

**Minutes of the Planning Committee
Wednesday 8th, March 2023 at 6.00 pm
At Saltwells Education and Development Centre,
Bowling Green Road, Netherton, Dudley**

Present:

Councillor D Harley (Chair)
Councillor A Goddard (Vice-Chair)
Councillors H Bills, B Challenor, P Drake, P Miller, W Sullivan, E Taylor and T Westwood.

Officers:

I Hunt (Project Engineer), P Reed (Principal Planning Officer) and J Todd (Development Manager) (Directorate of Regeneration and Enterprise); G Breakwell (Solicitor) and K Buckle (Democratic Services Officer) (Directorate of Finance and Legal Services).

Observers:

1 member of the public.

54. **Apology for Absence**

An Apology for absence from the meeting was submitted on behalf of Councillor M Westwood.

55. **Appointment of Substitute Member**

It was reported that Councillor T Westwood had been appointed to serve as a substitute Member for Councillor M Westwood for this meeting of the Committee only.

56. **Declarations of Interest**

No Member made a declaration of interest in accordance with the Members' Code of Conduct in respect of any matter to be considered at this meeting.

57. **Minutes**

Resolved

That the minutes of the meeting held on 8th February 2023, be approved as a correct record and signed.

58. **Plan and Applications to Develop**

A report of the Director of Regeneration and Enterprise was submitted on the following plan and applications to develop.

59. **Planning Application No. P22/0650 – Land South of Bilston Street, Sedgley, Dudley – Demolition of existing buildings and structures and erection of a Food Retail Store (Class E) with associated access, car parking, servicing and landscaping.**

Resolved

That the application be approved, subject to conditions numbered 1 to 15 and 17 to 26 (inclusive), as set out in the report submitted and modified conditions numbered 16 and 22, and additional conditions numbered 27 and 28, as outlined below: -

16. The development shall not be first occupied until details of the future management and maintenance of the landscaped areas and trees have been submitted to and approved in writing by the Local Planning Authority. The open space areas shall thereafter be maintained and managed in accordance with the approved details for the life of the development.

22. The development shall not be occupied until details of the access(es) onto the site, together with parking and turning area(s) (including details of lines, widths, levels, gradients, cross sections, drainage, and lighting) have been submitted to and approved in writing by the Local Planning Authority. No occupation will take place until the access(es) into the site, together with parking and turning area(s) within the site have been laid out in accordance with the approved details. These area(s) shall thereafter be retained and not be used for any other purpose for the life of the development.
27. The development hereby permitted shall not be brought into use until the approved drainage scheme has been implemented in complete accordance with Drainage Strategy – ASL-1608-01-DS-001-P3 07/02/23. Thereafter, the approved drainage scheme shall be retained and maintained for the life of the development in accordance with the submitted management and maintenance scheme as required in the condition below.

REASON: In the interests of sustainability, reducing flood risk and run off and to comply with Adopted BCCS Policy ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island.

28. No development shall commence (excluding demolition, site clearance and initial ground investigation works) until details of the maintenance and management of the sustainable drainage system have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: -

A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime of the development.

REASON: In the interests of sustainability, reducing flood risk and run off and to comply with Adopted BCCS Policy ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island.

Additional Informative.

The developer shall ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy and flood risk assessment.

60. **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