

## **DEVELOPMENT CONTROL COMMITTEE**

**Tuesday 7th August, 2007 at 5.30 p.m.**

**in the Council Chamber at the Council House Walsall**

### **Present**

Councillor Mike Bird (Chairman)  
Councillor Dennis Anson  
Councillor Clive Ault  
Councillor Brian Douglas- Maul  
Councillor Michael Flower  
Councillor Peter Hughes  
Councillor Bill Madeley  
Councillor Cath Micklewright  
Councillor Jon Phillips  
Councillor John Rochelle  
Councillor Doreen Shires  
Councillor David Turner  
Councillor Mohammed Yasin  
Councillor Patricia Young

### **1486/07 Apologies**

Apologies for non-attendance were submitted on behalf of Councillors Leslie Beeley, Paul Bott, Barry Sanders and Louise Harrison.

### **1487/07 Minutes**

#### **Resolved**

- (1) That the minutes of the meeting held on 26th June, 2007, a copy having been previously circulated to each member of the Committee, be approved and signed by the Chairman as a correct record, subject to Councillors Turner and Flower being added to the list of those present at the meeting.
- (2) That the minutes of the meeting held on 17th July, 2007, a copy having been previously circulated to each member of the Committee, be approved and signed by the Chairman as a correct record.

### **1488/07 Declarations of Interest**

Councillors Douglas-Maul and Bird declared a personal interest in item 4 – Barr Beacon Visitor Centre as they were members of the Trust.

**1489/07 Deputations and petitions**

There were no deputations received or petitions presented.

**1490 /07 Late items**

There were no late items introduced at this meeting.

*At this juncture, the Chairman reported that agenda item 5 regarding 108 Delves Crescent had been withdrawn from the agenda.*

**1491/07 2 Longwood Lane**

The report of the Head of Planning and Building Control was submitted:

(see annexed)

**Resolved**

- (1) That authority be delegated to the Assistant Director of Legal and Constitutional Services and Head of Planning and Building Control for the issuing of requisitions for information and enforcement notices, as detailed in sections 2.2 and 2.3 of the report now submitted.
- (2) That the decision as to the institution of legal proceedings, in the event of non-compliance with the notice or the non-return of requisitions for information, be delegated to the Assistant Director of Legal and Constitutional Services.
- (3) That, authority be delegated to the Assistant Director of Legal and Constitutional Services, in consultation with the Head of Planning and Building Control to amend, add to or delete from the wording set out in the report stating the nature of the breach(es).

**1492/07 118 Greenside Way**

The report of the Head of Planning and Building Control was submitted:

(see annexed)

## **Resolved**

- (1) That authority be delegated to the Assistant Director of Legal and Constitutional Services and Head of Planning and Building Control for the issuing of requisitions for information and enforcement notices, as detailed in sections 2.2 and 2.3 of the report now submitted.
- (2) That the decision as to the institution of legal proceedings, in the event of non-compliance with the notice or the non-return of requisitions for information, be delegated to the Assistant Director of Legal and Constitutional Services.
- (3) That, authority be delegated to the Assistant Director of Legal and Constitutional Services, in consultation with the Head of Planning and Building Control to amend, add to or delete from the wording set out in the report stating the nature of the breach(es).

### **1493/07 Saddlers Garage, 115 Wednesbury Road, Walsall**

The report of the Head of Planning and Building Control was submitted:

(see annexed)

## **Resolved**

- (1) That authority be delegated to the Assistant Director of Legal and Constitutional Services and Head of Planning and Building Control for the issuing of requisitions for information and enforcement notices, as detailed in sections 2.2 and 2.3 of the report now submitted.
- (2) That the decision as to the institution of legal proceedings, in the event of non-compliance with the notice or the non-return of requisitions for information, be delegated to the Assistant Director of Legal and Constitutional Services.
- (3) That, authority be delegated to the Assistant Director of Legal and Constitutional Services, in consultation with the Head of Planning and Building Control to amend, add to or delete from the wording set out in the report stating the nature of the breach(es).

### **1494/07 Proposed extension to Church Hill and Bridge Street Conservation Areas**

The report of the Head of Regeneration, Delivery and Development:

(see annexed)

## **Resolved**

That the extension to the Church Hill and Bridge Street Conservation Areas be approved.

### **1495/07 Application list for permission to develop**

The application list for permission to develop was submitted together with the supplementary papers and additional information for items already on the plans list:-

(see annexed)

The Committee agreed to deal with the items on the agenda where the members of the public had previously indicated that they wished to address the Committee.

### **1496/07 Item No. 5 – 07/1332/FL/H5 – Part two storey, part single storey side extension and front canopy at 28 Bude Road, Walsall**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed Mr. Khara who wished to speak in support of the application. Mr. Khara explained that detailed discussions had been held with planners. The application before the Committee was consistent with the advice received. He stressed that the house was in a cul-de-sac location and would not have a negative impact on nearby properties.

The Committee proceeded to discuss the application in detail. Members considered the application and Councillor Bird **moved** and it was seconded by Councillor Micklewright:-

That planning application 07/1332/-FL/H5 be approved, subject to the conditions as contained within the report now submitted.

The motion having been put to the vote was declared carried with members voting unanimously in favour of granting planning permission and it was:

## **Resolved**

That planning application 07/1332/FL/H5 be approved, subject to the conditions as contained within the report now submitted.

1497/07 **Item No. 4 – 07/0938/FL/E11 – Visitor centre, re-arrangement of car parking and associated landscape works at Barr Beacon, Beacon Road, Aldridge**

Councillors Bird and Douglas-Maul declared a personal interest in the item.

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed Alex Whomsley who wished to speak in support of the application. Alex began by stating that the design of the proposed building was inspirational and innovative. The impact of the building on the site was minimised thanks to its design. The building was sustainable, reducing its carbon footprint.

There then followed a period of questioning by members in relation to long term funding and safety measures in place, such as the provision sprinklers.

The Committee proceeded to discuss the application in detail. Members considered the application and Councillor Bird **moved** and it was duly seconded by Councillor Turner:

That planning application 07/0938/FL/E11 be approved subject to the conditions as contained in the report now submitted, the receipt of satisfactory further ecological information and no call-in being received from the Government Office for the West Midlands.

The motion having been put to the vote the motion was declared carried, with members voting unanimously in favour of granting planning permission.

**Resolved**

That planning application 07/0938/FL/E11 be approved subject to the conditions as contained in the report now submitted, the receipt of satisfactory further ecological information and no call-in being received from the Government Office for the West Midlands.

1498/07 **Item No. 9 – Roof extension, loft conversion and elevation alterations at 125 Lichfield Road, Walsall**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed David Jones who wished to speak in support of the application. Mr. Jones stated that, due to family circumstances, they needed to convert the loft. He had consulted and worked closely with officers to reduce any possible issues relating to overlooking on neighbouring properties.

The Committee proceeded to discuss the application in detail. Members considered the application and Councillor Micklewright **moved** and it was duly seconded by Councillor Phillips:

That planning application 07/1079/FL/H1 be approved subject to the conditions as contained within the report now submitted.

The motion having been put to the vote was declared carried, with members voting unanimously in favour of granting planning permission

#### **Resolved**

That planning application 07/1079/FL/H1 be approved subject to the conditions as contained within the report now submitted.

1499/07 **Item No. 1 – 07/1255/FL/E11 – Demolition of existing industrial buildings and erection of 106 houses, flats, garaging and parking, access roads, landscaping and associated works at Tenacres Industrial Site, Station Road, Rushall**

The Planning Officer advised the Committee of the background to the application.

The chairman raised with members that the Healthcare SPD had been bought into effect after the applicants had effectively formulated their proposals. As part of the weighting exercise members were asked if they wished to consider whether they would require that obligation as well as requiring 25% affordable housing.

The Committee proceeded to discuss the application in detail, giving careful consideration to the issues raised by the Chairman. During deliberations it was suggested that, in this case, other regeneration considerations outweighed the need to require the contribution for healthcare. Furthermore, the percentage of Affordable Housing should be reduced to 20% as long as it met the Affordable Housing requirements.

Members considered the application and Councillor Micklewright **moved** and it was seconded by Councillor Ault:

That planning application 07/1255/FL/E11 be approved subject to the conditions set out in the report and supplementary paper now submitted subject to a planning obligation which requires obligations to secure 20% Affordable Housing on a shared ownership basis together with Education and Urban Open Space Contributions as set out in the report and subject to no objections being received from Natural Environment.

On being put to the vote the motion was declared carried, with 12 members voting in favour of approval and 2 against.

**Resolved** (Councillors J. Phillips and D. Shires voting against)

That planning application 07/1255/FL/E11 be approved subject to the conditions set out in the report and supplementary paper now submitted subject to a planning obligation which requires obligations to secure 20% Affordable Housing on a shared ownership basis together with Education and Urban Open Space Contributions as set out in the report and subject to no objections being received from Natural Environment.

1500/07 **Item No. 2 – 07/1156/FL/W6 - Demolition of existing buildings and erection of 22 houses and apartments at George Carter Pressings Ltd., Clothier Street, Willenhall**

**Resolved**

That planning application no. 07/1156/FL/W6 be approved, subject to the conditions as contained in the report and supplementary paper now submitted.

1501/07 **Item No. 3 – 07/0471/FL/W7 – Erection of 30 no. 1 and 2 bed flats and associated works (Reserve matters application to outline planning permission 0-04/1197/OL/W7) – Land adjacent 15 Bentley Road North Walsall**

**Resolved**

That planning application 07/0471/FL/W7 be approved, subject to the conditions as contained in the report and supplementary paper now submitted.

1502/07 **Item No. 6 – 07/0285/OL/W7 – Proposed 4 semi detached houses – Site adjacent to Brown Jug PH, Sandbeds Road, Willenhall**

**Resolved** (Councillor Douglas-Maul voting against)

That planning application 07/0285/OL/W7 be approved, subject to the conditions as contained in the report now submitted.

1503/07 **Item No. 7 – 07/0435/FL/E11 - Proposed new dwelling house on side garden to No. 51 Lichfield road, Shelfield**

**Resolved**

That planning application 07/0471/FL/W7 be approved, subject to the conditions as contained in the report now submitted.

1504/07 **Item No. 08 – 07/1330/FL/E9 – Erection of 6 no. 3 bedroom and 1 no. 2 bedroom dwellings in 2 separate blocks with landscaping and vehicular access – Land at Tamworth Close, Brownhills**

**Resolved**

That planning application 07/1331//FL/E9 be approved, subject to the conditions as contained in the report now submitted.

1505/07 **Item No. 10 – 07/1298/FL/E9 – Erection of 3 bedroom detached dormer bungalow at 27 Albutts Road, Walsall**

**Resolved**

That planning application 07/1298/FL/E9 be approved, subject to the conditions as contained in the report now submitted and the following condition:

- That operating hours on the site be restricted to:  
8 am to 6 pm Monday to Friday  
8 am to 1 pm Saturday  
No work being undertaken on Sundays or bank holidays

**Termination of meeting**

There being no further business, the meeting terminated at 7.14 pm.

Signed: .....

Date: .....