

DEVELOPMENT CONTROL COMMITTEE

Monday 9th January, 2012 at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor C Wilson (Chairman)
Councillor Banks (Vice-Chairman)
Councillors Barlow, Ms Harris, J Jones, Mrs Roberts, Southall, K Turner
and Mrs Wilson.

OFFICERS:-

Mr T Glews, Mr J Butler, Mrs H Martin, Mr D Owen, Mr P Reed, Mrs S
Willets (all Directorate of the Urban Environment), Mrs G Breakwell and
Mrs M Johal (Directorate of Corporate Resources)

52 **APOLOGY FOR ABSENCE**

An apology for absence from the meeting was submitted on behalf of
Councillor Mrs Turner.

53 **APPOINTMENT OF SUBSTITUTE MEMBER**

It was reported that Councillor K Turner had been appointed as a substitute
member for Councillor Mrs Turner for this meeting only.

54 **MINUTES**

RESOLVED

That the minutes of the meeting of the Committee held on 12th
December, 2011, be approved as a correct record and signed.

55 **PLANS AND APPLICATIONS TO DEVELOP**

A report of the Director of the Urban Environment was submitted on the following plans and applications to develop. In addition, 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 of the 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 referred to had indicated that they wished to speak at the meeting and spoke on the planning applications indicated:-

Plan No P11/1026 – Mr Paul Haywood and Councillor P Harley (Ward Councillor) – objectors and Mr Andy Morris – an agent/applicant

Plan No P11/1264 – Councillor M Davis (Ward Councillor) – an objector and Mr Clive Brown – an agent/applicant

Plan No P11/1460 – Mr Hebblethwaite – an objector

- (i) Plan No P11/1026 – Ketley Quarry, Dudley Road, Kingswinford South, Dudley – Improve and Upgrade Site Access (A4101), Compound, Site Offices, Weighbridge, Ancillary Facilities, New Security Fencing and Associated Car Parking (Part Retrospective)

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

- (ii) Plan No P11/1264 – Griffin Bros (Dudley) Ltd, 10 Wellington Road, Dudley – Variation of Condition 4 of Planning Application P10/0119 to be Revised to ‘The use Hereby Permitted Shall be Discontinued and the Land Restored to its Former Condition on or Before the Earlier of the Following Dates: 30 June 2012, or the Date on which Griffin Bros (Dudley) Ltd Cease to Occupy 10 Wellington Road’

Decision: Approved, subject to conditions numbered 1 to 3 (inclusive) as set out in the report submitted.

- (iii) Plan No P11/1460 – Camphill Village Trust, 52 Bowling Green Road, Stourbridge – Change of use from C2 (Residential Institution) to D1 (Non-Residential Institution)

Decision: Approved, subject to conditions numbered 1 to 5 (inclusive) as set out in the report submitted.

- (iv) Plan No P11/1118 – Former Gas Works, Constitution Hill, Dudley – Erection of 147 No Dwellings and Associated Works

Decision: Approved, subject to the following:-

- (1) The applicants entering into a Legal Agreement for a contribution towards transport infrastructure improvements totalling and a management and monitoring charge.
- (2) That the Director of the Urban Environment in conjunction with the Chairman be authorised to resolve negotiations In the event of the District Valuer reaching an alternative conclusion on viability.

The viability issue is still being considered by the District Valuer. He has concluded that a policy complaint scheme is not viable but is still undertaking the sensitivity testing to ascertain at what level the contributions should be. This negotiation is nearing completion but has not been able to be completed before this meeting, therefore Officers be given authorisation in consultation with the Chairman to conclude the final level of obligation and the final list of conditions. Should agreement not be reached the matter will be referred back to Committee for determination.

- (3) The completion of the Agreement by 28th February and, in the event of this not happening, the application being refused, if appropriate.
- (4) That, as conditions 1, 2, 6 and 8 relate to land contamination, a site investigation strategy, remediation strategies and risk assessments, further work is required to finalise the most appropriate and necessary working and therefore revised conditions covering these issues will be attached to any approval once agreed with the Head of Environmental Health and Trading Standards.

Conditions numbered 3 to 5, 7, 9 to 13 and 15 to 18 (inclusive) as set out in the report submitted, together with an amended condition, numbered 14, and additional conditions, numbered 19 to 22, as follows:-

14. The cycle storage facilities shown on the approved layout plan and detailed drawings shall be provided before any of the dwellings they serve are occupied and shall be retained as such in perpetuity.
19. Approved plans Nos: B5241(PL)01, 02H, 03, 04B, 05, 06H, 07, 10, 11A, 12, 13, 14, 15, 16, 17, 18A, 19 and 20A, LDS173-01, 02E, 03E and 1000-04 (Revision F).

20. The development hereby approved shall be carried out in full accordance with the approved Flood Risk Assessment 10155 FRA01 Rv0 05.01.12 limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm event back to equivalent greenfield rates.
21. Prior to the first occupation of any dwelling hereby approved the Sustainable Drainage Systems (SUDS) shown on Drawing 100-04 (Revision F) shall be implemented in full and retained as such thereafter for the lifetime of the development.
22. Prior to the commencement of development details of how the surface water drainage system will be managed and maintained over the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (v) Plan No P11/1346 – Moor Street Industrial Estate, Moor Street, Brierley Hill – Change of use from Reclaiming Yard to Vehicle Dismantling/Recycling Car Parts (B2) (Amended Site Boundary)

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

- (vi) Plan No P11/1359 – 32-38 Bilston Street, Sedgley – Outline Application for the Demolition of Existing Building and Erection of 11 No Dwellings (Access and Layout to be Considered) (Resubmission of Previously Withdrawn Application P11/0220)

Decision: Approved, subject to conditions, numbered 1 to 21 (inclusive), as set out in the report submitted, together with an additional condition numbered 22, as follows:-

22. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the southern boundary of the site and the boundary of the site with the builder's yard located off School Street, of minimum height of 2 metres and minimum surface density of 10 kg/m² shall be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme, shall be completed before any first residential occupation. The barrier shall be retained throughout the life of the development.

(vii) Plan No P11/1400 – Priory Park, Priory Road, Dudley – Extension to Existing Pavilion to be used as Toilet Block and Education Centre and Erection of Family Shelter (Amendment) to Previously Approved Application P10/0338)

Decision: Approved, subject to conditions, numbered 1 to 5 (inclusive), as set out in the report submitted.

(viii) Plan No P11/1435 – St Josephs R C Primary School, Lea Vale Road, Norton, Stourbridge – Removal of Existing Fence and Gates and Replace with 2.4m High Expamet Primary Fencing and Gates

Decision: Approved, subject to conditions, numbered 1 to 3 (inclusive), as set out in the report submitted.

The meeting ended at 7.50 pm.

CHAIRMAN