

## DEVELOPMENT CONTROL COMMITTEE

Tuesday 24<sup>th</sup> 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, Southall, Mrs Turner and  
Mrs Wilson

### OFFICERS:-

Mr J Butler, Mrs H Martin, Mr P Reed, Mrs A Roberts (all Directorate of the  
Urban Environment), Mrs G Breakwell and Mrs M Johal (Directorate of Corporate  
Resources)

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80      DECLARATIONS OF INTEREST

No Member made a declaration of interest in respect of any matter to be  
considered at this meeting.

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81      MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 2<sup>nd</sup> April,  
2012, be approved as a correct record and signed.

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82      SITE VISIT

Consideration was given to the following planning application in respect of which  
a site visit had been made on Thursday, 19<sup>th</sup> April, 2012, by Members of the  
Committee.

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

Decision: Approved, subject to conditions, numbered 1 to 5 (inclusive), as set out  
in the report submitted, together with an additional condition, numbered 6, as  
follows:-

6. The use hereby permitted shall be carried out only by Mr E Watson for the period during which the premises are occupied for the permitted undertaking.

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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 P08/1544/E1 – Councillor Ali – an objector and Mr Kendal Matty – an agent/applicant

- (i) Plan No P08/1544/E1 – 3 Birmingham Street, Dudley – Extension of Time of Previously Approved Application P08/1544 (Conversion of Existing Offices into 8 No Apartments and Erection of 3 No Townhouses)

Decision: Approved, subject to the conditions attached to the previous scheme being replicated and to conditions numbered 1 to 15 and 18, as set out in the report submitted, together with amended conditions, numbered 16 and 17, as follows:-

16. Where the approved risk assessment (required by condition 15) identifies contamination posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the Local Planning Authority.
17. Unless otherwise agreed in writing with the Local Planning Authority, the approved scheme (required by condition 16) shall be implemented and a verification report submitted to and approved by the Local Planning Authority, before the development (or relevant phase of the development) is first occupied/brought into use.

- (ii) Plan No P07/2020/E2 – 112 High Street, Amblecote, Stourbridge – Extension of Time of Previously Approved Application for Erection of 1 No Block of 24 One and Two Bedroom Apartments

Decision: That consideration of this application be deferred pending the outcome of the appeal to be heard in May 2012 in relation to Application Number P07/2020/E1.

- (iii) Plan No P11/0106 – Sunrise Business Park, High Street, Wollaston, Stourbridge – Outline Application for Development of up to 150 Dwellings (Access to be Considered with all Other Matters Reserved)

Decision: Approved, subject to the following:-

- 1 The signing of a legal agreement to guarantee the provision of
  - (i) a scheme for the offsite provision and future maintenance of public open space and children's play facilities to be submitted to and approved by the Local Planning Authority in accordance with the requirements of the Open Space and Planning Obligations Supplementary Planning Documents
  - (ii) a contribution of £700 towards the provision of 2 no bus stops in the vicinity of the site
  - (iii) a Travel Plan that includes the provision of a £200 cycle voucher per dwelling, and
  - (iv) A management and monitoring fee.
- 2 The completion of the Agreement by 24<sup>th</sup> July 2012 and, in the event of this not happening, the application being refused, if appropriate.
- 3 Conditions, numbered 1 to 15, and 17 to 35, as set out in the report submitted together with a reworded condition numbered 16, as follows:-
  16. No works of construction, levels changes, re-grading or other site clearance or infrastructure works involving ground disturbance shall begin until the developer has secured the implementation of a programme of archaeological investigation and recording work including appropriate provision for subsequent analysis, reporting and archiving in accordance with a Written Scheme of Investigation (WSI) which has first been submitted to and approved in writing by the Local Planning Authority. The

WSI shall include details of any physical archaeological evaluation works to areas identified as having the potential for archaeological significance and at the appropriate stage details of proposals for the preservation in situ of archaeological remains identified by evaluation as being of significance or with the written agreement of the Local Planning Authority only appropriate provision for further archaeological investigation and recording required in mitigation of damage to or loss of such archaeological remains. Following approval of the WSI all such works will be carried out in accordance with the agreed details.

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

- (iv) Plan No P12/0080 – Land at Tansey Green Road and Oak Lane, Pensnett, Dudley – Approval of Reserved Matters for Erection of 334 Dwellings with Associated Parking and Access (Following Outline Approval P09/1014)
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Decision: That the Director of the Urban Environment be authorised to approve the application subject to the satisfactory conclusion of the viability assessment and the provision of affordable housing, and to the following:-

- 1 The applicant signing a Deed of Variation to the existing Section 106 Agreement
- 2 The materials condition, numbered 6 being removed as external material plans for both Site 1 and Site 2 respectively, have been received setting out the facing bricks and roof tiles to be used on each individual plot and to conditions, numbered 1 to 5, 7 to 9, as set out in the report submitted, together with additional conditions, numbered 10 to 12, as follows:-
  10. The drainage scheme approved as part of the outline application (P09/1014), incorporating sustainable drainage principles, shall be implemented in accordance with the approved details before the development is occupied.
  11. The traffic roundabout at the site access junction with Stallings Lane shall be completed as per the agreed details prior to the development being occupied.

12. Details of the access roads and parking areas including cross-sections, lines, widths, levels, gradients, drainage and lighting shall be submitted to and agreed in writing prior to the commencement of development and the agreed details implemented and retained for the life of the development.
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PLANNING SERVICES FEES 2012/13

A report of the Director of the Urban Environment was submitted on proposals to amend the Council's Building Regulation Fee Scale from 1<sup>st</sup> June 2012 in accordance with the Building (Local Authority Charges) Regulations 2010, for no increase to non statutory Planning Service Fees and the continued use of the Consumer Price index for planning obligations in accordance with Council Policy. Appendices C and D to the report submitted had been appended to the Pre-Committee Notes.

RESOLVED

- (1) That the new scheme of Building Regulation Fee Charges, as outlined in Appendix B to the report submitted, be approved.
- (2) That approval be given to the proposal that there be no increase in Planning Service Fee Charges, as outlined in Appendix C to the report submitted.
- (3) That the use of the Consumer Price Index in Planning Obligations costings, as outlined in Appendix D to the report submitted, and in accordance with the adopted SPD "Planning Obligations", be noted.

The meeting ended at 7.40 pm.

CHAIRMAN