

PLANNING COMMITTEE

Thursday 6 September, 2018 at 5.30 pm

In the Council Chamber at the Council House, Walsall

Present:

Councillor Bird (Chair)
Councillor Nazir (Vice Chair)
Councillor Allen
Councillor P. Bott
Councillor Butler
Councillor Cooper
Councillor Creaney
Councillor S. Fitzpatrick
Councillor Perry
Councillor Rattigan
Councillor Rochelle
Councillor Samra
Councillor Sarohi
Councillor Singh Sohal
Councillor Underhill
Councillor Ward

2051/18 **Apologies:**

Apologies had been received on behalf of Councillors Craddock, Harris and Nawaz.

2052/18 **Minutes**

Resolved

That the minutes of the meeting held on 9 August, 2018, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record.

2053/18 **Declarations of Interest**

There were no declarations of interest.

2054/18 **Deputations and Petitions**

There were no deputations introduced or petitions submitted

2055/18 **Local Government (Access to information) Act, 1985 (as amended)**

There were no items for consideration in private session.

2056/18 **Revised National Planning Policy Framework**

The report of the Head of Regeneration and Development was submitted

(see annexed)

The presenting officer advised Committee of the background to the report and highlighted the salient points therein.

Members considered the report further and discussions ensued. which included restrictions around the partial or complete redevelopment of previously developed land within the Green Belt such as redundant petrol stations; whether Walsall's average density of new houses related to all types of developments; developers would have to publish the cost of all development land which would result in a change to planning; that a proposal is under consideration by Government to potentially enable local authorities to use compulsory purchase orders to acquire land should it be deemed developers were land banking and prejudicing Housing Plans.

Resolved

That Members note the report.

2057/18 **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 Chair informed Committee no members of the public had who wished to address the Committee and therefore should any Committee Member wish to comment on a plan's list item, they should advise the Chair at the pertinent time.

2058/18 **Plans list item 1 – application number 17/1573 – demolition of existing buildings and residential development of 236 one and two bedroom apartments, on-site car parking and sole use of existing off-site car park at Brook Street for intended occupiers of the development along with associated works at site of former Argle Works, William House and Greatrex House, corner of Navigation Street and March Street, Walsall, WS2 9LT and Brook Street Car Park, Walsall**

The Chair advised Committee the application had been withdrawn at the request of the applicant.

2059/18 **Plans list item 2 – application number 18/0438 – Proposed demolition of existing class A1 retail store, erection of new class A1 retail store with associated amendments to access, car parking, servicing, landscaping, improvement works to the existing small retail units at Coppice Farm Way, Willenhall, WV12 5YH**

The Chair informed Committee that the applicant had been informed he should not have emailed Committee Members as this could have been perceived as lobbying Members and he asked Committee to keep an open mind.

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

There were no questions to officers.

Members considered the application further, which included how approval of the application would allow the demolition of a current eyesore to be replaced by the development of a new, popular store; the new store would provide local jobs with a potential 90% of the employees residing within a 2 mile radius of the store.

Councillor Butler **moved** and it was duly **seconded** by Councillor Allen:-

That planning application number 18/0438 be granted for the reasons set out in the report and supplementary paper and subject to 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 in favour.

Resolved

That planning application number 18/0438 be granted for the reasons set out in the report and supplementary paper and subject to conditions as contained within the report and supplementary paper now submitted.

2060/18 **Plans list item 3 – application number 17/1489 – distribution warehouse (B8) with associated access, servicing. Landscaping and associated works on land North of Newfield Close, Walsall.**

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

That planning application number 17/1489 be granted for the reasons set out in the report and supplementary paper and subject to 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 in favour.

Resolved

That planning application number 17/1489 be granted for the reasons set out in the report and supplementary paper and subject to conditions as contained within the report and supplementary paper now submitted.

- 2061/18 **Plans list item 4 - application number 18/0707 – change of use of land from agricultural rural to equestrian use, change of use of agricultural general purpose building to 9 stables and the formation of a 20 x 60m menage with fenced enclosure on land South East of Birch Lane, Aldridge**

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

That planning application number 18/0707 be granted for the reasons set out in the report and supplementary paper and subject to 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 in favour.

Resolved

That planning application number 18/0707 be granted for the reasons set out in the report and supplementary paper and subject to conditions as contained within the report and supplementary paper now submitted

- 2062/18 **Plans list item 5 – application number 18/0810 – provision of temporary classroom accommodation at Leighswood Infant School, Broad Meadow, Aldridge, Walsall, WS9 8HZ**

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

(see annexed)

Members considered the application further, which included some concerns around existing parking issues and to potentially discuss issues with school to potentially enable off-street parking for pupil pick ups and drop offs.

Councillor Bird **moved** and it was duly **seconded** by Councillor Samra:-

That planning application number 18/0810 be granted for the reasons set out in the report and subject to conditions as contained within the report now submitted.

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

Resolved

That planning application number 18/0810 be granted for the reasons set out in the report and subject to conditions as contained within the report now submitted.

2063/18 **Plans list item 6 – application number 18/0862 - Section 73 application removing condition 3 of planning approval 14/1162/FL – opening hours to enable the restaurant to trade 24 hours per day, 7 days a week at McDonalds, Crescent Road, Willenhall, WV13 2RB**

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

(see annexed)

There then followed a period of questing by Members to the officer which included the potential of an increase in litter around the site should the opening hours be increased and concerns around staff safety.

In response, the officer confirmed the applicant was very committed and operated an existing litter management plan, which covered a designated area around the restaurant and she advised that should litter ever become an issue then the restaurant would be in breach of its conditions.

Members considered the report further which included how the restaurant had installed a specific security system at the premises, which encompassed a full CCTV and audio visual system.

Councillor Bird **moved** and it was duly **seconded** by Councillor Nazir:-

That planning application number 18/0862 be granted for the reasons set out in the report and supplementary paper and subject to 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 in favour.

Resolved

That planning application number 18/0862 be granted for the reasons set out in the report and supplementary paper and subject to conditions as contained within the report and supplementary paper now submitted.

2064/18 **Plans list item 7 – application number 18/0683 – proposed two storey side and single storey rear extension at 70 Fordbrook Lane, Pelsall, WS3 4BN**

Resolved

That planning application number 18/0683 granted for the reasons set out in the report and supplementary paper and subject to conditions as contained within the report and supplementary paper now submitted.

Termination of Meeting

There being no further business, the meeting terminated at 5.55pm

Signed

Date