

DEVELOPMENT CONTROL COMMITTEE

Tuesday 24 April 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 Dennis Anson
Councillor Mohammed Arif
Councillor Clive Ault
Councillor John Cook
Councillor Brian Douglas-Maul
Councillor Anthony Harris
Councillor Bill Madeley
Councillor Cath Micklewright
Councillor Jon Phillips
Councillor Melvin Pitt
Councillor John Rochelle
Councillor David Turner

1393/07 **Apologies**

Apologies for non-attendance were submitted on behalf of Councillors Bentley, Burley, Robinson, Underhill, Yasin and Zahid.

1394/07 **Minutes**

Resolved

That the minutes of the meeting held on 3 April 2007, a copy having been previously circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record.

1395/07 **Declarations of Interest**

There were no declarations of interest.

1396/07 **Deputations and Petitions**

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

1397/07 **Late Items**

There were no late items

1398/07 **Local Government (Access to Information) Act, 1985 (as amended)**

Resolved

There were no items on the agenda for the meeting in respect of which the Committee considered that publicity would be prejudicial to the public interest by reason of the confidential nature of the business.

1399/07 **Confirmation of Tree Preservation Order Nos. 11 of 2006 and 12 of 2006 and Revocation of Tree Preservation Order 9 of 1981**

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

(see annexed)

Resolved

- (1) That Tree Preservation Order No. 11 of 2006 be confirmed in a modified form;
- (2) That Tree Preservation Order No. 12 of 2006 be confirmed in an unmodified form;
- (3) That it be noted representations had been received in respect of Tree Preservation Orders Nos. 11 of 2006 and 12 of 2006;
- (4) That Tree Preservation Order No. 9 of 1981 be revoked, subject to Tree Preservation Order Nos. 11 and 12 of 2006 being confirmed.

1400/07 **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 to deal with the items on the agenda where the members of the public had previously indicated that they wished to address the Committee.

1401/07 **Item No. 8 - 07/0244/FL/H2 - Two-storey side and single-storey rear extension at 110 Chester Road, Brownhills, Walsall – Mr. Jasbinder Singh Sahota**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed the first speaker on this application, Mr. Smith, who wished to speak in objection to the application.

Mr. Smith stated that he was concerned that drains and sewers were not sufficient in size to accommodate extra bedrooms. He stated that the extension would block light to his property.

The Committee then welcomed the second speaker on this application, Councillor Sears, who also wished to speak in objection to the application.

Councillor Sears stated that the proposed extension would turn the existing property into a five bedroom house. He stated that this would represent over-development as it was too large when compared to the surrounding area. The neighbour's amenity would be affected over and above the level they would reasonably be expected to enjoy. In closing, he stated there would be issues of overlooking should the development be approved.

There then followed a period of questioning by Members in relation to the provision of sewers and the distance between the objector's house and the proposed development.

The Committee proceeded to discuss the application in detail.

Members considered the application and Councillor Arif **moved** and it was duly **seconded** by Councillor Pitt:-

That planning application no. 07/0244/FL/H2 be approved, subject to the conditions as contained in the report now submitted.

The motion, having been put to the vote, was declared **carried**; with 9 Members voting in favour of the application and 3 against.

Resolved

That planning application no. 07/0244/FL/H2 be approved, subject to the conditions as contained in the report now submitted.

1402/07 **Item No. 1 – 06/1118/FL/W2 – Redevelopment of site for new residential development of 134 units and associated works, including access alterations on land off Leamore Lane, adjacent to Wyrley and Essington Canal and Railway, Walsall – David Wilson Homes Limited and Malvern Estates**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed Mr. Rouson who wished to speak in support of the application.

Mr. Rouson endorsed comments made by the Planning Officer and advised that Natural England had withdrawn their objections, subject to appropriate conditions being undertaken.

The Committee proceeded to discuss the application in detail.

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

That planning application no. 06/1118/FL/W2 be approved, subject to the conditions as contained in the report and supplementary paper now submitted and a Planning Obligation.

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

Resolved

That planning application no. 06/1118/FL/W2 be approved, subject to the conditions as contained in the report and supplementary paper now submitted and a Planning Obligation.

1403/07 **Item No. 2 – 07/0358/FL/E11 – Erection of 132 dwellings following demolition of buildings and structures. Provision of highway works incorporating a right turn facility on Bell Lane at Bloxwich Engineering Limited, Bell Lane, Bloxwich – CJC Ingleton Limited**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed the first speaker on the application, Mr. Turley, who wished to speak in objection to the application.

Mr. Turley stated that he was worried that, once erected, new properties would not be protected from stray cricket balls. He expressed a desire to have a 12 metre high fence erected along the full length of the boundary to prevent any damage to houses.

There then followed a period of questioning by Members in relation to the provision of a fence, its design and effectiveness.

The Committee proceeded to discuss the application in detail.

Members considered the application and Councillor Pitt **moved** and it was duly **seconded** by the Chairman:-

That planning application no. 07/0358/FL/W11 be approved, subject to the conditions as contained in the report and supplementary paper now submitted and a further condition:-

That Officers be authorised to enter
Into negotiations with all parties
to provide a vandal proof fence of
sufficient height and design.

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

Resolved

That planning application no. 07/0358/FL/W11 be approved, subject to the conditions as contained in the report and supplementary paper now submitted and a further condition:-

That Officers be authorised to enter into negotiations with all parties to provide a vandal proof fence of sufficient height and design.

- 1404/07 **Item No. 3 – 07/0145/FL/E11 – Erection of 24 no. dwellings including associated access roads and hard and soft landscaping at former William Bird Site, Lichfield Road, Rushall – Taylor Woodrow.**

Resolved

That planning application no. 06/0145/FL/E11 be approved, subject to the conditions as contained in the report and supplementary paper now submitted.

- 1405/07 **Item No. 4 – 07-0304/FL/W7 – Erection of 18 townhouses at Atlas Works, Sandwell Street, Walsall – Mrs. P.I. Morley**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed the first speaker, Mr. John Kraujalis. Mr. Kraujalis stated he was representing Accord Housing Association tenants who lived opposite the proposed development.

Mr. Kraujalis stated that the proposed development was out of character with the surrounding area and he questioned the use of part of the land which formed part of the development site. He stated that many trees and shrubs would be removed from that part of the site to provide an access road. The strip of land to which he referred also provided a natural privacy strip which was valued by tenants living opposite the development.

The Committee then welcomed the second speaker on this application, Mr. Morrison, who wished to speak in support of the application.

Mr. Morrison stated that there was a previous approval in place for 5 storey apartments. The new development was for 18 houses. Many trees had been provided on Accord land. With regard to car park provision, all of the properties had garages and driveways which met the Council's standards.

The Committee proceeded to discuss the application in detail.

Members considered and application and Councillor Micklewright **moved** and it was duly **seconded** by Councillor Arif:-

That planning application no. 07/0304/FL/W7 be approved, subject to the conditions as contained 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 the application.

Resolved

That planning application no. 07/0304/FL/W7 be approved, subject to the conditions as contained in the report and supplementary paper now submitted.

Councillor Jon Phillips, having left the meeting during consideration of this item, did not take part or vote.

1406/07 **Item No. 7 – 07/0295/FL/H3 – Two-storey side extension at 19 Nairn Road, Bloxwich – Andrew Williams**

The Planning Officer advised the Committee of the background to the report.

The Committee welcomed the first speaker on this item, Mr. Russell, who wished to speak in objection to the application.

Mr. Russell stated that the proposed extension would affect the openness and density of the street and create a terracing effect. It would result in loss of light and loss of privacy to no. 20 Nairn Road. He further stated that he had a garage with a utility room with the only source of light being a glass door. If approved, the development would block light to the door and result in him having to use more electricity. In closing, he stated that general maintenance would become more difficult due to the narrowing of the gap between the 2 houses.

The Committee then welcomed the second speaker on this application, Mr. Williams, who wished to speak in support of the application.

Mr. Williams stated that he had reviewed all of the objections and maintained that the proposal met all of the Council's relevant policies. This was in respect of proximity to neighbouring houses, the avoidance of terracing effects and loss of light. With regard to loss of privacy, he stated that there were no windows that would overlook habitable rooms in neighbouring properties.

The Committee proceeded to discuss the application in detail.

Members considered the application and Councillor Pitt **moved** and it was duly **seconded** by Councillor Micklewright:-

That planning application no. 07/0295/FL/H3
be approved, subject to the conditions as
contained in the report now submitted.

The motion, having been put to the vote, was declared **carried**; with 10 Members voting in favour of the application and none against.

Resolved

That planning application no. 07/0295/FL/H3 be approved, subject to the conditions as contained in the report now submitted.

1407/07 **Item No. 5 – 07/0151/FL/W3 – Reserved matters to outline application 05/1566/OL/W3 for demolition of existing public house and erection of 43 a and 2 bed flats, underground parking and associated vehicular access at Neptune Public House, Bilston Lane, Willenhall – Oakfield Developments (Midlands) Limited**

Resolved

That planning application no. 07/0151/FL/H3 be approved, subject to the conditions as contained in the report now submitted.

1408/07 **Item No. 6 - 07/0142/FL/E10 – Demolition of existing building and erection of 12 no. 1 bedroom apartments on land on the former Coalpool Clinic site, off Ross Road, Ryecroft, Walsall – B.B. property Partnership**

Resolved

That planning application no. 07/0142/FL/E10 be approved, subject to the conditions as contained in the report now submitted.

Termination of Meeting

There being no further business, the meeting terminated at 7.20 p.m.

Chairman:

Date: