

DEVELOPMENT CONTROL COMMITTEE

Tuesday, 5th August, 2008 at 5.30 p.m.

In the Council Chamber at the Council House Walsall

Present

Councillor Bird (Chairman)
Councillor Rochelle (Vice-Chairman)
Councillor Beeley
Councillor P. Bott
Councillor Cook
Councillor Douglas-Maul
Councillor P. Hughes
Councillor Micklewright
Councillor Munir
Councillor J. Phillips (arrived at 5.45 p.m.)
Councillor M.G. Pitt
Councillor Robertson
Councillor Sarohi
Councillor Underhill

1823/08 Apologies

Apologies for non attendance were received on behalf of Councillors Ault, Flower and Madeley.

1824/08 Minutes

Resolved

That the minutes of the meeting held on 15th July, 2008, a copy having been previously circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record.

1825/08 Declarations of Interest

Councillor Bird declared:-

A prejudicial interest in item 7 of the plans list relating to 54 New Road, Willenhall as he had previously declared his position on this matter at Council held on 5th November, 2007.

1826/08 **Deputations and Petitions**

Two petitions were received in respect of

1827/08 **Confirmation of Tree Preservation Order 8 of 2008 – Land to rear at 128 Park Hall Road, Walsall**

Resolved (*Unanimously*)

- (1) That the Walsall Tree Preservation Order No. 8 of 2008 be confirmed in an un-modified form;
- (2) That the reasons for the making of the Tree Preservation Order, as set out in the report detailed paragraph 1.1, be supported;
- (3) That it be noted that one representation had been received in respect of the Tree Preservation Order.

1828/08 **Confirmation of Tree Preservation Order 9 of 2008 – Land adjacent to 8 Spring Lane, Walsall, WS4 1AZ**

Resolved (*Unanimously*)

- (1) That the Walsall Tree Preservation Order No. 9 of 2008 be confirmed in a un-modified form;
- (2) That the reasons for the making of the Tree Preservation Order, as set out in the report detailed paragraph 1.1, be supported;
- (3) That it be noted that no representations had been received in respect of the Tree Preservation Order.

1829/08 **Confirmation of Tree Preservation Order 10 of 2008 – Land at 6 The Alcove, Walsall, WS3 3BL**

Resolved (*Unanimously*)

- (1) That the Walsall Tree Preservation Order No. 10 of 2008 be confirmed in an un-modified form;
- (2) That the reasons for the making of the Tree Preservation Order, as set out in the report detailed paragraph 1.1, be supported;

- (3) That it be noted that three representations had been received in respect of the Tree Preservation Order.

1830/08 Serving of Tree Preservation Order 20 of 2008 – Land at Darlaston Multi Purpose Centre, Victoria Road, Darlaston

Resolved (*Unanimously*)

- (1) That the making of Walsall Tree Preservation Order No. 20 of 2008 be authorised;
- (2) That the reason for making the Tree Preservation Order, as set out in paragraph 2 of the report now submitted, be supported;

1831/08 Conservation Area Management Plans

The Committee considered a report seeking the approval of numerous conservation area management plans including Pelsall Common, Old Pelsall, Willenhall, Bridge Street and Lichfield Street.

Resolved (*Unanimously*)

- (1) That the results of the public consultation on the conservation area management plan be noted;
- (2) That the content of the:
1. Pelsall Common
 2. Old Pelsall
 3. Willenhall
 4. Bridge Street
 5. Lichfield Street
- Conservation area management plans are approved as a formal council document to be used as a material planning consideration.
- (3) That the amendments to the conservation area boundary as set out in the management plan section of the document now submitted and also within Appendix A be approved.

1832/08 Declarations of Interest

There were no further declarations of interest.

1833/08 **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 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 the procedure whereby the speaker would have three minutes to speak and then at two minutes they would be reminded that they had a minute left.

1834/08 **Item No. 1 - 08/0871/FL - Demolition of existing bungalow and erection of 5 detached dwellings at 44 Park Road, Walsall**

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

The Committee then welcomed Mr. Shakil, who spoke in support of the application.

There then followed a period of questioning by Members in relation to the impact of the new build on the neighbouring bungalow, the separation distance between each proposed dwelling and the status of an appeal submitted to the planning inspectorate.

Members considered the application and Councillor Bird **moved** and it was duly **seconded** by Councillor Pitt:-

That planning application No. **08/0871/FL** be approved subject to the conditions as contained in the report now submitted.

Resolved

That planning application No. **08/0871/FL** be approved subject to the conditions as contained in the report now submitted.

1835/08 **Item No. 2 - 08/0976/FL – removal of condition 5 and variation of condition 6 (to allow 2 large vehicles to access the site between the hours of 05.00 & 7.00) of planning permission 07/2750/FL/E6 at land and premises on the North West Side of Morford Road, Northgate, Walsall**

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

The Committee then welcomed the first speaker on this item Mrs Wootton, who spoke against the application.

The Committee then welcomed the second speaker on this application, Mrs. Pearce, who also spoke against the application.

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

There then followed a period of questioning by Members in relation to the level of consultation undertaken, possible improvements to the corner of the end corners at the entrance to the site and the number of objections received.

Members considered the application and Councillor Pitt **moved** and it was duly **seconded** by Councillor Underhill:-

That planning application No **08/0976/FL** be approved.

The motion having been put to the vote, was declared **carried**, with 8 Members voting in favour and 4 against.

Resolved

That planning application No **08/0976/FL** be approved.

1836/08 **Item No. 3 - 08/0907/FL - Demolition of 1 & 3 Brockhurst Crescent & Delves Resource Centre and Erection of 53 Unit Extra Care Scheme with Associated parking Facilities and Day Care Centre at 1 & 3 Brockhurst Crescent & Delves Resource Centre, Brockhurst Crescent, Delves, Walsall**

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

The Committee then welcomed the first speaker on this item Mr Woodall, who spoke against the application.

The Committee then welcomed the second speaker on this item Councillor Yasin, who also wished to speak against the application.

The Committee then welcomed the third speaker on this item Mr Flood, who wished to speak in support of the application.

The Committee then welcomed the forth speaker on this application Mr Broderick, who wished to speak in support of the application.

There then followed a period of questioning by Members in relation to the level of car parking available on site, the approximate size of each unit, fire prevention measures, the number of properties available for private purchase

and possible impact on a shop and a hairdresser on site, distance, separation from nearby properties were also raised as was the height of the new development in relation to the existing one.

Members considered the application and Councillor Bird **moved** and it was duly **seconded** by Councillor Bott:-

That planning application No. **08/0907/FL** be approved subject to the conditions as contained in the report now submitted.

The motion having been put to the vote, was declared **carried**, with 9 Members voting in favour and 2 against.

Resolved

That planning application No. **08/0907/FL** be approved subject to the conditions as contained in the report now submitted.

1837/08 Item No. 4 - 08/0890/FL – Construction of 60 unit extra care scheme with associated facilities and Day Care Centre at Short Heath House, Sandbeds Road, Willenhall

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

The Committee then welcomed the first speaker on this item Mr Whitehouse, who wished to speak against the application.

The Committee then welcomed the second speaker on this application Councillor Ian Shires, who also spoke against the application.

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

There then followed a period of questioning by Members in relation to consultation undertaken, the distance separation between the proposed development and nearby properties and whether there would be any issues of over looking.

Members considered the application and Councillor Pitt **moved** and it was duly **seconded** by Councillor Rochelle:-

That planning application No. **08/0890/FL** be approved subject to the conditions as contained in the report now submitted an amended condition 12 to read no dwellings should be occupied under the age of 60 years old and that officers be delegated authority to ensure satisfactory

boundary treatment along the boundary where properties with Stroud Avenue.

The motion having been put to the vote, was declared **carried**, with 7 Members voting in favour and five against.

Resolved

That planning application No. **08/0890/FL** be approved subject to the conditions as contained in the report now submitted an amended condition 12 to read no dwellings should be occupied under the age of 60 years old and that officers be delegated authority to ensure satisfactory boundary treatment along the boundary where properties with Stroud Avenue.

1838/08 **Item No. 6 - 08/0727/FL - Erection of a proposed warehouse (use class B8) with associated offices, canopy and access ramp at land adjacent to Acerinox UK Ltd, Heath Road, Darlaston**

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

The Committee then welcomed Mr Gayner, who spoke in support to the application.

There then followed a period of questioning by Members in relation to any dust mitigation measures during period of construction.

Members considered the application and Councillor Bird **moved** and it was duly **seconded** by Councillor Phillips:-

That planning application No. **08/0727/FL** be approved subject to the conditions as contained in the report now submitted and planning obligation.

The motion having been put to the vote, was declared **carried**, with Members voting unanimously in favour of the application.

Resolved (Unanimously)

That planning application No. **08/0727/FL** be approved subject to the conditions as contained in the report now submitted and planning obligation.

1839/08 **Item No. 5 - 08/0584/FL - Erection of 22 dwellings with associated car parking, landscaping and garages following demolition of existing buildings at land at the junction of Pinfold Street and Mill Street, Darlaston**

Resolved (Unanimously)

That planning application No. **08/0584/FL** be approved subject to the conditions as set out in the report now submitted.

1840/08 **Item No. 7 - 08/0977/LB - Controlled demolition of the Locksmith's House, outbuildings and workshop prior to relocation at the Black Country Living Museum, Dudley at 54 New Road, Willenhall**

The Vice-Chairman took Chair for this item only as the Chair had declared a prejudicial interest in this matter.

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

The Committee then welcomed the first speaker on this item Mr Pennel, who wished to speak in support of the application.

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

There then followed a period of questioning by Members relating to other options for the building and the level of visitors over the past few years.

Members considered the application and Councillor Micklewright **moved** and it was duly **seconded** by Councillor Rochelle:-

That listed building consent be granted as it was important to retain the museum for the people to show work over the years and it was felt the best place for this to happen would be the Black Country Museum to attract far more interest from the public. The Black Country Museum had an excellent record of moving buildings and the best thing for the Lock Museum and to retain and record its history would be to relocate it to the Black Country Museum.

The motion having been put to the vote, was declared **lost**, with 3 Members voting in favour and 7 against.

Members considered the application further and Councillor Underhill **moved** and it was duly **seconded** by Councillor Cook:-

That listed building consent be refused.

The motion having been put to the vote, was declared **carried**, with 7 Members voting in favour of refusal and 3 against.

Resolved

That listed building consent be refused.

Termination of meeting

There being no further business the meeting terminated at 8.40 p.m.

Signed:

Date: