

**Minutes of the Planning Committee
Monday 25th March, 2024 at 6.00pm
in the Council Chamber, The Council House,
Dudley**

Present:

Councillor D Harley (Chair)
Councillor M Webb (Vice-Chair)
Councillors H Bills, S Bothul, R Collins, P Drake, P Miller, K Razzaq and
E Taylor.

Officers:

J Mead (Principal Planning Officers), J Todd (Development Manager) – Both
Directorate of Regeneration and Enterprise, G Breakwell (Solicitor) and G Gray
(Democratic Services Officer) - Both Directorate of Finance and Legal Services.

Observers:

Councillor D Corfield – Cabinet Member for Highways and Environmental
Services
Councillor D Stanley – Ward Member for Gornal

5 members of the public.

50. **Apology for Absence**

An apology for absence from the meeting was submitted on behalf of
Councillor B Challenor.

51. **Appointment of Substitute Member**

It was reported that Councillor R Collins had been appointed to serve as substitute Member for Councillors B Challenor, for this meeting of the Committee only.

52. **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.

53. **Minutes**

Resolved

That the minutes of the meeting held on 10th January, 2024 be approved as a correct record, and signed.

54. **Plan and Application to Develop**

A report of the Director of Regeneration and Enterprise was submitted on the following plan and application to develop. Details of the plan 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/Applicant who wished to speak</u>
P23/1570	Councillor B Challenor – Ward Councillor	Mr S Gill – Concept Design Architects
P23/1570	Ms L Watton – Local Resident	

Planning Application No. P23/1570 – Change of Use from office to a 12 Bedroom HMO with proposed Single Storey Side Extension – Ocean Swimming Pools Ltd, Holloway Street, Lower Gornal, Dudley, DY3 2EA

In considering the application, Members considered speakers comments both for and against the application.

A Local Ward Councillor speaking against the proposal reported a significant number of concerns that had been raised by local residents regarding the significant effect the House in Multiple Occupation (HMO) would have on services within the Gornal area, the impact upon street parking within the surrounding area, the large HMO accommodation was already situated within close proximity to the site, together with potential issues the HMO may cause for anti-social behaviour. The Local Ward Councillor further considered that the significant number of letters received from local residents, together with a petition against the HMO should be taken into serious consideration.

A local resident speaking against the proposal raised concerns regarding there being a large HMO established considerably near to the site, the addition of another HMO could increase anti-social behaviour, which would be concerning due to the site being within close proximity to a residential area with a significant number of children and families. Concerns were also raised regarding on street parking, road safety, increase in congestion and obstructions to the already narrow pavements. The local resident also reported that work had commenced at the site and that no consideration had been given to preserving the Gornal stone and heritage.

The applicant addressed the Committee and in doing so, advised that the initial enquiry was to demolish the premises, however, it was advised that the building was better suited to be converted to a residential use. It was considered that there was a stigma surrounding HMO accommodation and could not discriminate against potential occupants, however, it was advised that a management plan would be put in place whereby applicants would be required to provide a Guarantor and would be assessed with a view to providing informal living for young professionals. In regard to parking spaces, the applicant considered that it was likely that the occupants would be unable to afford a vehicle and therefore, would rely on public transport or cycling.

Following the speakers, Members raised questions with answers provided by both the Principal Planning Officer and Development Manager. Members could not support Officer recommendation and proposed a reason for refusal.

Resolved

That the application be refused for the reasons as set out below:

- (1) That insufficient information had been provided to demonstrate that the use of the outside amenity area by occupiers of the proposed House in Multiple Occupation could be sufficiently managed to avoid increased noise and disturbance to surrounding residential occupiers; contrary to Policy L1 and D5 of the Dudley Borough Development Strategy (2017); guidance contained within the Dudley Council Residential Design Guide SPD (2023) and guidance within the National Planning Policy Framework (2023); and
- (2) That insufficient information had been provided to demonstrate that the car park could be managed to ensure sufficient car parking spaces for the development would be provided and that there would not be an adverse impact upon highway safety, contrary to Policy TRAN2 of the Black Country Core Strategy (2011); Policy L1 of the Dudley Borough Development Strategy (2017); guidance contained within the Car Parking Standards SPD (2017) and guidance within the National Planning Policy Framework (2023)

55. **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 6.45pm.

CHAIR

PC/31