

27 October 2020

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Virtual Meeting [Venue Address] on Tuesday, 20 October 2020 at 18:30

Present:-

Councillor Penny Allen, Councillor Len Bates, Councillor Chris Benton, Councillor Barry Bond, Councillor Mike Boyle, Councillor Jo Chapman, Councillor Bob Cope, Councillor Brian Cox, Councillor Matt Ewart, Councillor Isabel Ford, Councillor Rita Heseltine, Councillor Lin Hingley, Councillor Diane Holmes, Councillor Janet Johnson, Councillor Michael Lawrence, Councillor Roger Lees, Councillor Terry Mason, Councillor Robert Reade, Councillor Robert Spencer, Councillor Christopher Steel

82 MINUTES

RESOLVED: that the minutes of the Planning Committee held on 15 September 2020 be approved and signed by the Chairman

83 OFFICERS IN ATTENDANCE

Annette Roberts, Sue Frith, Manjit Dhillon, Kelly Harris

84 APOLOGIES

Apologies were received from Councillor D Lockley

85 DECLARATIONS OF INTEREST

Councillor B Bond declared an interest in application 20/00639/COU and took no part in consideration of this item

86 DETERMINATION OF PLANNING APPLICATIONS

The Committee received the report of the Development Management Team Manager, together with information and details received after the agenda was prepared.

20/00373/FUL – STONE HOUSE, HOLYHEAD ROAD, KINGSWOOD, WOLVERHAMPTON WV7 3AN - APPLICANT – MR AND MRS I WILLIAMS – PARISH – PERTON

A statement in support of the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Vicki Williams.

A statement against the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Jacqueline DeGabriele.

Local member, Councillor P Davies was prepared to support the application as the proposed development would improve an untidy site.

Councillor P Allen moved a motion to approve the application, with conditions to ensure adequate drainage and safeguard trees as she

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believed the development would improve a site which was currently a garage with dilapidated shed surrounded by overgrown shrubs. She believed the proposed dwelling would contribute positively to the street scene. Perton Parish Council had raised no objections.

Councillor M Boyle seconded the motion.

Mrs Dhillon reminded Members of the requirements set out in the Planning Protocol specifically the need to clearly identify the material considerations in moving a motion to vote against Planning Officer advice.

Mrs Harris reminded Members of the need to consider each case on its individual merits. She said that 'openness' (of green belt) was a spatial feature as well as a visual one. The proposed dwelling was much greater in size than the current garage and the dilapidated shed did not qualify as a trade-off.

Councillor Cope asked for site photographs to be shared.

Councillor Lawrence believed there would be little harm to the green belt as the dwelling would be contained within a garden boundary.

The Council's Arboriculture officer, Mr S Does, said that it was not clear how many trees would be lost if the application was successful.

Councillor Lees maintained that the proposed dwelling did not comply with Core Policy 1 and he had not heard any adequate reasons for approving it.

Councillor Reade was grateful for the additional information but believed the proposal was contrary to the Council's planning policy.

The motion was defeated.

RESOLVED: that the application be **REFUSED** as it fails to comply with Core Policy 1 of the Council's Core Strategy.

19/00017/OUT – LAND ON NORTH WEST SIDE STAFFORD ROAD, PENKRIDGE – APPLICANT – ROB OAKLEY - PARISH – PENKRIDGE

Local Member, Councillor J Chapman believed that the increase from 17 dwellings previously approved to 24 was unjustifiable given that the new development underway in the adjoining field was for 200 dwellings.

Councillor L Bates BEM had serious concerns about the increase in the number of dwellings. He believed this departure from the original plan impacted on the openness of the countryside and on the amenity of neighbouring properties as well as on the A449 which was regularly congested.

Mrs Harris explained that the application was for outline development and that the development in the adjoining field had now compromised the openness of the land in question.

Councillor I Ford said that the 17 bungalows proposed were needed in Penkridge and she also felt the A449 was already overloaded.

Councillor Cope commented that County Highways had not raised any

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adverse comment on the proposal.

Councillor Bates proposed a motion to refuse the application as conflicting with core policy OC1.

Councillor P Allen seconded the motion.

The motion was defeated.

RESOLVED: that **APPROVAL** be delegated to the Team Manager to issue the decision, providing no new planning issues are raised as objections as a result of the revised newspaper advertisement and on completion of a satisfactory Section 106 Agreement and Unilateral Undertaking. If by 16 February 2021, the Section 106 Agreement has not fully been executed by all the parties, the Chairman is to have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

19/00966/FUL – THE NEW COTTAGES, PATTINGHAM ROAD, PERTON - APPLICANT – MR PALMINDER SINGH - PARISH - PERTON

Councillor P Allen as local member supported the application and said that the condition of the two cottages was deteriorating.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report.

19/00989/FUL – WHITEHOUSE LANE, SWINDON, DUDLEY, DY3 4PE APPLICANT – PRIME OAK LTD – PARISH – SWINDON

A statement in support of both application 19/00989/FUL and 19/00990/FUL was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Jonathan Stackhouse.

Councillor R Lees as local member felt that the two sites (19/00989/FUL and 19/00990/FUL) were not coterminous but he would support the application as it would bring jobs to the area.

RESOLVED: that **APPROVAL** be delegated to the Team Manager to issue the decision on completion of a satisfactory Section 106 Agreement. If by 16 February 2021, the Section 106 Agreement has not been fully executed by all parties, the Chairman is to have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

19/00990/FUL – HEATH MILL ROAD, WOMBOURNE – APPLICANT PRIME OAK LTD – PARISH – WOMBOURNE

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00451/FUL – THE SHIELINGS, TRYSELL ROAD, TRYSELL, WOLVERHAMPTON, WV5 8DQ - APPLICANT – MR PATRICK NICHOLLS – PARISH – WOMBOURNE

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Councillors R Reade, B Bond and D Kinsey raised no objection.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report.

**20/00579/FUL – LAWN FARMHOUSE, LAWN LANE, COVEN, WV89
5BA – APPLICANT – DALE HITCH – PARISH – BREWOOD AND
COVEN**

Councillor D Holmes as local member raised no objection.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report.

**20/00627/FUL – 6 BEECH HURST GARDENS, SEISDON,
WOLVERHAMPTON, WV5 7HQ – APPLICANT – IAN MIDDLETON –
PARISH – TRYSULL AND SEISDON**

A statement in support of the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Ian Middleton.

A statement against the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Andrew Hingley-Smith.

Councillor V Wilson as local member did not support the recommendation for approval. She believed the development would have an adverse effect on neighbouring properties and was contrary to EQ11 in being out of character with the rest of the properties in the cul de sac.

Councillor Cope proposed a motion for deferment to enable more information to be obtained about the local area.

Councillor Reade seconded the motion.

The motion was carried.

RESOLVED: that the application be **DEFERRED** to enable more information to be obtained.

**20/00639/FUL – BEARNETT HOUSE NURSING HOME, BEARNETT
DRIVE, LLOYD HILL, WV4 5NN – APPLICANT – MR M MEHAN –
PARISH – WOMBOURNE**

Richard Jewkes (agent) spoke for the application.

Michael Gethings (on behalf of Bearnett Drive residents) spoke against the application.

Local member Councillor D Kinsey said that local residents were concerned about the proposed children's residential home but all resident children would have a Health Care Plan and this should allay the fears of local residents.

Councillor R Reade had also received concerns from local residents.

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Councillor J Johnson had some involvement of children with learning disabilities and supported the application.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report.

REPORT FOR URGENT BUSINESS – APPLICATION SITE LAND OFF COMMON LANE, BEDNALL NO. 19/00993/FUL

The Committee considered the report of the Corporate Director of Planning and Infrastructure.

RESOLVED: that the Resolution of the Planning Committee of 17 July 2020 for application 19/00993/FUL be amended so that the date for completion of the Section 106 Agreement is altered to 15 December 2020 and with an addition that if by 15 December 2020, the Section 106 Agreement has not been fully executed by all parties the Chairman will have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

87 MONTHLY UPDATE REPORT

The Committee received the report of the Lead Planning Services Manager informing the committee on key matters including training; changes that impact on National Policy; any recent appeal decisions; relevant planning enforcement cases (quarterly); and latest data produced by the Ministry of Housing Communities and Local Government.

RESOLVED: that the Committee note the update report.

The Meeting ended at: 22:00

CHAIRMAN