

DEVELOPMENT CONTROL COMMITTEE

Monday 14th January 2008, at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT: -

Councillor Wright (Chairman)
Councillors Banks, Mrs Collins, G. Davies, K. Finch, Ryder, Southall, C.
Wilson and Mrs Wilson.

OFFICERS: -

Mr C. Cheetham, Mr I. Hunt, Mr P. Reed and Mr S. Roach (Directorate of
the Urban Environment); Mrs G. Breakwell and Mr R. Jewkes (Directorate of
Law and Property).

60 **APOLOGY FOR ABSENCE**

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

61 **APPOINTMENT OF SUBSTITUTE MEMBER**

It was noted that Councillor Ryder had been appointed as a substitute
Member for Councillor Mrs Turner for this meeting of the Committee only.

62 **DECLARATIONS OF INTEREST**

Councillor K Finch declared a personal interest in respect of planning
application number P07/1165 – Land at corner of Bryce Road and
Commonside, Pensnett, Brierley Hill – in view of the fact that a relative of
his was employed by the company making the application.

63 **MINUTES**

RESOLVED

That the minutes of the meeting of the Committee held on 17th
December, 2007, be approved as a correct record and signed.

64 **PLANS AND APPLICATIONS TO DEVELOP**

A report of the Director of the Urban Environment was submitted on the following plans and applications to develop. The persons referred to had indicated that they wished to speak at the meeting, and, unless indicated, were in attendance at the meeting and spoke on the planning application indicated: -

- (i) P07/2231 – Mr R. Harper, an objector.
- (ii) P07/2166 – Mr M. Nasir, the agent/applicant.

RESOLVED

That the plans and applications be dealt with as follows: -

- (i) Plan No. P07/2231 – Methodist Church, West Street, Stourbridge – Demolition of church and buildings on site and erection of 5 dwellings with access way through to rear gardens and car parking courtyard (resubmission of refused application P06/2349).

Decision: Approved, subject to the following:

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of public open space and play provision has been submitted to and agreed by the Local Planning Authority.
2. Conditions numbered 1 to 7 (inclusive), as set out in the report of the Director of the Urban Environment; and

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

- (ii) Plan No. P07/2166 – 8 Wavell Road, Quarry Bank, Brierley Hill – Construction of retaining walls to form parking bay (retrospective).

Decision:

1. Refused, for the reason set out in the report of the Director of the Urban Environment.
2. That enforcement action to secure the removal of the unauthorised development, within two months of the service of notice, be authorised.

- (iii) Plan No. P06/0052 – Vulcan Works, Hayes Lane, Lye, Stourbridge – Extensions to existing warehouse (retrospective).

Decision:

1. Approved, subject to conditions numbered 1 to 4 as set out in the report of the Director of the Urban Environment.
2. That, on behalf of the Committee, a letter be sent to the applicant advising them of the benefits of obtaining planning permission prior to undertaking development work, and the potential dangers of applying retrospectively.

- (iv) Plan No. P07/1165 – Land at corner of Bryce Road and Commons side, Pensnett, Brierley Hill – Erection of 9 one-bed and 9 two-bed apartments with new car park.

(Having earlier declared a personal interest in respect of this application, Councillor K Finch abstained from voting when the matter was determined)

Decision: Refused, for the following reason: -

The proposed development is considered to constitute a form of over intensive development which would be harmful to the street scene and the character of the locality. Concern in particular is raised at how the proposed three storey apartment development would be uncharacteristic of a locality which is defined by medium density two storey residential development. The proposed development is therefore contrary to policy DD4 of the Dudley Unitary Development Plan.

- (v) Plan No. P07/1729 – Former Leisure Centre site, Cottage Street, Brierley Hill – Site filling and re-grading to maximum of 3 metres above existing levels.

Decision: Decision: Approved, subject to conditions numbered 1 and 2 (inclusive), as set out in the report of the Director of the Urban Environment.

- (vi) Plan No. P07/1961 – The Thorns public house, 174 Thorns Road, Quarry Bank, Brierley Hill – Single storey flat roof extension to public house.

Decision: Decision: Approved, subject to conditions numbered 1 to 4 and 6 to 7 (inclusive), as set out in the report of the Director of the Urban Environment, together an amended condition, numbered 5, as follows: -

5. The noise from fixed plant serving the new extension shall not cause background noise levels to be increased by more than 5 d b (a) as measured under BS4142 (1990) and its subsequent amendments.

- (vii) Plan No. P07/2013 – Olive Hill Primary School, Springfield Road, Halesowen – Extension to create children’s centre and demolition of existing caretaker’s house.

Decision: Decision: Approved, subject to conditions numbered 1 to 13 (inclusive), as set out in the report of the Director of the Urban Environment.

- (viii) Plan No. P07/2071 – 56 Junction Street, Dudley – Erection of 11 one and two-bedroom flats (amendment to previous approval P03/0777).

Decision: Approved, subject to the following: -

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of off-site public open space and play provision has been submitted to and agreed in writing by the Local Planning Authority.
2. Conditions numbered 1 to 10 and 12 to 15 (inclusive), as set out in the report of the Director of the Urban Environment, together with an amended condition, numbered 11, as follows:

11. Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.

- (ix) Plan No. P07/2029 – Land adjacent to 38 Brick Kiln Street, Quarry Bank, Brierley Hill – Outline application for 1 dwelling (access and layout to be considered).

Decision: Refused, for the following reasons:

1. The proposed development does not provide adequate car parking provision in terms of manoeuvring to enable exit from the site in a forward gear to the detriment of highway safety, contrary to Policies DD4 and DD6 of the adopted Dudley Unitary Development Plan (2005) and the Council’s Parking Standards and Travel Plans.

2. The proposed development would lead to increased noise and disturbance to surrounding residents from vehicles entering the rear car parking area and manoeuvring in a space that would otherwise be expected to be a quiet garden area to the detriment of residential amenity, contrary to Policies DD4 and DD6 of the adopted Dudley UDP (2005).

The meeting ended at 7. 00pm

CHAIRMAN