

PLANNING COMMITTEE

Thursday, 17 June, 2010 at 5.30 p.m.

In the Council Chamber at the Council House Walsall

Present

Councillor Perry (**Chairman**)

Councillor Ali

Councillor Arif

Councillor Beeley

Councillor P. Bott

Councillor Carpenter

Councillor Cook

Councillor Creaney

Councillor Douglas-Maul

Councillor P. Hughes

Councillor Jeavons

Councillor D. Pitt

Councillor Rochelle

Councillor Sarohi

Councillor Thomas

Councillor Turner

Councillor Yasin

2439/10 Apologies

Apologies for non attendance were received on behalf of Councillors Bird, Madeley and Harris.

2440/10 Minutes

Resolved

That the minutes of the meeting held on 27 May, 2010, a copy having been previously circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record.

2441/10 Declarations of Interest

Councillor Jeavons declared :-

A prejudicial interest in item 2 of the plans list relating to Shelfield Community College as his daughter attended the school.

Councillor Ali declared:-

A prejudicial interest in item 2 of the plans list as he was a Cabinet Member for Education and Children Services when the plans for the Academy were approved.

Councillor Arif declared:-

A prejudicial interest in item 2 of the plans list as he was a Member of Cabinet when the plans were approved.

2442/10 Deputations and Petitions

There were no deputations introduced or petitions submitted.

2443/10 Serving of Tree Preservation Order 16 of 2010 on Land at, and to the rear of 110-142 Wilkes Avenue, Bentley, Walsall

The report of the Head of Development and Delivery was submitted:-

(see annexed)

Resolved

- (i) That the making of Walsall Tree Preservation Order No 16 of 2010 be authorised;
- (ii) That the reason for making the Tree Preservation Order as set out in paragraph 12.2 of the report as submitted, be supported.

2444/10 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 of 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.

2445/10 **Item No. 1 – 10/0349/FL – proposed training ground facilities including extension to existing pavilion, indoor pitch, floodlit artificial pitch, gatehouse, security fencing and associated parking at West Bromwich Albion FC Training Ground, Birmingham Road, Walsall, WS5 3LX**

Councillor Beeley, having entered the room during deliberation of the item did not take part or vote.

The Planning Officer advised the Committee of the background to the report and drew Members' attention to the additional information as contained within the supplementary paper now submitted.

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

There then followed a period of questioning by Members' in relation to possible noise emanating from the site which may affect local residents and rights of way issues. In response, it was stated that noise levels would not change as the use remained the same. They were simply enhancing the provisions on the site. With regard to rights of way it was stated that the planning application would not withdraw any right of way. Whilst there were no recorded rights of way it was possible that there may be an unrecorded right of way. Should this be the case a process would be followed to close or divert it at no cost to the Local Authority.

The Committee proceeded to discuss the application in detail.

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

That planning application no. **10/0349/FL** be approved subject to the conditions as contained within the report and supplementary paper now submitted subject to no additional information being received which raises material considerations are raised, the signing of a S106 and referral to Government Office West Midlands.

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

Resolved

That planning application no. **10/0349/FL** be approved subject to the conditions as contained within the report and supplementary paper now submitted and subject to no additional information being received which raises material considerations are raised, the signing of a S106 and referral to Government Office West Midlands.

2446/10 **Item No. 3 – 10/0595/FL – change of use to sandwich shop with sale of hot food and eat-in facilities, installation of flue at 30 Bradford Street, Walsall, WS1 1PN**

The Planning Officer advised the Committee of the background to the report and drew Members' attention to the additional information contained in the supplementary paper now submitted.

The Committee welcomed the first speaker on this item, Ms. Henderson, who spoke against the application.

The Committee welcomed the second speaker on this item, Mr. Bisgen, who also spoke against the application.

The Committee welcomed the final speaker on this item, Mrs. Read, who spoke in support of the application.

There then followed a period of questioning by Members' in relation to possible smells permeating through the walls of the building and also the design criteria. In response it was stated that it was possible that the age of the building could increase the transmission of cooking smells. The installation of a ventilation and fume extraction system should improve matters and therefore officers had no objections. The design issues were addressed as the installation of the flue could be achieved within the chimney which would minimise any effect on the character and visual amenity of the area.

The Committee proceeded to discuss the application in detail.

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

That planning application no. **10/0595/FL** 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 12 Members voting in favour of approval and 4 against.

Resolved

That planning application no. **10/0595/FL** be approved subject to the conditions as contained within the report now submitted.

Councillor Douglas Maul requested that his name be recorded as having voted against the application.

2447/10 **Item No. 6 – 10/0390/FL – erection of an amateur radio mast with antennas at 9 Goodall Grove, Great Barr, B43 7PQ**

Councillor Ali was not in the room during deliberation of this item.

The Planning Officer advised the Committee of the background to the report and drew Members' attention to the additional information as contained within the supplementary paper now submitted.

The Committee welcomed the only speaker on this item, Councillor Towe, who spoke against the application.

No questions were asked of the speaker or officers.

The Committee proceeded to discuss the application in detail.

Members considered the application and Councillor Beeley **moved** and it was duly **seconded** by Councillor P. Hughes:-

That planning application no. **10/0390/FL** be refused as the proposed mast and antennas are considered to have an unacceptable impact on the visual amenities of nearby residents as it is considered they would appear unduly dominant and visually intrusive by virtue of their height, design and appearance, particularly when viewed from the rear of properties in Doe Bank Lane.

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

Resolved

That planning application no. **10/0390/FL** be refused as the proposed mast and antennas are considered to have an unacceptable impact on the visual amenities of nearby residents as it is considered they would appear unduly dominant and visually intrusive by virtue of their height, design and appearance, particularly when viewed from the rear of properties in Doe Bank Lane.

2448/10 **Item No. 2 – 10/0349/FL – part demolition of redevelopment of Shelfield Community Academy to provide 76% new build accommodation and 24% refurbished accommodation at Shelfield Community College, Pelsall, Walsall, WS4 1BW**

Councillors Jeavons, Ali and Arif having declared a prejudicial interest in this item left the room and did not take part nor vote.

The Planning Officer advised the Committee of the background to the report and drew Members' attention to the additional information as contained within the supplementary paper now submitted.

There then followed a period of questioning by members in relation to traffic management issues and a bat survey. In response it was stated that access and egress to the site during the build would be managed safely by officers as would all aspects relating to traffic management issues once the site was operational. With regard to the bat survey it was reported that the Ecology officer had no objections to the application and this was detailed within the report.

The Committee proceeded to discuss the application in detail.

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

That planning application no. **10/0349/FL** be approved subject to the conditions as set out in the report and supplementary paper now submitted.

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

Resolved

That planning application no. **10/0349/FL** be approved subject to the conditions as set out in the report and supplementary paper now submitted.

- 2449/10 **Item No. 4 – 10/0505/FL – removal of existing 12.5m high telecommunications tower. Installation of replacement 15m high telegraph pole type joint operator solution. Installation of 1 no ground based equipment cabinet at existing 02 base station site, Queslett Road East, Walsall, B43 7UB**

Councillor Ali and Creaney left the meeting and did not return

Resolved (unanimously)

That planning application no. **10/0505/FL** be approved subject to the conditions as contained within the report now submitted.

- 2450/10 **Item No. 5 – 10/0139/FL – change of use to mixed use A1 Butchers Shop and A3 Café at 15 & 16 Norton Road, Pelsall, Walsall, WS3 4AY**

Resolved (14 in favour and 1 against)

That planning application no. **10/0139/FL** be approved subject to the conditions as contained within the report now submitted.

2451/10 **Item No.7 – 10/0214/FL – extension to kitchen and replacement pitch roof at 9 Glenelg Mews, Walsall, WS5 3LG**

Resolved (Unanimously)

That planning application no. **10/0214/FL** 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 7.05 p.m.

Signed:

Date: