

PLANNING COMMITTEE

Thursday 3 September 2015 at 5.30 pm

In the Council Chamber at the Council House, Walsall

Present:

Councillor Perry (Chairman)
Councillor P. Bott
Councillor Chambers
Councillor Craddock
Councillor Creaney
Councillor Douglas-Maul
Councillor D. Hazell
Councillor J. Fitzpatrick
Councillor Follows
Councillor Harris
Councillor Jeavons
Councillor Nawaz
Councillor Robertson
Councillor Rochelle
Councillor Sarohi
Councillor I. Shires
Councillor Worrall

4001/15 Apologies

Apologies for non-attendance were submitted on behalf of Councillors Bird and Ditta.

4002/15 Minutes

Resolved

That the Minutes of the meeting held on Thursday 6 August 2015, a copy having previously been circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record subject to the addition of a declaration of interest from Councillor Nawaz.

4003/15 Declarations of Interest

Councillor Chambers declared a pecuniary interest in Plans List item no 7 – 15/0602/FL – 4 x Seating Stands, 2 x Dug-outs and perimeter hardstanding and leaning rail to one pitch at Bentley South Playing Fields, Bentley Road North, Walsall.

Councillor Chambers left the meeting during consideration of this item and took no part in the discussion or voting thereon.

Councillor Craddock declared a non-pecuniary interest in Plans List item no 4 –15/0387/FL–Re-submission of 14/0322/FL for removal of office accommodation to front and replacement with extended industrial floor space, extension to side and security gates and fencing at Offshore Stainless Steel, Lichfield Road, Brownhills, Walsall, and took no part in the discussion or voting thereon.

4004/15 **Declarations & Petitions**

There were no deputations introduced or petitions submitted.

4005/15 **Government (Access to Information) Act 1985 (as amended)**

Resolved

There were no items to be considered in private session.

4006/15 **Unit 1A, Alvar Business Park, Straight Road, Willenhall, WV12 5QY**

The report of the Head of Planning & Building Control was submitted
(see annexed)

The Planning Officer advised the Committee of the background to the report and indicated that the business had ceased operating from the site

There were no questions to officers.

Councillor Shires **moved** and it was duly **seconded** by Councillor Rochelle:-

- i) That authority be granted for the Head of Planning & Building Control to issue an Enforcement Notice under the Town & Country Planning Act, 1990 (as amended) to require remedial actions to be undertaken as shown in paragraph 2.3 of the report.
- ii) That authority be granted to the Head of Planning and Building Control to institute prosecution proceedings in the event of non-compliance with Enforcement Notice or the non-return of Requisitions for Information, or a Planning Contravention Notice; and the decision as to the constitution of Injunctive Proceedings in the event of a

continuing breach of planning control.

- iii) That authority be granted to the Head of Planning & Building Control to amend, add to or delete from the wording as set out below stating the nature of the breach(es), the reason(s) for taking enforcement action, the requirement(s) of the Notice or the boundaries of the site, in the interests of ensuring that accurate and up-to-date notices are served.

The Motion having been put to the vote was declared **carried**, with all Members voting in favour.

Resolved

- i) That authority be granted for the Head of Planning & Building Control to issue an Enforcement Notice under the Town & Country Planning Act, 1990 (as amended) to require remedial actions to be undertaken as shown in paragraph 2.3 of the report.
- ii) That authority be granted to the Head of Planning and Building Control to institute prosecution proceedings in the event of non-compliance with Enforcement Notice or the non-return of Requisitions for Information, or a Planning Contravention Notice; and the decision as to the constitution of Injunctive Proceedings in the event of a continuing breach of planning control.
- iii) That authority be granted to the Head of Planning & Building Control to amend, add to or delete from the wording as set out below stating the nature of the breach(es), the reason(s) for taking enforcement action, the requirement(s) of the Notice or the boundaries of the site, in the interests of ensuring that accurate and up-to-date notices are served.

4007/15 **Retirement Home (formerly Baytree House), Erdington Road, Aldridge.**

The Chairman informed the meeting that the item had been withdrawn.

4008/15 **Application List for Permission to Develop**

The Application List for Permission to Develop was submitted, together with supplementary papers and additional information for items already on the plans list:-

(see annexed)

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

The Chair, at the beginning of each item for which there were speakers, advised of the procedure whereby the speaker would have three minutes to speak, and at two minutes they would be reminded they had one minute left.

4009/15 **No 3 – 14/1719/FL – Demolition of Petrol Filling Station and erection of new 24 hour Petrol Filling Station with ancillary shop, ATM, forecourt, canopy, HGV pumps, replacement fuel tanks, car parking area, erection of 4m high acoustic fence to rear and landscaping at County Bridge Service Station, Wolverhampton Road West, Walsall.**

The Planning Officer advised the Committee of the background to the report and supplementary paper now submitted.

(see annexed)

The Chair then welcomed the speaker on this application, Miss Drury who spoke in objection to the application.

There then followed a period of questioning by Members to the speaker in relation to the application.

Members considered the application further, and it was **moved** and it was duly **seconded**:-

That Planning Application number 14/1719/FL be granted subject to conditions.

The Motion, having been put to the vote, was declared **carried**, with Members voting in favour and one against.

Resolved

That Planning Application number 14/1719/FL be granted subject to conditions.

4010/15 **Item no. 4 – 15/0387/FL – re-submission of 14/0322/FL for removal of office accommodation to front and replacement with extended industrial floor space, extension to side and security gates and fencing at Offshore Stainless Steel Limited, Lichfield Road, Brownhills, Walsall, WS8 6JZ**

The Planning Office advised the Committee of the background to the report now submitted.

(see annexed)

The Chair welcomed the first speaker on this application, Mrs. Booth, who spoke in objection to the application.

The Committee then welcomed the second speaker on this application, Councillor Wade, who also spoke in objection to the application.

The Committee then welcomed the third speaker on this application, Mr. Chris Joyce, who spoke in support of the application.

There then followed a period of questioning by Members to the speakers in relation to parking for employees; the use class for the building; and problems of vibration from the presses in the west building.

There then followed a period of questioning by Members to officers regarding the history of the site and whether the houses or the industry came first. Mrs. Booth confirmed that the housing had been first.

Members considered the application in detail and it was **moved** by Councillor Perry and **seconded** by Councillor Rochelle.

That Planning Application no. 15/0387/FL be granted subject to conditions.

The Motion, having been put to the vote, was declared **carried** unanimously and it was

Resolved

That Planning Application no. 15/0387/FL be granted subject to conditions.

4011/15

Item no. 9 – 15/0935/FULL – Proposed side garage extension, pitched canopy roof above front bay window, removal of a rear garden wall and relocation of a new fence and front boundary fence at 379, Chester Road, Aldridge, Walsall, WS9 0PH

The Planning Officer advised the Committee of the background to the report and supplementary paper now submitted:-

(see annexed)

The Committee then welcomed the first speaker on the application, Mr Hancox, who spoke in objection to the application.

The Committee then welcomed the second speaker on this application, Mr. Evans, who spoke in support of the application.

There then followed a period of questioning by Members to the speakers in relation to the application.

There then followed a period of questioning by Members to officers regarding the boundary treatment.

Members considered the application in detail following which it was **moved** and **seconded**:-

That Planning application number 15 /0935/FULL be granted subject to conditions.

The Motion, having been put to the vote, was declared **carried** with 15 Members voting in favour and two voting against.

Resolved

That Planning application number 15/0935/FULL be granted subject to conditions.

4012/15 Item no. 10 – 15/1008/FULL – First floor side and rear extension and single storey front and rear extension at 3, Gloucester Road, Walsall, WS5 3PL

The Committee welcomed the only speaker on this application, Mr. Siddiq, who spoke in support of the application.

There were no questions to the speaker or to officers. It was then **moved** by Councillor Perry and **seconded** by Councillor Harris:-

That Planning Application no. 15/1008/FULL be refused for the reasons as set out within the report now submitted

Resolved

That Planning Application no. 15/1008/FULL be refused for the reasons as set out within the report now submitted

4013/15 Item no. 1 – 15/0303/FL – Application under Section 73 for the variation of condition 14 of Planning Permission BA17797P (as amended by 08/1338/FL) to allow an increase in the limit on the percentage of imported clays used in the production of bricks at the brickworks from 65% to 95% - Wienerberger Limited, Sandown Works, Stubbers Green Road, Aldridge, Walsall, WS9 8BL

Resolved

That Planning Application no. 15/0303/FL be granted subject to conditions.

- 4014/15 **Item no. 2 – 15/0628/FL - Construction of a solar farm comprising ground-mounted solar panels for electricity production (4,755kwp) on land to continue to be used for agriculture, together with ancillary equipment, deer fencing, permeable stone access tracks and landscaping and biodiversity enhancements at and lying to the west of College Farm, Bosty Lane, Aldridge, Walsall**

The Chair reported that this item had been withdrawn.

- 4015/15 **Item no. 5 – 15/1079/FULL – Variation of condition 9 to allow opening hours of 07.30 to 10.30 pm daily at St. Annes Roman Catholic Church, Bridle Lane, Streetly, Sutton Coldfield, B74 3HB**

Resolved

That Planning Application no. 15/1079/FULL be granted subject to conditions as contained within the report now submitted.

- 4026/15 **Item no. 6 – 14/1824/FL – Re-development of existing B2 (General industrial) and B8 (Storage & distribution) building on the site by way of the erection of six dwelling houses with associated works at Waterworks Farm, Chester Road, Walsall, WS9 OPP**

Resolved

That Planning application no. 14/1824/FL be granted subject to conditions contained within the report.

- 4027/15 **Item no. 7 – 15/0602/FL – 4 x Seating stands, 2 x dug-outs and perimeter hardstanding and leaning rail to one pitch at Bentley South Playing Fields, Bentley Road North, Walsall, WS2 OES**

Councillor Chambers, having declared a pecuniary interest in this item, left the meeting during consideration of the matter.

Resolved

That Planning Application no. 15/0602/FL be granted subject to conditions as contained within the report now submitted.

4028/15 **Item no. 8 – 15/0832/FL – New Build four bedroom dwelling
adja cent to 2, Daneways Close at 2, Daneways Close, Streetly,
Sutton Coldfield, B74 3NL**

Resolved

That Planning Application no. 15/0832/FL be granted subject to
conditions as contained within the report now submitted.

Termination of meeting

There being no further business the meeting terminated at 7.10 pm

Signed.....Date.....