

## **Planning Committee**

**Thursday 27 April 2023 at 5.30pm**

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

### **Present:**

Councillor M. Bird (Chair)  
Councillor M. Statham (Vice-Chair)  
Councillor B Bains  
Councillor P. Bott  
Councillor S. Cheema  
Councillor S Cooper  
Councillor N. Gandham  
Councillor A. Harris  
Councillor I. Hussain  
Councillor R. Larden  
Councillor J Murray  
Councillor S Nasreen  
Councillor S. Samra  
Councillor V. Waters

### **In attendance:**

M. Brereton	Group Manager, Planning
M. Crowton	Group Manager, Transportation and Strategy
S. Hollands	Principal Planning Officer
S. Wagstaff	Principal Planning Officer
G. Meaton	Team Leader – Development Management
K. Gannon	Development Control and Public Rights of Way Manager
R. Ark	Principal Environmental Protection Officer
C. Gibson	Regeneration Officer – Trees
D. Alabi	Senior Planning Officer
A. Sargent	Principal Solicitor
N. Gough	Democratic Services Officer
E. Cook	Assistant Democratic Services Officer

185/22

### **Apologies**

Apologies for absence were submitted on behalf of Councillor B. Allen, Councillor H. Bashir, Councillor A. Hussain, Councillor K. Hussain, Councillor R. Martin and Councillor A. Nawaz.

186/22      **Declarations of Interest**

There were no interests declared.

187/22      **Deputations and Petitions**

There were no deputations or petitions submitted.

188/22      **Minutes of previous meeting**

**Resolved**

**That the minutes of the meeting held on 9 March 2023, a copy having previously been circulated to each member of the Committee, be approved and signed by the Chair as a correct record.**

189/22      **Local Government (Access to Information) Act 1985 (as amended)**

There were no items for consideration in private session.

190/22      **Application List for Permission to Develop**

The application list for permission to develop (the Plans List) was submitted, together with a supplementary report which provided additional information on items already on the plans list.

(see annexed)

At the commencement of each item, the Chair advised speakers that they should restrict their address to no more than two minutes.

At this point, the Chair advised members that Items 2 and 3 on the plans list had been withdrawn at the request of the respective applicants.

191/22      **Plans List Item 1 – 22/0287 Unit 3, Walsall Road, Walsall, WS5 4AN**

Speaker in attendance: Mr Wheelwright, agent – in support.

The Principal Planning Officer (S. Wagstaff) presented the report of the Head of Planning and Building Control with additional information provided in the supplementary paper.

(see annexed)

This provided an overview of the location, proposed layout and elevations. Highways considerations including access had been approved by Sandwell Council, who were the responsible authority with the access being located within Sandwell borough. The site was in the green belt but met the exceptional circumstances requirement due to being a previously developed site.

Mr Wainwright spoke in support of the application and explained that the development would bring substantial benefits to the area through the provision of a discount supermarket, employment opportunities and reducing overall road journeys.

Responding to questions, the Principal Planning Officer explained that the lack of a fire hydrant in the immediate proximity to the proposed development did not require a planning condition as this would be resolved according to building control regulations.

It was **Moved** by Councillor Bains **Seconded** by Councillor Statham and upon being put to the vote was:

**Resolved** (unanimously)

That Planning Committee delegate to the Head of Planning & Building Control to grant planning permission for application 22/0287 subject to conditions and a Section 106 agreement to secure a travel plan and subject to:

- The amendment and finalising of conditions.
- Overcoming the outstanding concerns raised by Lead Local Flood Authority.

192/22

**Plans List Item 4 – 21/0168 11 Knights Hill, Aldridge, WS9 0TG**

Speaker in attendance: Mr Taylor, applicant – in support.

The Senior Planning Officer presented a report of the Head of Planning and Building Control, which provided an overview of the site, proposed development and the reasons for the recommendations, with additional information provided in the supplementary paper.

(see annexed)

Mr Taylor explained that the proposed development would replace an eyesore building, which had attracted anti-social behaviour with two energy efficient properties to help address housing needs. These would have a positive effect on the area and Mr Taylor highlighted his view that more significant developments had been approved elsewhere. Responding to questions, Mr Taylor explained his view that the proposed development represented 'in-fill' and therefore was permitted on green-belt sites. The increase in floor space

would be 21% and a large concrete hard standing would be removed. The second building would fund the replacement of the existing property but they had been designed so that the second building could be removed.

The Group Manager (Planning) explained that he did not have the information available as to when tree officers had become involved in the application and clarified that the application had been in the system for a long-time which had contributed to the bat report being invalid.

Debating the application, some Members expressed that whilst two properties on the site would not be out of character with the street scene, no reasons had been provided for special circumstances having been met. The additional bungalow did not meet the Council officers' definition of 'in-fill' and should it be removed, a new application would be required.

It was **Moved** by Councillor Samra **Seconded** by Councillor Cooper and upon being put to the vote was:

**Resolved** (12 in favour, 1 against)

That Planning Committee refuse planning permission for application 21/0168 for the reasons set out in the officer's report.

193/22

**Plans List Item 5 – 20/1606 68 Thornhill Road, Streetly, B74 3EW**

Speaker in attendance: Mr Pearson, applicant – in support.

The Group Manager (Planning) presented a report of the Head of Planning and Building Control with additional information provided in the supplementary paper.

(see annexed)

This outlined the site and context including road layouts; trees covered by TPOs; the requirements of the Streetly Area of Special Townscape Character; and the history of the application and others at the location. Planning Officers had concluded that the development did not represent an 'annex' but was self-contained and could easily become a separate dwelling.

Mr Pearson explained that the reason for the application was to construct an annex to enable the care of elderly relatives. Responding to questions, he explained that three architects had agreed the proposal conformed to the requirements of size, structure and the local area and that a local architect had been employed. Having an annex separate from the existing property would allow for independent living, but there was no intention to split the buildings into two dwellings in future. A corridor to connect the two buildings could be added if required.

The Group Manager (Planning) explained the requirements of the Streetly Area of Special Townscape Character and that there had been three amendments to the application made to date. Any scheme would require a technical report to overcome the concerns raised by the Tree Preservation Officer.

Debating the item, Members commended the reason for the application's submission but raised concerns about the effect on the street scene and the proposed building's lack of subservience of to the existing property.

It was **Moved** by Councillor Cooper **Seconded** by Councillor Bott and upon being put to the vote was:

**Resolved** (unanimously)

**That Planning Committee refuse planning permission for application 20/1606 for the reasons set out in the officer's report.**

**Termination of meeting**

The meeting terminated at 6:37pm

**Signed**.....

**Date**.....