

PLANNING COMMITTEE

Thursday 3 March, 2016 at 5.30pm

In the Council Chamber at the Council House, Walsall

Present:

Councillor Perry (Chair)
Councillor Bird (Vice-Chair)
Councillor P. Bott
Councillor Chambers
Councillor Craddock
Councillor Ditta
Councillor Douglas-Maul
Councillor D Hazell
Councillor J Fitzpatrick
Councillor Follows
Councillor Harris
Councillor Nawaz
Councillor Robertson
Councillor Sarohi
Councillor I. Shires
Councillor Sohal
Councillor Worrall

4141/16 **Apologies:**

Apologies for non-attendance were submitted on behalf of Councillor Creaney.

4142/16 **Minutes**

Resolved

That the Minutes of the meeting held on Thursday 4 February 2016, a copy having been previously circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record.

4143/16 **Declarations of Interest**

Councillor Bird declared a non-pecuniary interest in plans list Item No. 3 – Application Number 15/1718 – demolition of existing two storey and single storey classroom buildings and construction of a new two storey classroom block with associated landscaping at Barr Beacon School, Old Hall Lane, Aldridge, Walsall, WS9 0RF, as he is a school governor.

4144/16 **Deputations and Petitions**

There were no deputations introduced or petitions submitted.

4145/16 **Local Government (Access to Information) Act 1985 (as amended)**

There were no items to be considered in private session.

4146/16 **Application List for Permission to Develop**

The Application List for Permission to Develop was submitted together with supplementary papers and additional information for items already on the plans list.

(see annexed)

The Committee agreed first to deal with the items on the agenda where members of the public had previously indicated that they wished to address the Committee. The Chair at the beginning of each item for which there were speakers, advised of the procedure whereby the speaker would have three minutes to speak and then after two minutes they would be reminded that they had one minute left.

The Chair informed the meeting of the following:-

- Plans list item No. 6 – Application Number 15/1726 had been withdrawn;
- Item No. 7 – Application Number 15/1501 had been deferred to a future meeting.

4147/16 **Item No. 5 – Application Number 15/1469 – Change of use of part of premises to clothes recycling and storage and retention of remainder of premises as car showroom with ancillary storage/offices/garages workshop and out buildings including MOT facility at Willenhall Motor Services, New Road, Willenhall, WV13 2AQ.**

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

(see annexed)

The Committee then welcomed the first speaker on this application, Councillor Coughlan who spoke in objection to the application.

The Committee then welcomed the second speaker on this application, Mrs Kaur, who spoke in support of the application.

There then followed a period of questioning to the speakers in relation to the type of car maintenance and repair work to be carried out on the premises and the charity and its operation from within the site.

In response, the speaker confirmed that the garage would carry out MOTs and car repairs only and would not valet or wash any vehicles. She further added that the registered charity would receive donations of clothing, toys and household goods at the premises to be sorted and forwarded to other relevant overseas charities.

There were no questions to officers.

Councillor Nawaz arrived at this juncture of the meeting and therefore did not take part or vote on this application.

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

That planning application number 15/1469 be approved, 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 15/1469 be approved, subject to conditions as contained within the report now submitted.

4148/16

Item No. 1 – Application Number 15/1683 – Erection of 37 Dwellings with new vehicular access, landscaping and other associated works at land at Wilkes Avenue, Bentley, Walsall

Resolved

That planning application number 15/1683 be approved, subject to amended conditions and the signing of a S106 to secure provision for affordable housing and urban open space as contained within the report and supplementary paper now submitted.

4149/16 **Item No. 2 – Application Number 15/1332 – Retrospective application: Change of use of site as waste transfer station and erection of building for sorting of non-hazardous waste at Viking Skips, Old Concrete Yard, Leamore Lane, Walsall, WS2 7DG Resolved**

That planning application number 15/1332 be approved subject to conditions as contained within the report and supplementary paper now submitted.

4150/16 **Item No. 4 – Application Number 15/1606 – Demolition of the former Bulls Head public house and erection of 14 supported living units and associated communal hub at Bulls Head, 79 Park Road, Bloxwich, WS3 3SW**

The planning officer advised the Committee of the background to the report and supplementary paper now submitted.

(see annexed)

There then followed a period of questioning by Members to the officers in relation to the level of care the establishment would provide, the type of security proposed both inside and outside of the establishment and whether the application should be deferred to invite the applicant to attend the next Committee meeting to answer Member's questions.

The Vice-Chair advised the Committee that the applicant was in attendance in the public gallery and therefore should Committee be minded, it could ask the applicant if she would be willing to answer Committee's queries, notwithstanding that they had not registered to speak, rather than deferring the application until the next meeting. The Chair was in agreement and asked the applicant if they would be willing to attend the Chamber to respond to Committee's queries.

Members proceeded to ask the applicant a number of questions regarding the levels of care to be provided, the complex needs of the residents within the home and whether there would be 24 hour security.

In response, the applicant informed Committee that the majority of residents would be adults with learning difficulties with their own care packages or they would be known to respective agencies, there would be no specific overnight security but the development would be secured through the use of key fobs and have CCTV coverage. She reiterated that the applicant was the landlord only and not the care provider.

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

That planning application number 15/1606 be approved, subject to conditions and a planning obligation and subject to the amendment to condition 9a and an additional condition to secure gates across the car park as contained within the report and supplementary paper now submitted.

The motion having been put to the vote was declared **carried** with fourteen Members voting in favour and none against.

Resolved

That planning application number 15/1606 be approved, subject to conditions and a planning obligation and subject to the amendment to condition 9a and an additional condition to secure gates across the car park as contained within the report and supplementary paper now submitted.

4151/16 **Item No. 3 – Application Number 15/1718 – Demolition of existing two storey and single storey classroom buildings and construction of a new two storey classroom block with associated landscaping at Barr Beacon School, Old Hall Lane, Aldridge, Walsall, WS9 0RF**

Councillor Bird having declared a non-pecuniary interest in this item, left the room and therefore did not take part or vote on this item.

Resolved

That planning application number 15/1718 be approved 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 6.20pm

Signed.....

Date.....