

**Minutes of the Planning Committee
Wednesday 31st May 2023 at 6.00 pm
At Saltwells Education Development Centre, Bowling
Green Road, Netherton**

Present:

Councillor D Harley (Chair)
Councillor W Sullivan (Vice-Chair)
Councillors H Bills, S Bothul, P Drake, S Keasey, P Lee and E Taylor.

Officers:

P Reed (Principal Planning Officer), J Todd (Development Manager), C Golightly (Senior Planning Officer), B Shinton (Planning Officer) (Directorate of Regeneration and Enterprise) and K Taylor (Senior Democratic Services Officer) (Directorate of Finance and Legal Services).

Also in Attendance:

S Evans (Legal Advisor)

Observers:

Approximately 15 members of the public.

1 **Apologies for Absence**

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

2 **Appointment of Substitute Members**

It was reported that Councillors S Keasey and P Lee had been appointed to serve as substitute Members for Councillors B Challenor and K Razzaq, respectively, for this meeting of the Committee only.

3 **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.

4 **Minutes**

Resolved

That the minutes of the meeting held on 19th April 2023, be approved as a correct record and signed.

5 **Plan and Applications to Develop**

A report of the Director of Regeneration and Enterprise was submitted on the following plans and applications to develop. Details of the plans and applications 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>
P21/1233	Mrs K Highway	Mr G Barton
P22/1657	Councillor S Phipps (written statement) Mrs C Wetton	Mr P Icke

Planning Application No. P21/1233 – Land at Zoar Street, Lower Gornal – Demolition of 23 & 25 (Eggingtons Chemist) Abbey Road and 7, 8 & 9 Zoar Street. Erection of 1 no. retail store and pharmacy (E(a)) with associated access, car parking, servicing and landscaping.

Resolved

That the application be approved subject to:-

- (1) The applicant entering into a unilateral undertaking in relation to providing the requirements outlined in paragraph 80 of the report submitted.
- (2) Conditions numbered 1 to 31 (inclusive), as set out in the report submitted, with delegated powers to the Head of Planning to make amendments to these as necessary.
- (3) That the developer be invited to make an application for an Order to the Secretary of State for the stopping up and provision of new highway based on plan 14079-SK2301112.1-A under S247 of the Town and Country Planning Act 1990 to allow development authorised by planning permission to take place. The costs associated with the Order shall be at the developer's expense.

Planning Application No. P22/1657 – Hayley Fasteners (Site 2), Shelah Road, Halesowen – Demolition of existing commercial buildings to facilitate the erection of 1 no. warehouse with ancillary support offices, car park alterations, fencing, gates with modifications to access from Public Highway, Extension and Alterations to existing Office Block (3) with new fenestration rain screen cladding to existing Block (2). Elevational changes to include new roller shutter entrances. New unloading canopies between existing and new warehouses and control kiosk to front.

Resolved

That the application be approved subject to conditions numbered 1 to 23 (inclusive), as set out in the report submitted.

A report of the Director of Regeneration and Enterprise was submitted on the updated Planning Obligations Costings updated from 1st April in accordance with Council Policy. A report on the Planning Services Fees 2023 was considered by the Planning Committee on 12th December, 2022.

Resolved

- (1) That the continued use of Consumer Price Index in Planning Obligations costings and in accordance with the adopted Supplementary Planning Document (SPD) “Planning Obligations”, as previously reported to the Planning Committee on 12th December, 2023 (Planning Service Fees), be noted.
- (2) That the updated Planning Obligations costings as outlined in Appendix 1, in line with the Consumer Price Index rates since 2019 to 2023, be noted.

7 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 7.05pm.

CHAIR