

DEVELOPMENT CONTROL COMMITTEE

Tuesday, 27th February, 2007 at 6.00 pm
in the Council Chamber, The Council House, Dudley

PRESENT:-

Councillor Wright (In the Chair)
Councillor Southall (Vice Chairman)
Councillors Banks, Mrs. Collins, G. Davies, Donegan, Mottram, Mrs. Turner
and Mrs. Wilson.

OFFICERS:-

Director of the Urban Environment; Assistant Director, Development and
Environmental Protection; Mrs. H. Brookes-Martin; Mr. J. Butler; Mr. T.
Glews; Mr. P. Reed and Mrs. A. Rutt (Directorate of the Urban
Environment); Assistant Director (Legal and Democratic Services); Mrs.
G. Breakwell and Mr. J. Jablonski (Directorate of Law and Property).

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DECLARATIONS OF INTEREST

Councillor Southall declared a personal and prejudicial interest in respect of
planning application no. PO6/2167 – Dudley College of Technology, The
Broadway, Dudley – Erection of new care and manufacturing centre and
new learner services centre. Reorganisation of site roads and car parking.
Demolition of locally listed building known as blocks D and E – as his
daughter is employed by the college.

Councillor Wright declared a personal and prejudicial interest in respect of
planning application no. PO6/2067 – 39 Ladbrook Grove, Dudley –
Extension to roof to create bedroom en-suite in loft space with rear dormer
window, car port at side to support extended roof area (re-submission of
refused application PO6/0668) – as he is a personal acquaintance of the
proposed builder.

Councillors Southall and Wright left the meeting during consideration of the
respective applications.

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PLAN NO. PO7/0053 – VACANT LAND (DUDLEY MUSLIM ASSOCIATION LIMITED), HALL STREET, DUDLEY – ERECTION OF A COMMUNITY TRAINING AND ENTERPRISE CENTRE AND MOSQUE INCLUDING TWO FLATS AND ASSOCIATED PARKING (OUTLINE) (ACCESS TO BE CONSIDERED WITH ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL)

A report of the Director of the Urban Environment was submitted on this planning application. Councillor M. Davis, a resident of St. Thomas's Ward spoke on behalf of local residents in objection to the application and Mr. Kurshid Ahmed spoke on behalf of the applicant.

Following consideration by Members of the Committee of the information contained in the report and as given at the meeting, it was, unanimously:-

RESOLVED

That the application be refused for the following reason:-

The principle of the use of the site for religious and community facilities would prevent the future use of the land to maximise employment opportunities within the Borough. Insufficient evidence has been submitted to overcome this concern, and the proposed development is therefore considered to be unacceptable and contrary to Unitary Development Plan Policy EE2.

(Following consideration of this planning application there was a brief adjournment prior to the consideration of the remaining items on the agenda).

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SITE VISITS

Consideration was given to the following planning applications in respect of which a site visit had been made on Thursday, 22nd February, 2007, by members of the Committee.

RESOLVED

- (i) Plan no. P06/1639 – Halesowen College, Whittingham Road, Halesowen – erection of new education building to include shop, refectory and social learning facility
(re-submission of refused application P06/0171)

Decision: Refused, for the following reason:-

The proposed development, due to its height, scale, bulk, massing and design would be out of character with the surrounding area and highly prominent in views of the site from the wider surrounding area, and as such would have a detrimental impact on the visual amenities of the site and its surroundings, contrary to Unitary Development Plan Policy DD1.

- (ii) Plan no. P06/2037 – 2 Coopers Bank Road, Dudley – demolition of existing dwelling and erection of six 5-bed and three 4-bed detached dwellings with associated access road (outline) (access, layout and scale to be considered with all other matters reserved for subsequent approval)
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Decisions:

- (1) Refused, for the reasons numbered 1 to 5 as set out in the report of the Director of the Urban Environment.
- (2) That enforcement action be authorised so that investigations and any necessary action to tidy up the site might be undertaken.

(The Chairman requested that his abstention from voting on this application be recorded).

(Having earlier declared a personal and prejudicial interest in the next application to be considered, the Chairman left the meeting during consideration of the application).

(Councillor Southall (Vice-Chairman) in the Chair).

- (iii) Plan no. P06/2067 – 37 Ladbrook Grove, Dudley – extension to roof to create bedroom en-suite in loft space with rear dormer window/car port at side to support extended roof area (re-submission of refused application P06/0668)
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Decision: Approved, subject to conditions numbered 1 and 2, 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).

- (iv) Plan no. P06/2315 – 24 Pickrell Road, Coseley – demolition of dwelling and erection of new dwelling (retrospective)

Decisions:

- (1) Refused, for the following reason:

The materials, design, bulk, scale and massing of the proposed dwelling and its relationship with surrounding properties are such that the unauthorised dwelling results in a detrimental impact on the streetscene and the visual and residential amenities of the surrounding area contrary to Unitary Development Plan Policies DD1 and DD4

- (2) That enforcement action be authorised in respect of this application.

- (v) Plan no. P06/2167 – Dudley College of Technology, the Broadway, Dudley – erection of new care and manufacturing centre and new learner services centre - reorganisation of site roads and car parking. Demolition of locally listed building known as blocks D and E

Decision: That, following receipt of acceptable highways information removing the service access onto Gervase Drive, adjacent to 6 Gervase Drive, as reported at the meeting, the Director of the Urban Environment be authorised to approve the application subject to conditions numbered 1 to 25, as set out in the report of the Director of the Urban Environment and the addition of any associated conditions as necessary.

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CHANGE IN ORDER OF BUSINESS

Pursuant to Council Procedure Rule 13(c) it was

RESOLVED

That the order of business be varied to allow planning applications P06/1924, P06/2252, P06/2284 and P06/2388 to be considered prior to the remaining applications at Agenda Item No. 7.

PLANNING 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 applications indicated:-

- (i) P06/1924 – Mr. D. Evans and Councillor Jones (Ward Member) objectors and Mr. B. Ashworth – agent/applicant
- (ii) P06/2252 – Mrs. Inchmore an objector and Mr. S. Lewis – agent/applicant
- (iii) P06/22284 – Mr. P. Vaughan – an objector
- (iv) P06/2388 – Mr. C. Skidmore – an objector and Mr. S. Mahmood – the applicant

RESOLVED

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

- (i) Plan no. P06/1924 – Land to the rear of 232-240 Hagley Road, Pedmore – erection of five detached dwellings with detached double garages and associated access

Decision: Refused, for the following reason.

The siting , design and scale of the proposed development would result in an adverse effect on the character of the area. The scale, nature and intensity of the use proposed would therefore be out of keeping with the surrounding area, pattern and form of development and as such would be contrary to Unitary Development Plan Policy DD4.

- (ii) Plan no. P06/2252 – 4 The Straits, Dudley – side extension to enlarge lounge and create garage, kitchen and utility with en-suite bedroom in roof space above. Front dormer windows

Decision: That consideration of the application be deferred, pending a site visit to be held prior to the next meeting of the Committee to address concerns raised at the meeting.

Decision: Approved, subject to the applicant entering into an Agreement under Section 106 of the Town and Country Planning Act, 1990, for a contribution of £6,375.30 towards off-site public open space and children's play area enhancement; and that in the event that the Section 106 Agreement has not been completed within two months of the resolution to grant approval, the application be refused if appropriate; and

subject to conditions numbered 1 to 11 (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 forgoing conditions as necessary.

- (vii) Plan no. P06/2328 – Land off Glen Road, Norton – erection of 5 detached houses with associated access

Decision: Approved, subject to the applicant entering into an Agreement under Section 106 of the Town and Country Planning Act, 1990 for a contribution to off-site public open space enhancement; and that in the event that the Section 106 Agreement has not been completed within two months of the resolution to grant approval, the application be refused if appropriate; and

subject to conditions numbered 1 to 9 (inclusive) as set out in the report of the Director of the Urban Environment and to an additional condition, numbered 10, as follows:-

10. Development shall not begin until details of plans and sections of the lines, widths, levels, gradients and form of construction of access roads, footways, drainage systems have been submitted to and approved in writing by the Local Planning Authority and development carried out in strict accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority; and

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

- (viii) Plan no. P06/2303 – Land at rear of 139 Park Road, Halesowen – outline for the erection of 2 semi-detached dwellings (access and layout to be considered)

Decision: That consideration of the application be deferred pending a site visit to be held prior to the next meeting of the Committee to address concerns raised at the meeting.

The meeting ended at 8.45 p.m.

CHAIRMAN