

# Minutes of the Planning Committee held in The Council Chamber, Walsall Council House

Thursday 7 March 2024 at 5:30pm

## Committee Members present:

Councillor M. Bird (Chair)  
Councillor M. Statham (Vice-Chair)  
Councillor B. Bains  
Councillor H. Bashir  
Councillor P. Bott  
Councillor M. Follows  
Councillor N. Gandham  
Councillor I. Hussain  
Councillor R. Larden  
Councillor J. Murray  
Councillor A. Nawaz  
Councillor S. Samra

## Officers Present:

P. Venables	Director – Regeneration and Economy
A. Ives	Head of Planning and Building Control
N. Alcock	Solicitor
N. Ball	Principal Planning Policy Officer
K. Gannon	Development Control and Public Rights of Way Manager
O. Horne	Senior Planning Officer
A. Scott	Senior Planning Officer
A. White	Team Leader Development Management
E. Cook	Democratic Services Officer
L. Cook	Assistant Democratic Services Officer

## 91 Apologies

Apologies were received from Councillors Harris, Horton, A. Hussain, K. Hussain and Martin.

## 92 Declarations of Interest and Party Whip

Councillor Statham declared an interest in Plans List Item 1.

## 93 Deputations and Petitions

There were no deputations or petitions submitted.

94 **Minutes**

A copy of the Minutes of the meeting held on the 8 February 2024 was submitted.

[annexed]

**Resolved**

**That the minutes of the meeting held on 8 February 2024, a copy having previously been circulated to each member of the Committee, be approved and signed by the Chair as a correct record.**

95 **Local Government (Access to Information) Act 1985 (as amended)**

**Exclusion of the Public**

**Resolved**

**There were no items for consideration in the private session.**

96 **Response to local plan consultations – Cannock Chase and City of Wolverhampton Councils**

The Principal Planning Policy Officer introduced the report of the Head of Planning and Building Control, including information contained in the supplementary paper.

(annexed)

Responding to questions, the Principal Planning Policy Officer clarified that it was for the Secretary of State to determine if a plan was 'unsound', providing insufficient housing, but that any failure to meet demand would put increased pressure on neighbouring authorities. Under the current legislation local authorities should have their plans submitted by 2025. Both Wolverhampton and Cannock Chase were seeking to submit their plans under the existing framework. Current evidence showed that Walsall was currently the main source of new residents in Cannock Chase from Birmingham and the Black Country.

It was confirmed that the requirements were for 'dwellings' rather than 'houses'. It was noted that densification was a significant issue and housing provision still needed to be satisfactory.

It was **moved** by Councillor Bird and **seconded** by Councillor Nawaz and upon being out to the vote it was;

**Resolved** (unanimously)

- 1. That Planning Committee agree the responses based on those set out in the appendices, and authorise the Executive Director for Economy, Environment & Communities, in consultation with the Portfolio Holder for Regeneration, to submit the response to the respective councils.**
- 2. That Planning Committee authorise the Head of Planning and Building Control to amend the final responses as necessary.**

97 **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.

(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 first. 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.

*Councillor Statham, having declared an interest in Plans List item 1, left the meeting at this point.*

98 **Plans List 1 – 22/1117 – The Sneyd, 67 Vernon Way, Bloxwich, WS3 2LU**

The Committee considered the report of the Head of Planning and Building Control.

(annexed)

There was one speaker, Mr Bal, in attendance to speak in support of the application.

The Chairman advised the Committee that a request had been received from the applicant for the item to be deferred and sought the Committee's position regarding the matter.

The Head of Planning and Building Control advised that because one of the recommended reasons for refusal was that the application was contrary to policy, officers did not believe negotiations could overcome the recommendation to refuse planning permission..

Members debated the request to defer the application. It was **moved** by Councillor Bains and **seconded** by Councillor Gandham and upon being put to the vote it was;

**Resolved** (11 in favour, 0 against)

**That application 22/1117 be deferred to a future meeting to provide further opportunity for negotiations between the applicant and officers.**

*Councillor Statham returned to the meeting following the conclusion of the item.*

99 **Plans List 2 – 22/0416 – 41 High Street, Pelsall, WS3 4LT**

The Senior Planning Officer introduced the report of the Head of Planning and Building Control, including information contained in the supplementary paper.

(annexed)

There was speaker in support of the application, Mr Lloyd, who stated that the application was policy compliant, would not detract from the character of the area and there was no policy restricting the number of establishments in an area. He added that there was no evidence of anti-social behaviour (ASB) clearly linked to the existing establishment and that the applicants had engaged with the Council's Clean and Green team to mitigate previous issues regarding litter.

Responding to questions regarding numbers of fixed penalty notices and allegations which had previously been made regarding ASB, Mr Lloyd explained that there was lots of ASB throughout the Borough and that the applicant had taken on board some concerns and engaged with Community Protection. There was no evidence directly linking the existing establishment with issues of ASB and littering and the Police had not objected.

There were no questions to officers. Debating the item, some Members raised concerns regarding alleged issues including ASB, littering and events which had occurred during the COVID-19 pandemic. Several Members acknowledged that there were widespread issues throughout the Borough regarding ASB and littering but that there was no evidence the existing establishment associated with the application had any clear link to these and that it would be unwise to overlook the absence of objections from Community Protection and the Police.

It was **moved** by Councillor Gandham and **seconded** by Councillor Bains and upon being put to the vote it was;

**Resolved** (7 in favour, 5 against)

**That Planning Committee grant planning permission for application 22/0416 subject to conditions, as set out in the officer's report and the supplementary paper.**

*In accordance with procedure rule 17.6, Councillor Bird requested that the minutes record that he voted against the resolution.*

100 **Plans List 3 – 23/1509 – 10 Hay Hill, Walsall, WS5 3DN**

The Team Leader Development Management introduced the report of the Head of Planning and Building Control, outlining the planning history of the site, providing an overview of the application and the difference between the previous application which was granted for approval .

(annexed)

There was one speaker, Mr Martin, in attendance to speak in support of the application.

The Team Leader Development Management advised the Committee that the Council's legal services team had provided advice shortly prior to the meeting, at 4:30pm, recommending that the Committee defer the item. The Council's Solicitor explained that this was due to concerns regarding the recommendation and the clarity of the reasons for this contained in the officer's report, in particular with the regards to the reasons why the existing 'as built' development was unacceptable.

The Chairman clarified the situation to the applicant and confirmed that, in order to ensure that no future application or actions would be compromised or prejudiced, no further discussion would take place.

It was **moved** by Councillor Bird and upon being put to the vote it was;

**Resolved** (unanimously)

**That application 23/1509 be deferred to a future meeting.**

*Following the conclusion of the item, the Chairman expressed his thanks to the outgoing Head of Planning and Building Control on his and the Committee's behalf.*

101 **Date of next meeting**

The date of the next meeting would be 25 April 2024.

There being no further business, the meeting terminated at 6:26pm.

Signed:

Date: