



Planning Committee

Minutes - 18 November 2014

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Ian Claymore
Cllr Claire Darke
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

Stephen Alexander	Head of Planning
Andy Carter	Senior Planning Officer
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Tracey Homfray	Planning 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

There were no apologies for absence.

2 Declarations of interest

Councillor John Rowley declared a non pecuniary interest in agenda item 8 “Planning Application 1400934FUL Former Police Station, Birmingham Road, Wolverhampton”.

3 Minutes of the previous meeting

Resolved

That the minutes of the meeting held on 23 September 2014 were approved as correct record and signed by the Chair

4 Matters Arising

There were no matters arising

5 Planning application 1401007 Woodthorne, Wergs Road

Mrs Heyhoe Flint spoke in opposition to the application.

Some Councillors expressed concerns regarding the need to ensure that the developer only worked within the hours stated with in the conditions and sought clarification of the use of section 106 money

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/01007/FUL subject to:

- i. A S106 agreement for the following:
 - £568,982.76 affordable housing contribution (increase of £27,982.76)
 - £141,221.20 open space contribution (increase of £6,945.31)

- ii. Any appropriate conditions including
 - Materials;
 - Landscaping;
 - Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
 - Construction Management Plan;
 - Geo-environmental Assessment
 - 10% renewable energy
 - Lighting Layout

6 Planning application 1400997 10 Dippons Mill Close, Wolverhampton

The Planning Officer informed the Committee of additional recommendation regarding the removal of permitted development rights and removal of the existing chimney

Mr Roberts spoke in opposition to the application.

Mr Kalsi spoke in support of the application.

Resolved

That planning application 14/00266/FUL be granted, subject to any necessary conditions to include:

- Removal of Permitted Development rights for first floor windows in side elevations and the extension to the building
- Restrict conversion of garage into separate living accommodation
- Materials to match existing

- Sustainable drainage
- Removal of the existing chimney breast on the side elevation adjacent to property No. 12 Dippons Mill Close

7 Planning Application 1400845 Land rear of 36 Foley Avenue, Wolverhampton

The Planning Officer informed the Committee that the ecology report had been submitted and no objections had been raised by it

Mr Wiley spoke in opposition to the application.

Mr Sedgmore spoke in support of the application.

Some Councillors expressed concern at the loss of green space and possible back land development

Resolved

That planning application 14/00845/FUL be granted, subject to any necessary conditions to include:

- Materials
- Landscaping
- Boundary treatments
- Levels
- Drainage
- Bin stores
- Restrict first floor windows/dormers
- The development shall be carried out in accordance with the recommendations set out in the submitted Ecological Assessment

8 Planning Application 1400934FUL Former Police Station, Birmingham Road, Wolverhampton

Having declared an interest Councillor John Rowley left the meeting and took no part in the consideration of this application.

The Planning Officer informed the Committee of an amendment to the proposed section 106 agreement relating to a management of the landscaped and green areas and an additional condition regarding the relocation of the barrier at the entrance point to car park.

Mr Chumba spoke in opposition to the application.

Mr Sedgemore spoke in support of the application.

Some Councillors expressed their opposition to the application and suggested it be refused on grounds of being contrary to the Black Country core strategy, environmental issues, noise nuisance, vehicle movement, air quality, road safety, vehicle and pedestrian access and lack of amenity space.

Other Councillors felt that the opportunity to redevelop a site which had been vacant for some years in a prominent location should not be missed.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/000934/FUL subject to:

- (i) Completion of a Section 106 Agreement requiring:
 - Open space / play contribution, renewable energy and the balance of the affordable housing to be waived, on a pro-rata basis, for all apartments which are ready for occupation within 3 years of the date that a lack of viability is demonstrated.
 - Management plan
- (ii) Any appropriate conditions including:
 - Noise/air quality assessment and mitigation measures
 - Materials / window details;
 - Car/cycle/motorcycle parking provision
 - Security gates – details and provision
 - Bin store provision;
 - Landscaping
 - Relocation of barrier at entrance point to car park.

9 **Planning application 1400828 King Charles Public House, Cromwell Road, Wolverhampton**

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00828/OUT subject to:

- i) Completion of a S106 Agreement to secure:
 - Public open space contribution - £105,621 to improve Northwood Park
 - 10% renewable energy
 - Targeted recruitment and training
- ii) Any appropriate conditions including:
 - Standard outline conditions
 - Means of demolition and details of reinstatement
 - Drainage
 - Levels
 - Construction management plan (including hours of construction)
 - Landscaping
 - Boundary treatments
 - Materials
 - Parking areas to be provided
 - Remove permitted development rights
 - Remove permitted development rights for first floor windows at Plot 14