

## **PLANNING COMMITTEE**

**10 March 2022 at 5.30 pm**

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

### **Present:**

Councillor M. Bird (Chair)  
Councillor G. Perry (Vice Chair)  
Councillor G. Ali  
Councillor P. Bott  
Councillor S. Cooper  
Councillor S. Craddock  
Councillor A. Harris  
Councillor A. Hicken  
Councillor K. Hussain  
Councillor J. Murray  
Councillor A. Nawaz  
Councillor M. Nazir  
Councillor W. Rasab  
Councillor I. Robertson  
Councillor S. Samra  
Councillor V. Waters  
Councillor A. Underhill

### **In attendance:**

P. Venables	Director of Regeneration & Economy
A. Ives	Head of Planning & Building Control
M. Brereton	Group Manager – Planning
S. Wagstaff	Principal Planning Officer
A. Scott	Senior Planning Officer
L. Wright	Principal Planning Officer
J. Raan	Major Projects Minor Improvements Manager
I. Jarrett	Principal Environmental Protection Officer
J. Grant	Environmental Protection Manager
A. Sargent	Principal Solicitor
D. Smith	Senior Legal Executive
N. Gough	Democratic Services Officer

34/22

### **Apologies**

Apologies for absence were submitted on behalf of Councillors B. Allen, M. Statham and C. Creaney.

35/22

### **Declarations of Interest**

The following declarations of interest were made:

Councillor M. Bird declared an interest in agenda item 6 – Plans List Item 7 - 21/1624 3, Charlemont Road, Walsall, WS5 3NG Councillor Bird stated that he lived in Charlemont Road. Councillor M. Bird declared an interest in Agenda item 7, Development Management Performance Update, as the report contains an item of which he was an objector.

Councillor S. Craddock declared an interest in agenda Item 6 – Plans List Item No. 10 – 21/1038 Brownhills Activity Centre, Chester Road North, Brownhills, Walsall, WS8 7JW

36/22 **Minutes**

**Resolved:**

That the Minutes of the meeting held on 10 February 2022, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record.

37/22 **Deputations and Petitions**

There were no deputations introduced or petitions submitted.

38/22 **Local Government (Access to Information) Act 1985 (as amended)**

**Exclusion of the Public**

**Resolved:**

That, during consideration of the items on the agenda, the Committee considers that the relevant items for consideration are exempt information for the reasons set out therein and Section 100A of the Local Government Act 1972 and accordingly resolves to consider those items in private.

39/22 **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 and the Chair, at the beginning of each item for which there were speakers, confirmed they had been advised of the procedure whereby each speaker would have two minutes to speak.

40/22 **Plans List Item 6 – 21/0510, 22 Bassett street, Walsall, WS2 9PZ**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed two speakers on the application, Mr Clifton and Mr Rashid, who spoke in support the application.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Nawaz, **Seconded** by Councillor K. Hussain, and upon being put to the vote was:

**Resolved** (in favour 12 and against 2):

That, contrary to the recommendation in the officer report, the Head of Planning and Building Control be delegated authority to grant application 21/0510, subject to the amendment and finalising of conditions including an engineered solution to fire concerns and gates for security of development. The reasons for this are:

- The application is for a large piece of land which could accommodate two houses.
- There were no highways issues.
- There were no incongruent issues in street scene.
- It would not be cramped, this was a subjective view and would be the best use for the land.

41/22

**Plans List Item 7 - 21/1624, 3 Charlemont Road, Walsall, WS5 3NG**

Councillor M. Bird, having declared an interest in this item, left the room during its consideration and neither participated in the discussion nor voted. In Councillor Bird's absence, the meeting was chaired by the Vice-Chair, Councillor G. Perry.

Councillor Rasab joined the meeting.

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed two speakers against application, Harsimranpreet Singh Bains and Monica Thakur and two speakers in support of the application, Monjur Choudhury and Nooryesha Choudhury.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Nawaz, **Seconded** by Councillor K. Hussain, and upon being put to the vote was:

**Resolved** (13 in favour 0 against):

That, contrary to the recommendation in the officer report, the Head of Planning and Building Control be delegated authority to grant application 21/1624, subject to the amendment and finalising of conditions including to protect existing trees on site, boundary treatment trees and screening and details of the patio area. The reasons for this are:

- The reason for refusal is subjective and would not have a detrimental impact upon the street scene.
- The size of the proposed extension was suitable for this location.
- There had been no objections from statutory consultees.
- It would help and support an individual with a disability, (although acknowledged this was not a material planning reason).
- There were no protected trees affected by the application,

42/22

**Plans List Item 1 – 21/0184 Land corner of King Charles Avenue, Walsall**

Councillor M. Bird returned to the meeting and resumed the Chair.

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee. In addition, the Presenting Officer drew the Committee's attention to the additional information as set out in the tabled supplementary paper.

The Committee then welcomed one speaker in support of the application, H. Fawdon.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Underhill, **Seconded** by Councillor Craddock, and upon being put to the vote was:

**Resolved:**

That Planning Committee delegate to the Head of Planning and Building Control to grant planning permission subject to:

- The amendment and finalising of conditions.
- No further comments from a statutory consultee raising material planning considerations not previously addressed.
- Overcoming the outstanding objection raised by Clean and Green.

43/22

**Plans List Item 2 – 21/1240 Mali Jenkins house, The Crescent, WS1 2DE**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee. In addition, the Presenting Officer drew the Committee's attention to the additional information as set out in the tabled supplementary paper.

The Committee then welcomed one speaker in support of the application, Darren Parr and two speakers against the application, L. Fidkin and M. Nahar.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor. Bird, **Seconded** by Councillor Nawaz, and upon being put to the vote was:

**Resolved** (unanimously):

That, contrary to the recommendation in the officer report, Planning Committee refuse permission for application 21/1240, for the following reasons:

- It is out of character for the area to the quality of the properties in the area.
- It is substandard to housing standards.
- There is an issue with parking in the area.
- It comprises an overdevelopment of the site.
- The massing and style is out of character with the street scene.

44/22

### **Plans List Item 3 – 20/1582, 115-119, Wednesbury Road, WS1 4JQ**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee. In addition, the Presenting Officer drew the Committee's attention to the additional information as set out in the tabled supplementary paper.

The Committee then welcomed two speakers against application, Councillor Ditta and Councillor Bashir.

There then followed a period of questioning and debate by Members.

At this point, the Chair **Moved** that Council Procedure Rule 9 of the Council's Constitution be suspended to enable the meeting to continue past three hours. This was duly seconded and approved by the Committee.

It was **Moved** by Councillor Nawaz and **Seconded** by Councillor K. Hussain:

That application 20/1582 is refused against officer recommendation, for the following reasons:

- This development will add to congestion in the area, which is already at a disruptive level.
- There is a further danger to children in the area, due to increased traffic.
- There is a lack of adequate parking in the area (contrary to the report).

It was noted that Councillors Hicken and Waters were out of the room for the officer presentation and were not able to participate in the vote. A vote took place and the motion failed. It was **Moved** by Councillor. Bird, **Seconded** by Councillor Craddock, and upon being put to the vote was:

**Resolved** (8 in favour and 6 against):

That the Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 20/1582 subject to

conditions and secure a section 106 agreement for an off-site public open space contribution and subject to the amendment and finalising of conditions.

45/22 **Plans List Item 14– 21/1606 16, Bramble Close, Willenhall, WV12 5AH**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

The Committee then welcomed one speaker against application, Councillor S. Elson.

There then followed a period of questioning and debate by Members.

It was **Moved** by Councillor Nawaz and was **Seconded**, and upon being put to the vote was:

**Resolved** (10 in favour and 4 against):

That the Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1606 subject to conditions and amendments.

46/22 **Plans List Item 9 – 21/1258 Pleck Park, Car Park, Montford Road, Walsall, WS2 9DE**

Councillor Craddock, having declared an interest in this item, left the room during its consideration and neither participated in the discussion nor voted. Councillor Underhill left the meeting.

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

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

**Resolved** (Unanimously):

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1258, subject to conditions and subject to the amendment and finalising of conditions.

47/22 **Plans List Item 10 – 21/1038 Brownhills Activity Centre, Chester Road North, Brownhills, Walsall, WS8 7JW**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

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

**Resolved** (Unanimously):

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1038, subject to conditions and subject to the amendment and finalising of conditions.

48/22      **Plans List Item 11 – 21/1039 Pavillion, Willenhall Memorial Park, Pinson Road, Willenhall, WV13 2PW**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

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

**Resolved** (Unanimously):

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1039, subject to conditions and subject to the amendment and finalising of conditions.

49/22      **Plans List Item 12 – 21/1239 The Grange, King George VI Avenue, Walsall**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

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

**Resolved** (Unanimously):

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1239, subject to conditions and subject to the amendment and finalising of conditions.

50/22      **Plans List Item 13 – 21/1040 Reedswood Sons of Rest, Talbot House, Bentley Lane, Walsall, WS2 8SP**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

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

**Resolved** (Unanimously):

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1040, subject to conditions and subject to the amendment and finalising of conditions.

51/22      **Plans List Item 16 – 21/0686 33, Little Aston Road, Aldridge, Walsall, WS9 0NP.**

Councillor Craddock returned to the meeting.

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee.

There then followed a period of questioning and debate by Members.

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

**Resolved** (Unanimously):

That, contrary to the recommendation in the officer report, application 21/0686 be approved for the following reasons:

- It was a large property and could accommodate the proposed garage.
- A sporadic street scene which is not uniform and this would not be intrusive due to a 2m wall, and the proposed garage will not look out of place in the street scene.
- It is not incongruous with the area.

Subject to the amendment and finalising of conditions to be delegated to the Head of Planning and Building Control.

52/22

**Plans List Item 15 – 21/1009 72, Selsdon Road, Bloxwich, WS3 3UE**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee. In addition, the Presenting Officer drew the Committee's attention to the additional information as set out in the tabled supplementary paper.

There then followed a period of questioning and debate by Members.

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

**Resolved** (Unanimously):

That application 21/1009 be approved against officer recommendation subject to the amendment and finalising of conditions. For the following reasons:

- The proposal is in keeping with the surrounding properties.
- It would occupy a footprint on a large piece of land to the side of the house.

53/22

**Plans List Item 4 - 20/1651 120, Elmore Green Road, WS3 2HS**

The report of the Head of Planning and Building Control was submitted (see annexed) and was presented to the Committee. In addition, the Presenting Officer drew the Committee's attention to the additional information as set out in the tabled supplementary paper

**Resolved:**



Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 20/1651, subject to conditions and subject to the amendment and finalising of conditions.

54/22

**Plans List Item 5 – 21/1065 Land adjacent Kebrell Nuts and Bolts, Heath Road, Darlaston, Walsall**

The report of the Head of Planning and Building Control was submitted (see annexed).

It was **Moved** by Councillor M. Bird, **Seconded** by Councillor A. Nawaz and upon being put to the vote was:

**Resolved:**

Planning Committee delegate to the Head of Planning and Building Control to grant planning permission for application 21/1065 subject to conditions and subject to the amendment and finalising of conditions.

55/22

**Plans List Item 8 – 117, Sandringham Avenue, Willenhall, WV12 5TG**

This item was withdrawn from the agenda.

56/22

**Development Management Performance Update Report**

Councillor M. Bird, having declared an interest in this item, left the room during its consideration and neither participated in the discussion nor voted. In Councillor Bird's absence, the meeting was chaired by the Vice-Chair, Councillor G. Perry.

The report of the Head of Planning and Building Control was submitted (see annexed). There followed a period of questioning by Members. A Member requested further information on the number of buildings had potentially been altered, Officers agreed to circulate this information.

Councillor Rasab left the meeting.

**Resolved:**

That the Development Management Performance Update Report be noted.

57/22

**Private Session**

**Exclusion of the Public**

**Resolved:**

That, during consideration of the following items on the agenda, the Committee considered that the items for consideration were exempt information by virtue of Paragraphs 3, 6 and 7 of Schedule 12(A) of the Local

Government Act 1972 (as amended) and accordingly resolved to consider that item in private session.

58/22

**Development Management Performance Update - Table 3 only**

Table 3 was presented to and discussed by Committee Members.

**Resolved**

That the Committee notes the report.

**Termination of meeting**

There being no further business, the meeting terminated at 9.30 pm

Signed .....

Date .....