

**Minutes of the Planning Committee
Wednesday 26th July 2023 at 6.00 pm
At Saltwells Education Development Centre, Bowling
Green Road, Netherton**

Present:

Councillor D Harley (Chair)
Councillors H Bills, S Bothul, R Collins (for part of the meeting only), P Drake,
P Miller, C Sullivan, M Webb and K Westwood

Officers:

K Lowe (Principal Planning Officer), P Reed (Principal Planning Officer), J Todd
(Development Manager) (All Directorate of Regeneration and Enterprise) and K
Buckle (Democratic Services Officer) (Directorate of Finance and Legal
Services).

Observers:

Approximately 21 members of the public.

8. **Apologies for Absence**

Apologies for absence from the meeting were submitted on behalf of
Councillors B Challenor, K Razzaq and E Taylor.

9. **Appointment of Substitute Members**

It was reported that Councillors C Sullivan, R Collins, and K Westwood
had been appointed to serve as substitute Members for Councillors B
Challenor, K Razzaq and E Taylor respectively, for this meeting of the
Committee only.

10. **Declarations of Interest**

No Member made a declaration of interest in accordance with the Members' Code of Conduct in respect of any matter to be considered at this meeting.

11. **Minutes**

Resolved

That the minutes of the meeting held on 31st May 2023, be approved as a correct record and signed.

12. **Plan and Application to Develop**

A report of the Director of Regeneration and Enterprise was submitted on the following plans and application to develop. Details of the plans and application were displayed by electronic means at the meeting.

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

<u>Application No.</u>	<u>Objectors/Supporters who wished to speak</u>	<u>Agent/Application who wished to speak</u>
P22/1853	Councillor B Challenor	D Summers – Elan Homes

Planning Application No. P22/1853 – Land located off The Straits, Lower Gornal – Erection of 14 No. New Dwellings with Associated Access, Parking and Landscaping following demolition of 129A The Straits to facilitate the creation of an Access Road

In considering the application, Members took into account the objections raised by a local Ward Councillor and residents in relation to the site not being suitable for development with many wild animals and mature oak trees, and was also subject to flooding. That brownfield sites should be promoted as the first policy for development. There were numerous brownfield sites that could be used to replace the use of the green open space.

Adding a new dangerous junction onto The Straits, with the development being detrimental to highway safety with visibility issues occurring from the new proposed access road and the development would infringe on the privacy of the residents on The Straits.

The Committee were also mindful of the supporting comments made on behalf of the developer in that the proposed development was policy compliant with the land being adapted for housing and the design would comply with all national and local planning conditions. All trees on the site were to be retained increasing the ecological value of the area. There was a proposed safe highways access onto The Straits Road and a suitable drainage scheme was proposed. The development would provide housing for local residents with housing stock for larger families.

Councillor M Webb and P Miller raised questions in relation to visibility from the proposed access road to the site, the history of the site and concerns in relation to possible flooding. Therefore, Members requested that a site visit be arranged for them to assess the issues, prior to a decision being made.

Resolved

That the application be deferred for a site visit.

13. **Adoption of the Residential Design Guide Supplementary Planning Document (SPD)**

A report of the Director of Regeneration and Enterprise was submitted on the adoption of the Residential Design Guide (SPD) by the Cabinet on the 28th June 2023.

Resolved

That the adoption of the Residential Design Guide (SPD) on the 28th June 2023 which replaced the New Housing SPD and Planning Guidance Notes 17 (House Extensions) and 12 (45 Degree Code), be noted.

14. **Recommendations for Article 4 Direction for Houses in Multiple Occupation (HMO's)**

A report of the Director of Regeneration and Enterprise was submitted on the Consultation, responses, and confirmation of Article 4 Direction in relation to small houses in multiple occupation.

Resolved

That the decision of the Cabinet, at its meeting on 28th June 2023 for the Director of Regeneration and Enterprise to be authorised to confirm an Article 4 Direction which would be applied to the Council's administrative area (borough wide) to remove Permitted Development Rights for the change of use of dwelling houses (C3 use) to small houses in multiple occupation (C4 uses) to come into force on 15th September 2023, be noted and endorsed.

15. **Questions Under Council Procedure Rule 11.8**

There were no questions to the Chair pursuant to Council Procedure Rule 11.8.

The meeting ended at 6.40pm.

CHAIR