

SPECIAL DEVELOPMENT CONTROL COMMITTEE

Monday 25 June, 2007 at 6.00 p.m.

In the Council Chamber at the Council House Walsall

Present

Councillor Mike Bird (Chairman)
Councillor Leslie Beeley (Vice-Chairman)
Councillor Clive Ault
Councillor Paul Bott
Councillor Brian Douglas-Maul
Councillor Michael Flower
Councillor Louise Harrison
Councillor Peter Hughes
Councillor Barbara McCracken
Councillor John Phillips
Councillor Doreen Shires
Councillor Angela Underhill
Councillor Mohammad Yasin
Councillor Patricia Young

1433/07 Apologies

Apologies for non-attendance were submitted on behalf of Councillors Micklewright and Turner.

1434/07 Declaration of Interest

There were no declarations of interest.

1435/07 Deputations and Petitions

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

1436/07 Application no. 07/0618/FL/W7 – Redevelopment for residential (357 dwellings) and commercial buildings (shops, offices, restaurants, leisure uses) and car parking on land between Charles Street and Canal, Walsall

The report of the Head of Planning, Regeneration was submitted:

(see annexed)

The Committee received a presentation from S.P. Faizey Chartered Architects. During the presentation a video was shown which gave perspective to the development.

Questions were received from members regarding potential problems with polluted land contaminates and whether works would be passed by certification upon completion. In response, it was reported that tests had been carried out and a planning condition was in place requesting that works receive approval from environmental health. It was reported that the majority of pollution was historical. The Chair advised members that condition 13 addressed this issue.

Further questions were received with regard to the level of parking and tree provision and the provision of street furniture. In response it was reported that houses on the site would have two car spaces allocated to them, two bedroom apartments would have one space and one bed apartments would have the option of sharing a space or buying a space. With regard to trees, it was reported that they were provided at key points throughout the site and would be of suitable size. Benches were to be provided and a boulevard and internal courtyard also formed part of the development.

A further question was asked regarding affordable housing in response to which it was reported that the level of affordable housing had been negotiated based on the cost of the development. The provision was the best that could be offered without external funding. The developers were actively talking to social landlords with a possibility of increasing the level of affordable housing and also hoped to acquire a grant through the housing corporation. In response to a question regarding the height of the eight storey building, it was reported that, due to the influence of the surroundings at Waterfront North, there was a need to maximise the potential of the site and create focal points. Regarding compliability with the Disability Discrimination Act, it was reported that all of the buildings had level access and lifts which would be enough enable wheelchairs to enter and egress. Doors were 3ft wide and there was ample parking facilities for people with a disability.

With regard to the provision of fuel efficient, environmentally friendly power solutions, it was reported that a wide range of products had been identified although the market for such solutions was constantly changing. Further to a question received regarding the provision of CCTV, it was reported that there were no specific measures in place, however, the issue would be addressed, if required.

Finally, with regard to Kirkpatricks, it was questioned whether this business would have to be relocated. In response it was reported that there were discussions taking place with Kirkpatricks, and it was hoped a satisfactory conclusion could be reached for all parties concerned.

The Committee then proceeded to discuss the application in detail. Members considered the application and Councillor Bird **moved** and it was duly seconded by Councillor Ault:

That planning application no. 07/0818/FL/W7 be approved subject to the conditions as contained in the report and supporting paper now submitted.

The motion having put to the vote was declared carried, with 10 members voting in favour and one against and it was:

Resolved

That planning application no. 07/0818/FL/W7 be approved subject to the conditions as contained in the report and supporting paper now submitted.

1437/07 **Application no. 07/0606/RM/W1 - Reserved matters to planning application no. 06/0227/FL/W1 for partial re-development of the hospital to improve healthcare facilities, educational and administration facilities, roads and car parking, demolition of older building and a range of submissions addressing (in whole or in part) the requirements of 15 of the conditions on the outline permission at Manor Hospital, Moat Road, Walsall**

The report of the Head of Planning, Regeneration was submitted:

(see annexed)

The Committee received a presentation on the application which detailed the proposed developments. A video presentation was provided in order that the Committee could gain further insight into the proposed site and how it would operate.

There then followed a period of questioning by members in relation to measures proposed to prevent skateboarders using the site, consultation undertaken, level of parking provision and transport requirements and the logistics of undertaking the work. In response, it was reported that risk assessments had been carried out on the site and measures would be taken, such as surface treatment and works to the balustrades to deter skateboarders from the site. There would also be CCTV to control the issue.

With regard to consultation, it was reported that there had been protracted liaison with users and staff at all levels within the hospital. Reference was made to the facility management loop for staff which would be used purely for their benefit to move around the building efficiently.

With regard to parking it was reported that the level had been set and that it was difficult to predict change in trends for future parking facilities. It was hoped that the management of appointments would be improved which would, in turn, reduce the difficulties in parking. There were also physical constraints due to the development being on an existing site. It was reported that a multi-storey car park would not have been a viable option financially. Bus routes into the site were highlighted as were the drop-off and pick-up points. It was reported that disabled parking would also be provided.

Finally with regard to construction traffic, it was reported that third party landowners had been approached to utilise areas of their land during the build. Buses would be used to collect workers from these areas of land and drive them into the site.

The Committee then proceeded to discuss the application in detail. Members considered the application and Councillor Bird **moved** and it was duly seconded by Councillor Phillips:

That planning application no. 07/0606/RM/W1 be approved subject to the conditions as contained in the report and supplementary papers now submitted.

The motion having put to the vote was declared carried, with members voting unanimously in favour of granting permission and it was:

Resolved

That planning application no. 07/0606/RM/W1 be approved subject to the conditions as contained in the report and supplementary papers now submitted.

The meeting terminated at 7.50 p.m.

Signed:

Date: