

**Minutes of the Development Control Committee
Wednesday 13th October, 2021 at 6.05 pm
In the Council Chamber, Council House, Dudley**

Present:

Councillor A Goddard (Chair)
Councillor D Harley (Vice-Chair)
Councillors K Ahmed, D Corfield, M Hanif, C Neale, D Stanley, W Sullivan and E Taylor.

Officers: -

H Benbow (Principal Planning Officer), C Mellor (Planning Manager), P Mountford (Head of Planning and Regeneration), E Napier (Principal Planning Officer), P Reed (Principal Planning Officer), V Stevens (Student Planner), G Breakwell (Solicitor) and K Taylor (Democratic Services Officer).

Also in Attendance: -

12 members of the public

29. **Apologies for Absence**

Apologies for absence from the meeting were submitted on behalf of Councillors S Mughal and M Westwood.

30. **Appointment of Substitute Members**

It was reported that Councillors K Ahmed and D Stanley had been appointed as substitute Members for Councillors S Mughal and M Westwood respectively, for this meeting of the Committee only.

31. **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.

32. **Minutes**



Resolved

That the minutes of the meeting held on 13th September, 2021, be approved as a correct record and signed.

33. Change in Order of Business

Pursuant to Council Procedure Rule 13(c) it was: -

Resolved

That the order of business be varied and the agenda items be considered in the order set out in the minutes below.

34. Plans and Applications to Develop

A report of the Director of Regeneration and Enterprise was submitted on the following plans and applications to develop. Where appropriate, details of the plans and applications were displayed by electronic means at the meeting. In addition to the reports submitted, notes known as Pre-Committee notes had also been circulated prior to the meeting updating certain information given in the reports submitted. The content of the notes were taken into account in respect of the applications to which they referred.

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

<u>Application No.</u>	<u>Objectors/Supporters who wished to speak</u>	<u>Agent/Applicant who wished to speak</u>
P20/1834	Mr A Jones	Mr M Saxon
P21/1423	Councillor C Bayton Mr D Wilson – on behalf of objector	Mr R Staien

(a) Planning Application No. P20/1834 – 28 Pargeter Street, Stourbridge – Demolition of existing dwelling, and erection of 2 no. dwellings (resubmission of withdrawn application P20/1126)

Resolved

That the application be approved, subject to conditions numbered 1 to 17 (inclusive), as set out in the report submitted, together with an additional condition, numbered 18, as set out below:-



18. Demolition or construction works shall not take place outside the hours of 07:00 to 18:00 hours Mondays to Fridays and 08:00 hours to 17:00 hours on Saturdays nor at any time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residents in accordance with Borough Development Strategy 2017 Policy D5 Noise Pollution, Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part).

(b) **Planning Application No. P21/1423 – 148 Wolverhampton Street, Dudley – Variation of Conditions 2 and 9 of planning permission P19/1312 in relation to first floor windows to eastern elevation**

In considering the report, Members took into account the concerns raised by a local Ward Councillor and the Agent on behalf of an objector as outlined in the report and as reported at the meeting, in particular, following the insertion of three windows in bathrooms in the rear elevation of the building, which deviated from the original approved planning application. This had resulted in the deterioration of amenity and privacy to the adjoining properties. Although Officers provided photographs and confirmed that given the windows served non-habitable rooms and were obscurely glazed, there were no planning reasons to refuse the requested amendments, Members requested that officers clarify the positioning of the first floor windows erected to the eastern elevation in order for them to assess the issues raised prior to a decision being made.

Resolved

That the application be deferred pending clarification on the positioning of the first floor windows erected to the eastern elevation.

(c) **Planning Application No. P21/1399 – 22 Linden Avenue, Halesowen – Side and rear extension to provide 1 no. additional care service user (following demolition of existing utility). New single storey outbuilding in rear garden to provide staff meeting facility. Rendering to all extension and new building external walls.**

Resolved

That the application be approved, subject to conditions numbered 1 to 11 (inclusive), as set out in the report submitted.

The meeting ended at 6.58 pm

CHAIR

