

DEVELOPMENT CONTROL COMMITTEE

Monday 11th March, 2013 at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor Harris (Chair)
Councillor Roberts (Vice-Chair)
Councillors Herbert, J Martin, S Turner, Mrs Westwood, C Wilson, Wright
and Zada

OFFICERS:-

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

70 **APOLOGY FOR ABSENCE**

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

71 **APPOINTMENT OF SUBSTITUTE MEMBER**

It was reported that Councillor J Martin had been appointed as a substitute
member for Councillor Casey for this meeting only.

72 **DECLARATIONS OF INTEREST**

Councillor Wright declared a non-pecuniary interest in Planning Application
No P12/1598 (Land Between Black Country Living Museum and Dudley
Zoological Gardens) in view of him being a Trustee of the Black Country
Living Museum.

Councillor Zada declared a non-pecuniary interest should any reference be
made to the National Health Service as he is an employee.

73 **MINUTES**

RESOLVED

That the minutes of the meeting of the Committee held on 18th
February, 2013, be approved as a correct record and signed

subject to an amendment being made to Minute No 67(ii) Plan No P12/1529 to replace the second paragraph with the following wording:-

Decision:

- (1) That the application be approved.
- (2) That Officers report back to the next meeting of the Committee with the conditions in respect of this application.

74

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, unless indicated, spoke on the planning applications:-

Plan No P12/1396 – Due to illness Councillor Hale did not attend to speak at the meeting and submitted a statement on behalf of the objectors for consideration – Councillor Sykes – on behalf of the applicant.

Plan No P12/1511 – Mr James – an objector and Avtar Gill – GP Chartered Surveyors – an agent/applicant

Plan No P12/1565 – Mr John Newey on behalf of the Agent

Plan No P12/1573 – Mr Nigel Gough – an agent/applicant

- (i) Plan No P12/1396 – 17 Dorset Road, Wollaston, Stourbridge –
Erection of Raised Platform to Front Garden
(Retrospective)

Decision: That the application be approved.

- (ii) Plan No P12/1511 – Nexia House, The Broadway, Dudley –
Conversion of Vacant Office Block to 12 No Apartments

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

- (iii) Plan No P12/1565 – Summit Garage, 415 Himley Road, Lower Gornal, Dudley – Display of Internally Illuminated Pylon Sign
(Resubmission of Part Refused Application P12/0434)
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The Committee noted the comments made by Mr Newey in that the garage was a family business and that approval of the sign would be beneficial to the business and that it would brighten up the area.

In considering the application a Member referred to the report and stated that there had been no public consultation and he was of the opinion that residents should be given the opportunity to submit their views. Other comments made by Members included that there was no reason as to why the application should be refused and that the sign suited the area and was not out of character. Some concerns were raised about the size of the sign and that it was an illuminated sign.

The Committee noted comments made by Mr Butler in that the location of the garage was near to a busy crossroads and junction, which had a high level of traffic, and there were concerns that the sign would distract drivers.

Decision:

- (1) That the application be approved subject to the display sign not being illuminated.
- (2) Conditions numbered 1 to 8, as follows:-
 1. This consent shall remain for a period of 5 years from the date hereof.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Plan A and B.
 3. No advertisement shall be sited or displayed so as to:
 - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) Obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle;

4. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
6. Where an advertisement is required to be removed under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the site shall be left in a condition that does not endanger the public or impair visual amenity.
7. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
8. The sign hereby approved shall not be illuminated for the lifetime of the development.

- (iv) Plan No P12/1573 – 2 Tamar Rise, Stourbridge – Erection of 1 No Maisonette Comprising 2 No Flats with Associated Car Parking

Decision: Refused, for the reason as set out in the report submitted.

- (iv) Plan No P12/1529 – 16/18 Hagley Road, Stourbridge – Change of use from Insurance Offices (B1) to Private Day Nursery (D1)

Decision: Approved, subject to conditions, numbered I to III (inclusive), as set out in the report submitted, together with amended conditions, numbered IV and VI, as follows:-

- IV Development shall not begin until a detailed scheme for the management of the parking vehicles, means of vehicular access and the management of pedestrian access and egress has been submitted to and approved in writing by the Local Planning Authority, and no buildings shall be occupied until the management plan has been implemented in accordance with the approved details and shall thereafter be maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
- VI At no time shall the doors upon the front elevation (east) be utilised for access or egress other than for emergency purposes.

- (vi) Plan No P12/1598 – Land Between Black Country Living Museum and Dudley Zoological Gardens, Dudley – Creation of New Park Providing 600 Parking Spaces and Coach Parking Facilities with Associated Secondary Access off the Main Access Road, Provision of a Surfaced Recreational Route Linking Existing Tourist Attractions, Erection of a Visitor Hub, Provision of a New Visitor Entrance to Dudley Zoological Gardens, Associated Infrastructure Works and Diversion of a Public Right of Way
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Decision: Approved, subject to the following:-

- (1) The applicant being invited to make an application to the Secretary of State, under Section 247 of the Town and Country Planning Act 1990 to close, create and improve highways as shown on Drawing No M072-26 and MO72-21 to enable development authorised by planning permission to take place; the full costs and works to the Local Authorities' satisfaction shall be met by the developer.
- (2) Conditions, numbered 1 to 22 and 24 to 47 (inclusive), as set out in the report submitted, together with a replacement condition, numbered 23, as follows:-
23. Prior to the commencement of physical works on site a method statement describing measures that the scheme will put in place for the recording, protecting and enhancing of geological features exposed or created by the works shall be submitted to and approved by the Local Planning Authority. Early liaison with the Keeper of Geology is advised prior to drafting such a document or its submission to the Authority.
- This Method Statement for geological heritage should, as a minimum, permit access by the borough geologist and his team at appropriate times during construction to record and sample any geological features exposed by the works and should include the possibility for these to be retained in the finished scheme if deemed to be of exceptional national or international importance.

- (vii) Plan No P13/0078 – Blackbrook Valley South of Saltwells Inns, Saltwells Lane, Quarry Bank – Fell 1 Ash Tree
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Decision: Approved, subject to the condition, numbered 1, as set out in the report submitted.

- (viii) Plan No P13/0125 – Pasture Cottage, Racecourse Lane, Norton, Stourbridge – Fell 1 Conifer Tree

Decision: Approved, subject to the condition, numbered 1, as set out in the report submitted.

- (ix) Plan No P13/0018 – 56 Greenhill Road, Halesowen – Two Storey Side and Single Storey Side/Rear Extensions (Following Demolition of Existing Garage) (Resubmission of Refused Application P12/1371)

Decision: Approved, subject to conditions, numbered 1 to 3 (inclusive), as set out in the report submitted, together with an additional condition, numbered 4, as follows:-

4. The extension shall not be occupied until three spaces, each measuring 2.5m x 5.3m have been laid out within the site for the parking of vehicles. The spaces shall provide permeable surfacing or sustainable on-site drainage and shall be maintained for the life of the development.

75 DRAFT “PLANNING FOR HEALTH SUPPLEMENTARY PLANNING DOCUMENT” – APPROVAL TO CONSULT

A report of the Director of the Urban Environment was submitted on the draft purpose and context of the Planning for Health Supplementary Planning Document.

RESOLVED

That the information contained in the report submitted, on the draft Planning for Health Supplementary Planning Document, be noted.

The meeting ended at 7.55 pm.

CHAIR