

Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Olivia Birch (Virtual)
Cllr Alan Butt
Cllr Jasbinder Dehar (Virtual)
Cllr Celia Hibbert
Cllr Rashpal Kaur (Virtual)
Cllr Asha Mattu (Virtual)
Cllr Phil Page
Cllr Andrew Randle
Cllr Wendy Thompson
Cllr Jonathan Yardley (Virtual)

Employees

Stephen Alexander	Head of City Planning
Vijay Kaul	Senior Planning Officer
Jennifer Nicholds	Planning Officer
Alisha Paul	Planning Officer
Phillip Walker	Senior Planning Officer
Tim Philpot	Professional Lead - Transport Strategy
Donna Cope	Democratic Services Officer
Jas Kaur	Democratic Services Manager
Stuart Evans	Solicitor

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 Wendy Thompson declared a non-pecuniary interest in respect of agenda item 6.

3 Minutes of the previous meeting

Resolved:

That the minutes of the previous meeting held on 23 March 2021 be confirmed as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising.

5 21/00048/OUT - Land behind 2 to 30 Eccleshall Avenue, Wolverhampton

Planning application 21/00048/OUT had been withdrawn from Planning Committee so therefore was not considered.

6 21/00158/FUL - 30 Wrottesley Road, Wolverhampton, WV6 8SF

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

The Committee considered a report regarding 21/00158/FUL - Proposed Residential Development for one detached dwelling.

Jennifer Nicholds, Planning Officer, reported that since the agenda had been published two further objections had been received regarding loss of light, parking, and privacy issues.

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

Jennifer Nicholds, Planning Officer, responded to the statements made and explained that the proposals were acceptable.

A member of the Committee raised concerns regarding potential noise nuisance and overdevelopment.

The Planning Officer responded to the questions asked and explained that the proposals were satisfactory.

Councillor Page moved the recommendations and Councillor Butt seconded the recommendations.

Resolved:

That planning permission 21/00158/FUL be granted subject to the following conditions:

- Build in line with Tree plan to protect the preserved trees
- Remove Permitted Development rights for new outbuildings or conversion of garage
- Materials for drive to mitigate noise
- EVCP

- Construction management plan

Councillor Wendy Thompson returned to the meeting.

7 21/00053/FUL - 17 St Judes Road, Wolverhampton. WV6 0EB

The Committee considered a report regarding 21/00053/FUL - Proposed detached annexe to existing hostel to provide six two-bedroom and two one-bedroom accommodation (Sui Generis Hostel).

Ms Popinder Kaur addressed the Committee and spoke in support of the application.

Members of the Committee acknowledged the importance of the proposed development and supported the application.

Councillor Page moved the recommendations and Councillor Hibbert seconded the recommendations.

Resolved:

That planning permission 21/00053/FUL be granted subject to any necessary conditions including:

- Materials
- Landscaping
- Boundary treatments
- Hours of construction
- Levels
- Drainage
- Tree protection
- Limitation on use to that applied for
- Bin and cycle storage
- No further windows in side and rear facing elevations.

8 20/01346/FUL and 20/01324/LBC - "Canalside", Land at Union Mill Street, Horseley Fields, Wolverhampton

The Committee considered a report regarding 20/01346/FUL and 20/01324/LBC - Comprehensive redevelopment of the Union Mill and Lower Horseley Fields site, including demolition and works in a conservation area, for the change of use and provision of residential dwellings, and non-residential floor space at 16 / 16a Union Mill Street, car parking, landscaping and other associated works.

Phillip Walker, Senior Planning Officer, reported the following updates since the agenda had been published:

1. Further assessment of the site had found that it would not be appropriate to build a children's' play area in the open space at Hay Basin / Victoria Basin, so therefore the condition at paragraph 11.1 of the report had been amended as follows:

£200,000 Public Open Space Contribution to be spent on improvement, provision and maintenance of canal access at Lower Horseley Fields off A454, and East Park.

2. An amended site plan and landscape plan had been received and although they appeared to enhance the scheme, the Council's Landscape Architect Team would need to be consulted and given time to consider the amendments. It was therefore requested that this be allowed for as part of the recommended delegated decision.

Mr Max King addressed the Committee and spoke in support of the application.

Members of the Committee welcomed the development and fully supported the application.

Councillor Page commended the scheme and requested that some of the s106 public open space contribution be spent on refurbishing the water feature in East Park. The Planning Officer agreed to look into this.

Councillor Inston moved the recommendations and Councillor Thompson seconded the recommendations.

Resolved:

Delegated authority to the Director of Regeneration to grant planning application 20/01346/FUL subject to:

1. Completion of a Section 106 Agreement to include:
For the whole development:
 - Highway works, including £6,000 for traffic regulation orders
2. No objections raised by the Council's Landscape Architect Team in respect of the amended site and landscape plan.

If viable:

- 25% affordable housing
- £200,000 Public Open Space Contribution to be spent on improvement, provision and maintenance of Lower Horseley Fields canal access and open space at East Park

If not viable:

A reduction in affordable housing and public open space contribution, commensurate with the lack of viability with the reduction applying on a pro-rata basis to all dwellings ready for occupation within three years of the date that a lack of financial viability is demonstrated and the full requirement applying on a pro-rata basis to all those that are not ready for occupation at that time.

3. Receipt of an acceptable ecology report;

4. No overriding objections from outstanding consultees;
5. Receipt of acceptable amended drainage proposals;
6. Any necessary conditions to include:
 - Phasing / Construction Phasing Plan
 - Boundary treatments, including retaining walls
 - External materials including hard surfacing materials
 - Provision of a right-hand turn lane from A454 Horseley Fields, the details of which are first to be agreed with the local planning authority and the approved scheme provided in advance of the occupation of 215th dwelling (to include dwellings off Union Mill Street) at the site
 - Contaminated land remediation
 - Drainage
 - Demolition and Construction Method Statement (to include hours of demolition and construction)
 - Environmental Management Plan
 - Levels
 - Car park and car sharing club management plan
 - Landscaping
 - External Materials
 - Large scale architectural details
 - Sample panels of the external materials
 - Cycle parking and pedestrian routes, including a management plan for the use and opening and closing of any access gates within the site and at key entrance points
 - Cycle storage
 - Bin stores and waste management plan
 - Plant and machinery details
 - Electric vehicle charging points
 - External lighting
 - Provision and retention of car parking
 - Travel Plan
 - Implementation in accordance with noise report: Acoustic glazing and ventilation. Internal noise monitoring to take place prior to occupation of any dwelling.
 - 10% Renewable Energy
 - Noise insulation for all plant and heating equipment
 - Hours of construction and demolition
 - Targeted recruitment and training
 - Management company for external communal areas
 - Implementation of landscaping
 - Implement in accordance with ecology recommendations
 - Provision of signage to and on the towpath
 - Surveys and assessments for the canal wash wall
 - Remove permitted development rights for the installation of windows in the rear (west facing) elevations of the three proposed houses (labelled “new build one”)

Resolved:

That planning permission 20/01324/LBC be granted subject to any necessary conditions including external materials and large-scale architectural details.

9 20/01588/FUL - The Dormers, Finchfield Gardens, Wolverhampton, WV3 9LT

The Committee considered a report regarding 20/01588/FUL - Single storey and two storey rear extensions.

Alisha Paul, Planning Officer, reported that since the agenda had been published a further objection had been received regarding impact on outlook, and the design and scale of the development.

Mr Tom Blakemore addressed the Committee and spoke in support of the application.

Councillor Page moved the recommendations and Councillor Butt seconded the recommendations.

Resolved:

That planning permission 20/01588/FUL be granted subject to the following conditions:

- Submission of proposed materials;
- Proposed window on the first-floor north side elevation to be obscurely glazed and fixed;
- Proposed rooflights on side elevations to be fixed (non-opening);
- No additional windows on the side elevations (other than those shown on the proposed plans).

10 21/00320/FUL - The Broadway Public House, Lichfield Road, Wolverhampton, WV12 5UJ

The Committee considered a report regarding 21/00320/FUL - Proposed new external patio area.

Councillor Inston moved the recommendations and Councillor Page seconded the recommendations.

Resolved:

That planning permission 21/00320/FUL be granted subject to the following conditions:

- Restrict luminance levels of external lighting
- EVCP

11 21/00314/FUL - Land Adjacent 91 Cranmore Road, Wolverhampton, WV3 9NN

The Committee considered a report regarding 21/00314/FUL - Erection of 2 three-bedroom semi-detached properties.

Vijay Kaul, Senior Planning Officer, reported that since the agenda had been published the following condition had been added:

- *Relocation of existing telegraph pole.*

Councillor Page moved the recommendations and Councillor Butt seconded the recommendations.

Resolved:

That planning application 21/00314/FUL be granted subject to the following conditions:

- External materials
- Levels
- Construction Management Plan (inc delivery hours, unloading, parking)
- Drainage
- Landscaping
- Ecological enhancement
- Boundary treatment visibility splays / H markings
- Existing redundant dropped kerbing replaced with full height kerbing
- Implement access and parking
- Boundary treatments
- Electric charging points
- Remove PD rights for rear extensions and dormers
- Remove PD for installation of side elevation windows at first floor level.
- Relocation of existing telegraph pole.