

DEVELOPMENT CONTROL COMMITTEE

Monday 2nd April, 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, Mrs Turner, S Turner

OFFICERS:-

Mr J Butler, Mr T Glews, Mrs H Martin, Mr D Owen, Mr P Reed, Mrs A Roberts
(all Directorate of the Urban Environment), Ms S Ahmed and Mrs M Johal
(Directorate of Corporate Resources)

73 **CHAIRMANS REMARKS**

The Chairman indicated that new regulations, the National Planning Policy Framework, came into force on 27th March, 2012.

The Planning Policy Manager indicated that the National Planning Policy Framework (NPPF) was a key part of reforms to make the planning system less complex and more accessible. Seminars and training on the new regulations and details on how to assess applications under these rules would be arranged following the Elections.

74 **APOLOGIES FOR ABSENCE**

Apologies for absence from the meeting were submitted on behalf of Councillors Southall and Mrs Wilson.

75 **APPOINTMENT OF SUBSTITUTE MEMBER**

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

76 **DECLARATIONS OF INTEREST**

Councillor C Wilson declared a personal and prejudicial interest in planning application number P11/1603 (Unit 17A Gainsborough Trading Estate, Rufford Road, Oldswinford) as he had worked for the applicant in the past.

Councillor Ms Harris declared a personal and prejudicial interest in planning application number P11/1603 (Unit 17A Gainsborough Trading Estate, Rufford Road, Oldswinford) in view of her being the Chair of the Climate Change Group and judge in the Energy Heroes Awards.

77 MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 12th March, 2012, be approved as a correct record and signed.

78 SITE VISIT

(Having previously declared a personal and prejudicial interest in this application, Councillor C Wilson, the Chairman, left the meeting whilst the application was being considered.)

Councillor Banks (Vice-Chairman – in the Chair)

Consideration was given to the following planning application in respect of which a site visit had been made on Thursday, 29th March, 2012, by Members of the Committee.

Plan No P11/1603 – Unit 17A Gainsborough Trading Estate, Rufford Road, Oldswinford, Stourbridge – New Pitched Roof with Additional Cladding
(Resubmission of Approved Planning Application P11/0375) (Retrospective)

The Chairman reminded Members that, to ensure that the application was not delayed, the Site Visit had taken place prior to the matter being considered by the Committee and that full discussion would therefore take place at this meeting.

The following persons spoke on the planning application:-

Councillor A Turner – objector and Mr Andrew Ward – an agent/applicant

Arising from information and details emanating from Mr Ward during his speaking on the application, Councillor Ms Harris, at this stage, declared a personal and prejudicial interest and withdrew from the meeting and rejoined the meeting following its consideration.

Decision: Approved, subject to the Director of the Urban Environment being authorised to consider the replacement of trees for screening purposes and to conditions, numbered 1 to 4 (inclusive), as set out in the report submitted.

Councillors C Wilson and Ms Harris then returned to the meeting

(Councillor C Wilson – in the Chair)

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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 P12/0074 – John Kendrick Ltd – an agent

Plan No P12/0083 – Councillor K Finch and Miss Rachel Berrington – objectors and Ms Sheila Porter – an agent

- (i) Plan No P12/0074 – Former WYKO Offices, 1 High Street, Dudley – Change of use of Redundant Office Space (B1) to 2 No Apartments (C3) and Associated Parking

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

- (ii) Plan No P12/0083 – 1 Limepit Lane, Dudley – Change of use from Dwelling (C3) to Care Home (C2)

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

- (iii) Plan No P11/1587 – The Rock Station Public House, 2 Vauxhall Road, Stourbridge – Change of use from Public House (A4) to Hot Food Takeaway (A5) with Two Storey Side Extension. Following Demolition of Single Storey Building, Erection of Two Storey Side/Rear Extension to Incorporate a Coffee Shop/Sandwich Bar on Ground Floor and 6 No Self Contained Flats on First Floor (Resubmission of Previously Withdrawn Application P11/1077)

Decision: Approved, subject to conditions, numbered 1 to 11 (inclusive), as set out in the report submitted, together with an additional condition, numbered 12, as follows:-

12. The applicant entering into a Section 106 Agreement for the provision of nature conservation enhancements and air quality improvements.

- (iv) Plan No P12/0133 – Lister Road Depot, Lister Road, Dudley – Demolition of Existing Concrete Storage Bunkers and Erection of New Salt Barn and Green Waste Facility

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

- (v) Plan No P12/0144 – 93 New Rowley Road, Dudley – Following Demolition of Existing Dwelling, Erection of 2 No Dwellings and Associated Works (Resubmission of Refused Planning Application P11/0543)

Decision: Approved, subject to conditions, numbered 1 to 15 (inclusive), as set out in the report submitted.

- (vi) Plan No P12/0235 – Blowers Green Recycling Centre (Site B Office and Blowers Green Road, Dudley – Proposed Portakabin Office and Single Storey Extension to Existing Storage Bay

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

- (vii) Plan No P11/1428 – 50 and 51 Long Lane, Halesowen – Change of use of Ground Floor of No 50 Long Lane to Retail (A1) with New Shop Front. Erection of Abattoir (OSG) with Extraction System at Rear of Nos 50 and 51 Long Lane

Decision: Approved, subject to conditions, numbered 1 to 12 (inclusive), as set out in the report submitted, together with an additional condition, numbered 13, as follows:-

13. On commencement of the approved use at the rear of 50 and 51 Long Lane, the use of the buildings to the rear of 49 Long Lane as an abattoir shall cease and revert to storage use associated with the supermarket premises at 48-49 Long Lane.

The meeting ended at 7.15 pm.

CHAIRMAN