

PLANNING COMMITTEE

Thursday 31 January, 2019 at 5.30 pm

In the Council Chamber at the Council House, Walsall

Present:

Councillor Bird (Chair)
Councillor M. Nazir (Vice Chair)
Councillor Allen
Councillor Butler
Councillor Cooper
Councillor S. Fitzpatrick
Councillor Jones
Councillor Nawaz
Councillor Rochelle
Councillor Samra
Councillor Sarohi
Councillor Singh Sohal
Councillor Underhill
Councillor Ward

2141/19 Apologies:

Apologies for non-attendance were submitted on behalf of Councillors Craddock, Creaney, Harris, Perry and Rattigan.

2142/19 Minutes

Resolved

That the minutes of the meeting held on 3 January, 2019, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record.

2143/19 Declarations of Interest

There were no declarations of interest.

Councillor Bird declared an interest in agenda item no. 11 – Prosecution for non-compliance.

2144/19 Deputations and Petitions

There were no deputations introduced or petitions submitted

2145/19 Local Government (Access to information) Act, 1985 (as amended)

There were no items for consideration in private session.

2146/19 Application List for Permission to Develop

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.

2147/19 Plans List item 5 – application number 18/1423 – two storey side extension at 22 Old Oak Close, Aldridge, Walsall, WS9 8SE

The Presenting Officer advised Committee of the background to the report now submitted.

(see annexed)

The Committee then welcomed the first speaker on this application, Councillor Wilson, who wished to speak in objection to the officers' recommendations.

Councillor Wilson advised that he was speaking on behalf of neighbouring residents who were opposed to the proposed two-storey side extension which they felt would be overbearing and not in keeping with the other houses within the Close. He added that the parking would be exacerbated and the delivery of building materials would be problematic; the extension would block out light and cause overlooking and overshadowing to nearby homes, and he concluded that the proposed extension would make the house appear too large for the Close.

The Committee then welcomed the second speaker on this application, Mr. Smith, who also wished to speak against officers recommendations.

Mr. Smith advised Committee of the location of his home address within the Close in comparison with the application address. He added that the proposed extension would reduce the ratio distances between houses, it would have a negative impact on the amenity of nearby homes as there would be a significant loss of privacy, loss of light, and that the extension itself equated to 70% of the existing property. Mr. Smith further added the extension would be out of character with the existing houses within the Close, detrimental to the appearance of the skyline, and that the building process as a whole within a small cul-de-sac would create a daily nightmare for the residents.

The Committee then welcomed the final speaker on this application, Mr. Dean, who wished to speak in support of officers recommendation.

Mr. Dean advised Committee the proposed extension would create additional space to the family home and provide a bedroom each for his three children.

There then followed a period of questioning by Members to the speakers and officers, which included ownership of the strip of land to the rear of the application property and whether a Certificate B had been served, the number of houses affected by the loss of light and queries regarding the previously refused application.

In response, Mr. Dean advised that he did not wish to comment on the previously refused application and Mr Smith stated there would be six surrounding properties affected by a loss of light. The presenting officer confirmed that all of the land within the application site was within the applicant's ownership so a Certificate B was not required.

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

That planning application number 18/1423 be refused as the proposed development would be out of character with the existing pattern of development and as such would be visually detrimental resulting in loss of openness and soft landscaping and as such unduly harming the visual amenities of the area. Furthermore, the proposed development would bring built development closer to neighbouring properties and as such would have a detrimental impact to the amenities of neighbouring occupiers, in particular number 20 Old Oak Close, in terms of outlook.

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

Resolved

That planning application number 18/1423 be refused as the proposed development would be out of character with the existing pattern of development and as such would be visually detrimental resulting in loss of openness and soft landscaping and as such unduly harming the visual amenities of the area. Furthermore, the proposed development would bring built development closer to neighbouring properties and as such would have a detrimental impact to the amenities of neighbouring occupiers, in particular number 20 Old Oak Close, in terms of outlook.

- 2148/19 **Plans list item 1 – application number 18/1556 – proposed development compromising of 2 no. commercial units fallings into B1, B2 and B8 use categories (with ancillary B1 offices), associated car and cycle parking, service yards, associated electricity substation, drainage and infrastructure, external lighting, boundary treatments, hard surfacing and**

landscaping at land west of Walsall Retail Park, Reedswood Way, Bloxwich

The Chair advised Committee that although there were no speakers in attendance, he requested that Committee hear a presentation.

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

(see annexed)

There were no questions to the officers.

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

That planning application number 18/1556 be delegate to the Head of Planning, Engineering and Transportation to grant planning permission subject to conditions and subject to amendment and finalising of conditions as contained within the report and supplementary paper now submitted

The Motion, having been put to the vote was declared carried with all Members voting unanimously in favour and none against.

Resolved

That planning application number 18/1556 be delegate to the Head of Planning, Engineering and Transportation to grant planning permission subject to conditions and subject to amendment and finalising of conditions and subject to amendment and finalising of conditions as contained within the report and supplementary paper now submitted.

2149/19 **Plans list item 2 – application number 16/0025 – proposed demolition of existing single storey buildings, retention and conversion of existing two storey building and erection of 12 no. dwellings with associated infrastructure and landscape at Eclipse Works, Parker Street, Bloxwich, Walsall, WS3 2LF**

A presentation was requested and therefore the Presenting Officer advised Committee, of the background to the report and supplementary paper now submitted.

(see annexed)

There were no questions by Members to the officers.

Members considered the application, which included how housing would be a good use of the existing building and respective land and Councillor Fitzpatrick **moved** and it was duly **seconded** by Councillor Allen:-

That planning application number 16/0025 be delegated to the Head of Planning, Engineering and Transportation to grant planning permission subject to conditions and a Section 106 Agreement to secure provision for urban open space and landscape management plan and subject to overcoming the outstanding objections raised by the Coal Authority and awaiting formal comments from Western Power and subject to further dusk and dawn bat surveys being undertaken as contained within the report and supplementary paper now submitted.

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

Resolved

That planning application number 16/0025 be delegated to the Head of Planning, Engineering and Transportation to grant planning permission, subject to conditions and a Section 106 Agreement to secure provision for urban open space and landscape management plan and subject to overcoming the outstanding objections raised by the Coal Authority and awaiting formal comments from Western Power and subject to further dusk and dawn bat surveys being undertaken as contained within the report and supplementary paper now submitted

2150/19 **Plans list item 3 – application number 18/0550 – demolition of the existing ‘The Three Crowns Public House’ and erection of 7 no. detached dwellings (site affects the setting of public rights of way WAL98)**

The Chair referred Members to the supplementary paper, which advised that this application had been withdrawn from the agenda at the request of the applicant to enable more information in regard to the ecological impacts of the development.

Resolved

That planning application number 18/0550 be deferred in line with the recommendation as contained within the supplementary paper now submitted.

2151/19 **Plans list item 4 – application number 15/0740/FL – demolition of existing bungalow, two new detached houses, new former bungalow and outbuilding, resubmission of 14/0740/FL at 12 Orwell Road, Walsall, WS1 2PJ**

Resolved

That planning application number 15/0740/FL be granted, subject to conditions as contained within the report and supplementary paper now submitted.

2152/20 **Plans list item number 6 – application number 18/0941 – change of use from nursing home (C2 use) to a 41 x bedroom hostel (Sui Generis use) with associated amenity, recreation, training and signposting facilities at 42 Slaney Road, Walsall, WS2 9AF**

The Chair referred Members to the supplementary paper, which advised that this application would be deferred in light of a late objection which had been received from the Police

Resolved

That planning application number 18/0941 be deferred in line with the recommendation as contained within the supplementary paper now submitted.

Termination of meeting

There being no further business, the meeting terminated at 6.00pm

Signed

Date