorative railings
- Floor plans
- Vehicular pedestrian and visibility splays
- Re-alignment of pedestrian footpath

7 Planning Application 14/00266/FUL The Lych Gate, Chamberlains Lane, Wolverhampton

The Committee was informed that the application had been withdrawn from the agenda and would be determined by officers under delegated powers.

8 Planning Application 14/00726/FUL Former Christ Church of England Infant School, Leicester Street, Wolverhampton

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00726/FUL subject to:

- (i) Completion of a S106 Agreement to secure:
- Affordable housing commensurate with viability – or a financial contribution in lieu of on-site provision.
 - Open space/play contribution and renewable energy commensurate with viability.
 - Any reduction in affordable housing, open space/play contribution and renewable energy to apply only to those dwellings which are ready for occupation within 3 years of the date that a lack of viability is demonstrated, with the full requirement applying to those dwellings that are not ready by that date.
 - Targeted recruitment and training.
 - Management company for communal areas
 - Amendments to parking restrictions
- (ii) Any appropriate conditions including:
- Materials
 - Landscaping
 - Boundary treatments
 - Bin stores
 - Cycle stores
 - Drainage
 - Levels
 - Construction management plan (including hours of construction)
 - Tree protection measures and survey

- Gate details to sub-station
- Removal of street railings and bins

9 **Planning Application 14/00705/FUL Land at Carlton Road, Wolverhampton**

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00705/FUL subject to:

- (i) A S106 agreement for the following (if the development is sufficiently financially viable) :
- Loss of playing field compensation - £10,000
 - Targeted recruitment and training
- (ii) Any appropriate conditions including:
- Materials;
 - Window and door details;
 - Bin stores;
 - Landscaping;
 - Boundary treatments;
 - Tree protection measures;
 - Construction Management Plan;
 - Ground Conditions
 - 10% renewable energy
 - Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.

10 **Planning Application 1400787FUL 110 Wergs Road Wolverhampton**

The Section Leader informed the Committee that the Tettenhall Neighbourhood Steering Group had indicated their support for the refusal of the application.

Mr Che Dan spoke in support of the application.

Councillors expressed their concern about the application which they felt was inappropriate on the site because it was out of scale and character for the area

Resolved

That planning application 14/00787/FUL be refused for the following reasons

The development would be out of scale and out of character with neighbouring residential development. As such the proposal would be contrary to the UDP Policies

[NOT PROTECTIVELY MARKED]

D4, D8, and D9 and BCCS Policies ENV2, ENV3 and the Tettenhall Neighbourhood Plan Policy TNP12 Part A. It would also be contrary to the development guidelines set out in the Tettenhall Historic Landscape Character Study (Chapter 6B).