

## **PLANNING COMMITTEE**

**7 April 2022 at 5.30 pm**

**In the Council Chamber, Council House, Walsall**

### **Present:**

Councillor M. Bird (Chair)  
Councillor G. Perry (Vice Chair)  
Councillor G. Ali  
Councillor P. Bott  
Councillor C. Creaney  
Councillor A. Harris  
Councillor A. Hicken  
Councillor K. Hussain  
Councillor J. Murray  
Councillor A. Nawaz  
Councillor M. Nazir  
Councillor I. Robertson  
Councillor S. Samra  
Councillor M. Statham  
Councillor V. Waters

### **In attendance:**

P. Venables	Director of Regeneration & Economy
A. Ives	Head of Planning & Building Control
K. Moreton	Head of Highways & Transport
M. Brereton	Group Manager – Planning
S. Wagstaff	Principal Planning Officer
A. Scott	Senior Planning Officer
L. Wright	Principal Planning Officer
S. Bird	Senior Environmental Protection Officer
J. Raan	Major Projects Minor Improvements Manager
I. Jarrett	Principal Environmental Protection Officer
J. Grant	Environmental Protection Manager
F. Whitley	Senior Planning Enforcement Officer
A. Sargent	Principal Solicitor
J. Price-Jones	Planning Solicitor
D. Smith	Senior Legal Executive
C. Goodall	Principal Democratic Services Officer
E. Cook	Assistant Democratic Services Officer

59/22

### **Apologies**

Apologies for absence were submitted on behalf of Councillors Cooper, Craddock, Rasab and Underhill.

60/22      **Declarations of Interest**

There were no declarations of interest.

61/22      **Minutes**

**Resolved:**

That the Minutes of the meeting held on 10 March 2022, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record.

62/22      **Deputations and Petitions**

There were no deputations introduced or petitions submitted.

63/22      **Local Government (Access to Information) Act 1985 (as amended)**

**Exclusion of the Public**

**Resolved:**

That, during consideration of the items on the agenda, the Committee considers that the relevant items for consideration are exempt information for the reasons set out therein and Section 100A of the Local Government Act 1972 and accordingly resolves to consider those items in private.

64/22      **Application list for permission to develop**

The Chair announced that a special meeting of the committee would take place on 4 May 2022.

Councillor Nazir addressed the meeting explaining that it was his last Planning Committee meeting as he was standing down at the election. He thanked Members and Officers for their support.

The application list for permission to develop was submitted, together with supplementary papers and information for items already on the plans list (see annexed).

The Committee agreed to deal with the items on the agenda where members of the public had previously indicated that they wished to address the Committee and the Chair, at the beginning of each item for which there were speakers, confirmed they had been advised of the procedure whereby each speaker would have two minutes to speak.

65/22

**Plans List Item 5 – 21/1740 – 8 Burton Farm Road, Walsall, WS4 2HN**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed Alison Oakley who spoke in support the application.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Nawaz and duly **Seconded** upon being put to the vote was:

**Resolved:**

That, contrary to the recommendation in the officer report, the Head of Planning and Building Control be delegated authority to grant application 21/1740, subject to the amendment and finalising of conditions to include, but not limited to, the choice of materials and working hours. The reasons for this are:

- The whole nature of the neighbourhood has changed since the previous inspector decision;
- There was no longer open green belt to the rear of the property;
- The extension was not out of keeping with other properties in the locality.

66/22

**Plans List Item 1 – 20/0721, Streetly Community Centre, Streetly Sports and Community Association, Foley Road East, Streetly, B74 3HR**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed one speaker, Mark Welch, in support of the application. A speaker registered to speak against the application did not attend the meeting.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Bird, **Seconded** by Councillor Samra, and upon being put to the vote was:

**Resolved:**

That Planning Committee delegate to the Head of Planning & Building Control to grant planning permission for application 20/0721 subject to:

- No new material considerations being received within the consultation period;
- The amendment and finalising of conditions.

*Councillor Hicken arrived*

61/22

**Plans List Item 6 – 20/0882 4 Ellesmore Meadow, Aldridge, Walsall, WS9 0PR**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed one speaker in support of the application, Steve Hare, and one against, Chris Harding. Mr Harding also read a statement from Geoff Howles.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Bird, **Seconded** by Councillor Hicken, and upon being put to the vote was:

**Resolved:**

That, contrary to the recommendation in the officer report, Planning Committee refuse permission for application 20/0882, for the following reasons:

- The impact on neighbours caused by the height of the balcony including the addition of bi-fold doors in place on windows;
- As the property is located in the green belt permitted development rights had clearly been removed;
- The air conditioning unit had not received planning permission or been submitted for review by Environmental Health.

62/22

**Plans List Item 7 – 21/1447 – 99 Birmingham Road, Aldridge, Walsall, WS9 0AJ**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed one speaker in support of the application, Teresa Gray, and one speakers against the application, James Withers.

There then followed a period of questioning and debate by Members.

It was moved by Councillor Samra to refuse the application. This proposed resolution was not seconded so failed for this reason.

It was **Moved** and duly **Seconded** by Councillor Bird, and upon being put to the vote was:

**Resolved:**

That, contrary to the recommendation in the officer report, the Head of Planning and Building Control be delegated authority to grant application 21/1447, subject to the amendment and finalising of conditions to include, but not limited to, the choice of materials. The reasons for this are:

- The previous reasons for refusal had been overcome by the applicant;
- The proposed bungalow would be part of a parade of bungalows;
- Whether or not the proposed development fitted in with the existing environment was a personal and/or subjective view.

63/22      **Plans List Item 2 – 21/0134, Former Sabre Leather Co LTD, 19-21 Sandwell Street, Walsall, WS1 3DR**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

There then followed a period of questioning and debate by Members.

It was **Moved** and duly **Seconded** and upon being put to the vote was:

**Resolved:**

That the Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/0134 subject to

- securing a section 106 agreement to secure an urban open space contribution of £8,412;
- the amendment and finalising of conditions.

64/22      **Plans List Item 3 – 19/0206 197 Stafford Street, Walsall, WS2 8ED**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

It was **Moved** by Councillor Harris and was **Seconded** by Councillor Statham, and upon being put to the vote was:

**Resolved:**

That the planning permission for application 19/0206 be refused.

*Councillor Nawaz asked that it be recorded that he voted against refusal of the application.*

65/22      **Plans List Item 4 – 21/0795 - 24 Gwendoline Way, Walsall, WS9 9RG**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

It was **Moved** by Councillor Perry and was **Seconded** by Councillor Waters, and upon being put to the vote was:

**Resolved:**

**Resolved (Unanimously):**

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/0795, subject to conditions and subject to the amendment and finalising of conditions.

66/22      **36 Upper Lichfield Street**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Hicken and duly **Seconded** by Councillor Murray and upon being put to the vote was:

**Resolved:**

1. That authority is granted to the Head of Planning and Building Control to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) to require remedial actions to be undertaken as specified in 5.5 of the report;
2. To authorise the Head of Planning and Building Control to institute prosecution proceedings in the event of non-compliance with an Enforcement Order;
3. To authorise the Head of Planning and Building Control to amend, add to or delete from the wording set out below stating the nature of the breaches, the reasons for taking enforcement action, the requirements of the notice, or the boundaries if the site, in the interests of ensuring that accurate and up to date notices are served.

67/22      **117 Sandringham Avenue**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Hicken and duly **Seconded** by Councillor Statham and upon being put to the vote was:

**Resolved:**

1. That authority is granted to the Head of Planning and Building Control to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) to require remedial actions to be undertaken as specified in section 3 of the report;
2. To authorise the Head of Planning and Building Control to institute prosecution proceedings in the event of non-compliance with an Enforcement Order;
3. To authorise the Head of Planning and Building Control to amend, add to or delete from the wording set out below stating the nature of the breaches, the reasons for taking enforcement action, the requirements of the notice,

or the boundaries if the sire, in the interests of ensuring that accurate and up to date notices are served.

68/22      **Private Session**

**Exclusion of the Public**

**Resolved:**

That, during consideration of the following items on the agenda, the Committee considered that the items for consideration were exempt information by virtue of Paragraphs 3, 6 and 7 of Schedule 12(A) of the Local Government Act 1972 (as amended) and accordingly resolved to consider that item in private session.

*Please note that whilst the items below took place in private session the below is full and open minute of the discussion that took place.*

67/22      **Minutes of the previous meeting – 10 March 2022**

**Resolved:**

That the Minutes of the meeting held on 10 March 2022, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record.

68/22      **Poets Corner**

**Resolved:**

That the item on Poets Corner be deferred to a future meeting.

**Termination of meeting**

There being no further business, the meeting terminated at 7.35 pm

Signed .....

Date .....