

DEVELOPMENT CONTROL COMMITTEE

Tuesday, 10th May, 2011 at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor Wright (Chairman)
Councillor Banks (Vice-Chairman)
Councillors Barlow, Southall, Mrs Turner and C Wilson

OFFICERS:-

Mr C Cheetham, Mr T Glews, Mrs S Willetts (Directorate of the Urban Environment), Ms S Ahmed and Mrs M Johal (Directorate of Corporate Resources)

91 APOLOGIES FOR ABSENCE

Apologies for absence from the meeting were submitted on behalf of Councillors Mrs Roberts and Mrs Wilson.

92 MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 26th April, 2011, be approved as a correct record and signed.

93 DECLARATIONS OF INTEREST

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

94 SITE VISIT

Consideration was given to the following planning application in respect of which a site visit had been made on Wednesday, 4th May, 2011, by Members of the Committee.

Plan No P11/0265 – Freebodies Tavern Public House, St John’s Road, Dudley – Demolition of Existing Public House and Erection of 9 No Dwellings with Associated Parking (Resubmission of Withdrawn Application P10/1094)

Decision: Refused, for the following reasons:-

- (1) The development proposed would not provide sufficient surveillance of the adjoining public right of way which would be enclosed by screen fences giving rise to the potential for anti-social behaviour. As such it would be contrary to Policies DD1 and DD4 of the adopted Dudley Unitary Development Plan and the Council’s adopted Supplementary Planning Guidance : Design for Community Safety.
- (2) The rear gardens of some dwellings are of inadequate length to meet the Council’s standards for such family dwellings and therefore provide appropriate amenity space, contrary to Policies DD1 and DD4 of the adopted Dudley Unitary Development Plan and the Council’s Planning Guidance Note 3 : New Housing Development.
- (2) The lack of a completed undertaking to make a contribution towards planning obligations would result in the proposed development increasing the demand on local facilities with no compensation or enhancement, thus resulting in harm to the wider community, contrary to Policy DEL1 of the adopted Core Strategy and the Council’s Planning Obligations SPD.

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.

- (i) Plan No P10/0417/A1 – Former Depot, Blowers Green Road, Dudley – Non Material Amendment to Previously Approved Application P10/0417
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Decision: That approval be given to the non material amendment.

- (ii) Plan No P11/0126 – Quantum Works, 133 Enville Street, Stourbridge – Removal of Condition 6 of Approved Planning Application P10/0696 which read: ‘Any activities within the extension hereby approved shall not be undertaken before 0730 hours or after 1700 Monday to Friday before 0900 hours or after 1300 Saturday and not at all on Sundays and Public Holidays’.
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Decision: That approval be given for a period of 12 months and subject to conditions, numbered 1 to 7 (inclusive) as set out in the report submitted.

- (iii) Plan No P11/0178 – 19 Banners Lane, Halesowen – Demolition of Existing Building and Erection of 6 No Dwellings and Associated Works
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Decision: Deferred to a future meeting of the Committee.

- (iv) Plan No P11/0352 – 26-28 Priory Street, Dudley – Change of use from A1 to Mixed Use (Sui Generis) and Refurbishment and Elevational Changes
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Decision: Approved, subject to conditions, numbered 1 to 11 (inclusive) as set out in the report submitted, together with an additional, condition numbered 12, as follows:

12. Notwithstanding the details shown on the approved plans the new garage doors to the workshops shall open inwards only.

- (v) Plan No P11/0223 – 1 Kayne Close, Kingswinford – Conversion of Roof Space to Provide Habitable Rooms to Include Raising the Roof Height and a Rear Dormer Window. New Front Porch (Resubmission of Refused Application P10/1476)
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Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

- (vi) Plan No P11/0262 – 1 Waterford Road, Kingswinford – Erection of 1 No Dwelling and Detached Garage. New Vehicular Access to Highway
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Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

REMARKS

The Chairman asked that a letter be sent to Councillor Mrs Wilson for a speedy recovery.

This being the last meeting of the municipal year, the Chairman thanked Members and Officers for their hard work throughout the municipal year. The Committee also thanked the Chairman for the way he had conducted meetings.

The meeting ended at 6.45 pm.

CHAIRMAN