

**Minutes of the Planning Committee held in The Council Chamber, Walsall
Council House**

Thursday 6 March 2025 at 5.30pm

Committee Members present:

Councillor M.A. Bird (Chair)
Councillor J. Murray
Councillor H. Bashir
Councillor P. Bott
Councillor S. Elson
Councillor M. Follows
Councillor P. Gill
Councillor A. Hussain
Councillor I. Hussain
Councillor K. Hussain
Councillor L. Nahal
Councillor A. Nawaz
Councillor A. Parkes
Councillor S. Samra (until 5:34pm)
Councillor M. Statham
Councillor V. Waters

Officers Present:

M. Brereton	Head of Planning and Building Control
K. Gannon	Development Control and Public Rights of Way Manager
S. Hollands	Team Leader Development Management
S. James	Locum Planning Lawyer
K. Knight	Senior Transport Planner
S. Lamont	Highways Development Control Principal Engineer
G. Meaton	Group Manager – Planning
R. Rowley	Senior Planning Officer
S. Wagstaff	Team Leader Development Management
E. Cook	Democratic Services Officer
I. Halford	Assistant Democratic Services Officer

200 Apologies

Apologies were received from Councillors Bains, Margetts and Martin.

201 **Declarations of Interest**

The following declaration of interest was received:

- Councillor Samra – Plans List Item 2 – Non-pecuniary interest.

202 **Deputations and Petitions**

There were no deputation or petitions.

203 **Minutes**

A copy of the minutes of the meeting held on 16 January 2025 was submitted.

[annexed]

Resolved

That the minutes of the meeting held on 16 January 2025, a copy having previously been circulated to each member of the Committee, be approved and signed by the Chair as a correct record.

204 **Local Government (Access to Information) Act 1985 (as amended)**

Exclusion of the Public

Resolved

There were no items for consideration in the private session.

205 **Application List for Permission to Develop**

The application list for permission to develop (the plans list) was submitted, together with a supplementary report which provided additional information on items already on the plans list.

[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 first. 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.

206 **Plans List Item 1 – 24/0411 – Land to rear of 127 Longwood Road, Aldridge and Plans List Item 3 – 24/1027 – 127 Walhouse Road, Walsall**

The Chair advised that a request had been received from the applicant of Plans List Item 1 (application 24/0411) for the item to be deferred to allow for further information to be submitted.

The Chair advised that Officers had received amended plans for Plans List Item 3 (application 24/1027) since publication which required further assessment and consultation.

It was **moved** by Councillor Bird and **seconded** by Councillor Nawaz and upon being put to the vote, it was;

Resolved

That applications 24/0411 and 24/1027 be deferred.

At this juncture, having declared an interest in the next item of business, Councillor Samra left the meeting and did not return.

207 **Plans List Item 2 – 24/1607 – 65 Mellish Road, Walsall**

The Senior Planning Officer presented the report of the Head of Planning and Building Control, including the additional information contained within the supplementary paper.

[annexed]

There was one speaker in support of the application, Mr Chana, who stated that gabling and glazing were regular features in the local area and that the design was contemporary and not out of keeping with other properties on a regularly changing street. He added that there was an existing breach of the 45-degree guideline which the applicants had avoided exacerbating.

Responding to questions, Mr Chana stated that the development would not result in a loss of light for neighbouring properties due to the orientation of the property, despite an increased breach of the 45-degree guideline. He added that Mellish Road has a varied street scene, with a mixture of property sizes and designs.

Responding to questions officers advised that the application was recommended for refusal on balance based upon a combination of factors including extensive glazing, increased gabling and the projections of the property which together were considered problematic. The Head of Planning and Building Control confirmed that the absence of an objection from a neighbour did not preclude the planning authority's responsibility to protect.

Debating the application, a Member expressed the opinion that the mixed street scene of Mellish Road included larger properties with more glazing and the proposal would not be an incongruous feature, adding that there was already a breach of the 45-degree guideline and stating there would not be a loss of light for neighbouring properties due to their orientation.

It was **moved** by Councillor Nawaz and **seconded** by Councillor K. Hussain and upon being put to the vote it was;

Resolved (unanimously)

That Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 24/1607, contrary to officers recommendations and subject to the finalisation of conditions, for the following reasons:

- **The proposal was in keeping with other large extensions and dwellings within the local area and would not represent an incongruous feature in the street scene.**
- **There was an existing structural breach of the 45-degree guidelines and this had therefore been previously considered acceptable by the Planning authority.**

208 **Date of next meeting**

The date of the next meeting was 24 April 2025.

There being no further business, the meeting terminated at 5:57pm.

Signed: _____

Date: _____