

DEVELOPMENT CONTROL COMMITTEE

Monday, 16^h May, 2005 at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor Stanley (Chairman)
Councillors Banks, Mrs Collins, Debney, Donegan, James, Mrs Ridney,
Southall and Mrs Wilson

OFFICERS:-

Mr C Cheetham, Mr T Glews, Mr G Isherwood, Mr J Pattinson and Mr P
Reed, (Directorate of the Urban Environment), Mrs G Breakwell and
Miss L Turner (Directorate of Law and Property).

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MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 25th
April 2005, be approved as a correct record and signed.

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DECLARATIONS OF INTEREST

Councillor James declared a prejudicial interest in respect of Planning
Application No. P05/0220 – Halesowen Conservative and Unionist Club, 2
Stourbridge Road, Halesowen - Display 1 no. 48 street advertisement
hoarding, externally illuminated - in view of him being a member of the club.

Councillor James left the meeting during consideration of this item.

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APOLOGY FOR ABSENCE

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

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SUBSTITUTE MEMBER

It was reported that Councillor Mrs Ridney had been appointed to serve as
a substitute for Councillor G Davies for this meeting only.

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SITE VISITS

Consideration was given to the following planning applications in respect of which a site visit had been made on Thursday, 12th May, 2005, by the Development Control (Site Visiting) Working Party.

RESOLVED

That the site visit applications be dealt with as follows:

- (i) Plan No. P05/0154 – 30 Priory Close, Dudley – Erection of a four bedroom detached dwelling (resubmission of withdrawn application P04/2503).

Decision: Approved, subject to conditions numbered 1 to 4 (inclusive) as set out in the report of the Director of the Urban Environment.

- (ii) Plan No. P05/0220 – Halesowen Conservative & Unionist Club, 2 Stourbridge Road, Halesowen – Display 1 no. 48 street advertisement hoarding, external illuminated

Decision: Refused, for the reason set out in the report of the Director of the Urban Environment.

- (iii) Plan No. P05/0023 – Land adjacent to 107 Carol Crescent, Halesowen – Erection of a four bedroom detached dwelling with garage (resubmission of withdrawn application P04/1356)

Decision: That this application be deferred in order for the applicant to consider a narrower house in the interests of the stability of the bank and the ancient hedgerow.

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CHANGE IN ORDER OF BUSINESS

Pursuant to Council Procedure Rule 13 (c) it was

RESOLVED

That the order of business at agenda item no. 6 be varied in order to enable planning applications numbered P04/2421, and P05/0430 to be dealt with prior to the remaining planning applications in agenda item no. 6.

PLANNING 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 were in attendance at the meeting and spoke on the planning applications indicated:

- (i) Plan no. P04/2421 – 24 Breamore Crescent, Dudley – Fell two Limes, thin one Lime and one other tree – Mrs Farrow, supporter of the application.
- (ii) Plan no. P05/0430 – 16 Monument Avenue, Stourbridge – Single storey front and rear extensions, first floor side extension – Mr Westwood, an objector and Mr Harris, the agent.

RESOLVED

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

- (i) Plan no. P04/2421 – 24 Breamore Crescent, Dudley – Fell 2 Limes, thin 1 Lime and one other tree.

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

- (ii) Plan no. P05/0430 – 16 Monument Avenue, Stourbridge – Single storey front and rear extensions, first floor side extension.

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee to address concerns raised regarding the proximity of the proposed development to other dwellings.

- (iii) Plan no. P05/0018 – 27 Gibbons Hill Road, Dudley – Fell 1 no. Lime tree.

Decision: Approved, subject to conditions numbered 1 to 4 (inclusive) as set out in the report of the Director of the Urban Environment.

- (iv) Plan no. P05/0019 – 20 Priory Road, Dudley – Fell one Eucalyptus tree.

Decision: Approved, subject to conditions numbered 1 to 4 (inclusive) as set out in the report of the Director of the Urban Environment.

- (v) Plan no. P05/0045 – Adjacent to 851 Birmingham New Road, Tipton, Dudley – Fell Hawthorne and Holly trees.

Decision:

1. Refused, for the reason set out in the report of the Director of the Urban Environment.

2. That the Director of the Urban Environment be requested to investigate whether conditions attached to previous planning application no. P03/1191 have been complied with and authorised to take any necessary appropriate action.

- (vi) Plan no. P05/0127 – Front and rear garden at 5 Pear Tree Drive, Stourbridge – Fell no. 2 Holly trees and no. 2 Cypress trees. Crown lift Holly and Larch trees, crown thin Larch tree.

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

- (vii) Plan no. P05/0134 – 9 The Brambles, Stourbridge – Fell and prune 2 no. Lime trees.

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

- (viii) Plan no. P05/0247 – 40 Ferndale Park, Stourbridge – Fell 1 no. Maple tree.

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

- (ix) Plan no. P05/0267 – 8 Uplands Drive, Dudley – Fell no. Lime tree.

Decision: Approved, subject to conditions numbered 1 to 4 (inclusive) as set out in the report of the Director of the Urban Environment.

- (x) Plan no. P05/0297 – 1 St Mary's Close, Dudley – Fell one Ash tree.

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

- (xi) Plan no. P05/0463 – 1 Southwood Close, Kingswinford – Fell one Blue Atlas Cedar tree.

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

- (xii) Plan no. P05/0556 – Corner of Platts Road and High Street, Amblecote, Stourbridge – Residential development to form 16 no. apartments with associated car parking (resubmission of application P05/0008).

Decision: Approved, subject to the applicant entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) for a commuted sum towards the provision of off-site open space facilities and conditions numbered 1 to 7 (inclusive) as set out in the report of the Director of the Urban Environment, together with an amended condition, numbered 8, and additional conditions, numbered 9 and 10, as follows:

8. L01E *Noise protection scheme - It will be necessary to provide mechanical acoustic ventilators at all habitable rooms which face either High Street, Amblecote or Platts Road. The inlet air for the mechanical acoustic ventilators shall be drawn for the facades of the property which do not face High Street, Amblecote or Platts Road. This is to provide the habitable rooms with some ventilation without the need to open the windows which will compromise the noise reduction efficiency of the glazing and to minimise pollutant concentrations contained within the ventilation air.
9. C09B.
10. C10C.

(Councillors Debney, Mrs Collins, Mrs Ridney and Mrs Wilson requested that their names be recorded as having voted against the foregoing decision).

- (xiii) Plan no. P05/0592 – 144 High Street, Pensnett – Residential development (outline). (All matters reserved for subsequent approval).

Decision: Approved, subject to the applicant entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) for a contribution towards the provision of off-site public open space, subject to an application for ten or more units being submitted at reserved matters stage, in line with the requirements of the Adopted UDP (1993) or, alternatively, five or more units, should the Revised UDP (2002) have been adopted by this time, and conditions numbered 1 to 6 (inclusive) as set out in the report of the Director of the Urban Environment, together with additional conditions, numbered 7 and 8, as follows:

7. The distance of any residential building from the kerb of any 'A' Classified road shall be not less than 5 metres.
 8. Development (including any building works) shall not begin until an air quality assessment has been carried out for the proposal and a scheme for protecting the proposed dwellings from N02 due to road traffic has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied.
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COMMENTS OF THE CHAIRMAN

At this juncture, as this was the last meeting of the Committee in the 2004/5 municipal year, the Chairman thanked all involved for their hard work, dedication and support over the last twelve months.

Members responded likewise.

The meeting ended at 7.40 pm

CHAIRMAN