

DEVELOPMENT CONTROL COMMITTEE

8th January, 2008 at 5.30 p.m.

In the Council Chamber at the Council House Walsall

Present

Councillor Mike Bird (Chairman)
Councillor Leslie Beeley (Vice-Chairman)
Councillor Dennis Anson (Arrived at 5.35 p.m.)
Councillor Clive Ault (Arrived at 5.45 p.m.)
Councillor Paul Bott
Councillor Brian Douglas-Maul
Councillor Michael Flower
Councillor Louise Harrison
Councillor Peter Hughes
Councillor Bill Madeley
Councillor Cath Micklewright
Councillor Jon Phillips (Arrived at 5.50 p.m.)
Councillor John Rochelle
Councillor Barry Sanders
Councillor Doreen Shires
Councillor David Turner (Arrived at 5.50 p.m.)
Councillor Mohammad Yasin
Councillor Patricia Young (Arrived at 5.50 p.m.)

1637/08 Apologies

Apologies for non-attendance were submitted on behalf of Councillor Barbara McCracken and Councillor Angela Underhill

1638/08 Minutes

Resolved

That the minutes of the meeting held on 11th December 2007, a copy having been previously circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record.

1639/08 **Declarations of Interest**

Councillor Micklewright declared:-

A Prejudicial interest in item 4 of the plans list relating to Former Redhouse JMI School Site, Gorse Way & Adjacent Garage Court in Gretton Crescent, Aldridge, Walsall as she lived near to the development.

Councillor Bird declared:-

A Prejudicial interest in item 7 of the plans list relating to Pinewood Nursing Home, 147 Chester Road, Streetly as his wife was the administrator of the Home.

1640/08 **Deputations and Petitions**

No deputations or petitions were received.

1641/08 **Making of Tree Preservation Order 24 of 2007 – Land at Little London JMI School, Stafford Street, Willenhall, Walsall**

Resolved

- (1) That the making of Walsall Tree Preservation Order 24 of 2007 be approved;
- (2) That the reasons for making the Tree Preservation Order, as set out in paragraph 1.2 of the report now submitted, be supported. (see annexed)

1642/08 **Confirmation of Tree Preservation Order 26 of 2007 – Land at 46-50 Lysways Street, Walsall**

Resolved

- (1) That the Walsall Tree Preservation Order No. 26 of 2007 be confirmed in an unmodified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report now submitted, be supported;
- (3) That it be noted that no representations had been received in respect of this Tree Preservation Order.

1643/08 **Confirmation of Tree Preservation Order 35 of 2007 – Land at 76-90 Rose Hill, Willenhall**

Resolved

- (1) That the Walsall Tree Preservation Order No. 35 of 2007 be confirmed in an unmodified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report now submitted, be supported;
- (3) That it be noted that no representations had been received in respect of this Tree Preservation Order.

1644/08 **Making of Tree Preservation Order 55 of 2007 – Land at Well Place, Walsall**

Resolved

- (1) That the making of Walsall Tree Preservation Order 55 of 2007 be authorised;
- (2) That the reasons for making the Tree Preservation Order, as set out in paragraph 1.2 of the report now submitted (see annexed), be supported.

1645/08 **Consultation on Draft Supplementary Planning Document (SPD) “Designing a Better Walsall”**

The Committee received a report and a presentation on the draft Supplementary Planning Document “Designing a Better Walsall”.

Members considered the report and raised concern that the threshold and costs to developers for percent for art as set out in Appendix D of the report was too high. It was suggested that the matter be referred back to the Committee.

Resolved

- (1) That the report be noted;

- (2) That Cabinet be recommended to adopt the Supplementary Planning Document “Designing a Better Walsall”;
- (3) That a further report be considered by Committee with regards to the proposed costs to developers for art contributions.

1646/08 **Application 04/2312/VG/E1 for Village Green Status, Ashbourne Field, Ashbourne Road, Lower Farm Estate, Bloxwich**

The Committee received a report requesting them to consider an application under section 13 under the Commons Registration Act 1965 (“the 1965 Act”) made by Mr Alan Roy Parkes to Walsall Metropolitan Borough Council as registration authority to register the land known as Ashbourne Field, Ashbourne Road, Lower Farm Estate, Bloxwich as a village green.

Members considered the report and it was:-

Resolved

- 1) That the recommendations and conclusions of the inspectors report be accepted;
- 2) That no amendments be made to the register of Towns and Village Greens.

1647/08 **Item No. 4 – 07/2074/OL/E11 – Residential Development and Community Building at Former Redhouse JMI School Site, Gorse Way & Adjacent Garage Court in Gretton Crescent, Aldridge, Walsall.**

The planning officer advised the committee of the background to the report and drew Members attention to the supplementary paper circulated at the meeting.

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

The Committee then welcomed the second speaker on this item Mr. Davies who also wished to speak in objection to the application.

There then followed a period of questioning by Members in relation to the introduction of a through road, preservation of existing trees and shrubs and the purpose and use of the community room.

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

That planning application number 07/2074/OL/E11 be approved subject to the conditions as contained in the report and supplementary paper now submitted and the following additional condition.

No unauthorised vehicular access links shall be provided between Linley Wood Road/Gorse Way and Gretton Crescent.

The motion having been put to the vote was declared **carried** with 14 Members voting in favour and none against.

Resolved

That planning application number 07/2074/OL/E11 be approved subject to the conditions as contained in the report and supplementary paper now submitted and to the following additional condition;

No unauthorised vehicular access links shall be provided between Linley Wood Road/Gorse Way and Gretton Crescent.

Councillor Micklewright having declared a prejudicial interest in this item left the room during deliberation and did not vote.

Councillor Madeley having left the room during deliberation did not take part or vote.

1648/08 **Item No. 2 – 07/2263/RM/W5 – Erection of 31no new properties comprising of 18no Apartments and 13no Housing at Land at Carl Street, Walsall**

The planning officer advised the committee of the background to the report.

The Committee then welcomed the first speaker on this item Miss. Gibbs who wished to speak in objection to the application.

The Committee then welcomed the second speaker on this item Graeme Barker who wished to speak in support of the application.

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

That planning application number 07/2263/RM/W5 be approved subject to the conditions as contained in the report now submitted.

Resolved

That planning application number 07/2263/RM/W5 be approved subject to the conditions as contained in the report now submitted.

Councillor Micklewright requested her name be recorded as having abstained from voting on this item.

Councillors Phillips and Rochelle having left the room during deliberation did not take part or vote.

1649/08 **Item No. 5 – 07/2537/FL/E10 – Construction of Detached House with Private Access Drive at Land to the rear of 95, 97 and 99 Chester Road, Streetly**

The planning officer advised the committee of the background to the report and drew Members attention to the supplementary paper circulated at the meeting.

The Committee then welcomed the first speaker on this item Councillor Hughes who wished to speak in objection to the application.

The Committee then welcomed the second speaker on this item Mrs. Allen who also wished to speak in objection to the application.

There then followed a period of questioning by Members in relation to overlooking and future development rights.

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

That planning application number 07/2537/FL/E10 be approved subject to the conditions as contained in the report and supplementary paper now submitted and the following conditions:

- (1) That permitted development rights be removed and any future application to amend the property be submitted to Development Control Committee;

- (2) That a suitable landscaping and screening scheme be agreed with Officers in order to provide suitable boundary treatment for number 7.

The motion having been put to the vote was declared **carried** with 9 Members voting in favour and 7 against.

Resolved

That planning application number 07/2537/FL/E10 be approved subject to the conditions as contained in the report and supplementary paper now submitted and the following conditions:

- (1) That permitted development rights be removed and any future application to amend the property be submitted before Committee;
- (2) That a suitable landscaping and screening scheme be agreed with Officers in order to provide suitable boundary treatment for number 7.

Councillor Brian Douglas-Mail requested his name be recorded as voting against the application.

Councillor Turner having left the room during deliberation did not take part or vote.

1650/08 **Item No. 8 – 07/2325/FL/H4 – Proposed garage and boundary wall with gated drive access at 195B Foley Road West, Streetly, B74 3NX**

The planning officer advised the committee of the background to the report.

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

There then followed a period of questioning by Members in relation to the siting and design of the proposal, the building line and original concept of the area.

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

That planning application number 07/2325/FL/H4 be refused as the siting, design and height of the boundary treatment and garage would be an unduly dominant and incongruous feature in the street scene, contrary to the open plan character of the locality. The development would therefore be contrary to the original concept of the area.

Resolved

That planning application number 07/2325/FL/H4 be refused as the siting, design and height of the boundary treatment and garage would be an unduly dominant and incongruous feature in the street scene, contrary to the open plan character of the locality. The development would therefore be contrary to the original concept of the area.

- 1651/08 **Item No. 3 – 07/2265/FL/E12 – Erection of 4 no 4 bedroom detached houses and 39 no. retirement apartments to include two guest suites, with associated parking and private drive at Land at Sunningdale Way, Bloxwich, Walsall**

The planning officer advised the committee of the background to the report and drew Members attention to the supplementary paper circulated at the meeting.

Resolved

That planning application number 07/2265/FL/E12 be approved subject to conditions as contained in the report and supplementary paper now submitted, the completion of Section 106 agreement to secure financial contributions towards the provision of healthcare, urban open space, education and that the submission of £40,000 towards off site affordable housing.

- 1652/08 **Item No. 1 - 07/2339/RM/W2 – 12 apartments (reserved matters application to outline application 04/1466/OL/W2) at A J M Buildings, Villiers Street, Willenhall**

Resolved

That planning application 07/2339/RM/W2 be approved subject to the conditions as contained in the report now submitted.

1653/08 **Item No. 6 - 07/2331/FL/H1 – Single-storey front and part single, part two-storey rear extension, reconstruct roof to include rooms in roofspace with rear dormer, and detached summer house in rear garden at 264 Walstead Road, Walsall**

Resolved

That planning application 07/2331/FL/H1 be approved subject to the conditions as contained in the report now submitted.

1654/08 **Item No. 7 - 07/2163/FL/E9 – To remove condition 5 and vary condition 6 on planning approval BC22036P to omit reference to elderly persons at Pinewood Nursing Home, 147 Chester Road, Streetly**

Councillor Beeley took the Chair for this item as the Chair had declared a prejudicial interest.

Resolved

That planning application 07/2163/FL/E9 be approved subject to the conditions as contained in the report now submitted.

Councillor Bird having declared a prejudicial interest left the room during deliberation did not take part or vote.

Termination of meeting

There being no further business the meeting terminated at 7.55 p.m.

Signed:

Date: