

## DEVELOPMENT CONTROL COMMITTEE

Monday, 18<sup>th</sup> February, 2013 at 6 pm  
in Committee Room 2, The Council House, Dudley

### PRESENT:-

Councillor Harris (Chair)  
Councillor Roberts (Vice-Chair)  
Councillors Casey, Herbert, S. Turner, Mrs. Westwood, C. Wilson, Wright  
and Zada

### OFFICERS:-

Mr. J. Butler, Mr. T. Glews, Mr. N. Howell, Mrs. H. Martin, Mr. D. Owen and  
Ms. H. Yorke (all Directorate of the Urban Environment), Mrs. G. Breakwell  
and Mr. J. Jablonski (Directorate of Corporate Resources)

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65      DECLARATIONS OF INTEREST

In accordance with the Members' Code of Conduct, non-pecuniary interests  
were made by the following:-

Councillor C. Wilson in Planning Application No. P12/1588 (Heath House  
Ounty John Lane, Pedmore, Stourbridge) as he knew the applicants.

Councillor Wright in Planning Application No. P12/1447 (Site of Former  
Cradley High School, Homer Hill Road, Cradley, Halesowen) as he is a  
tenant of Midland Heart, the applicant.

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66      MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 28<sup>th</sup>  
January, 2013, be approved as a correct record and signed.

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67      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, unless indicated, spoke on the planning applications:-

Plan No. P12/1447 - Councillor Body, Ward Member, and Mr. H. Bloomer objectors and Ms. Louise Brooke-Smith an agent.

Plan No. P12/1529 - Ms. S. Ramsey - applicant.

Plan No. P12/1587 - Mr. J.H. Waterfield - an objector and Mr. Rowland - applicant.

- (i) Plan No. P12/1447 - Site of Former Cradley High School, Homer Hill Road, Cradley, Halesowen - Hybrid Application for: Part A: Full Planning Permission for the Development of 120 Apartment Retirement Village with Communal Facilities and Associated Parking in a part single and part three-storey building. Part B: Outline Application for the Erection of Eleven Dwellings (access and landscaping to be considered).

Decision: Approved, subject to conditions numbered 1 to 36 in respect of Part A: Extra Care Facility and conditions numbered 1 to 15 in respect of Part B: Housing; all as set out in the Pre-Committee notes circulated at the meeting.

- (ii) Plan No. P12/1529 - 16/18 Hagley Road, Stourbridge - Change of Use from Insurance Offices (B1) to Private Day Nursery (D1)

Although recommended for refusal, Members gave particular consideration to information set out in the Pre-Committee notes, containing a letter from the applicant, regarding proposed arrangements for staff car parking and the applicant's acceptance of a condition limiting any approval granted to three years so that the matter could be reviewed in the light of experience. A number of members were minded to approve the application, subject to seeing the conditions to be imposed.

Decision: Deferred, so as to enable the Officers to report back to the next meeting of the Committee with conditions in respect of this application.

- (iii) Plan No. P12/1587 - Residential building plot adjacent to 49 Ruiton Street, Lower Gornal, fell one maple tree, prune hazel trees

Decision: Approved, subject to conditions numbered 1 and 2, as set out in the report submitted, together with an additional condition, numbered 3, as follows:-

3. A replacement tree shall be planted between the beginning of November and the end of March, within one year of felling (and replanted if necessary) and maintained until satisfactorily established. The size, species and location of the replacement tree shall be given in writing to the Local Planning Authority prior to the felling of the tree to which this application relates.

- (iv) Plan No. P12/0666 - Morrisons Supermarket, Stallings Lane, Kingswinford - Demolition of Existing Industrial Unit, Petrol Filling Station and Food Store. Erection of new Food Store (A1), Petrol Filling Station and Associated Car Parking and Delivery Areas

Decision: Approved, subject to conditions numbered 1 to 3, 9, 12, 16-23, 28-31, 33, 42-45, as set out in the report submitted, together with amended conditions numbered 4 to 8, 10, 11, 13, 14, 15, 24 to 27, 32, 34 to 39, 40 and 41, and additional conditions, numbered 46 and 47, as follows

4, 5, 6, 13, 15, 24, 26, 27 and 41 - inclusion of the following wording: (save for the demolition of the existing industrial unit).

7, 8, 10 and 11 - inclusion of the following wording: no development shall begin (save for the demolition of the existing industrial unit) until....

14 - Development shall not commence until a construction dust management plan has been submitted to and approved in writing by the Local Planning Authority. The plan should set out those measures to be employed to minimise dust impact during the site preparation and construction phase of the development. All works which form part of the scheme shall be implemented throughout the site preparation and construction phase of the development.

25 - At least 10% of the energy supply of the development shall be secured from de-centralised and renewable or low-carbon energy sources (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December, 2007)). Prior to the occupation of the store, works detailed within the approved Renewable Energy Strategy shall be implemented in full in accordance with the Strategy and retained as operational thereafter, unless otherwise agreed in writing with the Local Planning Authority.

32 - Within twelve weeks of the building being brought into use, a final Certificate shall be issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating "Very Good or above" has been achieved for this development.

34-39 - conditions amended so that the details only need to be submitted prior to the commencement of development (save for the demolition of the existing industrial unit) rather than the commencement of the tree clearance.

40 - Unless otherwise agreed in writing, the development shall not commence until the detailed design of the highway improvements on Stallings Lane, associated section of new public highway, temporary works required to facilitate these improvements and timescales for the works have been submitted for approval. The development should not commence trading until the highway scheme has been approved in writing and implemented in accordance with the agreed details.

46 - No work involving ground disturbance or demolition shall begin until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI), which has first been submitted to and approved in writing by the Local Planning Authority.

47 - For a period not exceeding six months from the date of occupation, no deliveries shall be made to the site before the hours of 0600 nor after 2300. At the end of the six month period from the date of occupation, no deliveries shall be made to the site before the hours of 0600 nor after 2200.

(v) Plan No. P12/1514 - 11 Sulgrave Close, Dudley: Fell one Horse Chestnut Tree

Decision: Approved, subject to Conditions numbered 1 and 2 as set out in the report submitted.

- (vi) Plan No. P12/1519 - Stambermill House, Cemetery Road, Lye - Fell one Holly Tree, Corsican Pine Tree and one Laburnum Tree. Raise Crown to two Corsican Pine Trees and one Beech Tree. Crown thin one Corsican Pine Tree. Crown lift one Yew Tree. Pollard one Lime Tree. Raise Canopy and Crown Reduce four Lime Trees. Grind out Stumps to two Lime Trees and Remove Secondary Limb to one Sorbus and one Ash Tree. Crown Lift one Scotts Pine to six metres

Decision: Approved, subject to the condition set out in the Report Submitted.

- (vii) Plan No. P12/1521 - Former Cox Hire Limited, Land at Birmingham Street, Stourbridge - Erection of Hotel (C1) and Pub/Restaurant (A4), New Access off Birmingham Street with Associated Parking and Landscaping

Decision: Approved, subject to Conditions numbered 1 to 3, 5 to 27 and 29 to 40, as set out in the Report Submitted together with amended Conditions numbered 4 and 28, as follows:-

4 - Landscape plans (including an establishment and maintenance programme, taking into account appropriate improvements for nature conservation shall be submitted and approved by the Local Planning Authority (in consultation with "Transition Stourbridge") before any development commences. All works must be carried out in accordance to the approved plans and programmes.

28 - No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority (in consultation with "Transition Stourbridge"). The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.

- (viii) Plan No. P12/1524 - 62 The Broadway, Norton - Fell one Eucalyptus Tree

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

- (ix) Plan No. P12/1574 - 22 Westcroft Road, Sedgley - Fell one Pine Tree

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

- (x) Plan No. P12/1588 - Heath House, Ounty John Lane, Pedmore - Fell two Beech Trees and one Prunus. Prune one Eucalyptus, one Conifer and remove deadwood from two Cherry Trees. Reduce Canopy by 25% to one Beech Tree. Crown lift lower branches to one Beech Tree and one Beech Tree
- Decision: Approved, subject to the condition set out in the report submitted.
- (xi) Plan No. P12/1437 - 2 Blackthorne Close, Dudley - Erection of Wooden Gazebo in Rear Garden (Retrospective)
- Decision: That the application be approved.
- (xii) Plan No. P12/1562 - 62 Sandringham Road, Wordsley - single Storey Side/Rear Extension, First Floor and two Storey Side Extension and New Front Entrance Porch. Pitched Roof over Existing Garage and Single Storey Rear Extension (Retrospective) (Resubmission of Approved Application No. P12/0595)
- Decision: Approved, subject to conditions numbered 1 and 2, as set out in the report submitted.
- (xiii) Plan No. P12/1602 - 41 Dorchester Road, Pedmore - two Storey Rear and Single Storey Side/Rear Extensions
- Decision: Approved, subject to conditions numbered 1 to 3, as set out in the report submitted.

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NEW HOUSING DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT - REVISED 2013

A report of the Director of the Urban Environment was submitted on the New Housing Development Supplementary Planning Document (SPD) Revised 2013.

RESOLVED

That the information contained in the report submitted, on the New Housing Development Supplementary Planning Document (SPD) Revised 2013, be noted.

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PLANNING APPLICATION P08/0890 - ERECTION OF NEW DWELLING  
AND TWO STOREY REAR EXTENSION TO 21 SPRING STREET, LYE

A report of the Director of the Urban Environment was submitted on a request received to enter into a Deed of Revocation in respect of the Section 106 Agreement associated with Planning Application P08/0890 and to pursue the outstanding Section 106 financial contributions.

RESOLVED

That, for the reasons set out in paragraph 7 of the report submitted, a Deed of Revocation to the Section 106 Agreement associated with Planning Application P08/0890 be not entered into and that the outstanding Section 106 financial contributions be pursued.

The meeting ended at 8.22 p.m.

CHAIR