

**Minutes of the Planning Committee  
Wednesday 10<sup>th</sup> January, 2024 at 6.00pm  
in the Council Chamber, The Council House,  
Dudley**

**Present:**

Councillor D Harley (Chair)  
Councillor M Webb (Vice-Chair)  
Councillors H Bills, S Bothul, B Challenor, P Drake, P Miller, K Razzaq and  
E Taylor.

**Officers:**

J Mead (Principal Planning Officers), J Todd (Development Manager) – Both  
Directorate of Regeneration and Enterprise, G Breakwell (Solicitor) and L Jury  
(Democratic Services Officer) - Both Directorate of Finance and Legal Services.

**Observers:**

S Everton – Senior Planning Officer.

Approximately 6 members of the public.

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43. **Apologies for Absence**

There were no apologies for absence submitted to the Committee.

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44. **Appointment of Substitute Members**

There were no substitute members appointment for this meeting of the  
Committee.

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45. **Declarations of Interest**

Councillor P Drake declared an interest in Agenda Item No. 6 – Planning Application No. P23/1139 – Land between Upper Ettingshall Methodist Church and 56 Upper Ettingshall Road, Coseley – Erection of 1 no. Dwelling with associated works, as he had previously raised an objection to the application when the application had been submitted and it was confirmed that he would take no part in the debate or the decision making process in relation to the application.

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46. **Minutes**

**Resolved**

That the minutes of the meeting held on 14<sup>th</sup> December 2023, be approved as a correct record, and signed.

At this juncture, Councillor P Drake left the meeting.

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47. **Plan and Application to Develop**

A report of the Director of Regeneration and Enterprise was submitted on the following plan and application to develop. Details of the plan and application were displayed by electronic means at the meeting.

The following persons were in attendance at the meeting, and spoke on the planning application as indicated: -

<b><u>Application No.</u></b>	<b><u>Objectors/supporters who wished to speak</u></b>	<b><u>Agent/Applicant who wished to speak</u></b>
P23/1139	Councillor S Ridney – Ward Councillor	
P23/1139	Honourable Alderman M Mottram (speaking on behalf of Upper Ettingshall Methodist Church)	

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**Planning Application No. P23/1139 – Land between Upper Ettingshall Methodist Church and 56, Upper Ettingshall Road, Coseley, WV14 9QS – Erection of 1 no. Dwelling with associated works.**

In considering the application, Members considered speakers comments.

A local Ward Councillor and a representative of the Upper Ettingshall Methodist Church speaking against the proposal reported on a number of concerns that had been raised by residents in relation to the proximity of coal mining and mine shafts in the specific area, and the potential risks related to ground disturbance and stability during the necessary construction work that will need to be carried out in relation to the proposed dwelling. Specific reference was made to the potential risks to the adjacent Methodist Church and the concerns of residents in relation to the recommendations from the Coal Authority that intrusive ground investigation work be carried out, in the form of drilling bore holes, and the serious concern that the vibration could be sufficient to cause ground movement which could seriously compromise all the surrounding buildings. A concern was also raised as to why this land, subject to the planning application, had been left undeveloped when the surrounding estate had been built.

Following the speakers, Members raised questions with answers provided by both the Principal Planning Officer and Development Manager.

**Resolved**

That the application be approved subject to conditions numbered 1 to 16 inclusive.

Councillor P Drake returned to the meeting.

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48. **Planning Services Fees 2024**

Members considered a report of the Director of Regeneration and Enterprise on proposals regarding the setting of the Council's Planning Fees which took effect from 1<sup>st</sup> January 2024, non-statutory

Development Management Charges; updated Community Infrastructure Levy (CIL) Charging; Schedule (effective from 1<sup>st</sup> January 2024 to 31<sup>st</sup> December 2024); fees for the Local Development Order (LDO); and charges for Pre-Application advice to customers.

In presenting the report, the Development Manager advised that the report had been considered by the Committee at its meeting held on 14<sup>th</sup> December 2023, where Members had considered and approved the recommendations. However, the CIL Indexation table had been omitted and, therefore, for clarity, the report had been resubmitted for consideration together with the CIL Indexation table submitted as Appendix A.

### **Resolved**

That subject to the amendments outlined above, the Planning Services Fees for 2024 be approved.

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#### 49. **Questions Under Council Procedure Rule 11.8**

There were no questions to the Chair pursuant to Council Procedure Rule 11.8.

The meeting ended at 6.30pm.

CHAIR