

DEVELOPMENT CONTROL COMMITTEE

Tuesday 14 March 2006 at 6.00 p.m.

In the Council Chamber at the Council House Walsall

Present

Councillor Roger Collins (Chairman)
Councillor Leslie Beeley (Vice-Chairman)
Councillor Dennis Anson
Councillor Joan Barton
Councillor Arthur Bentley
Councillor Mike Bird
Councillor Rose Burley
Councillor John Cook
Councillor Brian Douglas-Maul
Councillor Louise Harrison
Councillor Bill Madeley
Councillor Rose Martin
Councillor Cath Micklewright
Councillor John Rochelle
Councillor David Turner
Councillor Mohammad Yasin

970/06 Apologies

Apologies for non-attendance were submitted on behalf of Councillors Ault, Khan, Robinson and Underhill.

971/06 Minutes

Resolved

That the minutes of the meeting held on 21 February 2006, a copy having been previously circulated to each member of the Committee, be approved and signed by the Chairman as a correct record.

972/06 Declarations of Interest

Councillor Anson declared an interest in item no. 1 - planning application no. 05/2300/FL/W5 relating to Bentley Moor Club, Bentley Drive, Walsall.

973/06 **Deputations and Petitions**

There were no deputations introduced or petitions presented at this meeting.

974/06 **Late Items**

There were no late items introduced at this meeting. However, the Chairman informed the Committee that agenda item no. 7 relating to Review of Tree Preservation Orders in Streetly had been withdrawn.

975/06 **Local Government (Access to Information) Act, 1985**

Resolved

There were no items on the agenda for the meeting in respect of which the Committee considered that publicity would be prejudicial to the public interest by reason of the confidential nature of the business.

976/06 **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 first with the items on the agenda where the members of the public had previously indicated that they wished to address the Committee.

977/06 **Item No. 1 – 05/2300/FL/W5 – Demolition of existing club and the construction of new clubhouse and 14 dwellings at Bentley Moor Club, Bentley Drive, Walsall – Ravenscoft Developments (UK) Limited**

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

The Committee welcomed Councillor Sarohi who was in attendance and spoke in support of the application.

The Committee proceeded to discuss the application in detail.

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

That planning application no. 05/2300/FL/W5 be approved, subject to a Section 106 Agreement and the conditions as contained within the report and supplementary planning papers 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 no. 05/2300/FL/W5 be approved, subject to a Section 106 Agreement and the conditions as contained within the report and supplementary planning papers now submitted.

Councillor Anson withdrew from the meeting during the consideration and determination of this item due to the nature of the interest he had declared.

978/06 Item No. 4 – 06/0142/FL/W2 – Construction of 63 no. 1, 2 & 3 bedroom homes with associated parking and landscaping at Avonmore Dairy, Raleigh Road, Walsall – Urban Exposure

The Committee welcomed Mrs. McDonald who was in attendance in support of the application.

Mrs. McDonald stated that the current scheme for consideration had been greatly improved in comparison to the previous application which had been refused.

There then followed a period of questioning by Members in relation to the provision of lifts, on-street parking, potential noise pollution and the distance of the nearest proposed dwelling to the bakery at the rear of the site.

The Committee proceeded to discuss the application in detail.

Members considered the application and Councillor Collins **moved** and it was duly **seconded** by Councillor Madeley:-

That planning application no. 06/0142/FL/W2 be approved, subject to a Section 106 Agreement and the conditions as contained within the report and supplementary planning papers now submitted.

The motion, having been put to the vote, was declared **carried**; with 13 Members voting in favour of granting planning permission and 1 against.

Resolved

That planning application no. 06/0142/FL/W2 be approved, subject to a Section 106 Agreement and the conditions as contained within the report and supplementary planning papers now submitted.

979/06 **Item No. 2 – 05/2474/FL/E4 – Proposed development of Ten 3, 4 & 5 bed detached and semi detached houses and associated access road, car parking provision and private amenity areas at land rear of 3-11 The Drive and rear of Springhill Close, Shelfield –
Derngate Property Developments Limited**

The Planning Officer advised the Committee of the background to the report and informed the Committee that the supplementary planning papers detailed a change of recommendation for this application.

There then followed a period of questioning by Members in relation to site access issues and the provision of sprinklers.

The Committee proceeded to discuss the application in detail.

Members considered the application and Councillor Collins **moved** and it was duly **seconded** by Councillor Madeley:-

That planning application no. 05/2474/FL/E4 be refused on the grounds that the proposed single access route, in the absence of an alternative emergency access route, fails to provide satisfactory access provision for fire appliances because it is situated at the end of a cul-de-sac which is in excess of 180 metres in length and is of inadequate width. Furthermore, as a result, the development is contrary to the aims of Development Plan Policy GP2 (vii) and the provisions of the West Midlands County Council Act.

The motion, having been put to the vote, was declared **carried**; with 11 Members voting in favour of granting planning permission and 3 against.

Resolved

That planning application no. 05/2474/FL/E4 be refused on the grounds that the proposed single access route, in the absence of an alternative emergency access route, fails to provide satisfactory access provision for fire appliances because it is situated at the end of a cul-de-sac which is in excess of 180 metres in length and is of inadequate width. Furthermore, as a result, the development is contrary to the aims of Development Plan Policy GP2 (vii) and the provisions of the West Midlands County Council Act.

Councillor Micklewright wished to have her name recorded as having voted against the above motion.

980/06 **Item No. 3 – 06/0007/FL/E9 – Change of use from open public land to private garden at 209 Birmingham Road, Walsall – Mr. Mark Daniels**

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

There then followed a period of questioning by Members in relation to land ownership issues and land occupancy issues.

The Committee proceeded to discuss the application in detail.

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

That planning application no. 06/0007/FL/E9
be approved, subject to conditions as
contained within the report now submitted.

The motion, having been put to the vote, was declared **lost**: with 6 Members voting in favour of granting planning permission and 7 against.

In view of this, Members reconsidered the application and Councillor Madeley **moved** and it was duly **seconded** by Councillor Micklewright:-

That planning application no. 06/0007/FL/E9
be deferred pending further information on the
occupancy claims of no. 207 Birmingham
Road, Walsall.

The motion, having been put to the vote, was declared **carried**; with 12 Members voting in favour of deferring the application and none against.

Resolved

That planning application no. 06/0007/FL/E9 be deferred pending further information on the occupancy claims of no. 207 Birmingham Road, Walsall.

Councillor Bentley left the room and returned during consideration of this item, took no part in the discussions and did not vote.

- 981/06 **Item No. 5 – 05/2348/FLI/W5 – Proposed new industrial unit (B1, B2, B8) at site adjacent to PBM, Unit 6, The Woodbank Trading Estate, Woden Road West, Wednesbury – LCP Development Limited**

Resolved

That planning application no. 05/2348/FL/W5 be approved, subject to the conditions as contained within the report and supplementary planning papers now submitted.

Councillor Burley left the meeting after the determination of this application and did not return.

- 982/06 **Item No. 6 – 06/0067/FL/W5 – Change of use of non-residential part to flat at Euro House, Dog Kennel Lane, Walsall – Makham Singh Sohi**

Resolved

That planning application no. 06/0067/FL/W5 be approved, subject to the conditions as contained within the report and supplementary planning papers now submitted.

- 983/06 **Item No. 7 – 05/2427/FL/E6 – Change of use to (A5) take-away at 49 High Street, Walsall Wood, Walsall – Robert Porter**

Resolved (7 Members voting for and 4 against)

That planning application no. 05/2427/FL/E6 be approved, subject to the conditions as contained within the report now submitted.

Termination of Meeting

There being no further business, the meeting terminated at 7.32 p.m.

Chairman:

Date: