

DEVELOPMENT CONTROL COMMITTEE

Monday 17th March 2008, at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT: -

Councillor Wright (Chairman)
Councillors Banks, Mrs Collins, G. Davies, K. Finch, Southall, Mrs Turner
and C. Wilson.

OFFICERS: -

Mrs H. Brookes-Martin, Mr J. Butler, Mr C. Cheetham, Mr D. Holloway and
Mr S. Roach (Directorate of the Urban Environment); Mrs G. Breakwell and
Mr R. Jewkes (Directorate of Law and Property).

73 APOLOGY FOR ABSENCE

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

74 DECLARATIONS OF INTEREST

No member made a Declaration of Interest in accordance with the
Members' Code of Conduct.

75 MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 26th
February, 2008, be approved as a correct record and signed.

76 PLANS AND 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 had
indicated that they wished to speak at the meeting, and, unless indicated,
were in attendance at the meeting and spoke on the planning application
indicated: -

- (i) P08/0119 – Mr Taylor, an objector, and Mr M. Lay, the
agent/applicant.

- (ii) P08/0134 – Dr H. Ford, an objector, and Mr C. Fraser-Macnamara, the agent/applicant.
- (iii) P07/1599 – Councillor Knowles, Ward Member.

RESOLVED

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

- (i) Plan no. P08/0119 – 5 Summerfield Road, Dudley – Single storey front extension to convert existing garage to family room.

Decision: Approved, subject to conditions numbered 1 and 2 (inclusive), as set out in the report of the Director of the Urban Environment, together with an additional condition, numbered 3, as follows: -

- 3. Prior to occupation of the extension hereby approved, an area of hard standing large enough to accommodate two vehicles without overhanging the pavement and with an access point and visibility splays to be agreed in writing by the Local Planning Authority shall be provided and maintained as such for the lifetime of the development.

- (ii) Plan no. P08/0134 – 11 Red Hill, Oldswinford, Stourbridge – Rear single storey extension to enlarge kitchen. Two-storey side extension to create garage with en-suite bedroom above.

(In view of his previous association with former Councillor Fraser-Macnamara, and the fact that he had previously been a client of Mr Fraser-Macnamaras company, the Chairman elected to leave the meeting for the duration of its consideration of the following matter)

Councillor Banks (Vice Chairman) (in the Chair)

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

(At the conclusion of this item Councillor Wright returned to the meeting and resumed the Chairmanship)

- (iii) Plan No. P07/1599 – The Crown Centre, Crown Lane/New Street, Stourbridge – Redevelopment of the Crown Centre to provide increased area food store (A1), 5 X A1 retail units, new market hall, 72 residential apartments (54 X 1 Bed & 18 X 2 Bed) and associated car parking and servicing areas with access from New Street.

Decision: Approved, subject to the following: -

1. Referral to the Government Office for the West Midlands under the Town and Country Planning (Shopping Development) England and Wales (No. 2) Direction 1993; and to no objection being raised, that
2. The development not beginning until a scheme for the submission and approval of the planning obligation to guarantee the payment of a commuted sum of £85,302.72 for the enhancement of off site public open space and children's play areas and the provision of a new public art feature within or adjacent to the development site, has been submitted to and agreed in writing by the Local Planning Authority.
3. Conditions, numbered 1 to 17 (inclusive), as follows: -
 1. A05A Commencement within 3 years – Full.
 2. H01E Details of materials to be approved
 3. The development shall not begin until a scheme for the provision of off site public open space and play area improvements and the provision of a new public art feature within or adjacent to the development site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
 4. Notwithstanding details indicated on submitted plans, the indicated visor canopy and glazed mall frontage to the High Street are not approved. For any such features to gain approval, details shall be submitted to the Local Planning Authority for assessment relative to the conservation area designation, historic building and townscape considerations with no such features being commenced without the written approval of all such details by the Local Planning Authority.

5. Notwithstanding details of the servicing area access arrangements indicated on the plans accompanying this approval for retail units 5a and 5b, prior to the commencement of development, details of the means of the off street access and servicing arrangements for these New Street retail units shall be submitted to and agreed in writing by the Local Planning Authority. Such arrangements shall thereafter be implemented and maintained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
6. Notwithstanding details the proposed landscaping, hardstanding and location of public art feature within the Crown Square area as indicated on plans accompanying this approval, no such details are approved and development shall not commence until proposals of such have been submitted to and agreed in writing by the Local Planning Authority. Details that shall be submitted for approval should include proposals for all necessary highways measures to be concluded, surface design and materials, tree pits and hydration of planting.
7. Prior to the first occupation of the superstore, two vehicle management signs shall be provided on the ring road to inform drivers of the availability of car parking spaces at the redeveloped Crown Centre to prevent congestion on New Street if the car park is full. The position, size and content of the signs shall be agreed in writing by the Local Planning Authority prior to the occupation of the superstore and shall be maintained for the life of the development.
8. C09B Contaminated Land
9. C10C Contaminated Land (Soil Gases)
10. Acoustic mechanical ventilation shall be provided to lounge/dining rooms and bedrooms of those dwellings that fall within Noise Exposure Category C, to provide an alternative option to opening windows. This is in addition to the installation of the proposed glazing specification(s) as recommended in the Environmental Noise Report. Mechanical ventilation shall be capable of meeting the ventilation requirements of the Building Regulations 2000.

11. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators etc. to be installed in connection with the proposed retail uses shall be submitted to the Local Planning Authority. Condition L02A Sound Insulation of plant and machinery should be considered.
12. J02A Landscaping scheme to be submitted
13. J03A * Implementation of landscaping
14. The recommendations of the Ecological Report by M.R. Castle of North Wales Bat Services dated 31st December 2007 should be carried out. Evidence of this should be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan and programme.
15. Prior to the demolition of the Multi-storey car park, details of proposals to accommodate the displaced car parking shall be submitted to and agreed in writing by the Local Planning Authority. Such agreements shall thereafter be maintained for the period of construction unless an alternative is approved by the Local Planning Authority.
16. Parking controls and charges on the car parks hereby permitted shall be consistent throughout the life of the development with those of Stourbridge Town Centre. The car park charging management strategy shall be submitted to and approved by the LPA and implemented in accordance with the agreed strategy prior to first occupation of the development.
17. The cycle access strategy for the development show on Michael Hyde and Associates drawing nos IMP34H02Rev J shall be submitted to and approved by the LPA and implemented in accordance with the approved details prior to first occupation of the development; and

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

- (iv) Plan No. P07/1504 – Land to the rear of 15 Aston Road, Dudley –
Erection of 11 dwellings.

Decision: Approved, subject to the following: -

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of off-site public open space and play provision, is submitted to and agreed in writing by the Local Planning Authority.
 2. Conditions, numbered 1 to 14 (inclusive), as set out in the report of the Director of the Urban Environment.
- (v) Plan no. P07/2031 – Russells Hall Hospital, Pensnett Road, Dudley – Erection of multi-storey car park and restoration of SLINC area.

Decision: Approved, subject to conditions numbered 1 to 5 and 7 to 8 (inclusive), as set out in the report of the Director of the Urban Environment, together with an amended condition, numbered 6, as follows: -

6. Prior to the submission of a landscaping plan for the development and removal/reprofiling of the temporary car park that takes into account the existence of public footpaths BHR20 and 21, a protected species and phase two habitat survey shall be undertaken of areas adjacent to and to the north of the temporary car park that shall identify areas to remain undisturbed and shall inform details of recontouring, landscaping and habitat creation works which shall be submitted to and approved in writing by the Local Planning Authority within six months of the date of this approval. Such works shall thereafter be implemented in accordance with agreed mitigation schemes and timescales to be completed prior to the end of the first planting season following occupation of the development; and

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

- (vi) Plan no. P07/2368 – Hillyfields Public House, Parkes Hall Road, Woodsetton, Dudley – Erection of 10 dwellings with associated parking.

Decision: Approved, subject to the following: -

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of off-site public open space and play provision submitted to and agreed in writing by the Local Planning Authority.

2. Amended plan numbered 07526901B.
 3. Conditions numbered 1 to 9 (inclusive), as set out in the report of the Director of the Urban Environment.
- (vii) Plan No. P07/2379 – 22 Grange Road, Oldswinford, Stourbridge – Conversion from 1 three bedroom first floor flat to 2 one bedroom first floor flats.

Decision: Approved, subject to the following: -

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision off site public open space and play area, library, public realm and transport improvements has been submitted to and agreed in writing by the Local Planning Authority.
 2. Conditions numbered 1 to 3 (inclusive), as set out in the report of the Director of the Urban Environment; and

that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.
- (viii) Plan No. P08/0125 – Land at Corner of Sedgley Road West/George Street, Tipton – Erection of 2 four bedroom semi-detached dwellings with parking at front and rear (resubmission of refused application P07/2094).

Decision: Decision: Approved, subject to the following:

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of off-site public open space and play provision, library improvements, public realm improvements and transport improvements have been submitted to and agreed in writing by the Local Planning Authority.
2. Conditions numbered 1 to 11 (inclusive), as set out in the report of the Director of the Urban Environment, together with an amended condition, numbered 12, as follows: -
 12. Development shall not begin until a scheme for protecting the proposed dwellings from noise from Sedgley Road West has been submitted to and approved by the Local Planning Authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied and retained for the life of the development; and

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

- (ix) Plan No. P08/0131 – 34 Haden Hill Road, Halesowen – Demolition of existing dwelling and erection of 2 three bedroom semi-detached dwellings.

Decision: Approved, subject to the following: -

1. The development not be beginning until a scheme for the submission and approval of a planning obligation to guarantee off site open space enhancement and traffic infrastructure improvement monies has been submitted to and agreed in writing by the Local Planning Authority.

2. Conditions numbered 1 to 16 (inclusive), as set out in the report of the Director of the Urban Environment; and

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

- (xi) Plan No. P08/0182 – Former Robin Woods Centre, School Street, Stourbridge – Erection of two storey office extension with walkway link to adjacent building. New toilet and boiler room.

Decision: Refused, for the following reason:

The proposed two storey extension by virtue of its siting, scale, mass and design would be an inappropriate extension to a Building of Local Historic Importance neither preserving or enhancing its architectural or historic interest and, furthermore, would have an adverse impact upon the character and appearance of the surrounding area, contrary to Adopted UDP Policies HE5 – Buildings of Local Historic Importance and DD4 – Development in Residential Areas.

- (xi) Plan No. P08/0079 – Chicago Rock Cafe, 95 High Street, Stourbridge – Erection of raised decking area, one new awning and Timber and metal fencing with fire gate for use as smoking area (retrospective).

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

RESOLVED

That approval be given to an increase in the Council's Building Regulation Fee Scale to accommodate an increase in charges, equivalent to inflation, for 2008/2009 as set out in Appendix 1, and the Schedules attached thereto, to the report submitted.

The meeting ended at 7.15pm

CHAIRMAN