

## **PLANNING COMMITTEE**

**Thursday 9 June, 2016 at 5.30 pm**

**In the Council Chamber at the Council House, Walsall**

### **Present:**

Councillor Nazir (Chairman)  
Councillor Worrall (Vice Chair)  
Councillor Barker  
Councillor Bird  
Councillor P. Bott  
Councillor Chambers  
Councillor Craddock  
Councillor Creaney  
Councillor Douglas-Maul  
Councillor S. Fitzpatrick  
Councillor Follows  
Councillor Harris  
Councillor Jones  
Councillor Nawaz  
Councillor Rochelle  
Councillor Sarohi  
Councillor I. Shires  
Councillor Young

1487/16

### **Apologies:**

Apologies for non-attendance were submitted on behalf of Councillors Perry and Sohal.

1488/16

### **Minutes**

#### **Resolved**

That the minutes of the meeting held on 28 April, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record, subject to the inclusion of the following words at paragraph 1485/16 - erection of `detached dwelling` to the side garden of 3 Field Maple Road.

1489/16

### **Declarations of Interest**

There were no declarations of interest

1490/16

### **Deputations and Petitions**

There were no deputations introduced or petitions submitted

1491/16 **Local Government (Access to information) Act, 1985 (as amended)**

There were no items to be considered in private session

1492/16 **Development Management Performance Update Report**

The report of the Head of Planning, Engineering and Transportation was submitted

(see annexed)

The Presenting Officer advised the Committee that some copies of the report had a page omitted and therefore a full copy of the report had been tabled.

The Presenting Officer then advised the Committee of the background to the report and highlighted the salient points therein and stated that should Members have any specific queries, they could contact him direct.

**Resolved**

That the report be noted

1493/16 **Application List for Permission to Develop**

The application list for permission to develop was submitted together with supplementary papers and information for items already on the plans list.

(see 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. 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 after two minutes they would be advised they had one minute left.

1494/16 **Item No. 1 - application number 15//0385/OL - outline planning permission application for demolition of all buildings at the former Harvestime Bakery site and the erection of up to 80 residential units with all matters reserved except means of access.**

The Chair advised Committee that a second speaker registered to speak in objection to the application was now unable to attend and therefore in accordance with the Constitution and fairness in the process, Item No. 1 would be deferred until the next meeting.

1495/16 **Item No. 2 – demolition of existing buildings (with boundary) and construction of 1 no apartment block consisting of 15 x 1 bedroom flats and 12 x 2 bedroom flats on land at junction of Cramp Hill, Bilston Street and Church Street, Darlaston.**

The Presenting Officer advised Committee that this application had been withdrawn by the applicant.

1496/16 **Item No. 3 - application number 15/0797 - residential development of 19 dwellings with associated parking and landscaping, including removal of vehicular access from Castle View Close and formation of new vehicular access from Castle View Road at order Castle View Hostel site, Castle View Close, Walsall, WS10 8SE**

The Chair was informed that only one speaker had registered to speak but that they no longer wished to address the Committee.

Councillors Bott **moved** and it was duly **seconded** by Councillor Bird:-

That planning application number 15/0797 be granted subject to amended conditions, no new material objections and subject to the receipt of the amended site layout as contained within the report and supplementary paper now submitted

The Motion, having been up to the vote was declared **carried**, with fourteen Members voting in favour and none against

### **Resolved**

That planning application number 15/0797 be granted subject to amended conditions, no new material objections and subject to the receipt of the amended site layout as contained within the report and supplementary paper now submitted

1497/16 **Item no. 5 - application number 15/1923 - substantial demolition and extension to existing public house to create retail shop (A1), including ATM, revised parking, service and storage arrangements at Limekiln, Northgate, Aldridge, WS9 8BD**

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

(see annexed)

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

The Committee the welcomed the second speaker on this application, Ms Bains, who spoke in support of the officer`s recommendations

There then followed a period of questioning by Members to the speakers in relation to the proposed siting of the ATM machine, the lack of litter bins, queries around the high number of full time staff required and relocation of the entrance door to the shop.

There then followed a period of questioning by Members to officers which included the distance between the establishment and the nearest neighbour, whether litter bins could be installed around the shop and whether the points raised by Committee in relation to the re-siting of the ATM machine and entrance door to the establishment could be accommodated.

In response, the Presenting Officer informed Committee that a 14 day consultation could be undertaken to ensure there were no new material concerns raised in relocating the entrance to the establishment.

Members considered the application further and Councillor Rochelle **moved:-**

That planning application number 15/1923 be granted, subject to new conditions to be dealt with following consultation.

The Motion was not seconded.

Councillor Bird then **moved** and it was duly **seconded** by Councillor Young:-

That planning application number 15/1923 be delegated to officers to approve, subject to no new material planning objections arising from further consultation with interested parties in relation to a revised application to include the relocation of the front door, the relocation of the ATM within the premises and the provision of litter bins

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

### **Resolved**

That planning application number 15/1923 be delegated to officers to approve, subject to no new material planning objections arising from further consultation with interested parties in relation to a revised application to include the relocation of the front door, the relocation of the ATM within the premises and the provision of litter bins

1498/16

**Item no. 6 - application number 14/1552/FL - redevelopment of existing riding stables and riding school by the way of an erection of 4 no dwelling houses with associate parking including the alteration of existing site access, following demolition of sting buildings on site at Foxhills Farm, Beacon Road, Aldridge, WS9 0QP**

The planning Officer advised the Committee in detail of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on the application, Mr Thompson, who support in objection to officers recommendations.

The Committee then welcomed the second speaker on the application, Mr Timothy, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speakers, which included queries in relation to recent changes in Government policy planning law pertaining to green belt, and details and numbers of signatures on the respective petitions.

There then followed a period of questioning by Members to officers including whether the application in question had resolved the previous refusal reasons, the proposed landscaping around the site, whether the impact of 4 bungalows would have a greater or lesser impact on the openness of the land than the existing buildings.

Members considered the application further which included that the application had to be determined on its planning merits, the potential costs to the Council should a further refusal be taken to Appeal, that stables as opposed to dwellings should expect to be seen within green belt.

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

That planning application number 14/1552/FL be granted, subject to conditions as contained within the report and supplementary paper now submitted.

The Motion, having been put to the vote was declared **carried**, with ten Members voting in favour and three against.

### **Resolved**

That planning application number 14/1552/FL be granted, subject to conditions as contained within the report and supplementary paper now submitted.

1499/16

**Item no. 7 - application number 16/0148 - part change of use of existing care home (Class C2 residential institution) to create 9 x 1 bed contains flats for people with learning disabilities (Class C3 willing hours) retaining 8 bedrooms within the care home with manager's accommodation and ancillary shared facilities plus minor elevation changes to doorways at. Spring side, 2 Spring Lane, Pelsall, Walsall, WS4 1AZ**

The Presenting Officer advised the Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on the application, Mr Wordley, who spoke in support of officers recommendations.

The Committee then welcomed the second speaker on this application, Mr Falconer, who also spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speakers in relation to the type of support and care packages available to residents and how a mix of self contained flats and rooms would work within a care home setting. In response, a speaker confirmed the independent flats were a different entity to the main care home as the residents within the flats would only need minimal support to enable them to eventually move into the local community as opposed to the more intensive support provided within the home

There were no questions to officers.

Members considered the application and Councillor Nazir **moved** and it was duly **seconded** by Councillor Harris:-

That planning application number 16/0148 be granted, subject to conditions as contained within the report and supplementary paper now submitted, and subject to a Section 106 Agreement to secure the tenure of the properties as affordable housing and for Urban Open Space contributions.

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 16/0148 be granted, subject to conditions as contained within the report and supplementary paper now submitted, and subject to a Section 106 Agreement to secure the tenure of the properties as affordable housing and for Urban Open Space contributions.

*Councillor Douglas-Maul left the meeting and did not return.*

1500/16

### **Item No. 8 - Conversion of existing 5 bedroom house to 5 no 1 bed flats at 481 Bloxwich Road, Walsall, WS3 2XA**

The Presenting Officer advised the Committee of the background to the report now submitted

(see annexed)

The Committee then welcomed the first speaker on the application, Mr Bateman, who spoke in objection to officers' recommendations.

The Committee then welcomed the second speaker on this application, Mr Thompson, who also spoke in objection to officers' recommendations.

The Committee then welcomed the third speaker on this application, Mr Field, who spoke in support officers recommendations.

There then followed a period of questioning by Members to the speakers regarding the type of modernisation to the premises, the ownership of the upkeep of the land, and parking within the vicinity. During Committee's questioning of the speakers, the Council's Solicitor requested that speakers reply to the questions only and not make further presentations in additional to their allocated three minutes as per the Council's Constitution.

There then followed a period of questioning by Members to officers primarily around the lack of parking at the property and the dimensions of the facilities.

Members considered the application further including the need for one bedroomed flats and concerns about the property becoming a HMO in the future, and Councillor Bird **moved** and it was duly **seconded** by Councillor Bott:-

That planning application number be granted, subject to conditions as contained within the report now submitted.

The Motion, having been put to the vote was declared **carried**, with twelve Members voting in favour and three against

#### **Resolved**

That planning application number be granted, subject to conditions as contained within the report now submitted.

At this juncture of the meeting, Councillor Bird moved that the meeting continue beyond 3 hours in duration in order to complete the remaining items of the agenda. The Committee agreed to extend the meeting beyond 8.30pm

1501/16

**Item no. 12 - application number 16/0263 - proposed 17.5m high telecommunication mast with 1 no. 300mm dish and two equipment cabinets at Hillingford Avenue and the decommissioning of existing 14.8m high telecommunication mast and associated equipment at Waverley Avenue at pavement of Hillingford Avenue (to the side of the Beacon Church), Walsall, B43 7JU**

The Presenting Officer advised the Committee of the background to the report now submitted

(see annexed)

The Committee then welcomed the first speaker on the application, Councillor Andrew, who spoke in objection to officers' recommendations.

The Committee then welcomed the second speaker on this application, Mr Taylor, who spoke in support of officers' recommendations

There then followed a period of questioning my Members to the speakers and officers in relation to anti-social preventative measures within the vicinity and the additional column height of the updated mast.

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

That planning application number 16/0263 be granted, subject to further discussions for the potential provision of a Domehawk camera (or contribution towards a Domehawk camera) within the vicinity to alleviate any anti-social behaviour concerns of residents.

Officers informed Committee that further discussions would need to take place with the application before a condition for the provision of a Domehawk CCTV camera could be imposed.

The Chair informed Committee a 5 minute comfort break would allow officers to speak with the applicant further.

*Councillors Young and Chambers left at this juncture of the meeting and did not return.*

Following the comfort break, Committee returned to the meeting at 8.42pm whereby the speaker confirmed the applicant would be willing to enter into negotiations in relation to the provision or contribution towards a domehawk camera.

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

### **Resolved**

That planning application number 16/0263 be granted, subject to further discussions for the potential provision of a Domehawk camera (or contribution towards a Domehawk camera) within the vicinity to alleviate any anti-social behaviour concerns of residents.

1502/16

**Item no. 13 - retrospective single storey side extension and amendments to approval 13/1367 - omission of rear conservatory and reduction in width of rear extension (nearest to no. 101 Walsall Wood Road) at 99 Walsall Wood Road, Aldridge, Walsall, WS9 8RD**

The Presenting Officer advised the Committee of the background to the report now submitted



(see annexed)

The Committee then welcomed the first speaker on the application, Councillor Sears, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Mrs Murphy, who spoke in support of officers' recommendations

There were no questions to the speakers or offices.

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

That planning application number 13/1367 be granted, subject to conditions as contained within the report, with an additional condition restricting the dwelling being used as an HMO.

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

#### **Resolved**

That planning application number 13/1367 be granted, subject to conditions as contained within the report, with an additional condition restricting the dwelling being used as an HMO.

1503/16 **Item no. 4 - application number 15/1786 - Change of use from B1 & B8 use to roller skating rink (use class D2) at Unit 2 Bloxwich Industrial Estate, Bloxwich Lane, WS2 8TF**

#### **Resolved**

That planning application number 15/1786 be granted, subject to conditions as contained within the report now submitted

1504/16 **Item number 9 - application number 14/1629/FL - first floor extension to provide three one bedroom flats at 2 Springfields, Walsall, WS4 1JT**

#### **Resolved**

That planning application number 14/1629/FL be granted, subject to conditions as contained within the report now submitted

1505/16 **Item number 10 - application number 15/1515 - promos bungalow with associated access, landscaping, parking and removal of single storey extension to 1 Woodside Way, Walsall, WS5 3LS**

**Resolved**

That planning application number 15/1515 be granted, subject to conditions as contained within the report and supplementary paper now submitted

1506/16 **Item number 11 – application number 15/1517 – change of use of 1 Woodside Road to two apartments with associated access, including removal of single storey extension, erection of a detached house next to 3 Woodside Close at 1 Woodside Close, Walsall, WS5 3LS**

**Resolved**

That planning application number 15/1517 be granted, subject to conditions as contained within the report now submitted

1507/16 **Item number 14 – application number 16/0326 – two storey side extension at 54 Cartbridge Crescent, Walsall**

This item was deferred to the July meeting

1508/16 **Item number 15 - application number 16/0149 - two storey front, side and rear extensions, plus single storey rear extension at 2 Thornhill Park, Streetly, Walsall, B74 2LG**

**Resolved**

That planning application number 16/0149 be granted, subject to conditions as contained within the report now submitted

1509/16 **Item no. 16 - application number 15/1931 - two storey side and rear extensions, single storey front and rear extensions and loft conversion and enlargement at 424 Sutton Road, Walsall, WS5 3BA**

**Resolved**

That planning application number 15/1931 be granted, subject to conditions as contained within the report now submitted

1510/16

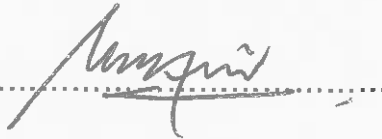
**Item no. 17 – two storey rear extension and conversion of existing garage to habitable rooms at 54 Scarborough Road, Walsall, WS2 9TS**

The Chair advised Committee that a second speaker registered to speak in objection to the application was now unable to attend and therefore in accordance with the Constitution and fairness in the process, Item No. 17 would be deferred until the next meeting.

**Termination of meeting**

There being no further business, the meeting ended at 9.00pm

Signed .....

A handwritten signature in black ink, appearing to read 'A. Morgan', written over a dotted line.

Date .....

A handwritten date '4/8/16' in black ink, written over a dotted line.

