

DEVELOPMENT CONTROL COMMITTEE

Tuesday 18th October 2005 at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor Stanley (Chairman)
Councillor James (Vice-Chairman)
Councillors Banks, Mrs Collins, G H Davies, Debney, Donegan, Southall
and C Woodall.

OFFICERS:-

Mrs H Brookes-Martin, Mr C Cheetham, Mr T Glews, Mr G Isherwood and
Mr P Reed, (Directorate of the Urban Environment), Mrs G Breakwell and
Mrs L Jury (Directorate of Law and Property).

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MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 26th
September 2005 be approved as a correct record and signed.

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DECLARATIONS OF INTEREST

Councillor Southall declared a prejudicial interest in respect of planning
application no. P05/1701 - 16 Westminster Road, Wordsley - first floor side
extension to create bedroom and study (resubmission of refused application
P05/1136), insofar as the applicant has been personally known to him for
many years.

Councillor Southall left the meeting during consideration of this item.

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APOLOGY FOR ABSENCE

An apology for absence from the meeting was submitted on behalf of
Councillor Mrs Wilson.

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SUBSTITUTE MEMBER

It was reported that Councillor C Woodall had been appointed to serve as a
substitute for Councillor Mrs Wilson for this meeting only.

SITE VISIT

Consideration was given to the following planning applications in respect of which a site visit had been made on Thursday 13th October 2005, by Members of the Development Control (Site Visiting) Working Party.

RESOLVED

That the site visit applications be dealt with as follows:-

- (i) Plan no. P05/0842 – Land fronting School Street, Wolverhampton Street and Stafford Street, Dudley - Residential development (outline) (all matters reserved for subsequent approval)

Decision: Refused, for the following reasons:

1. The proposed residential development would be badly sited next to existing industrial and leisure uses which would be noise generating and detrimental to the amenities of future occupiers of proposed dwellings contrary to Policy DP1 - Incompatible land uses of the adopted Dudley Borough Unitary Development Plan.
2. The proposed development will result in a loss of an existing employment use to the detriment of employment potential contrary to Policy EE3 - Existing Development Uses of the adopted Dudley Borough Unitary Development Plan.

- (ii) Plan no. P05/1191 - Sedgley Tile and Mill View, Clarence Street, Upper Gornal - Demolition of existing buildings and erection of 10 no. 2 bedroom apartments with associated parking and new access to highway (resubmission of refused application P04/2680)

Decision: Refused, for the following reason:

1. The proposed development would detract from the architectural appearance and character of the locality due to the siting, height and over-intensive density of the scheme to the detriment of the visual amenity, contrary to Policy DD4, Development in Residential Areas of the adopted Dudley Borough Unitary Development Plan.

CHANGE IN ORDER OF BUSINESS

Pursuant to Council Procedure Rule 13 (c) it was

RESOLVED

That the order of business at Agenda Item No. 6 be varied in order to enable planning applications numbered P05/0630, P05/1174, P05/1679 and P05/1029 to be dealt with prior to the remaining planning applications in Agenda Item No.6.

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 were in attendance at the meeting and spoke on the planning applications indicated:

- (i) Plan no. P05/0630 – 17 Hurst Green Road, Halesowen - Erection of 1 no. two bedroom dwelling with garage and associated access - Mr Edge, the Agent.
- (ii) Plan no. P05/1174 – 53A and 55 Alma Street, Colley Gate, Halesowen - Erection of 16 no. bungalows and houses and associated access road and landscaping - Mr Southwick, and Councillor K Turner (Ward Councillor) spoke in objection.
- (iii) Plan no. P05/1679 – Ridgeway Surgery, 175 The Ridgeway, Dudley - The erection of a single storey extension to create an ancillary pharmacy to the Doctor's surgery including alterations to the existing car parking layout (resubmission of withdrawn planning application P04/1634) - Mr Cleford, an objector and Councillor Ryder (Ward Councillor), Mr Metcalf, the Agent.
- (iv) Plan no. P05/1029 - Tipton Street Methodist Church, Tipton Street, Dudley - Change of use and conversion of church to offices and creation of car park in graveyard area - Mrs S George, an objector and Mr O'Neill, the applicant.

RESOLVED

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

- (i) Plan no. P05/0630 – 17 Hurst Green Road, Halesowen - Erection of 1 no. two bedroom dwelling with garage and associated access

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee, to address concerns raised by members in respect of the size of the proposed development.

- (ii) Plan no. P05/1174 – 53A and 55 Alma Street, Colley Gate, Halesowen - Erection of 16 no. bungalows and houses and associated access road and landscaping

Decision: That consideration of this application be deferred to enable officers to discuss with developers a possible reduction in the height of the proposed development and address the concerns raised by the objector.

- (iii) Plan no. P05/1679 - Ridgeway Surgery, 175 The Ridgeway, Dudley - The erection of a single storey extension to create an ancillary pharmacy to the Doctor's Surgery, including alterations to the existing car parking layout (resubmission of withdrawn planning application P04/1634)

Decision: Refused, for the following reason:

That the proposed development would impact on the highway, the amenity of the residents and the vitality and viability of the local area, contrary to Policy DD2, DD4 and PPG6.

(Councillors Mrs Collins and Debney requested that their names be recorded as having abstained from voting on this application).

- (iv) Plan no. P05/1029 – Tipton Street Methodist Church, Tipton Street, Dudley - Change of use and conversion of church to offices and creation of car park in graveyard area

Decision:

- (1) Approved, subject to conditions numbered 1 to 4 (inclusive) as set out in the report of the Director of the Urban Environment.
- (2) That, as the removal of human remains may require a licence from the Home Office which would require the exhumation to be overseen by Environmental Health Officers, the local Planning Authority should be consulted by the applicants on this matter.

(Councillor Mrs Collins, Debney and C Woodall requested that their names be recorded as having voted to refuse this application).

- (v) Plan no. P04/0626 – Land at School Street, adjacent 40 Bilston Street, Sedgley - A two storey building to provide 5 no. 1 bedroom apartments with 7 no. parking spaces and amenity area (resubmission of withdrawn application P03/1688)
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Decision: Refused, for the following reason:

That the proposed development would be over-intensive and out of character with the street scene, contrary to Policy DD4, and would have noise/air quality implications.

- (vi) Plan no. P05/0305 – Lommond Vale Nursing Home, Church Street, Lower Gornal - Conversion of nursing home into no. 7 self contained flats
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Decision: Refused, for the following reason:

That the proposed development would be over-intensive and out of character, contrary to Policy DD4, and would have an impact on the locally listed buildings.

- (vii) Plan no. P05/1245 – 117-120 Wolverhampton Street, Dudley - Change of use to church resource and worship centre (D1)
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Councillor M Davis (Ward Councillor) spoke on this application.

Decision: Approved, subject to conditions numbered 1 to 4 (inclusive), as set out in the report of the Director or the Urban Environment, together with additional conditions numbered 5, 6, 7, 8 and 9, as follows:

5. The Travel Plan submitted on 3rd October 2005 shall be implemented in full and shall remain in force for the life of the development.
6. 102A.
7. The parking to be provided in accordance with condition numbered 6, shall include spaces for disabled persons and cyclists. Such spaces shall be maintained for the life of the development.

8. Space shall be provided for Wedding and Funeral cars attending the site to park within the site on all such occasions. Such space shall be retained for this purpose and shall be available on all such occasions.
9. Before the permitted use commences, an acoustic barrier which has a minimum height of 2 metres and with a surface density of not less than 10kg/m², shall be constructed along the entire length of the boundary of the rear car park area adjacent to gardens to dwellings in St James's Road.

(vii) Plan no. P05/1430 – 144-148 Hagley Road, Hayley Green, Halesowen - Demolition of existing buildings and erection of 23 no. dwellings and associated access

Councillor K Turner (Ward Councillor) spoke in objection to this application).

Decision: Refused, for the following reason:

That the proposed development would impact on the amenity of the residents and be out of character, contrary to Policy DD4.

(ix) Plan no. P05/1928 – Brettell Bros, Hungary Hill, Stourbridge - Prior approval under Part 24 of the Town and Country Planning Act for the erection of a 15 m high telecommunications flag pole, three antennas, one 200 mm diameter dish antenna, radio equipment housing and associated development

Decision: Noted that this application had been withdrawn from consideration at this meeting.

(x) Plan no. P05/1167 – 102 Windmill Hill, Halesowen - Change of use of ground floor hairdressers to self-contained flat and rear extension to create enlarged kitchen and shower room. New windows to front (resubmission of refused application P04/2295)

Decision: Refused, for the following reason:

That the proposed development would have a detrimental effect on residents with regards to noise and air quality.

- (xi) Plan no. P05/1527 – Unit 17 The Moor Centre, Brierley Hill - Change of use from retail shop (A1) to adult amusement centre (sui-generis)

Decision: Approved, subject to conditions numbered 1 to 3 (inclusive) as set out in the report of the Director of the Urban Environment.

(Councillor C Woodall requested that his name be recorded as having abstained from voting on this application).

- (xii) Plan no. P05/1574 – Land rear of 10 Hickmerelands Lane, Sedgley - Erection of detached bungalow with a single parking space (outline) (design, external appearance and landscaping reserved for subsequent approval)

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee, to address concerns raised by members in respect of the size of the proposed development.

- (xiii) Plan no. P05/1701 - 16 Westminster Road, Wordsley - First floor side extension to create bedroom and study (resubmission of refused application P05/1136)

Decision: Approved, subject to conditions numbered 1 to 3 (inclusive) as set out in the report of the Director of the Urban Environment.

- (xiv) Plan no. P05/1743 - Rear of 47D and Kent House (fronting Badger Street), Kent Street, Dudley - Erection of a pair of no. 2 bedroom Dormer bungalows

That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee, to address concerns raised by members.

RESOLVED

It was noted that this report had been withdrawn from consideration at this meeting.

The meeting ended at 9.20pm.

CHAIRMAN