

DEVELOPMENT CONTROL COMMITTEE

19th February, 2008 at 5.30 p.m.

In the Council Chamber at the Council House Walsall

Present

Councillor Bird (Chairman)
Councillor Beeley (Vice-Chairman) (arrived at 6.30 p.m.)
Councillor Anson
Councillor P. Bott
Councillor Douglas-Maul
Councillor Flower
Councillor Harrison
Councillor P. Hughes
Councillor Madeley
Councillor Micklewright
Councillor J. Phillips
Councillor Rochelle
Councillor Sanders
Councillor D. Shires
Councillor Underhill
Councillor Yasin

1671/08 Apologies

Apologies for non-attendance were submitted on behalf of Councillor Ault, Councillor Turner and Councillor Young.

1672/08 Minutes

Resolved

That the minutes of the meeting held on 29th January, 2008, a copy having been previously circulated to each Member of the Committee, be approved and signed by the Chairman as a correct record subject to the following amendments:-

That Councillor Louise Harrison's name be included in the list of those that submitted their apologies to the meeting.

Minute number 1660/08 to include:-

- (3) That the quarterly update reports be circulated to all Local Neighbourhood Partnerships.

Minute number 1661/08 - Councillor Yasins's name be recorded as having voted against approving the application.

Minute number 1667/08 – Noted that Councillor Rochelle voted against approving the application.

1673/08 Declarations of Interest

No declarations of interest were received.

1674/08 Deputations and Petitions

No deputations or petitions were received.

1675/08 Confirmation of Tree Preservation Order 30 of 2007 – Land at Highgate, Streetly

Resolved

- (1) That the Walsall Tree Preservation Order No. 30 of 2007 be confirmed in a modified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;
- (3) That it be noted that one representation had been received in respect of this Tree Preservation Order.

1676/08 Confirmation of Tree Preservation Order 32 of 2007 – Land at 60-62 Foley Road East, Streetly

Resolved

- (1) That the Walsall Tree Preservation Order No. 32 of 2007 be confirmed in a modified form;

- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;
- (3) That it be noted that no representations had been received in respect of this Tree Preservation Order.

**1677/08 Confirmation of Tree Preservation Order 33 of 2007 – Land at 123-125 Field Road, Bloxwich
Resolved**

- (1) That the Walsall Tree Preservation Order No. 33 of 2007 be confirmed in an unmodified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;
- (3) That it be noted that no representations had been received in respect of this Tree Preservation Order.

1678/08 Confirmation of Tree Preservation Order 34 of 2007 – Land at Sports Field, Walstead Road

Resolved

- (1) That the Walsall Tree Preservation Order No. 34 of 2007 be confirmed in a modified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;
- (3) That it be noted that no representations had been received in respect of this Tree Preservation Order.

1679/08 Confirmation of Tree Preservation Order 39 of 2007 – Land at Blackwood School, Blackwood Road, Sutton Coldfield

Resolved

- (1) That the Walsall Tree Preservation Order No. 39 of 2007 be confirmed in an unmodified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;

- (3) That it be noted that one representation had been received in respect of this Tree Preservation Order.

1680/08 Confirmation of Tree Preservation Order 43 of 2007 – Land at 306 Skip Lane, Walsall

Resolved

- (1) That the Walsall Tree Preservation Order No. 43 of 2007 be confirmed in an unmodified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;
- (3) That it be noted that one representation had been received in respect of this Tree Preservation Order.

1681/08 Confirmation of Tree Preservation Order 44 of 2007 – Land at Calderfield Farm, Aldridge Road, Walsall

Resolved

- (1) That the Walsall Tree Preservation Order No. 44 of 2007 be confirmed in an unmodified form;
- (2) That the reason for making the Tree Preservation Order, as set out in the report detail, be supported;
- (3) That it be noted that no representations had been received in respect of this Tree Preservation Order.

1682/08 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 first to deal with the items on the Agenda where the members of the public had previously indicated that they wished to address the Committee.

1683/08 **Declarations of Interest**

No declarations of interest were received.

1684/08 **Item No. 8 - 07/1197/OL/E11 – Outline – Erection of single storey 2 bedroom managers dwelling with garage, building for fish tanks and WC block for anglers and lockable bait room at Foxhill fisheries, Pinfold Lane, Barr Beacon.**

1685/08 **Item No. 6 – 08/0022/FL – Retention of temporary telecoms mast (adj running track) for 4 months at Walsall Campus, Wolverhampton University Sports Ground, off Magdalene Road, Walsall**

The Chairman reported that this item had been withdrawn from the agenda. The planning officer advised the committee of the background to the report and drew Members attention to additional information contained in the supplementary paper circulated at the meeting.

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

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

That planning application number 08/0022/FL be approved subject to the conditions as contained within the report now submitted.

The motion having been put to the vote was declared **carried** with Members voting unanimously in favour of granting planning permission.

Resolved

That planning application number 08/0022/FL be approved subject to the conditions as contained within the report now submitted.

1686/08 **Item No. 7 – 07/2651/FL/E11 – Erection of 18 Dwellings and associated access and car parking at former Bridgewater P.H. Stoney Lane, Little Bloxwich, Walsall**

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

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

There then followed a period of questioning by Members in relation to the concerns of the police architectural liaison officer, the number of parking, bays and closure of any alleyways.

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

That planning application number 07/2651/FL/E11 be approved subject to the conditions as contained within the report and supplementary paper now submitted, an additional condition that permitted development rights be removed for any extensions or buildings on the site and a Planning Obligation.

The motion having been put to the vote was declared **carried** with Members voting unanimously in favour of granting planning permission.

Resolved

That planning application number 07/2651/FL/E11 be approved subject to the conditions as contained within the report and supplementary paper now submitted, an additional condition that permitted development rights be removed for any extensions or buildings on the site and a Planning Obligation.

1687/08 **Item No. 12 – 07/2470/FL/E9 – Proposed new two bedroom bungalow at land adjacent 4 St. Marks Road, Pelsall, Walsall**

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

The Committee then welcomed the first speaker on this item Mrs. Crutchley, who wished to speak against the application. With the approval of the Committee and speaker in support of the application, further photographs which she provided were circulated to the Committee.

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

The Committee then welcomed the third speaker on this item, Mr. Massey, who wished to speak in support of the application.

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

That planning application number 07/2470/FL/E9 be approved subject to the conditions as contained within the report now submitted.

The motion having been put to the vote was declared **carried** with 12 Members voting in favour of granting planning permission and 3 against.

Resolved

That planning application number 07/2470/FL/E9 be approved subject to the conditions as contained within the report now submitted.

1688/08 **Item No. 2 – 07/2644/FL/E12 – 53 no. extra care apartments, communal facilities, day-care centre, parking and associated landscaping at Northgate Rehabilitation Centre, Northgate, Walsall**

Resolved (unanimously)

That planning application number 07/2644/FL/E12 be approved subject to the conditions as contained within the report now submitted.

1689/08 **Item No. 3 – 08/0020/FL – Section 73 application to delete condition 12 of planning approval 07/1694/OL/E11 which required closure of the southern access and re-opening the central access to the site at Goscote Hospital, Goscote Lane, Walsall**

Resolved (unanimously)

That planning application number 08/0020/FL be approved subject to the conditions as contained within the report now submitted.

1690/08 **Item No. 9 – 07/2282/FL/W5 – Construction of a rail maintenance and safety training facility comprising of single storey classrooms and practical training area plus ancillary areas at Walsall Track Maintenance Depot, off Corporation Street West, Walsall**

Resolved (unanimously)

That planning application number 07/2282/FL/W5 be approved subject to the conditions as contained within the report now submitted.

1691/08 **Item No. 1 - 07/2477/FL/E6 – change of use from storage to non hazardous inert treatment and transfer site to recycle inert materials for resale and aggregates opening hours, mon-fri 0700-1800, Saturdays 0700-1300, emergency maintenance out of hours notified at Bace Groundworks Ltd, Coppice Lane, Aldridge**

Resolved (unanimously)

That the Head of Planning and Building Control be delegated authority to Approve planning application number 07/2477/FL/E6 subject to no new material consideration being raised by the neighbour consultation and subject to the conditions as contained within the report and supplementary paper now submitted.

1692/08 **Item No. 4 - 07/2522/FL/W3 – Erection of 1 house at corner of Old Birchills and Reedswood Close – to rear and side of Rose and Crown Public House, Old Birchills, Walsall**

Resolved (unanimously)

That planning application number 07/2522/FL/W3 be approved subject to the conditions as contained within the report now submitted.

1693/08 **Item No. 5 - 07/2732/FL/W3 – Erection of 7 houses at corner of Old Birchills and Reedswood Close – to rear and side of Rose and Crown Public House, Old Birchills, Walsall**

The planning officer advised the committee of the background to the report. In doing so it was stated that the application before Committee required further negotiations with the applicants to agree minor design amendments. It was requested that Committee, should they be minded to approve the application, delegate authority to officers to enable them to agree minor design amendments with the applicants to achieve a design more in-keeping with the site. In the event that negotiations fail, officers sought delegated authority to refuse the application.

Having due regard to officers comments it was **Moved** by Councillor Bird and **Seconded** by Councillor Sanders:-

- (i) That planning application number 07/2732/FL/W3 be approved subject to the conditions as contained in the report now submitted and a satisfactory amended plan being submitted;

- (ii) That the Head of Planning and Building Control Services be delegated authority to approve minor amendments to the design and to refuse the application in the event that satisfactory amended plans are not received.

The motion having been put to the vote was declared **carried** with 13 Members voting in favour of granting planning permission and 1 against.

Resolved

- (i) That planning application number 07/2732/FL/W3 be approved subject to the conditions as contained in the report now submitted and a satisfactory amended plan being submitted;
- (ii) That the Head of Planning and Building Control Services be delegated authority to approve minor amendments to the design and to refuse the application in the event that satisfactory amended plans are not received.

Councillor Phillips requested that his name be recorded as having voted against this application.

1694/08 **Item No. 10 - 07/2629/FL/W5 – proposed demolition of existing unit and construction of 15 apartments at unit 10, Leve Lane/John Street, Willenhall**

Members considered the application and questioned officers on the design and layout of the site and the lack of parking facilities.

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

That planning application number 07/2629/FL/W5 be refused for the following reasons:-

- (1) The design and massing of the building was inappropriate in an area which is an important gateway to Willenhall;
- (2) The building is adjacent to a locally listed building and so would be unacceptable by way of design and density;
- (3) That the application would result in an over development of the site by way of the lack of parking.

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

Resolved

That planning application number 07/2629/FL/W5 be refused for the following reasons:-

- (1) The design and massing of the building was inappropriate in an area which is an important gateway to Willenhall;
- (2) The building is adjacent to a locally listed building and so would be unacceptable by way of design and density;
- (3) That the application would result in an over development of the site by way of the lack of parking.

1694/08 **Item No. 11 - 07/1443/FL/E9 – Demolition of existing buildings and erection of 2x four bed houses, formation of new vehicular access, landscaping and associated works at 350 Chester Road, Walsall**

Members considered the application and Councillor Flower **moved** and it was duly **seconded** by Councillor Douglas-Maul:-

That planning application number 07/1443/FL/E9 be refused as it represented inappropriate development in the green belt ; would significantly change the character of the area and impact on the openness of the green belt by virtue by height of the new buildings

The motion having been put to the vote was declared **lost** with 7 Members voting in favour of refusing planning permission and 8 against.

At this juncture Councillor Bird moved and it was duly seconded by Councillor Underhill:-

That planning application number 07/1443/FL/E9 be approved subject to the conditions as contained within the report and supplementary paper now submitted and that the application be referred to the Government Office for the West Midlands under the Departure procedures.

The motion having been put to the vote was declared **carried** with 9 Members voting in favour and 6 against.

Resolved

That planning application number 07/1443/FL/E9 be approved subject to the conditions as contained within the report and supplementary paper now submitted and that the application be referred to the Government Office for the West Midlands under the Departure procedures.

Termination of meeting

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

Signed:

Date: