

Minutes of the Development Control Committee
Monday 27th April, 2015 at 6.00 pm
in Committee Room 2 at the Council House, Dudley

Present:-

Councillor Q Zada (Chair)
Councillor K Casey (Vice-Chair)
Councillors A Ahmed, D Caunt, A Goddard, J Martin (part), C Perks, R Scott-Dow
and D Vickers

Officers:-

J Butler – Group Engineer, T Glews – Environmental Protection Manager, H Martin -
Head of Planning and P Reed – Principal Planning Officer (Directorate of Place);
G Breakwell – Solicitor and M Johal – Democratic Services Officer (Directorate of
Resources and Transformation).

93 **Declarations of Interest**

Councillor K Casey referred to Planning Application No P15/0234 and stated that he
had been involved in meetings relating to the application and he withdrew from the
meeting during consideration of the item.

94 **Minutes**

Resolved

That the minutes of the Committee held on 7th April, 2015, be approved as a
correct record and signed.

95 **Plans and Applications to Develop**

A report of the Strategic Director (Environment, Economy and Housing) was
submitted on the following plans and applications to develop. Where appropriate,
details of the plans and applications were displayed by electronic means at the
meeting. In addition to the report submitted, notes known as Pre-Committee notes
had also been circulated updating certain information given in the report submitted.
The content of the notes were taken into account in respect of the applications to
which they referred.

The following persons were in attendance at the meeting and spoke on the planning
applications as indicated:-

<u>Application No</u>	<u>Objectors/supporters who wished to speak</u>	<u>Agent/Applicant who wished to speak</u>
P14/1547	Councillor G Partridge (Ward Councillor) – Objector	
P15/0234	Mr David Keasey	
P15/0275	Mr James	
P15/0329	Mr William Davies	
P15/0340	Mr David Colbourn	
P15/0398	Mr Poulton	

Resolved

That the applications be determined as set out below:-

<u>Application No</u>	<u>Location/Proposal</u>	<u>Decision</u>
P14/1547	The Widders Public House, Barrack Lane, Cradley, Halesowen – Raised decking area to side of property (retrospective)	That the application be approved.

Councillor K Casey withdrew from the meeting during consideration of the following application.

P15/0234	105 Cotwall End Road, Sedgley, Dudley – Approval of reserved matters for demolition of existing dwelling/ outbuildings and erection of 4 No dwellings (following outline approval P14/0625)	Deferred pending a Site Visit and the application to be determined at the meeting to be held in June 2015.
P15/0275	35 New Street, Dudley – Convert existing dwelling into 2 No apartments with elevational changes to include new window and door openings and roof terrace	Deferred pending a Site Visit and the application to be determined at the meeting to be held in June 2015.

In determining the following application Members considered the representations made by the objector particularly relating to the extent of noise nuisance and disturbance that neighbours endured on a regular basis which would further increase through any joined walls. Concerns were also noted that the development would result in the objectors' property being 'linked' or 'abutted' and that there should be a gap between the new development and their home. Members were also concerned about the aesthetic design of the development and its impact on residential amenity.

P15/0329	295 Halesowen Road, Netherton, Dudley – Single storey side/rear extension. New front ramp access with balustrade/handrail. New access steps to side elevation	<p>Refused for the following reason:-</p> <p>The design siting and appearance of the development would be detrimental to the amenities of the occupiers of the adjacent properties by virtue of the scale of the extension and potential noise disturbance arising from the transmission of noise through the extension to the adjacent property, contrary to saved policy DD4 of the adopted Unitary Development Plan.</p>
P15/0340	Kingswinford Conservative Club, 24 Oak Street, Kingswinford – Installation of 3 No condensing units onto the rear of the property	<p>Approved, subject to conditions, numbered 1 and 2, as set out in the report submitted, together with amended condition, numbered 3, as follows:-</p> <p>3. For the lifetime of the development the rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5dB(A) between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.</p>

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

In determining the following application Members considered the representations made by the speaker in that residents had moderate sized gardens and that the trees were semi-matured, were likely to continue to grow causing further damage.

P15/0398	1 Miles Grove, Dudley – Part A: Fell 1 Sycamore Tree (T1): Part B: Fell 2 Sycamore Trees (T2 and T3)	Decision as follows:- (1) Approval be given to the felling of T1 with no replacement tree being planted and subject to conditions, numbered 1 and 2, as set out in the report submitted. (2) Approval be given to the felling of T3 together with a replacement tree to be planted and subject to the following conditions:- A replacement Ornamental Hawthorn (<i>Crataegus laevigata</i> "Pauls Scarlet") tree shall be planted between the beginning of November and the end of March, within 1 year of felling (and replanted if necessary) and maintained until satisfactorily established. The replacement tree shall be located within the rear garden. The size of the tree at planting shall be no less than 1.8 - 2.5 metres tall and the trees are to
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be prepared in the nursery as a 'Standard'. There shall be no alteration or deviation from the above specification without prior written approval from the Local Planning Authority.

(3) That the part of the application to fell T2 be refused.

P15/0084	Pens Meadow Post 16 Unit, (Former Pensnett School Site), Tiled House Lane, Dudley – Elevational changes to former school gym and neighbour centre to include new external windows and door and new entrance area	<p>Approved, subject to conditions numbered 1, 3 and to 4, as set out in the report submitted, together with an amended condition, numbered 2, as follows:-</p> <p>2. The development hereby permitted shall be carried out in accordance with the following approved plans: A200, A300 Rev B, A301, A841, SK1.</p>
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In determining the following application a Member referred to the initial objection to the application on the grounds that a Coal Mining Risk Assessment had not been submitted as part of the application and that the comments of the Coal Authority were still awaited.

P15/0150	Archives and Local History Service, Mount Pleasant Street, Coseley – Demolition of extensions and existing store conversion of remaining vacant school building into 15 No dwellings and erection of 1 No dwelling	<p>That, the Strategic Director (Environment, Economy and Housing) be authorised to approve the application subject to the inclusion, if necessary, of additional conditions arising from recommendations from the Coal Authority, and subject to conditions numbered 1 to 14 (inclusive), as set out in the report submitted, together with additional conditions, numbered 15 to 19, as follows:-</p>
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15. Notwithstanding the details shown on the submitted plans development shall not begin until details have been submitted to and approved in writing by the Local Planning Authority of the location of all vent pipes, heating appliances, flues, air intake and extraction equipment terminals in order to demonstrate that they will not have a detrimental impact on the appearance of the heritage asset. The scheme shall be implemented in accordance with the approved details and retained for the lifetime of the development.
16. Development shall not commence until details/samples of the type, texture, colour and bond of the bricks to be used in the development have been submitted and a sample panel measuring not less than 1m² has been erected on site and approved in writing by the Local Planning Authority, including full details of the mortar. The panel shall be retained on site for the duration and the development and thereafter new brick work shall only be constructed in accordance with these approved details. The development shall be carried out in complete accordance with the approved details.

17. Notwithstanding the details shown in the submitted plans prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:
- a) Large scale architectural drawings of all the proposed windows and doors to be used in the external elevations including details of their material, colour and finish. Details/samples shall be provided of the sections and profiles of jambs, heads, cills and glazing bars together with their relationships to masonry apertures
 - b) Large scale architectural drawings of the boundary wall and railings and gates fronting onto Mount Pleasant Street and details as to how they are to be modified and repaired as part of the development.
 - c) Details/samples of the type, texture, colour and finish of the railings and gates
 - d) Details/samples of the type, texture, colour and finish of the proposed render
 - e) Details/samples of the type, texture, colour and finish of the proposed roofing material and conservation rooflights.

Development shall proceed in accordance with the agreed details and shall be retained for the lifetime of the development.

The external windows and associated features installed on the building shall be in accordance with the approved details and shall not be replaced, except in accordance with the same approved details. The external render shall be colour coated in accordance with the same approved details and the colour shall not be changed without the prior written agreement of the Local Planning Authority.

18. The development hereby approved shall not be occupied until full details of all soft and hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include planting plans to recognisable scales, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities with a programme of implementation.

The works approved as part of this condition shall be completed within the first planting season following first occupation and any trees or shrubs planted in pursuance of

this permission including any planting in replacement for it which is removed, uprooted, several damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority. The landscaped areas shall be retained in the form shown on the approved plan and landscape plan strategy throughout the life of the development and shall not be used for any other purpose.

19. Notwithstanding the details shown in the submitted plans, prior to the commencement of development large scale architectural drawings are to be submitted to and approved in writing by the Local Planning Authority of Unit 16 (including elevations and street scene elevations) illustrating its detailed design and appearance and how the materials reclaimed from the site will be incorporated into the scheme.

P15/0347

Electricity Distribution Station, Earlsway, Halesowen – Installation of a 30M high WPD Lattice Tower with 2 No antennae and 1 No satellite dish. New 1.8M palisade fencing (resubmission of refused planning application P14/1480)

Approved, subject to conditions, numbered 1 and 2, as set out in the report submitted.

96 **Comments of the Chair and Committee**

The Chair and Members of the Committee referred to Councillor Caunt, who was not standing for election in May and expressed their appreciation to him for his work on the Committee.

The meeting ended at 7.40 pm.

CHAIR