

REVISED AGENDA

meeting: **PLANNING COMMITTEE**

date: **TUESDAY 21 MAY 2013**

time: **14.00 HOURS**

place: **CIVIC CENTRE (MEETING ROOM 3)**

members: Councillors Leach (Chair) Banger (Vice Chair) Darke, Gwinnett, Hardacre, Hodgkiss, Holdcroft, Inston, John Rowley, Mrs Thompson, Turner and Yardley

For further information on the agenda, or the meeting generally, please contact:

Democratic Support Officer – John Wright

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PART I – OPEN ITEMS
(Open to Press and Public)

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes Meeting – 9 April 2013**
[For approval]
4. **Matters Arising**
[To consider any matters arising from the minutes]

DECISION ITEMS

5. **Planning Applications for Determination**
[To determine the submitted applications according to individual recommendations made in respect of each application]

INFORMATION ITEMS

6. **Planning Applications Determined Under Officer Delegation, Withdrawn etc**
[To note those planning and other applications determined by Officers under delegated powers]
7. **Planning Appeals**
[To provide an analysis of planning appeals in respect of decisions either to refuse planning or advertisement consent or to commence enforcement proceedings]
8. **The Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2013 Extensions To Dwellinghouses**
[To inform the Planning Committee of the amended Permitted Development Order 2013 in respect of changes being made to facilitate longer extensions to dwellinghouses]
9. **Exclusion of Press and Public**
[That in accordance with Section 100A (4) of the Local Government Act 1972, the press and public be excluded from consideration of the items of business in Part II of the Agenda, on the grounds that in view of the nature of the business to be transacted or the nature of the proceedings, exempt information falling within the paragraphs 6A and 7 of Schedule 12A to the Act]
10. **Approval For Further Direct Action (Enforcement)**
[To seek authorisation to take further enforcement action]

Date: 14 May 2013

MINUTES

meeting: **PLANNING COMMITTEE**

date: **9 APRIL 2013**

PRESENT:-

Councillor Judith Rowley (Chair),
Councillors Banger, Clarke, Gwinnett, Hardacre, Inston, Leach John
Rowley, Mrs Thompson, Turner and Yardley

OFFICERS IN ATTENDANCE:-

Delivery Directorate

L Delrio - Senior Solicitor
J Wright - Democratic Support Officer

Education and Enterprise Directorate

S Alexander - Head of Planning
M Elliot - Planning Officer
A Murphy - Section Leader (Planning Applications)
M Page - Section Leader – Transportation
R Pitt - Senior Planning Officer

Wolverhampton
City Council



PART I - OPEN ITEMS
(Open to Press and Public)

190 **Apologies for Absence**

Apologies for absence were received from Councillor Darke.

Declarations of Interest

191 None declared

Councillors John Rowley, Judith Rowley and Yardley all indicated that whilst they had written to the Planning Inspectorate in relation to planning appeal APP/D4635/A/12/2189959, which was to be considered as agenda item 6, they were aware that new information had been made available and they would set aside any previous views and consider the matter afresh. Consequently they would not be declaring any interest in the matter.

Minutes

192 Resolved:-

That the minutes of the meeting held on 5 March 2013 be approved as a correct record.

Matters Arising

193 None.

Planning Applications For Determination

The Interim Strategic Director for Education and Enterprise submitted a report which set out a schedule of Planning Applications to be determined by the Committee.

Planning Applications 13/00085/FUL, 13/00086/FUL and 13/00087/FUL Gate Hangs Well Public House 128 Hurst Road Lanesfield Wolverhampton

Mr Rafferty spoke in opposition to the application.

Mrs Ram spoke in support of the application.

Some members of the Committee expressed concerns about the location of the proposed ATM on an elevation which was close to an alleyway which it was suggested could lead to potential crime. Councillors requested that officers discuss the issue with the applicant and Police crime prevention officers.

Councillors also requested additional conditions relating to the signage of the car park and to the provision of acoustic fencing in the service yard.

194

Resolved:-

- 1) That planning application 13/00085/FUL be granted planning permission subject to any appropriate conditions including
 - Landscaping and boundary treatments
 - Hours of opening
 - Hours of delivery
 - Windows shall not be obscured or blocked off.

- 2) That planning application 13/00086/FUL be granted planning permission subject to any appropriate conditions including
 - Planting and machinery noise levels.
 - Car park management strategy for service vehicles
 - Service yard security gate details
 - Provision of acoustic fencing in the service yard

- 3) That planning application 13/00087/FUL be granted planning permission subject to any appropriate conditions including
 - Parking layout implemented before occupation
 - Traffic Regulation Order extended prior to occupation
 - External lighting in accordance with submission
 - Car park management strategy for service vehicles
 - Car park signage

**Planning Application 13/00065/FUL 38 Trysull Gardens
Wolverhampton**

Mr Cox spoke in opposition to the application.

195

Resolved:-

That planning application 13/00065/FUL be granted subject to standard conditions.

**Planning Application 11/00627/OUT Jennie Lee Centre Lichfield
Road Wednesfield Wolverhampton**

196

Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/00627/OUT subject to the completion of a Section 111 Agreement to secure the Section 106 obligations which shall include:-

- For the development site as a whole:
 - 25% Affordable Housing (80% affordable rent and 20% shared ownership/shared equity)
 - Road Safety measures £20,000
 - Loss of Open Space (not playing fields) contribution £412,216
 - Management plan and commuted sum for maintenance of the on-site open space £139,200
 - Targeted recruitment and training
 - Management company for communal areas including any unadopted roads

- Thermal Solar panels for 7 dwellings to contribute towards the 10% of the estimated residual energy (£25,000)
- For all dwellings completed after 4 years of the date of this committee on a pro-rata basis:
 - Off-site open space and play contribution (£1699.64 per dwelling)
 - Canalside Improvements (£276.49 per dwelling)
 - Public Art (£741.93 per dwelling)
 - Residential Travel Plan (£750 per dwelling)
 - Renewable Energy (£1313 per dwelling)
- (i) Any necessary conditions to include:-
 - Limit maximum number of dwellings to 217
 - Floor plans of dwellings
 - Limit minimum area of open space to 1.6 hectares
 - Building recording prior to demolition
 - Site waste management plan
 - Follow-up badger survey (prior to commencement)
 - Bat boxes/bricks
 - Materials
 - Landscaping (including hard and soft features in the SUDs area)
 - Ecology Walkover and Phase 1 Habitat Survey
 - Acoustic Survey
 - Residential travel plan
 - Measures to protect residents during construction including hours of construction
 - Levels (existing and proposed)
 - Site investigation report
 - Tree survey and report
 - Tree protection measures
 - Drainage (including details of SUDs sufficient to reduce surface water flows back to equivalent greenfield rates)
 - Cycle Parking (apartments)
 - Refuse storage (apartments)
 - Boundary Treatment
 - Traffic calming.

**Planning Application 12/01267/FUL 48 Primrose Lane
Wolverhampton**

197

Resolved:-

That planning application 12/01267/FUL is granted planning permission, subject to any appropriate planning conditions including the following:

- Matching Materials
- Landscaping
- Parking Areas
- Restriction of working hours during Construction Phase
- Bin Storage
- Cycle Storage

- Visibility Splays including build outs
- Disposal of Surface Water.

Planning Application 13/00194/TEL Land At Junction With Bone Mill Lane And Crown Street Wolverhampton

- 198 Resolved:-
That prior approval of application 13/00194/TEL is given, subject to standard conditions.

Planning Application 13/00197/TEL Grass Verge Adjacent Bath Street Black Country Route Wolverhampton

- 199 Resolved:-
That prior approval of application reference 13/00197/TEL is given, subject to standard conditions.

Planning Application 13/00198/TEL Land To The Front Of Travel Inn Broadlands Wolverhampton

- 200 Resolved:-
That prior approval of application 13/00198/TEL is given subject to standard conditions.

Planning Application 13/00193/TEL Land Fronting Gate Hangs Well Public House Hurst Road Lanesfield Wolverhampton

Mr Rafferty spoke in opposition to the application.

- 201 Resolved:-
That prior approval of application reference 13/00193/TEL is given, subject to standard conditions.

Planning Application 13/00195/TEL Dudley Road Wolverhampton

- 202 Resolved:-
That prior approval of application reference 13/00195/TEL is given, subject to standard conditions.

Planning Application 13/00192/TEL Grass Verge At The Drove Way Wolverhampton

- 203 Resolved:-
That prior approval of application reference 13/00192/TEL is given, subject to standard conditions.

Planning Application 13/00216/TEL Grass Verge Adjacent Steelpark Way Wolverhampton

- 204 Resolved:-
That prior approval of application reference 13/00216/TEL is given, subject to standard conditions.

Planning Application 13/00202/TEL Junction Of Highfields Road & Bankfield Road Wolverhampton

- 205 Resolved:-
That prior approval of application reference 13/00202/TEL is given, subject to standard conditions.

Planning Application 13/00205/TEL Land Between Canal Bridge And Ex Railway Bridge Deans Road Wolverhampton

- 206 Resolved:-
That prior approval of application reference 13/00205/TEL is given, subject to standard conditions.

Planning Application 13/00206/FUL The Drove Way Wolverhampton

- 207 Resolved:-
That planning application 13/00206/FUL be granted, subject to standard conditions.

Planning Application 13/00203/TEL Junction Overfield Drive And Black Country Route Wolverhampton

- 208 Resolved:-
That prior approval of application reference 13/00203/TEL is given, subject to standard conditions

Planning Application 13/00199/TEL Land Fronting Murco Filling Station Codsall Road Wolverhampton

- 209 Resolved:-
That prior approval of application reference 13/00199/TEL is given, subject to standard conditions.

Planning Application 13/00237/TEL Grassed Land Fronting 39-41 Birmingham New Road Wolverhampton

- 210 Resolved:-
That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant telecommunications notification 13/00237/TEL subject to no public objections raising new material planning considerations.

Planning Application 13/00239/FUL Grass Verge Outside The Copper Bowl Birmingham New Road Wolverhampton

- 211 Resolved:-
That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00239/FUL subject to no further public objections raising new material planning considerations.

Planning Application 13/00217/TEL Land East Of Junction With Manor Road Penn Road Wolverhampton

The Section leader reported receipt of additional letters of objection.

212 Resolved:-

That prior approval of application reference 13/00217/TEL is given, subject to standard conditions.

Planning Application 13/00240/TEL Land North Of Junction With Springhill Lane Penn Road Wolverhampton

213 Resolved:-

That prior approval of application reference 13/00240/TEL is given, subject to standard conditions.

Planning Application 13/00263/TEL Land At Willenhall Road Service Road Corner Of East Park Way Wolverhampton

214 Resolved:-

That the Interim Strategic Director for Education and Enterprise be given delegated authority for prior approval of application 13/00263/TEL, to be given, subject to standard conditions and no public objections raising new material planning considerations.

Consideration of Whether to Contest a Planning Appeal

The Committee considered whether or to not contest a planning appeal regarding the requirement for a pedestrian crossing as part of planning application 12/000784/ful (proposed retail store on part of the Claregate Public House car park).

The Committee was informed that since the November meeting of the Committee, when the application was originally considered, work had been undertaken to identify a suitable location for the crossing. The proposed location for the crossing would require the removal of a mature beech tree. Consequently the proposal had been the subject of reconsultation. Thirteen responses had been received five of which related to the loss of the tree and five supported the provision of the crossing. Ward members, Tettenhall Planning Group and the Police had indicated their support for the provision of a crossing.

The Committee considered that the issue was finely balanced. Councillors felt that whilst the loss of the tree would be regrettable, the safety of pedestrians, especially children, was more important and a crossing should be provided. The Committee was of the opinion that the presence of the new shop would increase the numbers of pedestrians crossing the road from the park to the shop especially in the summer months. Consequently the Committee were unanimously of the opinion that the planning appeal should be contested.

- 215 Resolved:-
1) That the planning appeal be contested
2) That a copy of the letter to the Planning Inspectorate be circulated to all members of the Committee.

Planning Applications Determined Under Officer Delegation, Withdrawn etc

The Interim Strategic Director Education and Enterprise submitted a report on planning and other applications that had been determined by authorised officers under delegated powers given by Committee, those applications that have been determined following previous resolutions of Planning Committee, or had been withdrawn by the applicant, or determined in other ways .

- 216 Resolved:-
That the report be received.

Planning Appeals

The Interim Strategic Director Education and Enterprise submitted a report on an analysis of planning appeals in respect of decisions of the Council to either refuse planning or advertisement consent or commence enforcement proceedings.

- 217 Resolved:-
That the report be received.

Wolverhampton City Council

OPEN DECISION ITEM

Committee / Panel	<u>PLANNING COMMITTEE</u>	Date: 21 May 2013
Originating Service Group(s)	EDUCATION AND ENTERPRISE	
Contact Officer(s)	Stephen Alexander (Head of Planning)	
Telephone Number(s)	(01902) 555610	
Title/Subject Matter	PLANNING APPLICATIONS FOR DETERMINATION	

Recommendation

Members are recommended to:

- (i) determine the submitted applications having regard to the recommendations made in respect to each one.
- (ii) note the advice set out in the Legal Context and Implications;

PLANNING COMMITTEE (21st May 2013)

Index of Applications

<u>Application No.</u>	<u>Site Address</u>	<u>Ward</u>	<u>Summary of Recommendation</u>	<u>Page</u>
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13/00404/REM	Land Bounded By The Staffordshire And Worcester Canal And Wobaston Road Wolverhampton	Bushbury North	Delegate to officers power to grant subject to a section 106 agreement, amended plans and conditions	17
12/00866/OUT	Gunnebo UK Limited (Formerly Chubbs Safe Ltd) Woden Road Wolverhampton	Heath Town	Delegate to officers power to grant subject to a section 106 agreement, amended plans and conditions	22
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13/00137/OUT	Land Adjoining 133 Dunstall Hill Wolverhampton	St Peters	Grant subject to conditions	39
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13/00350/TEL	Land On South Corner Of Mount Road Penn Road Wolverhampton	Penn	Delegate to officers power to grant subject to conditions	48
13/00306/FUL	Land To The Rear Of Fordhouse Road Industrial Estate Steel Drive Wolverhampton	Bushbury South And Low Hill	Grant subject to conditions	54

Guidance for Members of the Public

The above index of applications and the recommendations set out in both the index and the reports reflect the views of Planning Officers on the merits of each application at the time the reports were written and the agenda sent out.

It is important to recognise that since the agenda has been prepared additional information may have been received relating each application. If this is the case it will be reported by the Planning Officers at the meeting. This could result in any of the following

- A change in recommendation
- Withdrawal of the application
- Recommendation of additional conditions
- Deferral of consideration of the application
- Change of section 106 requirements

The Committee will have read each report before the meeting and will listen to the advice from officers together with the views of any members of the public who have requested to address the Committee. The Councillors will debate the merits of each application before deciding if they want to agree, amend or disagree with the recommendation of the officers. The Committee is not bound to accept the recommendations in the report and could decide to

- Refuse permission for an application that is recommended for approval
- Grant permission for an application that is recommended for refusal
- Defer consideration of the application to enable the Committee to visit the site
- Change of section 106 requirements
- Add additional reasons for refusal
- Add additional conditions to a permission

Members of the public should be aware that in certain circumstances applications may be considered in a different order to which they are listed in the index and, therefore, no certain advice can be provided about the time at which any item may be considered.

Legal Context and Implications

The Statutory Test

- 1.1 S70 of the Town and Country Planning Act 1990 provides that where a local planning authority is called upon to determine an application for planning permission they may grant the permission, either conditionally or unconditionally or subject to such conditions as they think fit or they may refuse the planning permission. However, this is not without further restriction, as s.70 (2) of the Town and Country Planning Act 1990 requires that the authority shall have regard to the provisions of the development plan so far as material to the planning application, any local finance considerations, so far as material to the application and to any other material considerations. Further, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. Officers will give guidance on what amounts to be a material consideration in individual cases

but in general they are matters that relate to the use and development of the land. With regard to local finance considerations, this is a new provision that was introduced by the Localism Act 2011 and specific guidance will be given by officers where it is appropriate to have regard to matters of this nature in the context of the consideration of a planning application

Conditions

- 1.2 The ability to impose conditions is not unfettered and they must be only imposed for a planning purpose, they must fairly and reasonably relate to the development permitted and must not be manifestly unreasonable. Conditions should comply with Circular Guidance 11/95.

Planning Obligations

- 1.3 Planning Obligations must now as a matter of law (by virtue of the Community Infrastructure Levy Regulations 2010) comply with the following tests, namely, they must be:

- i) Necessary to make the development acceptable in planning terms
- ii) Directly related to the development; and
- iii) fairly and reasonably related in scale and kind to the development.

This means that for development or part of development that is capable of being charged Community Infrastructure Levy (CIL), whether there is a local CIL in operation or not, it will be unlawful for a planning obligation to be taken into account when determining a planning application, if the tests are not met. For those which are not capable of being charged CIL, the policy tests in the National Planning Policy Framework will apply. It should be further noted in any event that whether the CIL regulation 122 applies or not in all cases where a Planning Obligation is being considered regard should be had to the provisions of the National Planning Policy Framework as it is a material consideration.

Retrospective Applications

- 1.4 In the event that an application is retrospective it is made under S73A of the Town and Country Planning Act 1990. It should be determined as any other planning permission would be as detailed above.

Applications to extend Time-Limits for Implementing Existing Planning Permissions

- 1.5 A new application was brought into force on 1/10/09 by the Town and Country (General Development Procedure) (Amendment No 3) (England) Order 2009 (2009/2261) and the Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2009 (2009/2262).

- 1.6 This measure has been introduced in order to make it easier for developers and LPAs to keep planning permissions alive for longer during the economic downturn, so that they can be more quickly implemented when economic conditions improve. It is a new category of application for planning permission, which has different requirements relating to:

- the amount of information which has to be provided on an application;
- the consultation requirements;
- the fee payable.

- 1.7 LPA's are advised to take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application will necessarily have been judged to have been acceptable at an earlier date. The application should be judged in accordance with the test in s.38(6) P&CPA 2004 (see above). The outcome of a successful application will be a new permission with a new time limit attached.
- 1.8 LPAs should, in making their decisions, focus their attention on development plan policies and other material considerations (including national policies on matters such as climate change) which may have changed significantly since the original grant of permission. The process is not intended to be a rubber stamp. LPA's may refuse applications where changes in the development plan and other material considerations indicate that the proposal should no longer be treated favourably.

Reasons for the Grant or Refusal of Planning Permission

- 1.9 Members are advised that reasons must be given for both the grant or refusal of planning decisions and for the imposition of any conditions including any relevant policies or proposals from the development plan.
- 1.10 In refusing planning permission, the reasons for refusal must state clearly and precisely the full reasons for the refusal, specifying all policies and proposals in the development plan which are relevant to the decision (art 22(1)(c) GDPO 1995).
- 1.11 Where planning permission is granted (with or without conditions), the notice must include a summary of the reasons for the grant, together with a summary of the policies and proposals in the development plan which are relevant to the decision to grant planning permission (art 22(1)(a and b) GDPO 1995).
- 1.12 The purpose of the reasons is to enable any interested person, whether applicant or objector, to see whether there may be grounds for challenging the decision (see for example *Mid - Counties Co-op v Forest of Dean* [2007] EWHC 1714).

Right of Appeal

- 1.13 The applicant has a right of appeal to the Secretary of State under S78 of the Town and Country Planning Act 1990 against the refusal of planning permission or any conditions imposed thereon within 6 months save in the case of householder appeals where the time limit for appeal is 12 weeks. There is no third party right of appeal to the Secretary of State under S78.
- 1.14 The above paragraphs are intended to set the legal context only. They do not and are not intended to provide definitive legal advice on the subject matter of this report. Further detailed legal advice will be given at Planning Committee by the legal officer in attendance as deemed necessary.

The Development Plan

- 2.1 Section 38 of the 2004 Planning and Compulsory Purchase Act confirms that the **development plan**, referred to above, consists of the *development plan documents* which have been adopted or approved in relation to that area.

- 2.2 Wolverhampton's adopted Development Plan Documents are the saved policies of Wolverhampton's Unitary Development Plan (June 2006) and the West Midlands Regional Spatial Strategy.

Environmental Impact Assessment Regulations

- 3.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require that where proposals are likely to have significant effects upon the environment, it is necessary to provide an Environmental Impact Assessment (EIA) to accompany the planning application. The EIA will provide detailed information and an assessment of the project and its likely effects upon the environment. Certain forms of development [known as 'Schedule 1 Projects'] always require an EIA, whilst a larger group of development proposals [known as 'Schedule 2 Projects'] may require an EIA in circumstances where the development is considered likely to have a "significant effect on the environment".
- 3.2 Schedule 1 Projects include developments such as:-
- Oil Refineries, chemical and steel works, airports with a runway length exceeding 2100m and toxic waste or radioactive storage or disposal depots.*
- 3.3 Schedule 2 Projects include developments such as:-
- Ore extraction and mineral processing, road improvements, waste disposal sites, chemical, food, textile or rubber industries, leisure developments such as large caravan parks, marina developments, certain urban development proposals.*
- 3.4 If it is not clear whether a development falls within Schedule 1 or Schedule 2 the applicant can ask the local authority for a "screening opinion" as to which schedule is applicable and if Schedule 2, whether an EIA is necessary.
- 3.5 Even though there may be no requirement to undertake a formal EIA (these are very rare), the local authority will still assess the environmental impact of the development in the normal way. The fact that a particular scheme does not need to be accompanied by an EIA, is not an indication that there will be no environmental effects whatsoever.

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00185/FUL

WARD: Blakenhall

RECEIVED: 27.02.2013

APP TYPE: Full Application

SITE: 14 Ednam Road, Wolverhampton, WV4 5BL

PROPOSAL: Ground floor rear extension to provide improved patient waiting area; ramp and new patient entrance for disabled access at front of premises

APPLICANT:

Dr Aruna Vij
Dr Vij _ Partners (NHS)
Ednam Road
Goldthorn Park
Wv4 5BL

AGENT:

Christopher Jones
Border Consultancy
Barnwood Ave
Gloucester
GL4 3AH

COMMITTEE REPORT:

1. Site Description

1.1 The site comprises an existing doctor's surgery located in a former residential detached dwelling on Ednam Road. The surrounding area is predominantly residential. The former front garden space of the house is used for parking associated with the surgery.

2. Application details

2.1 The proposals are for a small rear extension to the surgery totalling 4sqm, which together with an internal reorganisation of the existing internal space will provide an improved waiting facility, modernised reception area, and improved consulting rooms.

2.2 For the purposes of disabled access to the surgery the proposals also include a new patient entrance with ramped access at the front of the building.

2.3 The applicant advises that the number of patients will stay the same, and that there will be one additional receptionist employed at the practise.

3. Planning History

3.1 A/C/2876/87 for Increase accommodation for existing services for medical surgery purposes, granted 29.01.1988.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5. Environmental Impact Assessment Regulations

- 5.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

6. Publicity

- 6.1 Two representations have been received. The planning issues raised in those representations are set out below:
 - Traffic concerns
 - Lack of parking
 - Noise concerns
 - Privacy
 - Loss of amenity

7. Internal Consultees

- 7.1 **Transportation** – No objections
- 7.2 **Environmental Health** – No objections

8. Legal Implications

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications. KR/07052013/J.

9. Appraisal

- 9.1 The key issues are: -

Neighbour amenity

- 9.2 The site currently operates as a doctor's surgery. Therefore the development to which the application relates is the small extension and disabled access. The size of the proposed single storey extension would not result in a loss of light or privacy to neighbouring properties. Nor would the extension preclude the property from returning to a residential use at a later date.

- 9.3 The property is detached and therefore the noise transfer from the surgery to the adjacent residential properties is considered negligible at most.
- 9.4 The proposed new entrance for disabled access purposes will be slightly closer to the boundary with 16 Ednam Road. The separating boundary between the two properties is a 1m high fence. Consequently there is some visibility between the properties. However the proposed change in entrance location is not considered to unduly impact on neighbour privacy.
- 9.5 The proposals are consistent with policies D7, D8, D9, D11 and C7 of the UDP

Parking and Highways

- 9.6 At present there are four unmarked off-street parking spaces associated with the surgery. Currently patients use on-street parking immediately outside the surgery on Ednam Road which is not protected by parking restrictions.
- 9.7 The marginal increase in floorspace and additional receptionist employed at the practise would not result in a significant deterioration of the parking and highway situation. The applicant has agreed to mark out the spaces to improve parking efficiencies.
- 9.8 The proposals are consistent with policies C7 and AM12 of the UDP.

10. Conclusion

- 10.1 The additional floorspace would allow for improved patient facilities and result in an improved and modernised surgery through the reorganisation of the internal space. The new ramp and entrance would achieve better disabled access for patients. The proposals would be in accordance with UDP and BCCS policies.

11. Recommendation

- 11.1 That planning application 13/00185/FUL be granted in accordance with the details submitted and subject to any necessary conditions to include;
- Matching materials
 - Construction hours restricted to 0800 to 1800 Monday to Friday and 0800 to 1300 Saturday, and at no time on Sundays or Bank and Public Holidays.
 - Parking spaces marked out in accordance with the submitted plan

Case Officer : Mr Andy Carter
Telephone No : 01902 551132
Head of Planning – Stephen Alexander



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Planning Application No: 13/00185/FUL

Location	14 Ednam Road, Wolverhampton, WV4 5BL		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 391239 296522
Plan Printed	08.05.2013	Application Site Area	728m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00180/FUL

WARD: St Peters

RECEIVED: 28.02.2013

APP TYPE: Full Application

SITE: 17-25 Broad Street, City Centre, Wolverhampton

PROPOSAL: Proposed conversion and extension of existing building to create three flats and a ground floor commercial unit for A1 use

APPLICANT:

Mr M Morsy
Montfort House
Park Dale East
Wolverhampton
WV1 4TD

AGENT:

Mr Robert Robinson
AEC
334 Highters Heath Lane
Hollywood
Birmingham
B14 4TE

COMMITTEE REPORT:

1. Site Description

- 1.1 The site is located on the corner of Broad Street and Thornley Street in the Wolverhampton City Centre Conservation Area. The development relates to 17-25 Broad Street, five commercial ground floor units with residential accommodation above at 1st and 2nd floor. The ground floor units are all catering outlets with the exception of 17 Broad Street which forms a retail unit.
- 1.2 The land to the rear of the units forms an open yard and is accessed from Thornley Street. The area is generally used for the storage of bins.

2. Application details

- 2.1 The application has been made for a three storey extension to the rear of 17-25 Broad Street to create three additional residential units, to provide a total of eight flats, and a new commercial (class A1) unit facing onto Thornley Street.
- 2.2 The proposals will create a new built frontage onto Thornley Street. Bin storage for the residential and commercial units would be accommodated within the new building and accessed from Thornley Street.

3. Relevant Policy Documents

- 3.1 National Planning Policy Framework (NPPF)
- 3.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)

3.3 SPG No.3 Residential Development

4. Environmental Impact Assessment Regulations

4.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

5. Publicity

5.1 One representation received. This objects to the proposal on the following grounds;

- Security – new development will enable people to gain access to objectors building
- The new building will obstruct air conditioning vents.
- Access and maintenance of neighbouring building

6. Internal Consultees

6.1 **Environmental Health** – There is potential for late night disturbance from noise associated from the nearby food outlets, entertainment venues and traffic. It is recommended that an acoustic insulation scheme and mechanical ventilation system is provided for all habitable rooms to demonstrate that noise disturbance will not adversely affect residential amenity to an unacceptable degree. In respect of poor air quality, all air intakes shall be located on the rear façade or roof of the building.

6.2 **Historic Environment** – No objections.

7. Legal Implications

7.1 General legal implications are set out at the beginning of the schedule of planning applications. KR/07052013/X

7.2 Having regard to Section 12, paragraph 137 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF) Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance.

7.3 When an application is situated in or affects the setting of a Conservation Area by virtue of S72 and S73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the

Conservation Area and further should regard to any representations ensuing from the publicity required under S73 of the Act. **KR/07052013/X**

8. Appraisal

8.1 The key issues are: -

- Character and appearance
- Noise Disturbance
- Impact on existing commercial operations
- Construction and security

Character and appearance

8.2 The proposed extension to the rear of 17-25 Broad Street has been well designed and would create an active street frontage along Thornley Street. This would make a significant improvement to the character and appearance of the site and the surrounding conservation area. The proposal is therefore in accordance UDP policies D9, HE4, HE5 and BCCS policies ENV2 and ENV3.

Noise disturbance

8.3 Broad Street is central to Wolverhampton's nightlife and the site is likely to be subject to late night disturbance from noise associated with the use of adjacent food outlets and entertainment venues. This could be satisfactorily addressed by appropriate acoustic insulation and ventilation measures to all habitable rooms. The requirement for these details can be conditioned and subject to this the proposal would be acceptable in respect of UDP policy EP1 and EP5.

Impact on existing commercial operations

8.4 The proposed development would provide space for refuse storage within the building to serve the existing commercial units and proposed residential dwellings. Any external flues serving the existing catering outlets would be incorporated into the proposed extension without impacting on these existing businesses. The proposal is therefore acceptable in respect of UDP policies D9, H6 and BCCS policy ENV3.

Construction and security

8.5 The proposed building would extend up to the rear boundary of the site leaving a small gap to the neighbouring building on Thornley Street. An objection has been received in respect of the construction process and the potential structural impact the development could have on the neighbouring property as well as its future maintenance. This would be addressed via the Party Wall Act 1996 and an agreement between the two landowners and is not a planning consideration.

8.6 The proposed extension would generally improve the security to the rear of the properties along Broad Street by creating a secure frontage along Thornley Street. Additional railings would be installed on the single storey element to the rear to deter people from using it to gain access to neighbouring buildings. The proposal is therefore in accordance with UDP policy D10.

9. Conclusion

- 9.1 The proposed development would make a significant improvement to the character and appearance of the conservation area. The proposal would generally improve the security of the site without significantly impacting on existing businesses along Broad Street. The proposal would be in accordance with UDP and BCCS policies.

10. Recommendation

- 10.1 That planning application reference 13/00180/FUL is granted in accordance with the details submitted and subject to any necessary conditions to include;
- Submission of materials
 - Architectural Details
 - Scheme of acoustic insulation and ventilation

Case Officer : Mr Mark Elliot
Telephone No : 01902 555648
Head of Planning – Stephen Alexander



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Planning Application No: 13/00180/FUL

Location	17-25 Broad Street, City Centre, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 391622 298865
Plan Printed	08.05.2013	Application Site Area	529m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00404/REM **WARD:** Bushbury North

RECEIVED: 26.04.2013

APP TYPE: Approval of Reserved Matters

SITE: Land Bounded By The Staffordshire And Worcester Canal And, Wobaston Road, Wolverhampton,

PROPOSAL: Removal of conditions 36, 37, 38 and 39 from Outline planning permission 11/00973/VV (Creation of i54 Strategic Employment Site) relating to traffic monitoring and junction improvements north of M54 in South Staffordshire at A449 Gailey roundabout and A449 Brewood Road.

APPLICANT:

Mr Andy Mason
Staffordshire County Council
i54 Site Offices
Innovation Drive
Wobaston Road
Pendeford
Staffordshire
WV9 5AT

AGENT:

Mr Keith Webster
ANCER SPA Ltd
Royal Oak Business Centre
4 Lanchester Way
Daventry
Northamptonshire
NN11 8PH

COMMITTEE REPORT:

1. Site Description

- 1.1 The majority of the 89 hectare i54 site is in South Staffordshire. A narrow strip of land along the northern side of Wobaston Road is in Wolverhampton.
- 1.2 Land reclamation works have been carried out and access into the site has been constructed off Wobaston Road. Internal estate roads have also been constructed. A new building, to be occupied by Jaguar Land Rover, is partly constructed on Plots A and B, to the north-west of the access off Wobaston Road. Two commercial buildings, occupied by Moog and Eurofins, are on Plots H and G, to the east of the access road off Wobaston Road.

2. Application Details

- 2.1 Condition 37 requires the implementation of improvements to the junctions of A449/Gailey roundabout and A449/Brewood Road before more than 158,695sq.m. of floor space at i54 is brought into use. This condition was required by the Highways Agency.
- 2.2 Conditions 36, 38 and 39 require traffic level monitoring and a requirement to implement the junction improvement schemes at A449/Gailey roundabout and

A449/Brewood Road once a specified trip threshold has been exceeded. These conditions were required by the Highways Agency.

- 2.3 The application proposes to delete conditions 36, 37, 38 and 39 and instead proposes a financial contribution of £2.4 million to be made by Staffordshire County Council and Wolverhampton City Council which together form the i54 Development Partnership to the Highways Agency towards highway improvement works along the A449 Stafford Road between the M54 motorway and the A5 at Gailey ("Stafford Road Corridor Improvement Scheme").
- 2.4 This financial contribution was included within the i54 Joint Venture Agreement between Staffordshire County Council and Wolverhampton City Council and approved by Cabinet on 23rd March 2011 and Council at their meeting 21st September 2011.
- 2.5 The deletion of conditions as proposed is required as it is not expected that the highway improvement works at A449/Gailey roundabout and A449/Brewood Road as required by Condition 37 can be carried out in time to allow for the early development of the remaining land at i54, including Jaguar Land Rover's proposed phase 2 development.
- 2.6 As the application site spans two local authority areas, the application has been made to both authorities.

3. Planning History

- 3.1 11/00973/VV - Variation of conditions 7, 8, 17, 21, 39, 42, 46, 47, 48, 49 and 50 of outline planning permission 09/00896/VV (Creation of i54 Strategic Employment Site) to amend the requirements for off-site highway improvements to reflect a revised i54 Transport Strategy that is intended to facilitate the early development of the Major Investment Site on Plots A and B - Granted 14th December 2011.
- 3.2 09/00896/VV to 'vary' ten of the conditions on 05/2027/OP to allow for an increase in the first phase of development, which would be accessed from Wobaston Road, from the permitted 15,000sq.m. to 50,000sq.m., as a means of encouraging early interest from prospective occupiers and investors - Granted 31st March 2010.
- 3.3 05/2027/OP - Outline permission, with all matters of detail reserved for subsequent approval, for use as a strategic employment area, comprising offices, workspaces, industrial units, education and research, hotel, ancillary services, open space and associated highways, footpaths and landscaping - Granted 28th March 2007.
- 3.4 05/2026/FP - Site preparation works comprising ground remediation, excavation to create development plots, provision of infrastructure and landscaping - Granted 5 July 2006.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework
- 4.2 Wolverhampton Development Plan:
Wolverhampton Unitary Development Plan
Black Country Core Strategy (BCCS)
- 4.3 South Staffordshire Local Plan (1996) & Staffordshire and Stoke on Trent Structure Plan (1996)

5. Environmental Impact Assessment Regulations

- 5.1 Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require that where certain proposals are likely to have significant effects upon the environment, it is necessary to provide a formal "Environmental Impact Assessment" to accompany the planning application.
- 5.2 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, an acceptable Environmental Impact Assessment was submitted with the outline applications to redevelop the land for use as a strategic employment site. That environmental information is adequate to assess the environmental implications of the proposals. It describes the environmental impact of the development proposals and shows how potentially adverse impacts have been addressed in the planning and design of the scheme. It also highlights environmental benefits and environmental enhancement proposals included in the scheme.

6. Publicity

- 6.1 No representations received.

7. Internal Consultees

- 7.1 **Transportation** – No objection.

8. External Consultees

- 8.1 **Highways Agency** – comments awaited.

9. Financial Implications

- 9.1 There are no additional financial implications as the costs incurred will be met from the existing approved i54 capital budget. (RT/10052013/S)

10. Legal Implications

- 10.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/01052013/N).

11. Appraisal

Conditions 36, 37 38 and 39

- 11.1 The deletion of these conditions is acceptable and will allow for the early development of the remaining land at i54, subject to completion of a s106 agreement to include for a financial contribution of £2.4 million to be made to the Highways Agency towards highway improvement works along the A449 Stafford Road between the M54 motorway and the A5 at Gailey (“Stafford Road Corridor Improvement Scheme”).

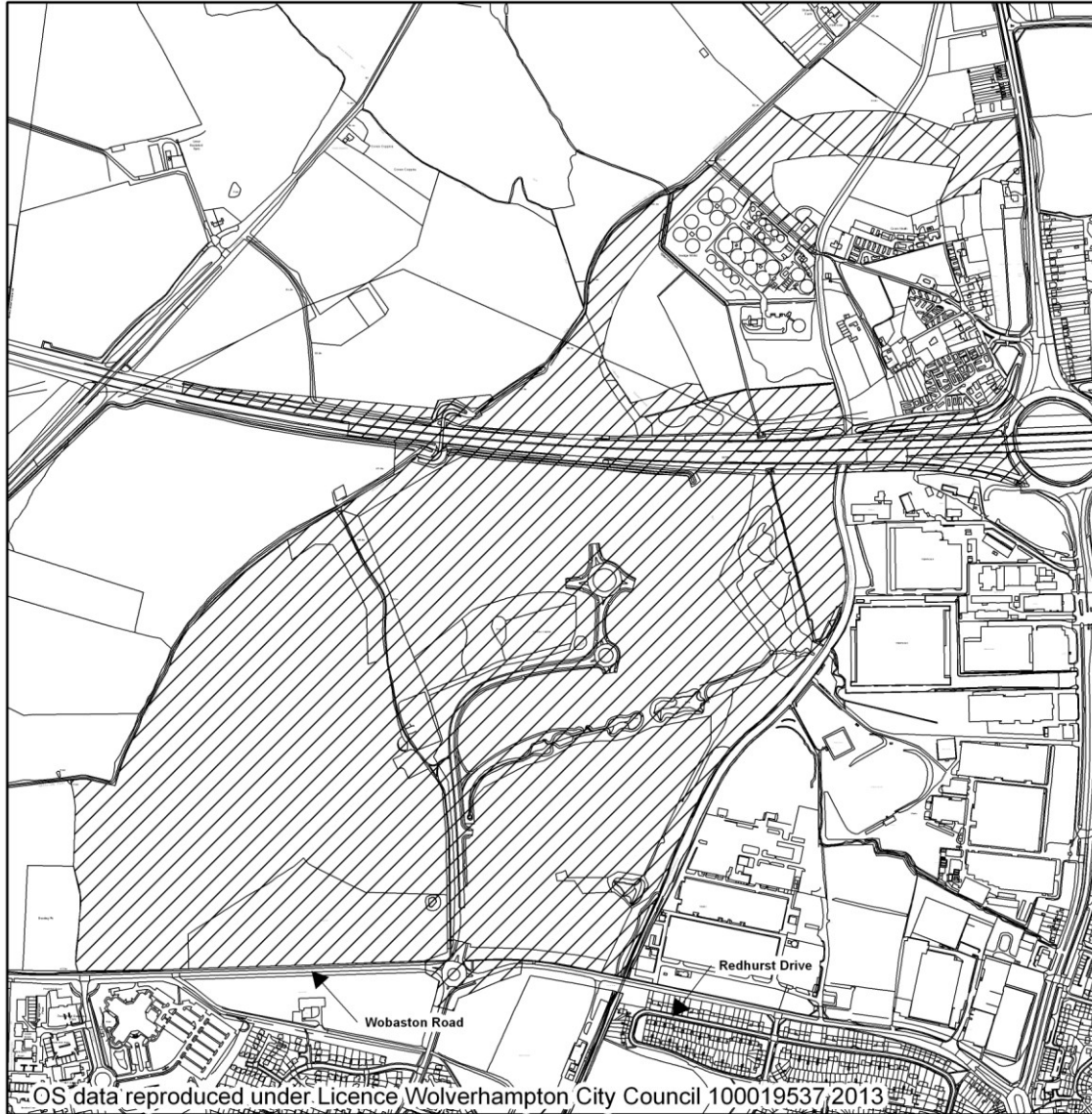
12. Conclusion

- 12.1 Subject to a S106 agreement and conditions as recommended, the proposal is acceptable and in accordance with the development plan.

13. Recommendation

- 13.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/00404/REM subject to:
- (i) Completion of a s106 agreement to include for a financial contribution of £2.4 million to be made by Staffordshire County Council and Wolverhampton City Council which together form the i54 Development Partnership to the Highways Agency towards highway improvement works along the A449 Stafford Road between M54 motorway and the A5 at Gailey (“Stafford Road Corridor Improvement Scheme”).
 - (ii) Any relevant conditions from 11/00973/VV.

Case Officer : Mr Phillip Walker
Telephone No : 01902 555632
Head of Planning – Stephen Alexander



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Planning Application No: 13/00404/REM

Location	Land Bounded By The Staffordshire And Worcester Canal And, Wobaston Road, Wolverhampton,		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 390819 303552
Plan Printed	08.05.2013	Application Site Area	1150616m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 12/00866/OUT **WARD:** Heath Town

RECEIVED: 23.07.2012

APP TYPE: Outline Application

SITE: Gunnebo UK Limited (Formerly Chubbs Safe Ltd), Woden Road, Wolverhampton

PROPOSAL: Outline application with appearance, scale and landscaping reserved. Residential development for up to 69 houses.

APPLICANT:

Mr Peter Mathews
Gunnebo UK Limited
Fairfax House
Pendeford Business Park
Wobaston Road
Wolverhampton
WV9 5HA

AGENT:

Mr Rowan Chislett
MTC Planning and Design
Barn 5A
Sutton Hall Farm
Sutton Maddock
Shropshire
TF11 9NQ

COMMITTEE REPORT:

1. Background

- 1.1 This application was reported to Planning Committee on 4th December 2012. Committee delegated authority to the Director for Education and Enterprise to grant permission subject to the signing of a Section 106 Agreement. The delegation allowed for a waiver of S106 obligations (affordable housing, renewable energy and public art), subject to a lack of financial viability being demonstrated, for three years from the date of the Committee meeting.
- 1.2 It has taken five months for the applicant to demonstrate a lack of financial viability, but now this has been confirmed by the District Valuer.

2. Site Description

- 2.1 This 2.65ha site includes the factory building, offices, bowling green and pavilion. It is located approximately one mile north-east of the City Centre.
- 2.2 To the north and west of the site is open space. To the south, beyond a five metre wide landscape strip is new housing at St Peter's Walk (former Chubb site). To the east is terraced housing on Woden Road. Vehicular access is from Woden Road.

3. Application Details

- 3.1 The layout, which is submitted for determination at this stage, shows 69 detached houses. The indicative details suggest that there would be 52 four bed roomed houses and 17 three bed roomed houses.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5. Environmental Impact Assessment Regulations 2011

- 5.1 This application is considered to be a Schedule 2 Project as defined by the above Regulations. The “screening opinion” of the Local Planning Authority is that a formal Environmental Impact Assessment is not required in this instance as the development is unlikely to have a significant effect on the environment as defined by the above Regulations and case law.

6. Publicity

- 6.1 Four representations raise concerns regarding; overlooking; noise disturbance; air pollution; loss of security; tenure; drainage. The Heathfield Neighbourhood Plan Group query whether this site should be redeveloped for housing as it is currently occupied by a factory.

7. Internal Consultees

- 7.1 Environmental Health – No objections subject to conditions relating to contaminated land remediation; acoustic attenuation and site waste management.
- 7.2 Transportation Development – No objections.

8. External Consultees

- 8.1 Severn Trent Water and the Environment Agency raise no objection subject to conditions requiring the development to be in accordance with the Flood Risk Assessment.

9. Legal Implications

- 9.1 General legal implications are set out at the beginning of the schedule of planning applications (LM/01052013/D).

10. Appraisal

- 10.1 On 4th December 2012 Planning Committee resolved to grant outline planning permission for 69 houses on this allocated housing site.
- 10.2 Since this application was last considered by Planning Committee it has been demonstrated that the development would not be sufficiently financially viable to meet the normal policy requirement for affordable housing, renewable energy or public art. In accordance with the Council's flexible approach to S106 agreements (endorsed by Cabinet. 23rd March 2011) it is recommended that the requirement for those S106 obligations should be waived, on a pro-rata basis for any houses that are ready for occupation within 3 years of the date of this Committee meeting, with the full requirement applying to those that are not ready for occupation by that date.

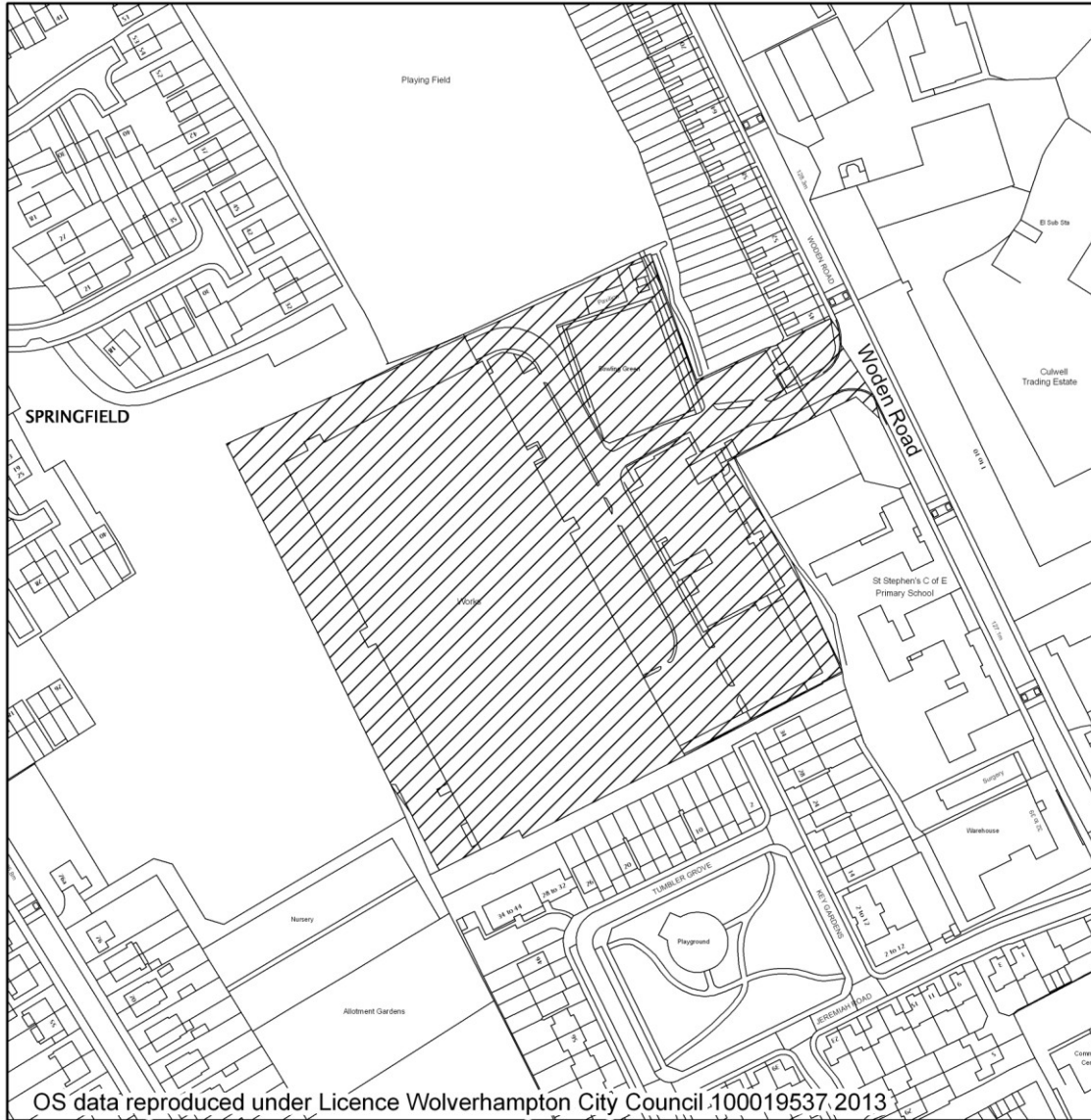
11. Conclusion

- 11.1 The development is acceptable and in accordance with the development plan, subject to a S106 agreement and conditions as recommended.

12. Recommendation

- 12.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 12/00866/OUT subject to:
1. The completion of a S106 agreement to secure:
 - Targeted recruitment and training
 - Affordable housing, public art (BCIS indexed), 10% renewable energy on a pro-rata basis for all houses that are not ready for occupation within three years of the date of this Committee meeting.
 2. Any necessary conditions to include:
 - Submission of reserved matters
 - Drainage
 - Levels
 - Boundary treatments

Case Officer : Mr Phillip Walker
Telephone No : 01902 555632
Head of Planning – Stephen Alexander



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Planning Application No: 12/00866/OUT

Location	Gunnebo UK Limited (Formerly Chubbs Safe Ltd), Woden Road, Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 392484 299597
Plan Printed	08.05.2013	Application Site Area	25697m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00130/FUL

WARD: Ettingshall

RECEIVED: 12.02.2013

APP TYPE: Full Application

SITE: Former Rough Hills Tavern, Rooker Avenue, Wolverhampton

PROPOSAL: Residential Development Comprising Demolition of Public House and
Erection of 15 Dwellings

APPLICANT:

Bromford Group
1, Exchange Court
Brabourne Avenue
Wolverhampton Business Park
Wolverhampton
WV10 6 AU

AGENT:

Mr Nicholas Mitchell
Zebra Architects
Stablemasters Cottage
Basin Road
Diglis
Worcester
Worcestershire
WR5 3DA

COMMITTEE REPORT:

1. Site Description

- 1.1 The Rough Hills public house dates from the 1970s. It has been closed for some time and is boarded up and in a dilapidated condition.
- 1.2 The area is predominantly residential, although there is a small parade of shops approximately 150m away. The site overlooks a large area of public open space.

2. Application Details

- 2.1 The application proposes the demolition of the public house and its replacement with 15 houses, four with three bedrooms and eleven with two bedrooms. All would be built of brick and have a traditional appearance.
- 2.2 Eight houses would front onto Rooker Avenue, with the rest on either side of a new cul-de-sac at right angles to the main road.

3. Planning History

- 3.1 07/01765/OUT - Demolition of existing building and development of elderly persons care home (Class C2) – Granted 11.02.08.

- 3.2 07/00392/FUL - Demolition of public house and erection of 7 houses, apartments and a bungalow – Granted 22.05.07.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5. Environmental Impact Assessment Regulations

- 5.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

6. Publicity

- 6.1 No representations have been received.

7. Internal Consultees

- 7.1 **Transportation & Environmental Services** – No objections.

8. External Consultees

- 8.1 **Severn Trent Water Ltd / West Midlands Police / The Coal Authority** – No objections.

9. Legal Implications

- 9.1 General legal implications are set out at the beginning of the schedule of planning applications. KR/29042013/W

10. Appraisal

- 10.1 The key issues are:
- Principle of Residential Development
 - Design
 - Planning Obligations (S106)

Principle of Residential Development

- 10.2 The public house has been vacant since 2007. Planning permission has previously been granted for its redevelopment, which establishes the principle of the loss of the pub and its redevelopment for housing. The proposal is in accordance with BCCS policies HOU1 and HOU2.

Design

- 10.3 Density and scale are appropriate for this location. Building lines would be respected and an active street frontage provided. External materials would be in keeping with the area. The privacy, daylight and outlook of neighbouring occupiers would be respected. The proposal is therefore in accordance UDP policies D4, D5, D6, D7, D8, D9, D10 and H6, and BCCS policy ENV3.

Planning Obligations

- 10.4 In accordance with adopted planning policies D14 and H8 of the UDP and HOU3 of the BCCS the following are required:
- A contribution of £40,000 for the provision/enhancement of off-site open space/play.
 - 25% Affordable Housing
 - Public art (1% of construction costs).
 - A scheme for targeted recruitment and training.
 - 10% renewable energy.

11. Conclusion

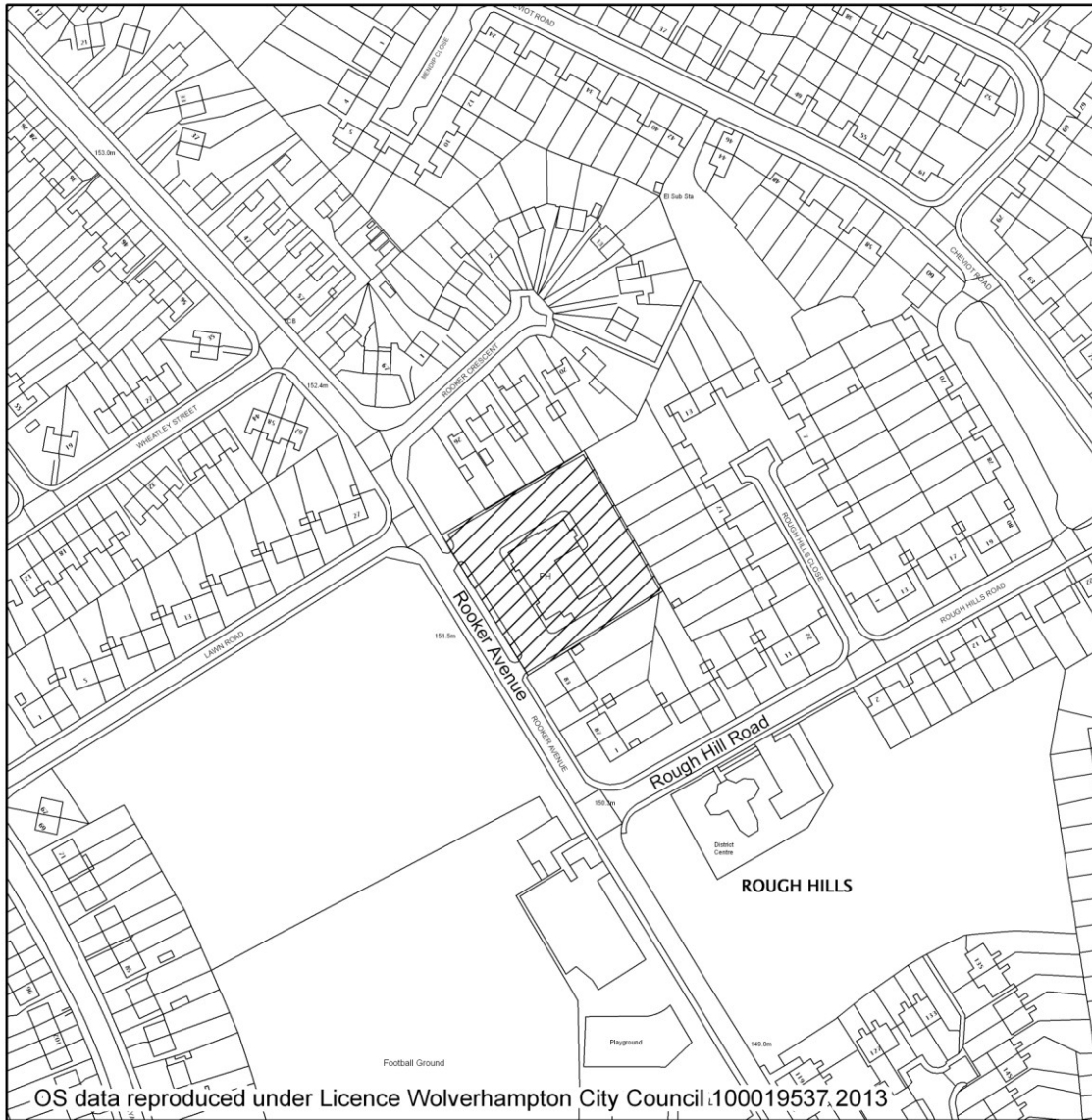
- 11.1 Subject to a S106 agreement and conditions as recommended, the development would be acceptable and in accordance with the development plan.

12. Recommendation

- 12.1 That the Strategic Director for Education and Enterprise to be given delegated authority to grant planning application 13/00130/FUL subject to:
- (i) A Section 106 Agreement to include:
 - 25% Affordable Housing
 - £40,000 off-site open space/play contribution -BCIS indexed
 - Public art
 - A scheme for targeted recruitment and training
 - 10% renewable energy
 - (ii) Any necessary conditions to include:
 - Materials
 - Levels
 - No gating of new road
 - Landscaping
 - Further ground investigation
 - Drainage
 - Construction waste management plan

- Measure to mitigate impact of construction on local residents including no construction outside hours of 0800-1800 Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
- Removal of permitted development rights

Case Officer : Mr Morgan Jones
Telephone No : 01902 555637
Head of Planning – Stephen Alexander



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Planning Application No: 13/00130/FUL

Location	Former Rough Hills Tavern, Rooker Avenue,Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 392668 296843
Plan Printed	08.05.2013	Application Site Area	2999m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00282/FUL **WARD:** Wednesfield North

RECEIVED: 21.03.2013

APP TYPE: Full Application

SITE: Linthouse Inn, Linthouse Lane, Wolverhampton

PROPOSAL: Demolition of public house and erection of 12 semi-detached houses.

APPLICANT:

Mr S Alexander
Alexander Mason LTD
Prestwood Barn
Laithouse Lane
Wednesfield
Wolverhampton
WV11 3TT

AGENT:

Mr Scott Thompson
Dove Architectural Design
2 East Drive
Doveridge
Ashbourne
Derbyshire
DE6 5NJ

COMMITTEE REPORT:

1. Site Description

- 1.1 This former pub site has frontages onto Linthouse Lane and Shardlow Road. The building was recently demolished.
- 1.2 The area is predominantly residential in character and includes a mixture of dwellinghouse styles. The site is on the edge of the City. On the opposite side of Linthouse Lane are fields located within Staffordshire.

2. Application Details

- 2.1 Twelve semi-detached houses are proposed, six fronting onto Linthouse Lane and six fronting onto Shardlow Road.

3. Relevant Policy Documents

- 3.1 National Planning Policy Framework (NPPF)
- 3.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 3.3 Other relevant policy documents:
Supplementary Planning Guidance Note 3: Residential Development (SPG3)

4. Environmental Impact Assessment Regulations

- 4.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

5. Publicity

- 5.1 One representation received which raises the concern that the foul drainage system in the area may be in a poor condition.

6. Internal Consultees

- 6.1 **Environmental Health** – No objections.

7. External Consultees

- 7.1 **South Staffordshire District Council** – Comments awaited.
- 7.2 **Coal Authority** – No objections.

8. Legal Implications

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications. KR/29042013/B.

9. Appraisal

- 9.1 The site is located in a residential area and is suitable for residential development in accordance with BCCS policies HOU1 and HOU2.
- 9.2 The proposed layout follows the established pattern of the area. Access and parking arrangements are acceptable. The external appearance is satisfactory and so is the relationship with neighbouring properties. The proposal is therefore acceptable and in accordance with UDP policies D3, D4, D5, D6, D7, D8, D9 and D10 H6, AM12, AM15 and BCCS policies ENV3, CSP4, WM5 and TRAN2.
- 9.3 A S106 agreement is required to secure a financial contribution towards off-site public open space and play provision and/or enhancement.

10. Conclusion

- 10.1 Subject to a conditions and a S106 agreement as recommended, the proposal is acceptable and in accordance with the development plan.

11. Recommendation

11.1 That the Interim Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00282/FUL subject to:

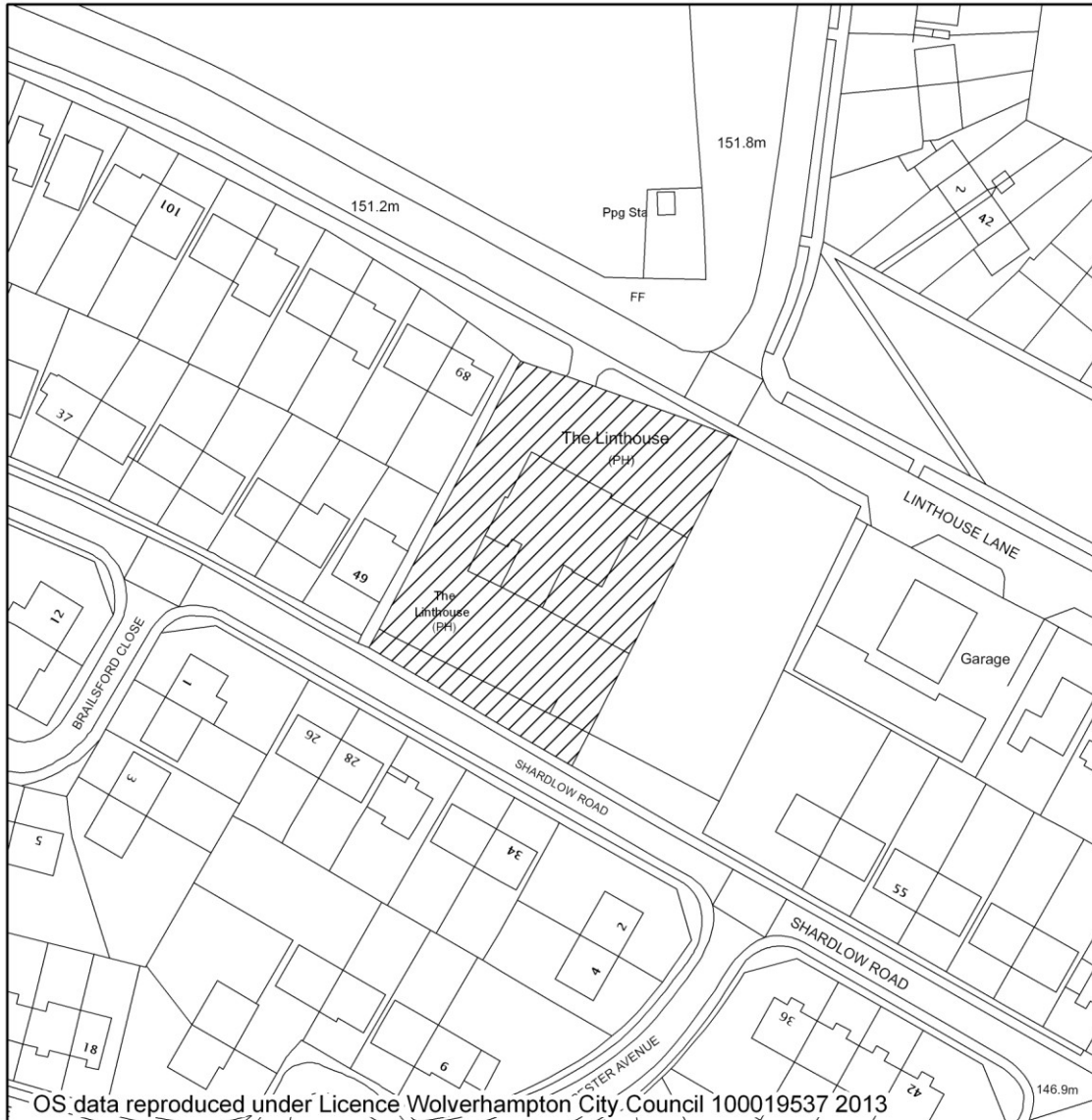
(i). A Section 106 Agreement to include:

- Contribution for the provision/enhancement of off-site open space/play (BCCS indexed)

(ii). Any necessary conditions to include:

- Materials
- Boundary treatments
- Landscaping
- Drainage
- Remove permitted development rights for extensions and out buildings
- Contaminated land remediation
- 10% renewable energy
- Levels
- Construction waste management
- Measures to preserve the amenity of neighbours during construction

Case Officer : Mr Andrew Johnson
Telephone No : 01902 551123
Head of Planning – Stephen Alexander



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Planning Application No: 13/00282/FUL

Location	Linthouse Inn, Linthouse Lane, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 395508 301552
Plan Printed	08.05.2013	Application Site Area	2268m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00309/FUL **WARD:** Oxley

RECEIVED: 28.03.2013

APP TYPE: Full Application

SITE: 66 Oxley Moor Road, Wolverhampton, WV10 6TU

PROPOSAL: Shopfront to Existing Building (redundant Public House)

APPLICANT:
SEP Properties
Dudley House
Stone Street
Dudley
DY1 1NP

AGENT:
Mr Paul Lees
paul lees designs
14 Sonning Drive
Wolverhampton
WV9 5QN

COMMITTEE REPORT:

1. Site Description

- 1.1 The premises is the former Hop Pole public house which is no longer in use.
- 1.2 The premises is located in predominately residential area.
- 1.3 A pedestrian route runs along the side of the property which links Oxley Moor Road and Probert Road. However, the pedestrian route is not a public right of way.

2. Application details

- 2.1 The proposal is to replace the first floor and ground floor windows. The ground floor windows will be replaced by the new shopfront which consists of five separate units. Two of the doors on the front elevation will also be replaced.
- 2.2 The replacement windows at first floor level will be approximately the same size. The new ground floor windows will be extended in length to allow better views into the premises. The two replacement front doors are to be two panel glazed. The original first floor rear windows are to be retained. The rear ground floor windows are to be bricked up. It is understood that the premises is to be to be used as a A1 shop.

3. Relevant Policy Documents

- 3.1 National Planning Policy Framework (NPPF)
- 3.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)

Black Country Core Strategy (BCCS)

- 3.3 Other relevant policy documents
Supplementary Planning Guidance No.5: Shopfront Design Guide

4. Environmental Impact Assessment Regulations

- 4.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

5. Publicity

- 5.1 Eleven letters of objection have been received. A summary of the objections include;

- Danger to pedestrian safety
- Inadequate parking provision
- Increase in traffic
- Late night/early morning activity
- No demand for development
- Noise disturbance
- Out of character
- Unacceptable visual impact
- Undesirable precedent
- Litter
- Existing on street parking

6. Internal Consultees

- 6.1 **Environmental Health** – Operational hours during the construction phase to be restricted.

- 6.2 **Transportation Development** –

- Remarketing of existing car park
- Additional disabled parking bay
- One way system through the site

7. Legal Implications

- 7.1 General legal implications are set out at the beginning of the schedule of planning applications.

- 7.2 The former lawful use of the premises as a public house is under Class A4 (Drinking Establishments) and the proposed shop use is under Class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987. The

change of use from a Class A4 use to a Class A1 use does not require planning permission as it is permitted development under Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 1995. KR/07052013/O.

8. Appraisal

8.1 The key issues are: -

- Design;
- Streetscene;
- Change of use

Design

8.2 The design of the proposed shopfront is considered to be a good quality design which is in keeping with the character and appearance of the property and is in accordance with UDP Policy D9, BCCS Policy ENV3 and SPG5.

8.3 The proposed shopfront would allow surveillance into the premises and would help to reduce crime and promote community safety. The proposal is in accordance with UDP policy D10.

Streetscene

8.4 The proposed shopfront is considered to be acceptable in the streetscene as it is not overly dominant on the façade of the building. The separation of the shopfront into five separate units and the retention of the pilasters and cornices around the entrance doors helps to retain the character of the building. The shopfront is considered to be in accordance with UDP Policy D6.

Change of use

8.5 As stated at paragraph 7.2 the change of use from Class A4 (Drinking Establishment) to Class A1 (Shop) does not require planning permission as it is permitted development.

9. Conclusion

9.1 The proposed shopfront is considered to be a quality design which is in character and appearance of the premises. The proposal is considered to be acceptable in the streetscene and allows views into the premises to help reduce crime and promote community safety.

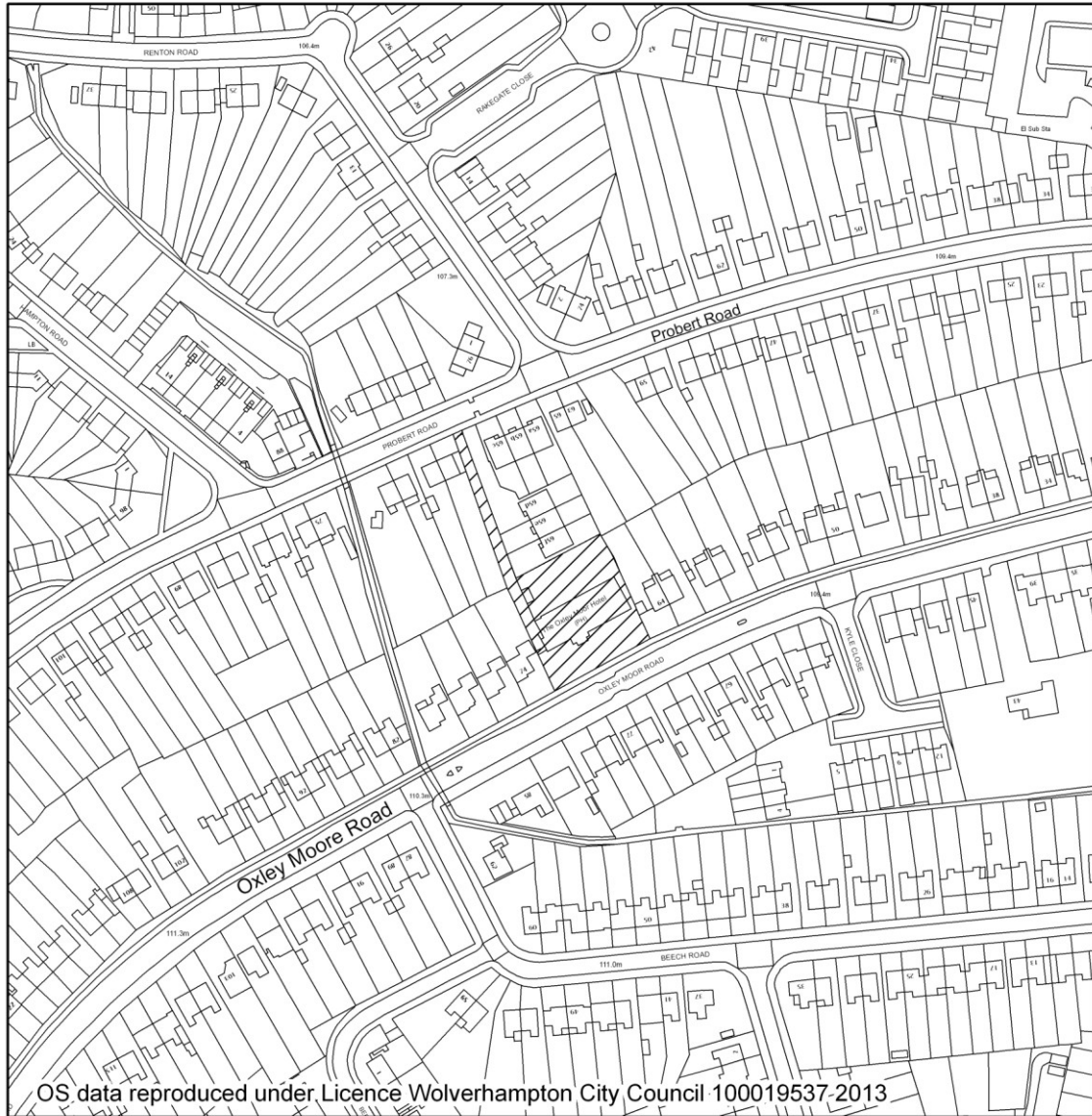
10. Recommendation

10.1 That planning application 13/00309/FUL be granted subject to standard conditions to include;
Restricted hours during construction.

Case Officer : Mr Dharam Vir

Telephone No : 01902 555643

Head of Planning – Stephen Alexander



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Planning Application No: 13/00309/FUL

Location	66 Oxley Moor Road, Wolverhampton, WV10 6TU		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 390847 302090
Plan Printed	08.05.2013	Application Site Area	1641m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00137/OUT

WARD: St Peters

RECEIVED: 08.02.2013

APP TYPE: Outline Application

SITE: Land Adjoining 133, Dunstall Hill, Wolverhampton

PROPOSAL: Outline application for two detached two storey dwellings with all matters reserved.

APPLICANT:

Wolverhampton City Council
Education And Enterprise
Housing Services
Civic Centre
Wolverhampton

AGENT:

H Kaur
Wolverhampton City Council
Education And Enterprise
2nd Floor
Civic Centre
Wolverhampton

COMMITTEE REPORT:

1. Site Description

- 1.1 The application site comprises of a plot of land, owned by the Council. The site was formerly used for car parking but has remained vacant and unused since the last 2 years.
- 1.2 The site is located to the north of the city within residential area. However the Dunstall Hill Trading Estate adjoins the northern and eastern boundary of the site.

2. Application Details

- 2.1 The application seeks outline planning permission for a residential development scheme consisting of two detached two storey dwellings.
- 2.2 The application is accompanied by an indicative layout which demonstrated that two dwellings can comfortably be accommodated within the site.

3. Planning History

- 3.1 09/01003/DWO for Outline application with all matters reserved. Erection of two detached two storey houses.
Withdrawn - 11.02.2010.

4. Constraints

- 4.1 Mining Advice Area
Land fill Gas Advice Note 1

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Other relevant policy documents:
Supplementary Planning Guidance No.3 – Residential Development

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

- 7.1 One individual representation has been received, and a petition with 10 signatures in objection to the proposal, the reasons for objection include:
 - Lack of parking for local residents and visitors
 - Site is used for emergency vehicles and refuse vehicles as a turning area.
 - Road is congested and very narrow in width.

8. Internal Consultees

- 8.1 **Environmental Health** – No objection, subject to conditions requiring a site investigation for physical and chemical contamination, a restriction on operational hours during construction
- 8.2 **Transportation Development** – Concerns raised as the car park is currently utilised as a turning area by refuse vehicles. It is however recognised that this only occurs as vehicles regularly park in the turning head. It is also recognised that the car park is underutilised.

9. Legal Implications

- 9.1 General legal implications are set out at the beginning of the schedule of planning applications. Legal implications reference LM/29042013/V

10. Appraisal

- 10.1 The key issues are:-

- Principle of Residential Development
- Scale and Layout
- Residential Amenity
- Highway Safety

Principle of Residential Development

- 10.2 The site was formerly used for car parking but has remained vacant and unused for the last 2 years. This has been confirmed by Wolverhampton Homes who has carried out a monitoring programme to establish whether the redevelopment of the site would displace cars onto the roads.
- 10.3 The site is located within a residential area, near the City Centre, and is suitable for residential development. The proposal would help meet the housing requirements for Wolverhampton. It is therefore considered that the proposal is an entirely appropriate use for this location in line with BBCS policies HOU2 and HOU2 and UDP policy CC4.

Scale and Layout

- 10.4 All matters are reserved on this outline application, however the application is supported by an indicative layout which demonstrates that two dwellings can comfortably be accommodated within the site. The Design and Access Statement indicates that the proposal would consist of two storey dwellings which would be in keeping with height and scale of neighbouring dwellings.

Residential Amenity

- 10.5 The proposed development is located within a predominantly residential area. It proposes two dwellings which are shown sited sufficiently away from the neighbouring properties so as not to have any adverse effects.
- 10.6 A landscape buffer would be provided to the southern perimeters of the site to further protect the amenity of the residential occupiers on site and those located adjoining. It is therefore considered that the proposal would not have negative impact upon neighbouring amenity and meets the requirements for planning policies D7 and D8.

Highway Safety

- 10.7 The site will continue to be accessed via Dunstall Hill and a sufficient amount of parking spaces could be accommodated within the site to serve the needs of the development.
- 10.8 The site was monitored by Wolverhampton Homes over the past 2 years and has remained vacant and unused by the local residents.
- 10.9 It is recognised that the loss of the car park raises some highway safety concerns as the car park is currently utilised as a turning area by refuse vehicles. However, this only occurs because vehicles are regularly being parked in the turning head despite parking restrictions and therefore is not a defensible planning objection.
- 10.10 Following the introduction of the National Planning Policy Framework in March 2012, “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”. The

transportation concerns have been carefully considered and on balance it is considered that the transportation impact of the proposed development will not be severe. The proposal therefore accords with UDP policy and AM12.

11. Conclusion

- 11.1 The principle of the proposed development is considered acceptable and in accordance with the NPPF and all relevant UDP and BCCS policies
- 11.2 The proposed development is located within a predominantly residential area, sited sufficiently at a distance from the neighbouring properties at the end of cul-de-sac and is suitable for residential development.
- 11.3 A sufficient amount of parking spaces would be accommodated within the site to serve the needs of the development.

12. Recommendation

- 12.1 That planning application 13/00137/OUT is granted subject to any necessary conditions including:-
- Site investigation
 - Contaminated land
 - No construction outside hours of 0800-1800 Monday – Friday, 0800-1800 Saturday and at no times on Sundays or Bank Holidays.
 - Drainage
 - Materials
 - Boundary treatment

Case Officer : Ms Sukwant Grewal
Telephone No : 01902 551676
Head of Planning – Stephen Alexander



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Planning Application No: 13/00137/OUT

Location	Land Adjoining 133, Dunstall Hill, Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 391104 300270
Plan Printed	08.05.2013	Application Site Area	734m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00363/FUL **WARD:** Park

RECEIVED: 12.04.2013

APP TYPE: Full Application

SITE: Communications Station, Sutherland House, Upper Vauxhall,
Wolverhampton

PROPOSAL: The installation and replacement of 3no. antennas and 6no. RRU's
together with ancillary development

APPLICANT:

Vodafone Ltd
C/o Agent

AGENT:

Mr Sebastian Bowe
Monoconsultants Ltd
Unit 76
Steam Packet House
First Floor
Cross Street
Manchester
M2 4JG

COMMITTEE REPORT:

1. Site description

- 1.1 Sutherland House is an eleven storey residential block sited on the Vauxhall estate. The roof of the building already has an array of telecommunications equipment placed upon it.
- 1.2 The location is predominantly residential in character with a mixture of low and high rise accommodation. The site is within the Park Conservation Area.

2. Application details

- 2.1 The application seeks planning permission for the replacement of three existing antennas with three new multi band antennas to be placed on existing support poles. In addition the applicant also seeks to replace six Remote Radio Units (RRU's) with six new RRU's and associated telecommunications equipment.

3. Planning History

- 3.1 A number of applications have been approved for the installation/replacement of telecommunication and radio equipment on the rooftop of the building.

4. Constraints

Conservation Area - Park Conservation Area

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Other relevant policy documents:
Interim Telecommunications Policy

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

- 7.1 No representations have been received.

8. Legal Implications

- 8.1 General legal implications are set out at the beginning of the schedule (LD/29042013/P)

9. Appraisal

- 9.1 The key issues are:
 - Character and appearance of the conservation area
 - Perceived health issues

Character and appearance of the conservation area

- 9.2 The application seeks to replace outdated equipment with dual user multi-band antennas to facilitate improved network coverage. The appearance of the new antennas will be relatively similar in size and form to those that are being replaced. The proposed telecommunication equipment will be sited on the roof of the residential block so will have little impact when viewed from street level. The roof of the building already has an extensive array of telecommunications and radio equipment sited upon it. Due to the height of the application building and the design of the proposed antennas and the fact that it is to replace existing equipment, the development will preserve the character and appearance of the conservation area and is therefore acceptable.

Perceived Health Issues

- 9.3 UDP policy EP20 states that ‘it is the view of Central Government that the planning system is not the place for determining health safeguards. In the

Government's view, if a proposed mobile phone base station meets the ICNIRP (International Commission for Non-Ionizing Radiation Protection) guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning or prior approval, to consider further the health aspects and concerns about them'. The application is supported by a certificated which shows compliance with ICNIRP. The proposal is therefore in accordance with UDP policy EP20 and it is therefore considered that any perception of adverse effect on health which may be felt by local residents and other users could not form sound grounds for refusal.

10. Conclusion

- 10.1 The applicant has demonstrated within the application there is a need for the additional dishes to improve network output. As the site already has an extensive range of telecommunications equipment on the rooftop of the building and this new equipment will replace existing outdated equipment, it is considered to be acceptable in preserving the character of the conservation area. Due to the size of the dishes and their siting on the roof of the building there will be no adverse effect on the character and appearance of the area. The proposal is therefore compatible with UDP policies D4, D6, D9, EP20 and BCCS policies CSP4 and ENV3 and the Council's Interim Telecommunications Policy

11. Recommendation

That planning application 13/00363/FUL be granted.

Case Officer : Mr Colin Noakes
Telephone No : 01902 551124
Head of Planning – Stephen Alexander



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Planning Application No: 13/00363/FUL

Location	Communications Station, Sutherland House, Upper Vauxhall, Wolverhampton		
Plan Scale (approx)	1:1000	National Grid Reference	SJ 390302 299043
Plan Printed	08.05.2013	Application Site Area	274m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00350/TEL **WARD:** Penn

RECEIVED: 10.04.2013

APP TYPE: Telecommunications PA(not notifications)

SITE: Land On South Corner Of Mount Road, Penn Road, Wolverhampton

PROPOSAL: Installation of 15m high streetpole base station with additional equipment cabinets

APPLICANT:
Vodafone Limited
C/o Agent

AGENT:
Mr Chris Taylor
Mono Consultants Ltd
Steam Packet House
76 Cross Street
Manchester
M2 4JG

COMMITTEE REPORT:

1. Site Description

- 1.1 The application site is on the east side of Penn Road immediately south of its junction with Mount Road. The proposal would be located on a grass verge in front of The Mount Public House. There is a stand of mature trees immediately to the south which are approximately 12-14 metres high.
- 1.2 The surrounding area is mixed use, although predominantly residential both Penn Road and Mounts Road have shops and commercial properties.
- 1.3 The location already has a small telecommunications development on the site comprising of a 1.6m high equipment cabinet and 0.7m high associated meter pillar.

2. Application details

- 2.1 The application is for a telecommunications development for the installation of a 15m high column, with two associated equipment cabinets.
- 2.2 The application is not a planning application, but a type of application known as 'Prior Notification'. This means that the Council has 56 days from the receipt of the application to make a decision on it. Failure to do so and deliver formal notice of that decision within 56 days means that the applicant is able to install the proposed telecommunications equipment without any formal approval. The 56 days expire on 28 May 2013.

3. Planning History

- 3.1 11/00645/TEL for Telecommunication - Vodafone/02 - installation of a 15m streetpole and associated equipment and housing - Refused, dated 02.08.2011 – Allowed on Appeal 10th January 2012.
- 3.2 12/00478/TEL for Telecommunication - Vodafone/02 - installation of a 15m streetpole and associated equipment - Granted, dated 6.06.2012.

4. Constraints

- 4.1 Mining Advice area

5. Relevant Policies

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Other relevant policy documents:
Wolverhampton Interim Telecommunications Policy

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

7. Publicity

- 7.1 At the time of writing this report three letters of objection have been received. The objections can be categorised as follows:
- Effect on character and appearance
 - Health issues

8. Internal Consultees

Transportation Development – No objections providing a 0.5m deep concrete apron is provided in front of the proposed cabinets.

9. Legal Implications

- 9.1 General legal implications are set out at the beginning of the schedule of planning applications.
- 9.2 In the case of mobile phone masts up to 15 metres there is a modified system of planning control that is governed by permitted development rights under Part 24 – Development by Electronic Communications Code Operators of the Town and Country Planning (General Permitted Development) Order 1995. The permitted development rights are subject to a number of conditions and importantly before development begins an application must be made to the local planning authority to determine whether it will require “prior approval” of the siting and appearance of the development.
- 9.3 The local planning authority is required to give notice to the applicant within 56 days of the receipt of the application if it requires prior approval. If the local planning authority does consider it requires prior approval then it must proceed to approve or refuse the application within 56 days and notify the applicant within that time. There is no ability to extend this time limit by agreement or otherwise and failure to act in the prescribed period will mean that the development will be deemed to have consent. (KR/07052013/R)

10. Appraisal

- 10.1 The key issues are: -

- Character and appearance
- Highway Safety
- Perceived health issues

Character and appearance

- 10.2 The siting of the proposed telecommunications streetpole is approximately 7 metres west of a similar proposal allowed on appeal on the 10 January 2012. It is considered that significant weight should therefore be given to the fact that permission already exists for telecommunications development at this location.
- 10.3 In the appeal decision the inspector acknowledged that the site was prominent and that the proposed installation would be the tallest structure in the immediate vicinity, but considered that there were mitigating factors that outweighed this potential harm. These were as follows; that the two operators would share the facility, therefore avoiding the need for a second structure. Although sited on a main road, the proposal had been located as far as possible from any residential property within the area of search. The trees to the south provide significant screening reducing the harshness of the proposed structure. Although the area is predominantly residential the land uses around the site are mixed and there is already street furniture against which the proposed installation will be seen.
- 10.4 The applicants have stated that they were unable to implement this permission due to the presence of underground water chambers. The proposal has had therefore to be relocated to the west closer to the Penn Road and the cluster of

mature trees. It is considered that being sited closer to the cluster of trees would reduce its visual prominence.

- 10.5 The subsequent second permission issued on the 6 June 2012 has also not been implemented as the operator wishes to upgrade the equipment detailed in that application. Consequently this application seeks permission for a slightly amended scheme to that previously approved. Though the overall height of the pole will remain the same at 15m the length of the antenna shroud at the top of the pole will increase to 3.7m. Although this will give the pole a bulkier appearance and make it slightly more visible within the skyline the shroud section would not have an unacceptably adverse impact on the character and appearance of the locality. In addition to the alterations to the pole, the applicant proposes two additional equipment cabinets to be placed in a side by side formation to be placed in front of the existing cabinet. The dimensions of these cabinets will be 1750mm (H) x 770mm (L) x 750mm (W) which is smaller than the existing cabinet. As these cabinets will be sited in front of the existing cabinet their impact will be greatly reduced within the streetscene.
- 10.6 It is therefore considered that due to the sites previous planning consents and the relatively low impacts of the amendments to the previous scheme the proposal would not have a significant effect on the locations character and appearance. The proposal is therefore compatible with UDP policies D6, D7, D9, EP20 and BCCS policies CSP4 and ENV3.

Highway Safety

- 10.7 It is not considered that the proposal would adversely affect visibility at the junction of Mount Road and Penn Road. Therefore the proposal is satisfactory in respect of UDP policy AM15.

Perceived Health Issues

- 10.8 UDP policy EP20 states that 'it is the view of Central Government that the planning system is not the place for determining health safeguards. In the Government's view, if a proposed mobile phone base station meets the ICNIRP (International Commission for Non-Ionizing Radiation Protection) guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning or prior approval, to consider further the health aspects and concerns about them'. The application is supported by a certificated which shows compliance with ICNIRP. The proposal is therefore in accordance with UDP policy EP20 and it is therefore considered that any perception of adverse effect on health which may be felt by local residents and other users could not form sound grounds for refusal.

11. Conclusion

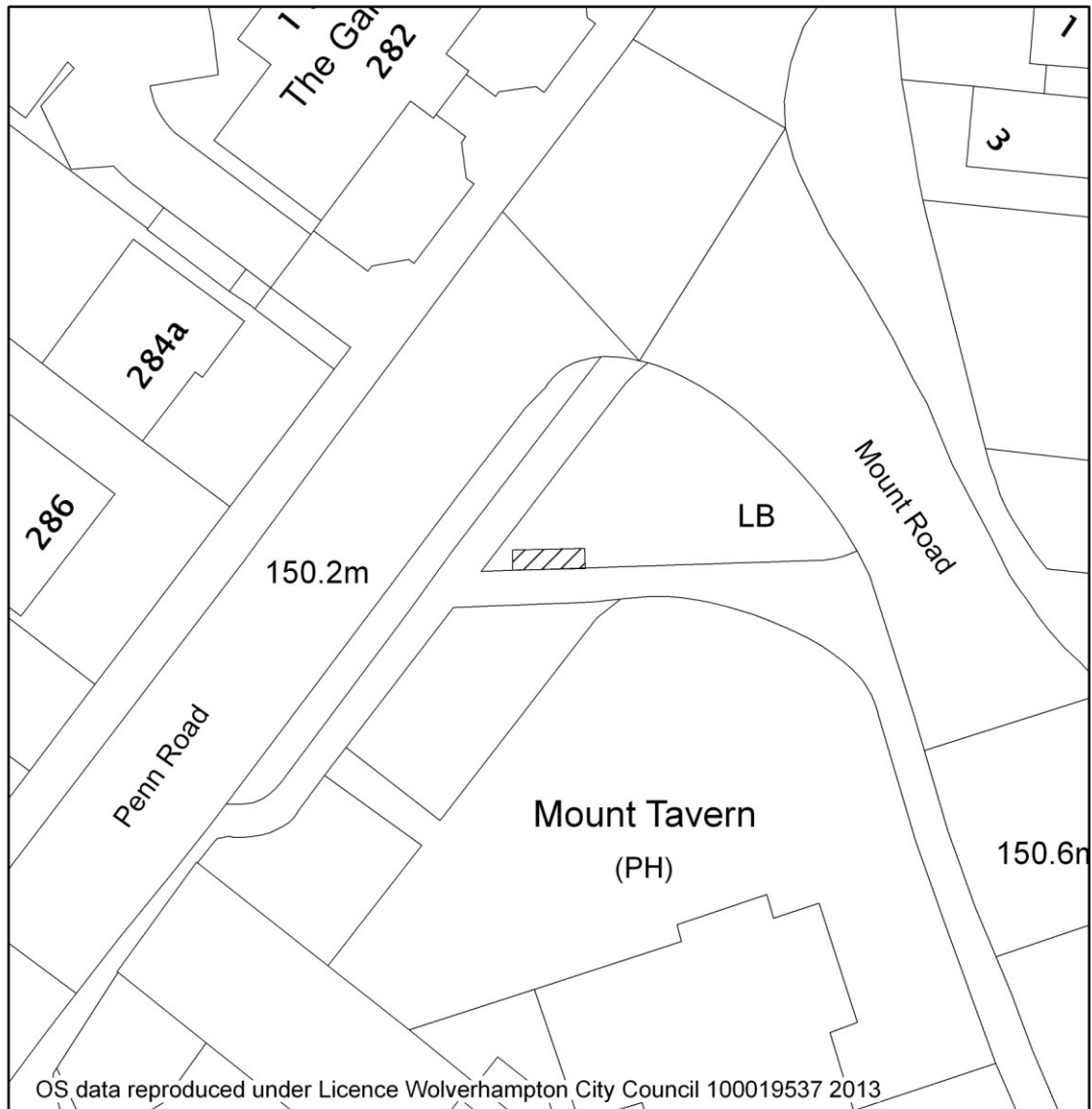
- 11.1 The proposed telecommunications equipment is considered to be on a site located within an area identified as a 'more sensitive' site as defined in the Council's Interim Telecommunications Policy. However, on balance, when taking into consideration the previous planning decisions and the minor amendments to the existing planning permission, the proposal is considered to be acceptable.

11.2 The proposal accords with advice as set out in UDP policies D6, D7, D9, AM15, EP20, BCCS policies CSP4, ENV3 and the Council's Interim Telecommunications Policy.

12. Recommendation

12.1 That the Strategic Director for Education and Enterprise be given delegated authority for prior approval of application 13/00350/TEL subject to standard conditions.

Case Officer : Mr Colin Noakes
Telephone No : 01902 551124
Head of Planning – Stephen Alexander



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Planning Application No: 13/00350/TEL

Location	Land On South Corner Of Mount Road, Penn Road,Wolverhampton		
Plan Scale (approx)	1:625	National Grid Reference	SJ 390165 296443
Plan Printed	08.05.2013	Application Site Area	7m ²

PLANNING COMMITTEE - 21-May-13

APP NO: 13/00306/FUL

WARD:

Bushbury South And
Low Hill

RECEIVED: 21.03.2013

APP TYPE: Full Application

SITE: Land To The Rear Of Fordhouse Road Industrial Estate, Steel Drive,
Wolverhampton

PROPOSAL: Telecommunications - Replacement of existing 17.5metre high
monopole with a 17.5metre dual user monopole housing six antennas
and two equipment cabinets. One existing equipment cabinet and
meter pillar to be retained.

APPLICANT:

Vodafone Ltd

C/o Agent

AGENT:

Mr Sebastian Bowe
Mono Consultants Ltd
Steam Packet House
76 Cross Street
Manchester
M2 4JG

COMMITTEE REPORT:

1. Site Description

- 1.1 The site is located on the highway verge on the east side of Steel Drive adjacent to a fence compound on the western boundary of a large industrial unit. The site is approximately 7m to the south of the entrance to the industrial works.
- 1.2 The nearest residential properties in Fordhouse Lane are separated by an industrial trading estate and lie approximately 130metres away.

2. Application details

- 2.1 The proposal is for a full planning application for telecommunications development comprising the replacement of an existing 17.5metre high monopole with a 17.5metre dual user monopole housing six antennas and two equipment cabinets. One existing equipment cabinet and meter pillar to be retained.

3. Planning History

- 3.1 11/00912/TEL – Telecommunication – Vodafone/O2 – Installation of a 17.5m monopole with two associated cabinets.
Granted 9 November 2011.

4. Constraints

4.1 Mining Advice Area

5. Relevant Policy Documents

5.1 National Planning Policy Framework (NPPF)

5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5.3 Other relevant policy documents:
Interim Telecommunications Policy

6. Environmental Impact Assessment Regulations

6.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

7.1 No representations received.

8. Legal Implications

8.1 General legal implications are set out at the beginning of the schedule of planning applications. LM/01052013/Y.

9. Appraisal

9.1 The key issues are: -

- Siting, appearance and neighbour amenities
- Perceived health issues

Siting, appearance and neighbour amenities

9.2 The proposed development would replace an existing monopole which was previously granted planning permission in November 2011. The site is within a predominately commercial location and is already in use as a telecommunications base station and so it is classed as a “less sensitive” location, as defined in the Councils Interim Telecommunications Policy. The previous proposal was considered acceptable, with no detriment to the character and appearance of the surrounding area which is predominantly commercial/industrial in character although there are residential properties approximately 130metres away on Fordhouse Road.

9.3 In respect of the residential development proposed at the Goodyear site, the monopole will be sited to the east side of the railway line, separated from the

railway line by Steel Drive, partially obscured by the railway line infrastructure and set against an industrial backdrop.

- 9.4 The equipment is to be shared between two users therefore negating the need for a potential second mast in the vicinity. The additional equipment cabinet would have no impact on amenity.
- 9.5 Taking all these matters into consideration, including the fact that the new equipment is a replacement of an existing facility, that two operators O2 and Vodafone are site sharing in accordance with government advice, the proposal is not considered to have an adverse impact on visual amenity or the locality. The proposal is therefore considered to be in accordance with the requirements of UDP policies D6, D7, D8, D9, EP20, BCCS policies CSP4, ENV3 and the Council's Interim Telecommunications Policy.

Health Issues

- 9.6 Unitary Development Plan policy EP20 'Telecommunications' states that "it is the view of Central Government that the planning system is not the place for determining health safeguards. In the Government's view, if a proposed mobile phone base station meets the International Commission for Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure it should not be necessary for a local planning authority in processing an application for planning or prior approval, to consider further the health aspects and concerns about them".
- 9.7 The application is supported by a certificate which shows compliance with ICNIRP. The proposal is therefore in accordance with UDP policy EP20 and it is considered that any perception of adverse effect on health which may be felt by local residents and other users could not form sound grounds for refusal in this instance.

10. Conclusion

- 10.1 The proposed development is sited in a predominantly commercial/industrial area in character and an existing base station is already in situ, the site is considered as a "less sensitive" location in respect of the Council's Interim Telecommunications Policy, by reason of its location and considerable distance from residential properties. Taking all matters into consideration including the fact that the operators are site sharing, the equipment being sited adjacent to the backdrop of industrial/commercial buildings, the proposal is considered to be acceptable and in accordance with advice as set out in relevant UDP, and BCCS policies and the Council's Interim Telecommunications Policy.

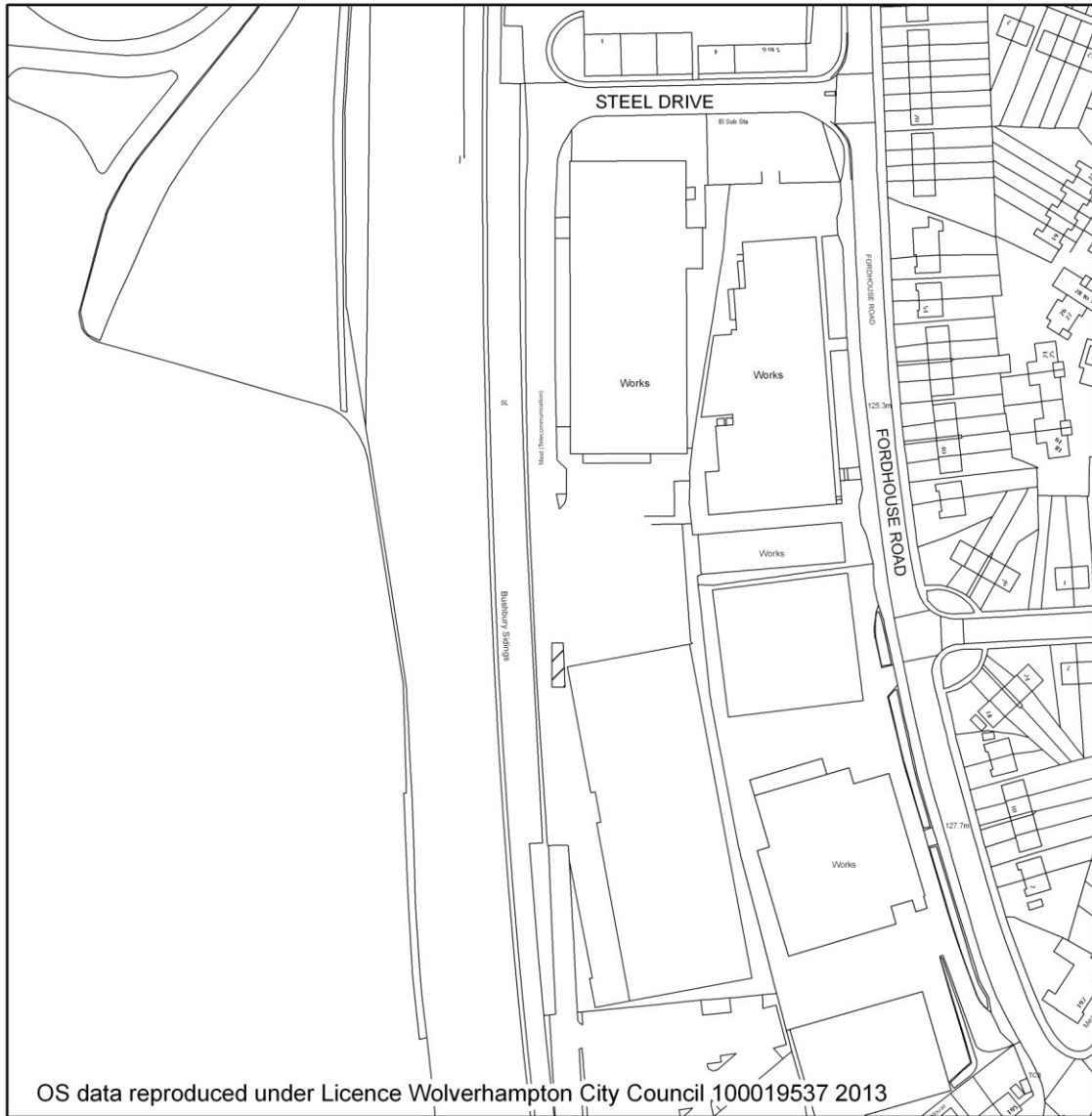
11. Recommendation

- 11.1 That planning application reference 13/00306/FUL is granted in accordance with the details submitted.

Case Officer : Mr Ragbir Sahota

Telephone No : 01902 555616

Head of Planning – Stephen Alexander



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Planning Application No: 13/00306/FUL

Location	Land To The Rear Of Fordhouse Road Industrial Estate, Steel Drive, Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 391655 301737
Plan Printed	08.05.2013	Application Site Area	62m ²

PLANNING COMMITTEE REPORT 21-May-13

APP NO: 11/00627/OUT **WARD:** Wednesfield South

APP TYPE: Outline Application

SITE: Jennie Lee Centre, Lichfield Road, Wednesfield, Wolverhampton

PROPOSAL: Outline application with all matters reserved. The re-development of the Jennie Lee Centre site and adjoining open space for up to 217 dwellings.

APPLICANT:

Tim Johnson
Wolverhampton City Council
Civic Centre
St Peters Square,
Wolverhampton
WV1 1RL

AGENT:

Sheila Dixon
Wolverhampton City Council
Civic Centre
St Peters Square
Wolverhampton
WV1 1RL

COMMITTEE REPORT:

1. **Purpose of Report**

1.1 To update Councillors and make a recommendation

2. **Background**

2.1 On 9th April 2013 Planning Committee resolved that delegated authority be given to the Interim Strategic Director for Education and Enterprise to grant planning application 11/00627/FUL subject to the completion of a Section 111 Agreement to secure the Section 106 obligations to include:-

- **For the development site as a whole:**
 - 25% Affordable Housing (80% affordable rent and 20% shared ownership/shared equity)
 - Road Safety measures £20,000
 - Loss of Open Space (not playing fields) contribution £412,216
 - Management plan and commuted sum for maintenance of the on-site open space £139,200
 - Targeted recruitment and training
 - Management company for communal areas including any unadopted roads
 - Thermal Solar panels for 7 dwellings to contribute towards the 10% of the estimated residual energy (£25,000)

- For all dwellings completed after 4 years of the date of this committee on a pro-rata basis:
 - Off-site open space and play contribution (£1699.64 per dwelling)
 - Canalside Improvements (£276.49 per dwelling)
 - Public Art (£741.93 per dwelling)
 - Residential Travel Plan (£750 per dwelling)
 - Renewable Energy (£1313 per dwelling)

- (i) Any necessary conditions to include:-
 - Limit maximum number of dwellings to 217
 - Floor plans of dwellings
 - Limit minimum area of open space to 1.6 hectares
 - Building recording prior to demolition
 - Site waste management plan
 - Follow-up badger survey (prior to commencement)
 - Bat boxes/bricks
 - Materials
 - Landscaping (including hard and soft features in the SUDs area)
 - Ecology Walkover and Phase 1 Habitat Survey
 - Acoustic Survey
 - Residential travel plan
 - Measures to protect residents during construction including hours of construction
 - Levels (existing and proposed)
 - Site investigation report
 - Tree survey and report
 - Tree protection measures
 - Drainage (including details of SUDs sufficient to reduce surface water flows back to equivalent greenfield rates)
 - Cycle Parking (apartments)
 - Refuse storage (apartments)
 - Boundary Treatment
 - Traffic calming

3. Updating- Legal Implications

- 3.1 The Council is landowner and does not intend to sell the whole site in one transfer to a developer. Instead the land will be sold off in plots to the developer when that plot has been developed and is ready to be sold on to a third party. Because of this arrangement it is not possible to have a Section 106 Agreement to be secured through a S111 Agreement. Instead the planning obligations which would normally be secured through Section 106 can be secured through the Development Agreement. This would mean that the City Council as landowner would ensure that the planning obligations are complied with and the developer would be required to comply with the obligations. The Development Agreement is a legal document which is used in conveyancing to set out the conditions of a sale and purchase prior to

exchange of contracts. Because the Council is landowner it would be able to retain control of the land. (LD/16052013/P).

4. Recommendation

4.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 11/00627/FUL subject to the signing of the development agreement to secure the planning obligations which shall include:-

- For the development site as a whole:
 - 25% Affordable Housing (80% affordable rent and 20% shared ownership/shared equity)
 - Road Safety measures £20,000
 - Loss of Open Space (not playing fields) contribution £412,216
 - Management plan and commuted sum for maintenance of the on-site open space £139,200
 - Management company for communal areas including any unadopted roads
 - Thermal Solar panels for 7 dwellings to contribute towards the 10% of the estimated residual energy (£25,000)
 - Targeted recruitment and Training
- For all dwellings completed after 4 years of the date of this committee on a pro-rata basis:
 - Off-site open space and play contribution (£1699.64 per dwelling)
 - Canalside Improvements (£276.49 per dwelling)
 - Public Art (£741.93 per dwelling)
 - Residential Travel Plan (£750 per dwelling)
 - Renewable Energy (£1313 per dwelling)

(ii) Any necessary conditions to include:-

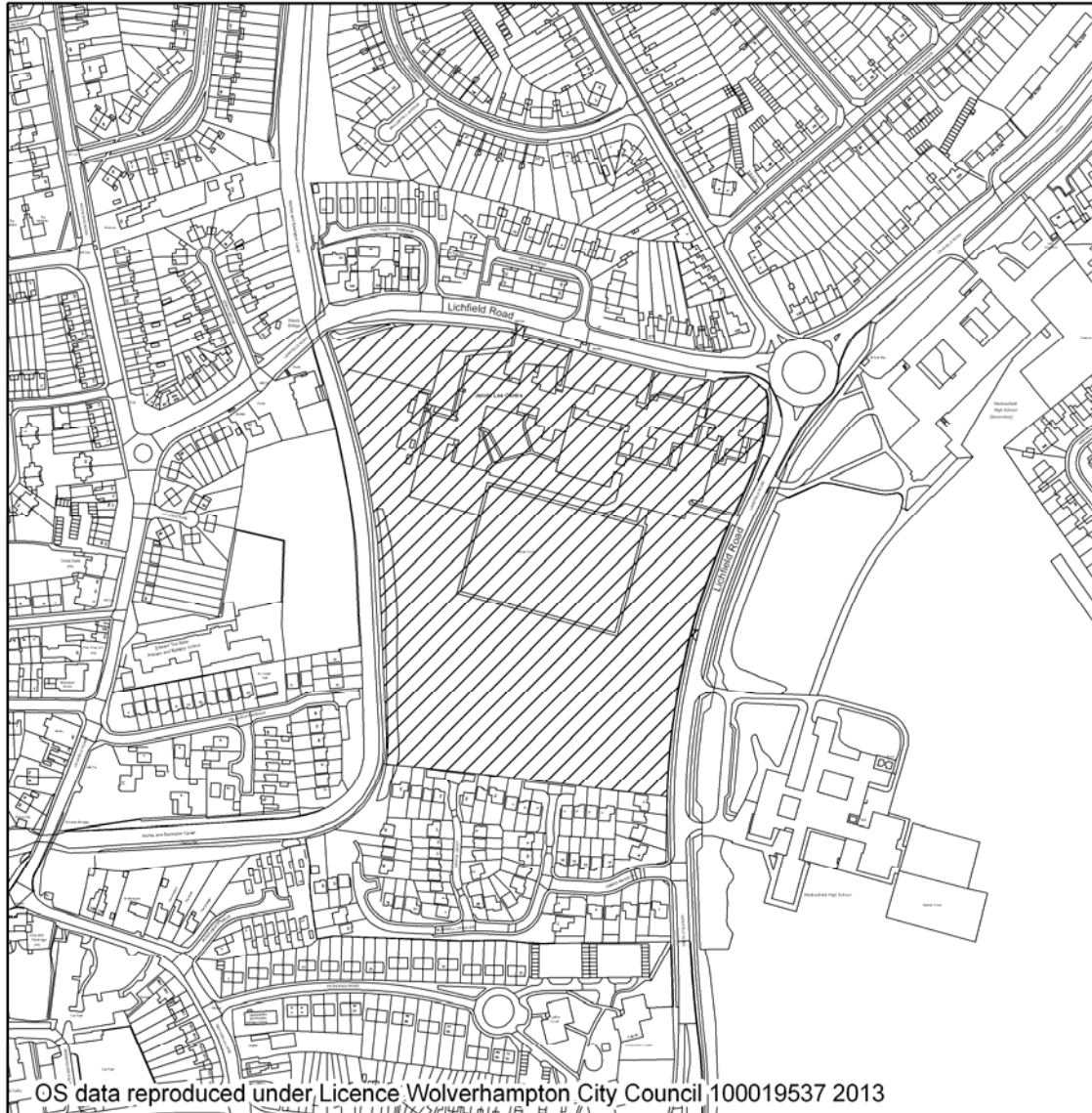
- Limit maximum number of dwellings to 217
- Floor plans of dwellings
- Limit minimum area of open space to 1.6 hectares
- Building recording prior to demolition
- Site waste management plan
- Follow-up badger survey (prior to commencement)
- Bat boxes/bricks
- Materials
- Landscaping (including hard and soft features in the SUDs area)
- Ecology Walkover and Phase 1 Habitat Survey
- Acoustic Survey
- Residential travel plan
- Measures to protect residents during construction including hours of construction
- Levels (existing and proposed)

- Site investigation report
- Tree survey and report
- Tree protection measures
- Drainage (including details of SUDs sufficient to reduce surface water flows back to equivalent greenfield rates)
- Cycle Parking (apartments)
- Refuse storage (apartments)
- Boundary Treatment
- Traffic calming

Case Officer : Jenny Davies

Telephone No : 01902 5608

Head of Planning – Stephen Alexander



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Planning Application No: 11/00627/OUT

Location	Jennie Lee Centre, Lichfield Road, Wednesfield, Wolverhampton		
Plan Scale (approx)	1:5000	National Grid Reference	SJ 394941 300650
Plan Printed	16.05.2013	Application Site Area	67962m ²

Wolverhampton City Council

OPEN INFORMATION ITEM

Committee / Panel	<u>PLANNING COMMITTEE</u>	Date 21 May 2013
Originating Service Group(s)	EDUCATION AND ENTERPRISE	
Contact Officer(s)/	STEPHEN ALEXANDER (Head of Planning)	
Telephone Number(s)	(01902) 555610	
Title/Subject Matter	APPLICATIONS DETERMINED UNDER OFFICER DELEGATION, WITHDRAWN, ETC.	

The attached Schedule comprises planning and other application that have been determined by authorised officers under delegated powers given by Committee, those applications that have been determined following previous resolutions of Planning Committee, or have been withdrawn by the applicant, or determined in other ways, as details. Each application is accompanied by the name of the planning officer dealing with it in case you need to contact them.

The Case Officers and their telephone numbers are Wolverhampton (01902):

Ian Holliday Section Leader (Major applications & Historic Environment) 555630	Alan Murphy Section Leader (Planning Applications) 555632	Martyn Gregory Section Leader (Planning Applications) 551125	Charlotte Morrison Section Leader (Planning Applications, Compliance & Trees) 551357
Jenny Davies (Senior Planning Officer) 555608	Mindy Cheema (Planning Officer) 551360	Phillip Walker (Planning Officer) 555632	Colin Noakes (Planning Officer) 551132
Andy Carter (Planning Officer) 551132	Morgan Jones (Planning Officer) 555637	Ragbir Sahota (Planning Officer) 555616	Ann Wheeldon (Planning Officer) 550348
Mark Elliot (Planning Officer) 555648	Dharam Vir (Planning Officer) 555643	Tracey Homfray (Planning Officer) 555641	Alison McCormick (Tree Officer) 555640
	Marcela Quinones (Planning Officer) 555607	Laleeta Butoy (Trainee Planning Officer) 555605	Andy Fisher (Tree Officer) 555621
	Tom Podd (Planning Officer) 551128	Nussarat Malik (Planning Officer) 550141	Andrew Johnson (Planning Officer) 551123
	Sukwant Grewal (Trainee Planning Officer) 551676		Beth Cooper Compliance Officer 551358

**HEAD OF PLANNING:
STEPHEN ALEXANDER 555610**

FAXES can be sent on 551359 or 558792
E-MAIL development.control@wolverhampton.gov.uk

PLANNING COMMITTEE (21 May 2013)

<u>REFERENCE</u>	<u>SITE ADDRESS</u>	<u>PAGE NO</u>
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13/00220/TMP	Bilston Urban Village Medical Centre, Bankfield Road, Wolverhampton	11
13/00251/FUL	11 Lewis Street, Wolverhampton	11
13/00320/FUL	34 James Street, Wolverhampton	12
13/00346/FUL	2 Princess Square, Wolverhampton	12
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Bilston North		
13/00126/FUL	Claremount House, 15 Claremont Street, Wolverhampton	13
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13/00167/FUL	54 Willenhall Road, Bilston, Wolverhampton	14
13/00168/CPL	54 Willenhall Road, Bilston, Wolverhampton	15
13/00289/FUL	13 Rutland Crescent, Wolverhampton	15
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13/00190/FUL	Billas Bar, Dudley Road, Wolverhampton	19
13/00183/FUL	16 Cross Street South, Wolverhampton	19
13/00228/FUL	Unit 8, Integrity Industrial Estate, Cousins Street	20
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13/00243/RC	106 Rosemary Crescent West, Wolverhampton	21

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13/00277/FUL	Fordhouses Medical Centre, 68 Marsh Lane, Wolverhampton	23
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13/00310/FUL	Staffordshire Volunteer, Collingwood Road, Wolverhampton	24
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Graiseley

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13/00257/FUL	20 Oaks Crescent, Wolverhampton	34
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Heath Town

13/00072/FUL	Carver Limited, Littles Lane, Wolverhampton	35
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Spring Vale

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13/00255/FUL	Unit 2, Bentley Bridge Park, Bentleybridge Way	73
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The fuller version of this report is available on CMIS

http://wolverhampton.cmis.uk.com/decisionmaking/Meetings/CurrentMeetings/20122013/tabid/131/ctl/ViewCMIS_CommitteeDetails/mid/573/id/1387/Default.aspx

<u>APP REF</u>	11/01001/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	4th October 2011	<u>TARGET DATE</u>	29th November 2011
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Site Adjacent To Bilston Post Office Hall Street Pipes Meadow Wolverhampton		
<u>PROPOSAL</u>	Proposed mixed use development comprising retail at ground floor with residential at first floor and refurbishment of part of the existing adjoining post office building		
<u>APPLICANT</u>	Mr S Singh	<u>AGENT</u>	Tweedale Ltd 265 Tettenhall Road Wolverhampton WV6 0DE
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	23rd April 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00164/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	25th February 2013	<u>TARGET DATE</u>	22nd April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Field View School Lonsdale Road Bilston Wolverhampton WV14 7AE		
<u>PROPOSAL</u>	Two single storey glazed corridor links.		
<u>APPLICANT</u>	Mr Tim Law	<u>AGENT</u>	Mr Andrew Gayler Central Design Consultants The Old Chapel Bilston Street Sedgley DY3 1JB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th March 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00220/TMP	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	5th March 2013	<u>TARGET DATE</u>	30th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Bilston Urban Village Medical Centre Bankfield Road Wolverhampton WV14 0EE		
<u>PROPOSAL</u>	Proposed retention of existing medical practice for an additional three years		
<u>APPLICANT</u>	Mr A Lawley	<u>AGENT</u>	Mr S Cotterill NHS The Lodge George Street Ettingshall Wolverhampton WV2 2LW
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	23rd April 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00251/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	26th March 2013	<u>TARGET DATE</u>	21st May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	11 Lewis Street Wolverhampton WV14 7LZ		
<u>PROPOSAL</u>	Replace front UPVC door and door frame with a timber door and door frame and remove the lead lattice work from the existing windows		
<u>APPLICANT</u>	Mr Mark Thomas	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00320/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	3rd April 2013	<u>TARGET DATE</u>	29th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	34 James Street Wolverhampton WV14 7LY		
<u>PROPOSAL</u>	New front door		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs Mary Page		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00346/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	8th April 2013	<u>TARGET DATE</u>	3rd June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2 Princess Square Wolverhampton WV14 8EH		
<u>PROPOSAL</u>	Change of Use from Hair Dressers (Use Class A1 Retail) to Tanning Studio (Use Class Sui Generis)		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr B Singh		
			Mr M Tufail 269 Somerville Road Small Heath Birmingham B10 9DL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	2nd May 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00369/DEM	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	17th April 2013	<u>TARGET DATE</u>	15th May 2013
<u>TYPE OF APP</u>	Demolition Notification		
<u>SITE</u>	107-119 Oxford Street Bilston Wolverhampton WV14 7EH		
<u>PROPOSAL</u>	Demolition of 13 Redundant brick built sheds		
<u>APPLICANT</u>	Mr Ian McGann	<u>AGENT</u>	Mr Anton Wood Wolverhampton Homes Hickman Avenue Chillington Fields Ind Estate Wolverhampton WV1 2BY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	24th April 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00126/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	5th February 2013	<u>TARGET DATE</u>	2nd April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Claremont House 15 Claremont Street Wolverhampton WV14 6BA		
<u>PROPOSAL</u>	Change of use to a family crisis centre.		
<u>APPLICANT</u>	Claremont House Ltd	<u>AGENT</u>	Mr Terry Poultney 181 Tennyson Way Kidderminster Worcestershire DY10 3YT
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	24th April 2013		
<u>CASE OFFICER</u>	Ms Nussarat Malik		

<u>APP REF</u>	13/00139/ADV	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	21st February 2013	<u>TARGET DATE</u>	18th April 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	City Of Wolverhampton College Bilston Campus Wellington Road Wolverhampton WV14 6BT		
<u>PROPOSAL</u>	Non Illuminated nursery signs		
<u>APPLICANT</u>	Terry Wright	<u>AGENT</u>	Mr Andrew Wilkinson NIS Signs (LEICESTER) Limited 65 Oakland Road Leicester Leicestershire LE2 6AN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	26th March 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00167/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	26th February 2013	<u>TARGET DATE</u>	23rd April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	54 Willenhall Road Bilston Wolverhampton WV14 6NW		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr M Phagura	<u>AGENT</u>	Mr Gurprit Benning GT Designz LTD 82A Holyhead Road Wednesbury WS10 7PA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00168/CPL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	26th February 2013	<u>TARGET DATE</u>	23rd April 2013
<u>TYPE OF APP</u>	Certificate Proposed Lawful Use/Dev		
<u>SITE</u>	54 Willenhall Road Bilston Wolverhampton WV14 6NW		
<u>PROPOSAL</u>	Proposed roof dormer extension to rear elevation		
<u>APPLICANT</u>	Mr M Phagura	<u>AGENT</u>	Mr Gurprit Benning GT Designz LTD 82A Holyhead Road Wednesbury WS10 7PA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00289/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	20th March 2013	<u>TARGET DATE</u>	15th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	13 Rutland Crescent Wolverhampton WV14 6LR		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr H Randhawa	<u>AGENT</u>	Archi-tecture Design Studio Ltd 17 Coleshill Road Birmingham B36 8DT
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00304/DEM	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	25th March 2013	<u>TARGET DATE</u>	22nd April 2013
<u>TYPE OF APP</u>	Demolition Notification		
<u>SITE</u>	5 And 7 Hughes Road Wolverhampton WV14 6QU		
<u>PROPOSAL</u>	Demolish houses.		
<u>APPLICANT</u>	Mr Kenny Aitchison	<u>AGENT</u>	Mr Ian Gladwin Wolverhampton City Council Property Services
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00392/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	26th April 2013	<u>TARGET DATE</u>	21st June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	30 Bilston Road Portobello Wolverhampton WV13 2JL		
<u>PROPOSAL</u>	Wrap around extensions to form additional bedrooms and larger kitchen facilities		
<u>APPLICANT</u>	Mr Hukam Atti	<u>AGENT</u>	Mr Anthony Hope Anthony Hope MCIAT 33 Dark Lane Kinver Staffordshire DY7 6JB
<u>DECISION</u>	Application Withdrawn:		
<u>DATE OF DECISION</u>	1st May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	12/00165/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	16th February 2012	<u>TARGET DATE</u>	12th April 2012
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	119 Himley Crescent Wolverhampton WV4 5BY		
<u>PROPOSAL</u>	Two storey side extension, two storey and single storey rear extensions		
<u>APPLICANT</u>	Mr S. Singh Gurkhal	<u>AGENT</u>	Mr Peter Tyler Seven Design Build 20 Bridgnorth Road Wombourne Wolverhampton Staffordshire WV5 0AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00116/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	8th February 2013	<u>TARGET DATE</u>	5th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	18 Patricia Avenue Wolverhampton WV4 5AQ		
<u>PROPOSAL</u>	Two storey and single storey side extension		
<u>APPLICANT</u>	Mr Manjit Bhuttay	<u>AGENT</u>	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton WV3 7LR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	27th March 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00171/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	22nd February 2013	<u>TARGET DATE</u>	19th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	18 Sutherland Road Wolverhampton WV4 5AR		
<u>PROPOSAL</u>	Single storey semi-detached outbuilding for storage.		
<u>APPLICANT</u>	Mr M Singh	<u>AGENT</u>	Mr D Truran 118 Coniston Road Wolverhampton
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd April 2013		
<u>CASE OFFICER</u>	Ms Ann Wheeldon		

<u>APP REF</u>	13/00181/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	1st March 2013	<u>TARGET DATE</u>	26th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	26 Hornby Road Wolverhampton WV4 5EY		
<u>PROPOSAL</u>	Single storey rear extension with first floor extension above and, dormer window to front elevation		
<u>APPLICANT</u>	Mr Gurdeep S Saini	<u>AGENT</u>	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton WV3 7LR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00190/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	1st March 2013	<u>TARGET DATE</u>	26th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Billas Bar Dudley Road Wolverhampton WV2 3AF		
<u>PROPOSAL</u>	Roller shutters to the front of the shop windows.		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr J Matto	MTC Planning & Design Ltd Barn 5A Sutton Hall Farm Sutton Maddock Telford Shropshire TF11 9NQ		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th April 2013		
<u>CASE OFFICER</u>	Ms Ann Wheeldon		

<u>APP REF</u>	13/00183/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	3rd March 2013	<u>TARGET DATE</u>	28th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	16 Cross Street South Wolverhampton WV2 3JQ		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr Gurpreet S Parmar	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton WV3 7LR		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00228/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	11th March 2013	<u>TARGET DATE</u>	6th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 8 Integrity Industrial Estate Cousins Street Wolverhampton WV2 3DJ		
<u>PROPOSAL</u>	Change of use to bakery and cafe facilities		
<u>APPLICANT</u>	Mrs A Rama	<u>AGENT</u>	Adam Design The White House 194 Penn Road Wolverhampton WV3 0EQ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00230/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	The Park Hall Hotel Park Drive Wolverhampton WV4 5AJ		
<u>PROPOSAL</u>	Changes to existing balcony to rear of the Main Banqueting Hall to add stone balustrading and new steps and pergoda		
<u>APPLICANT</u>	Mr R S Power	<u>AGENT</u>	Mr Richard Taylor ACP Architects Roma Parva Level Two 9 Waterloo Road Wolverhampton WV1 4DJ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	18th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00243/RC	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	14th March 2013	<u>TARGET DATE</u>	9th May 2013
<u>TYPE OF APP</u>	Removing Condition frm Previous Approval		
<u>SITE</u>	106 Rosemary Crescent West Wolverhampton WV4 5AN		
<u>PROPOSAL</u>	An increase to bedroom 1 to the rear, with 2 additional windows on the side elevation (south east) and minor internal layout amendments. To previous planning permission 11/00736/FUL.		
<u>APPLICANT</u>	Mr & Mrs P Pudden	<u>AGENT</u>	Mr Mandeep Sekhon Sigma Home Solutions Ltd 15 Camberley Crescent Ettingshall Park Wolverhampton WV4 6QR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00058/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	24th January 2013	<u>TARGET DATE</u>	21st March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	529 Stafford Road Wolverhampton WV10 6QE		
<u>PROPOSAL</u>	Single storey side and rear extension, and front porch.		
<u>APPLICANT</u>	Mr And Mrs Kudhail	<u>AGENT</u>	Mr Rav Kataria Frontier Services 12 Hillcrest Avenue Great Barr Birmingham B43 6LX
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	24th April 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00157/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	22nd February 2013	<u>TARGET DATE</u>	19th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	780 Stafford Road Wolverhampton WV10 6NT		
<u>PROPOSAL</u>	Front and side extension to existing bungalow		
<u>APPLICANT</u>	Mr Maurice Wright	<u>AGENT</u>	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Compton Wolverhampton WV6 8AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th March 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00264/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	8 Lincoln Green Wolverhampton WV10 8HP		
<u>PROPOSAL</u>	Demolition of existing pre-fabricated building and erection of single storey dwellinghouse		
<u>APPLICANT</u>	Mr John Nicklin	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	19th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00277/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Fordhouses Medical Centre 68 Marsh Lane Wolverhampton WV10 6RU		
<u>PROPOSAL</u>	Single storey flat roof rear extension to existing doctors surgery		
<u>APPLICANT</u>		<u>AGENT</u>	
	Dr P Kharwadkar		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	18th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00302/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	57 Blackbrook Way Wolverhampton WV10 8TB		
<u>PROPOSAL</u>	Two storey side extension with Juliet balcony to the rear elevation		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Thomas Adams		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00310/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	3rd April 2013	<u>TARGET DATE</u>	29th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Staffordshire Volunteer Collingwood Road Wolverhampton WV10 8DX		
<u>PROPOSAL</u>	Application for Change of Use of part of the former public house to hot food takeaway		
<u>APPLICANT</u>	SEP Properties	<u>AGENT</u>	Mr Paul Lees paul lees designs 14 Sonning Drive Wolverhampton WV9 5QN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00415/ADV	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>		<u>TARGET DATE</u>	
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	4 Three Tuns Parade Wolverhampton WV10 6BA		
<u>PROPOSAL</u>	1No. A0 window marketing unit		
<u>APPLICANT</u>	Lloyds Banking Group	<u>AGENT</u>	Debrah McArdle ISG Cathedral ISG Cathedral Boleyn House St Augustines Business Park Whitstable Kent CT5 2QJ
<u>DECISION</u>	Permitted Development:		
<u>DATE OF DECISION</u>	3rd May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00068/FUL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	29th January 2013	<u>TARGET DATE</u>	26th March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Fishing Pool Showell Road Wolverhampton		
<u>PROPOSAL</u>	Infilling of former pond through the importation of inert waste. Creation of a residential caravan site (12 pitches), including ancillary toilet blocks, site management office building, car parking, new vehicular access, amenity space and a new pond.		
<u>APPLICANT</u>	Jack Moody Limited	<u>AGENT</u>	First City Limited 19 Waterloo Road Wolverhampton wv1 4dy
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00084/FUL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	31st January 2013	<u>TARGET DATE</u>	28th March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	451 - 473 Cannock Road Wolverhampton WV10 0RJ		
<u>PROPOSAL</u>	Change of use to vehicle hire with canopied wash-bay and railings (revision to permission 11/00833/FUL)		
<u>APPLICANT</u>	Enterprise Rent-A-Car UK Ltd	<u>AGENT</u>	Paul Williams 85 Hanover Terrace Brighton East Sussex BN2 9SP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00194/TEL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	27th February 2013	<u>TARGET DATE</u>	10th April 2013
<u>TYPE OF APP</u>	Telecommunications PA(not notifications)		
<u>SITE</u>	Land At Junction With Bone Mill Lane And Crown Street Wolverhampton		
<u>PROPOSAL</u>	Removal of existing telecommunications monopole and installation of a new 15 metre high dual user telecommunications monopole with two new cabinets.		
<u>APPLICANT</u>	Vodafone Ltd	<u>AGENT</u>	Mr Sebastian Bowe Mono Consultants Ltd Steam Packet House 76 Cross Street Manchester M2 4JG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00323/FUL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	3 Raynor Parade Raynor Road Wolverhampton WV10 9QY		
<u>PROPOSAL</u>	New shopfront		
<u>APPLICANT</u>	William Hill Organisation Plc	<u>AGENT</u>	Mr Justin Dover Inspired Partnership Ltd Ash House Cook Way Taunton Somerset TA2 6BJ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th May 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00324/ADV	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	3 Raynor Parade Raynor Road Wolverhampton WV10 9QY		
<u>PROPOSAL</u>	Installation of internally illuminated fascia sign and projecting blade sign		
<u>APPLICANT</u>	William Hill Organisation Plc	<u>AGENT</u>	Mr Justin Dover Inspired Partnership Limited Ash House Cook Way Taunton Somerset TA2 6BJ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th May 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00317/FUL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	29th April 2013	<u>TARGET DATE</u>	24th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 4 Showell Road Wolverhampton WV10 9NJ		
<u>PROPOSAL</u>	Change of use from Use Class B2 (General Industrial) to Use Class B8 (Storage and Distribution).		
<u>APPLICANT</u>	Mr Gurdial Basra	<u>AGENT</u>	Mr Paul Lees Paul Lees Designs 14 Sonning Drive Wolverhampton WV9 5QN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00305/FUL	<u>WARD</u>	East Park
<u>DATE VALID</u>	25th March 2013	<u>TARGET DATE</u>	20th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	55 Denmore Gardens Wolverhampton WV1 2BN		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr Joseph	<u>AGENT</u>	HSM Planning 34 Bee Lane Wolverhampton WV10 6LF
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th April 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	12/01228/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	24th October 2012	<u>TARGET DATE</u>	19th December 2012
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Land Opposite 127 Millfields Road Wolverhampton		
<u>PROPOSAL</u>	Erection of offices and associated parking.		
<u>APPLICANT</u>	Mr Rajdeep Singh	<u>AGENT</u>	Mr Paul Simkin Thorne Architecture Ltd The Creative Industries Centre Wolverhampton Science Park Glaisher Drive Wolverhampton WV10 9TG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Ms Ann Wheeldon		

<u>APP REF</u>	13/00070/REM	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	27th January 2013	<u>TARGET DATE</u>	24th March 2013
<u>TYPE OF APP</u>	Approval of Reserved Matters		
<u>SITE</u>	Land Between 4 And 10 Wessex Road Wolverhampton		
<u>PROPOSAL</u>	Proposed residential development comprising a pair of two storey semi-detached houses with associated access and parking.		
<u>APPLICANT</u>	Vanburgh Construction Ltd	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	27th March 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00175/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	27th February 2013	<u>TARGET DATE</u>	24th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Builders Arms Public House Derry Street Wolverhampton WV2 1EY		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr D Lal	<u>AGENT</u>	Mr G Kitaure Gurmukhi Building Design Ltd The Old School House School Road Moseley Birmingham B13 9SW
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00189/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	1st March 2013	<u>TARGET DATE</u>	26th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 1 Webner Industrial Estate Ettingshall Road Ettingshall Wolverhampton WV2 2LD		
<u>PROPOSAL</u>	Change of use to dance hall (use class D2) for dance and cheer group classes		
<u>APPLICANT</u>	<u>AGENT</u>		
Miss Sharon Fowler			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00153/FUL	<u>WARD</u>	Fallings Park
<u>DATE VALID</u>	21st February 2013	<u>TARGET DATE</u>	18th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2 Copes Crescent Wolverhampton WV10 0SL		
<u>PROPOSAL</u>	Two storey and single storey rear extension		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr R Sherman			
Mr M Kaszuba 16 Lingfield Avenue Fordhouses Wolverhampton WV10 6NZ			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00163/FUL	<u>WARD</u>	Fallings Park
<u>DATE VALID</u>	25th February 2013	<u>TARGET DATE</u>	22nd April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	15 Mill Lane Wednesfield Wolverhampton WV11 1DQ		
<u>PROPOSAL</u>	Single storey rear extension to replace existing conservatory		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs Kelly Hard		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd April 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00295/FUL	<u>WARD</u>	Fallings Park
<u>DATE VALID</u>	9th April 2013	<u>TARGET DATE</u>	4th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	101 Deyncourt Road Wolverhampton WV10 0SY		
<u>PROPOSAL</u>	Enlarged vehicular access and new boundary walling/fencing		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr & Mrs Sean Roberts		
			Mr Mike Borgars Armstrong Walker Millhaven Barn Bradley Lane Haughton Stafford Staffordshire ST18 9DL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd May 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00340/FUL	<u>WARD</u>	Fallings Park
<u>DATE VALID</u>	5th April 2013	<u>TARGET DATE</u>	31st May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	64 Long Knowle Lane Wolverhampton WV11 1JH		
<u>PROPOSAL</u>	Two storey side extension		
<u>APPLICANT</u>	Mr Ian Haynes	<u>AGENT</u>	Mr Myk Kaszuba 16 Lichfield Avenue Fordhouses Wolverhampton WV10 6NZ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th April 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00064/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	25th January 2013	<u>TARGET DATE</u>	22nd March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	56 Oak Street Wolverhampton WV3 0AQ		
<u>PROPOSAL</u>	Erection of 1 No. two bedroom dwelling		
<u>APPLICANT</u>	Mr R Lal	<u>AGENT</u>	Mr Gurprit Benning GT Designz LTD 82A Holyhead Road Wednesbury WS10 7PA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	18th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00149/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	21st February 2013	<u>TARGET DATE</u>	18th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	72A Burleigh Road Wolverhampton WV3 0HL		
<u>PROPOSAL</u>	Retrospective Planning Permission. Amendments to ground floor front elevation from previously approved planning application 09/00982/FUL		
<u>APPLICANT</u>		<u>AGENT</u>	
Mrs Patel		Mr Christopher Smith	
		8 Windsor Walk	
		Darlaston	
		Wednesbury	
		WS10 8YH	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	27th March 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00158/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	22nd February 2013	<u>TARGET DATE</u>	19th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	12 Yew Street Wolverhampton WV3 0DA		
<u>PROPOSAL</u>	Two storey side extension, single storey rear extension and detached outbuilding		
<u>APPLICANT</u>		<u>AGENT</u>	
Mr Anthony Johnson			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	26th March 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00212/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	7th March 2013	<u>TARGET DATE</u>	2nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	8A St Marks Road Wolverhampton WV3 0QH		
<u>PROPOSAL</u>	Proposed single storey extensions to the internal courtyard area, demolition of existing garage and create facility to provide new customer car park.		
<u>APPLICANT</u>	The Midcounties Co-Operative Limited	<u>AGENT</u>	Mr Stephen Cox Gould Singleton Architects Earls Way Halesowen B63 3HR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00257/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	20 Oaks Crescent Wolverhampton WV3 9SA		
<u>PROPOSAL</u>	Conversion of dwellinghouse into four, one bedroom apartments, provide new parking spaces on frontage and demolition of side garage.		
<u>APPLICANT</u>	Mr Peter Divincenzo	<u>AGENT</u>	Mr Paul Flannery PWF Architectural Services 82 Taunton Avenue Fordhouses Wolverhampton WV10 6PW
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	25th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00393/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	29th April 2013	<u>TARGET DATE</u>	24th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	155 St Marks Road Wolverhampton WV3 0QN		
<u>PROPOSAL</u>	Proposed new Pavement crossing		
<u>APPLICANT</u>	Select Lifestyles Ltd	<u>AGENT</u>	Mr Karl Grace Karl Grace Design Ltd Woodlands Design Studio 20 Lichfield Rd Sandhills Walsall WS9 9PE
<u>DECISION</u>	Permitted Development:		
<u>DATE OF DECISION</u>	1st May 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00072/FUL	<u>WARD</u>	Heath Town
<u>DATE VALID</u>	28th January 2013	<u>TARGET DATE</u>	25th March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Carver Limited Littles Lane Wolverhampton WV1 1JY		
<u>PROPOSAL</u>	Erection of replacement showroom, office and warehouse building.		
<u>APPLICANT</u>	Mr Henry Carver	<u>AGENT</u>	Mr Justin Hughes PJ Barnett Associates Waterloo House 92-94 Chapel Ash Wolverhampton WV3 0TY England
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	11th April 2013		
<u>CASE OFFICER</u>	Mr Richard Pitt		

<u>APP REF</u>	13/00210/FUL	<u>WARD</u>	Heath Town
<u>DATE VALID</u>	6th March 2013	<u>TARGET DATE</u>	1st May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Doctors Surgery 1 Tudor Road Wolverhampton WV10 0LS		
<u>PROPOSAL</u>	Single storey extension		
<u>APPLICANT</u>			<u>AGENT</u>
Tudor Medical Centre			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	19th April 2013		
<u>CASE OFFICER</u>	Ms Ann Wheeldon		

<u>APP REF</u>	12/00908/FUL	<u>WARD</u>	Merry Hill
<u>DATE VALID</u>	31st August 2012	<u>TARGET DATE</u>	26th October 2012
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	The Bradmore Garage Trysull Road Wolverhampton WV3 7JF		
<u>PROPOSAL</u>	Demolition of existing garage, sales/repair workshop and erection of four dwellings (Two pair of semis)		
<u>APPLICANT</u>			<u>AGENT</u>
Mr D Curley			
Mr Steve Hyde Tweedale 265 Tettenhall Road Wolverhampton WV6 0DE			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th April 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00065/FUL	<u>WARD</u>	Merry Hill
<u>DATE VALID</u>	24th January 2013	<u>TARGET DATE</u>	21st March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	38 Trysull Gardens Wolverhampton WV3 7LD		
<u>PROPOSAL</u>	Single storey side extension, new porch and front canopy roof		
<u>APPLICANT</u>	Mr Turner	<u>AGENT</u>	Mr Stuart Walters Oakham Design Ltd Clee View Barn Edge Hill Drive Sedgley DY3 3RH
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00196/FUL	<u>WARD</u>	Merry Hill
<u>DATE VALID</u>	5th March 2013	<u>TARGET DATE</u>	30th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	82 Bhylls Lane Wolverhampton WV3 8DZ		
<u>PROPOSAL</u>	Single storey side and rear extension, alterations to roof with dormer windows to rear and front porch		
<u>APPLICANT</u>	Ms M Mazzei	<u>AGENT</u>	Mr Peter Tyler Seven Design Build 20 Bridgnorth Road Wombourne Wolverhampton Staffordshire WV5 0AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th April 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00298/FUL	<u>WARD</u>	Merry Hill
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	14 Bhylls Crescent Wolverhampton WV3 8DX		
<u>PROPOSAL</u>	Single storey side and rear extension.		
<u>APPLICANT</u>	Mrs H Howard	<u>AGENT</u>	Miss Hannah Grinsted Roscrowden Frankley Lodge Road Northfield Birmingham B31 5PX
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	26th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00206/FUL	<u>WARD</u>	Oxley
<u>DATE VALID</u>	26th February 2013	<u>TARGET DATE</u>	9th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	The Droveaway Wolverhampton		
<u>PROPOSAL</u>	Telecommunications - Replacement of 17.5metre high monopole with 17.5metre high dual user monopole housing three antennas and two radio equipment cabinets. One existing radio cabinet to be retained.		
<u>APPLICANT</u>	Vodafone Ltd	<u>AGENT</u>	Mr Scott Bracken Mono Consultants Ltd Steam Packet House 1st Floor 76 Cross Street Manchester M2 4JG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00376/TR	<u>WARD</u>	Oxley
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	Lloyds TSB Pendeford Business Park Wobaston Road Wolverhampton, WV9 5HG		
<u>PROPOSAL</u>	Pruning as per Specification		
<u>APPLICANT</u>	Ms Michelle Oliver	<u>AGENT</u>	Mr Chris Mizon Salcey Group Ltd 2 Silverstone Business Park Shacks Barn Farm Silverstone Northants, NN12 8TB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	19th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00125/TR	<u>WARD</u>	Park
<u>DATE VALID</u>	12th February 2013	<u>TARGET DATE</u>	9th April 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	Glen Garry 72 Finchfield Road Wolverhampton, WV3 9LG		
<u>PROPOSAL</u>	Fell four trees along the frontage of Finchfield Road - 2No Lawson Cypress 1No large Cedar 1No small Cedar The reasons for felling the trees are that branches have fallen onto parked cars on more than one occasion. The crowns of the two Cedar trees are sparse and there is extensive needle drop - the trees are in decline.		
<u>APPLICANT</u>	Sam Evans	<u>AGENT</u>	Bob Smith Wolverhampton Tree Service Building No2 Smestow Bridge Industrial Estate Bridgnorth Road Wombourne Wolverhampton, WV5 8AY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00140/ADV	<u>WARD</u>	Park
<u>DATE VALID</u>	26th February 2013	<u>TARGET DATE</u>	23rd April 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	Wolverhampton College Wulfrun Campus Paget Road Wolverhampton WV6 0DU		
<u>PROPOSAL</u>	Non illuminated Nursery Signs		
<u>APPLICANT</u>	Mr Terry Wright	<u>AGENT</u>	Mr Andy Wilkinson NIS Signs (LEICESTER) Ltd 65 Oakland Road Leicester Leicestershire LE2 6AN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	27th March 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00229/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	12th March 2013	<u>TARGET DATE</u>	7th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	First Floor And Second Floor 24A Chapel Ash Wolverhampton WV3 0TN		
<u>PROPOSAL</u>	Conversion of upper floors from offices (Use Class B1) to apartments (Use Class C3).		
<u>APPLICANT</u>	Mr John Widdowson	<u>AGENT</u>	Mr Andrew Denham Eclipse Architecture 40 New Road Stourbridge DY8 1PA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	12th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00308/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	28th March 2013	<u>TARGET DATE</u>	23rd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	35 Avenue Road Wolverhampton WV3 9JS		
<u>PROPOSAL</u>	First floor side extension and single storey rear extension.		
<u>APPLICANT</u>	Mr & Mrs Joshi	<u>AGENT</u>	Thorne Architecture Ltd Creative Industries Centre Glaisher Drive Wolverhampton WV10 9TG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00357/TR	<u>WARD</u>	Park
<u>DATE VALID</u>	12th April 2013	<u>TARGET DATE</u>	7th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	63 Finchfield Road Wolverhampton WV3 9LQ		
<u>PROPOSAL</u>	1 No. Yew: Fell. Replace with another tree more distant from property (species subject to Local Authority approval).		
<u>APPLICANT</u>	Mr Christopher Hasluck	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	12th April 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00156/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	21st February 2013	<u>TARGET DATE</u>	18th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	9 Scott Avenue Wolverhampton WV4 4HJ		
<u>PROPOSAL</u>	First floor side extension and single storey rear storey.		
<u>APPLICANT</u>	Mr Abinash Multani	<u>AGENT</u>	Mr Sanjeev Kumar 10 Walnut Drive Finchfield Wolverhampton WV3 9EY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	1st May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00160/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	23rd February 2013	<u>TARGET DATE</u>	20th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	3C Woodfield Avenue Wolverhampton WV4 4AG		
<u>PROPOSAL</u>	Single storey rear extension.		
<u>APPLICANT</u>	Mr & Mrs S Mason	<u>AGENT</u>	Mr Michael Davies 7 Millpool Close Wombourne Wolverhampton WV5 8HS
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	27th March 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00182/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	1st March 2013	<u>TARGET DATE</u>	26th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	7 Mason Crescent Wolverhampton WV4 4DT		
<u>PROPOSAL</u>	Two storey side and single storey rear extension		
<u>APPLICANT</u>		<u>AGENT</u>	
Mr Carl Nash		Mr Robert Pickering Robert Pickering Building Design 94 Amos Lane Wednesfield Wolverhampton WV11 1IZ	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00226/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	12th March 2013	<u>TARGET DATE</u>	7th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	4 Springhill Lane Wolverhampton WV4 4SH		
<u>PROPOSAL</u>	To convert existing shop side show room to single car parking garage		
<u>APPLICANT</u>		<u>AGENT</u>	
Mr Peter Skilton			
<u>DECISION</u>	Application Withdrawn:		
<u>DATE OF DECISION</u>	16th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00254/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	4 Coalway Avenue Wolverhampton WV3 7LT		
<u>PROPOSAL</u>	Single storey rear extension (Amendment to previously approved planning application 12/01200/FUL)		
<u>APPLICANT</u>	Mr Jirh	<u>AGENT</u>	Mr Peter Tyler 20 Bridgnorth Road Wombourne Wolverhampton WV5 0AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00262/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Wisteria Cottage 37 Wakeley Hill Wolverhampton WV4 5RA		
<u>PROPOSAL</u>	Side and rear dormer windows (both windows to be constructed from clear glazing).		
<u>APPLICANT</u>	Mr Mark Ralston	<u>AGENT</u>	Mr Ian Wright 31A Edgewood Road Rednal Birmingham B45 8SB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	17th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00269/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	20th March 2013	<u>TARGET DATE</u>	15th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	53 Lytton Avenue Wolverhampton WV4 4HL		
<u>PROPOSAL</u>	Two storey side extension and single storey rear extension		
<u>APPLICANT</u>	Mr & Mrs P Dulai	<u>AGENT</u>	Mr M Mistry Mistry Design Services 52 Carpenters House Himley Crescent Goldthrn Park Wolverhampton WV4 5DE
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00271/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	20th March 2013	<u>TARGET DATE</u>	15th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	14 Goldthorn Crescent Wolverhampton WV4 5TX		
<u>PROPOSAL</u>	Single storey rear extension, conversion of garage to living accommodation and construction of bay window to front elevation.		
<u>APPLICANT</u>	Mr R Sahota	<u>AGENT</u>	Mr E Purchase Detail inc ltd 62 Great Hampton Street Birmingham B18 6EL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	19th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00291/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	25th March 2013	<u>TARGET DATE</u>	20th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	21 Woodhall Road Wolverhampton WV4 4DL		
<u>PROPOSAL</u>	Single storey side extension		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Ronald Rhodes		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	25th April 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00334/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	3rd April 2013	<u>TARGET DATE</u>	29th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	304 Penn Road Wolverhampton WV4 4AQ		
<u>PROPOSAL</u>	Proposed single storey rear extension		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr. Andrew Richards		Mr. Stuart Walters Oakham Design Ltd Clee View Barn Edgehill Drive Northway Sedgley
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00330/TR	<u>WARD</u>	Penn
<u>DATE VALID</u>	4th April 2013	<u>TARGET DATE</u>	30th May 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	11 Enderby Drive Wolverhampton WV4 5QU		
<u>PROPOSAL</u>	Lime rear garden: Rot in base - Fell		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs Horton		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00335/TR	<u>WARD</u>	Penn
<u>DATE VALID</u>	5th April 2013	<u>TARGET DATE</u>	31st May 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	6 Muchall Road Wolverhampton WV4 5SE		
<u>PROPOSAL</u>	Cedar tree front garden adjacent to Muchall Rd. Excessive branch drop: Fell		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Harmel Sangha		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00338/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	8th April 2013	<u>TARGET DATE</u>	3rd June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	125 Canterbury Road Wolverhampton WV4 4EQ		
<u>PROPOSAL</u>	Single storey side extension		
<u>APPLICANT</u>	Mr & Mrs M Slater	<u>AGENT</u>	Mr Michael Davies 7 Millpool Close Wombourne Wolverhampton WV5 8HS
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	1st May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00356/TR	<u>WARD</u>	Penn
<u>DATE VALID</u>	12th April 2013	<u>TARGET DATE</u>	7th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	16 Dewsbury Drive Wolverhampton WV4 5RQ		
<u>PROPOSAL</u>	1 No. Oak tree: Reduce crown by 2m (height and spread).		
<u>APPLICANT</u>	Mr Paul Tranter	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	12th April 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00438/TR	<u>WARD</u>	Penn
<u>DATE VALID</u>	7th May 2013	<u>TARGET DATE</u>	2nd July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	2 The Fold Wolverhampton WV4 5QY		
<u>PROPOSAL</u>	Elm tree frontage: Clear street lamp by 1- 00 metre. Remove branch over light at fork. Remove lower pendulous branchlets from remainder. Remove two Stubb ends towards house. Remove lowest branch over drive towards road. 2 braches over drive prune back to 300 - 450 mm from previous pruning points.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Amrik Sekhon		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	12/01390/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	21st November 2012	<u>TARGET DATE</u>	16th January 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Lomas Street Halls Lomas Street Wolverhampton		
<u>PROPOSAL</u>	Construction of a multi-use games area with fencing and floodlights.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Paul Davis		Mr Neil McHugh MUGA UK Ltd Mill Farm Hathern Road Shepshed Leicestershire LE12 9RP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00031/ADV	<u>WARD</u>	St Peters
<u>DATE VALID</u>	15th April 2013	<u>TARGET DATE</u>	10th June 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	Lloyds Bank Queen Square Wolverhampton WV1 1TE		
<u>PROPOSAL</u>	Four internally illuminated individual letter signs, a wall mounted name plate, an internal window vinyl, a wall mounted panel and an internally illuminated hanging sign.		
<u>APPLICANT</u>	Lloyds Banking Group	<u>AGENT</u>	Miss Alexandra French Futura Olympia House Lockwood Court Middleton Grove Leeds LS11 5TY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00128/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	12th February 2013	<u>TARGET DATE</u>	9th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	MB Block University Of Wolverhampton Stafford Street Whitmore Reans Wolverhampton ,WV1 1RY		
<u>PROPOSAL</u>	Part demolition of existing MB building and erection of a new science building.		
<u>APPLICANT</u>	University Of Wolverhampton	<u>AGENT</u>	Mr David Green Delta Planning 1 Chester Court 1677A High Street Knowle Solihull, B93 0LL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th March 2013		
<u>CASE OFFICER</u>	Ms Jenny Davies		

<u>APP REF</u>	13/00129/CON	<u>WARD</u>	St Peters
<u>DATE VALID</u>	12th February 2013	<u>TARGET DATE</u>	9th April 2013
<u>TYPE OF APP</u>	Conservation Area Consent		
<u>SITE</u>	MB Block University Of Wolverhampton Stafford Street Whitmore Reans Wolverhampton WV1 1RY		
<u>PROPOSAL</u>	Part demolition of existing MB building and erection of a new science building		
<u>APPLICANT</u>	University Of Wolverhampton	<u>AGENT</u>	Mr David Green Delta Planning 1 Chester Court 1677A High Street Knowle Solihull, B93 0LL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th March 2013		
<u>CASE OFFICER</u>	Ms Jenny Davies		

<u>APP REF</u>	13/00170/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	26th February 2013	<u>TARGET DATE</u>	23rd April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	10 Morley Grove Wolverhampton WV6 0LX		
<u>PROPOSAL</u>	First floor side extension and single storey rear extension.		
<u>APPLICANT</u>	Mr J Singh	<u>AGENT</u>	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton Wv3 7LR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00232/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	19th March 2013	<u>TARGET DATE</u>	14th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	9 Lichfield Street City Centre Wolverhampton WV1 1EA		
<u>PROPOSAL</u>	Proposed replacement entrance door and screen		
<u>APPLICANT</u>	Quest Retail Ltd.	<u>AGENT</u>	Mr Shaun Gill designtobuild 159 Ivyhouse Lane Coseley Dudley WV14 9LA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00233/LBC	<u>WARD</u>	St Peters
<u>DATE VALID</u>	12th March 2013	<u>TARGET DATE</u>	7th May 2013
<u>TYPE OF APP</u>	Listed Building Consent		
<u>SITE</u>	9 Lichfield Street City Centre Wolverhampton WV1 1EA		
<u>PROPOSAL</u>	Proposed replacement entrance door and screen		
<u>APPLICANT</u>	Quest Retail Ltd.	<u>AGENT</u>	Mr Shaun Gill designtobuild 159 Ivyhouse Lane Coseley Dudley WV14 9LA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00259/TMP	<u>WARD</u>	St Peters
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Temporary Planning Permission		
<u>SITE</u>	Land West Of Junction With Bilston Street St Georges Parade Wolverhampton		
<u>PROPOSAL</u>	Proposed pay and display surface car park		
<u>APPLICANT</u>	R.W. Alleman Ltd	<u>AGENT</u>	Eric Hudson Eric Hudson Architect Morning Wood St. Micheals Tenbury Wells Worcestershire WR15 8TG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	23rd April 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00299/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Former Dental Surgery Above 111, 112,113 And 114 Salop Street City Centre Wolverhampton WV3 0SR		
<u>PROPOSAL</u>	Proposed change of use to create four flats		
<u>APPLICANT</u>	GLS	<u>AGENT</u>	Adam Design The White House 194 Penn Road Wolverhampton WV3 0EQ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00326/ADV	<u>WARD</u>	St Peters
<u>DATE VALID</u>	5th April 2013	<u>TARGET DATE</u>	31st May 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	The Goalpost 107 Waterloo Road Wolverhampton WV1 4RB		
<u>PROPOSAL</u>	1 X Internally illuminated Header Panel to existing post 3 X Internally illuminated Fascia's with pushed through acrylic & vinyl text 2 X Non illuminated amenity boards		
<u>APPLICANT</u>	Punch Taverns (PLT) Ltd	<u>AGENT</u>	Mrs Deborah Pitt Sign Specialists Ltd 19 Oxleatow Road East Moons Moat Industrial Est Redditch Worcestershire, B98 0RE
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th April 2013		
<u>CASE OFFICER</u>	Mr Morgan Jones		

<u>APP REF</u>	13/00333/LBC	<u>WARD</u>	St Peters
<u>DATE VALID</u>	15th April 2013	<u>TARGET DATE</u>	10th June 2013
<u>TYPE OF APP</u>	Listed Building Consent		
<u>SITE</u>	Lloyds Bank Queen Square Wolverhampton WV1 1TE		
<u>PROPOSAL</u>	Four internally illuminated individual letter signs, a wall mounted name plate, an internal window vinyl, a wall mounted panel and an internally illuminated hanging sign.		
<u>APPLICANT</u>	Lloyds Banking Group	<u>AGENT</u>	Miss Alexandra French Futurama Olympia House Lockwood Court Middleton Grove Leeds LS11 5TY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00088/ADV	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	1st February 2013	<u>TARGET DATE</u>	29th March 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	Gate Hangs Well Public House 128 Hurst Road Lanesfield Wolverhampton WV14 9EU		
<u>PROPOSAL</u>	Installation of fascia and car park signage, a gantry sign and a wall panel sign		
<u>APPLICANT</u>	Tesco Stores Ltd	<u>AGENT</u>	Mrs Joanne Rams CgMs 7th Floor 140 London Wall London EC2Y 5DN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00089/RC	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	1st February 2013	<u>TARGET DATE</u>	29th March 2013
<u>TYPE OF APP</u>	Removing Condition frm Previous Approval		
<u>SITE</u>	Gate Hangs Well Public House 128 Hurst Road Lanesfield Wolverhampton WV14 9EU		
<u>PROPOSAL</u>	Variation of condition 2 and 5 of planning permission 12/00707/VV to amend parking layout and remove windows from rear elevation		
<u>APPLICANT</u>	Tesco Stores Ltd	<u>AGENT</u>	Mrs Joanne Rams CgMs 7th Floor 140 London Wall London EC2Y 5DN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00209/FUL	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	5th March 2013	<u>TARGET DATE</u>	30th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2 Tern Close Wolverhampton WV4 6AU		
<u>PROPOSAL</u>	Two storey side extension, single storey rear extension and front porch/canopy/bay window.		
<u>APPLICANT</u>	Mr S Jones	<u>AGENT</u>	Mr Stuart Walters Oakham Design Ltd Clee View Barn Bridge Hill Drive Sedgley DY3 3RH
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th April 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00431/TR	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	3rd May 2013	<u>TARGET DATE</u>	28th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	1 Hall Lane Wolverhampton WV14 9RJ		
<u>PROPOSAL</u>	Ash front garden: Reduce extended laterals by up to 50% to suitable pruning point. Reduce _ balance canopy by up to 1/3rd.		
<u>APPLICANT</u>	Mr Alan Watkins	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	12/00764/TR	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	11th July 2012	<u>TARGET DATE</u>	5th September 2012
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	10B Stockwell Road Wolverhampton WV6 9AX		
<u>PROPOSAL</u>	2 x Sycamores, Frontage: Crown Lift to 6m 3-4 Major Limbs. 1x Yew: Minor Shaping. 1x Whitebeam in 10A: Prune to Boundary. Rear Garden. 1x Weeping Willow: Crown Lift Min 1.8m. Reduce to create Balanced Form. Laburnum: Minor shaping. Cherry and Rowan: prune to above previous pruning points. Rear Garden of 10A (Written Consent required from the Owner) Fell 3x Sycamore: 1x small self set Nr House. 1x Previously Pollarded. 1x Rear Garden		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Anoop Nath		
<u>DECISION</u>	Application Withdrawn:		
<u>DATE OF DECISION</u>	9th April 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00027/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	14th January 2013	<u>TARGET DATE</u>	11th March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	25 Lothians Road Wolverhampton WV6 9PN		
<u>PROPOSAL</u>	Two storey side extension and ground floor front extension		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr G. Cheema		Mandeep Sekhon Sigma Home Solutions Ltd 15 Camberley Crescent Ettingshall Park Wolverhampton WV4 6QR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00179/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	4th March 2013	<u>TARGET DATE</u>	29th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	15 Davenport Road Tettenhall Wolverhampton WV6 8RN		
<u>PROPOSAL</u>	Proposed conservatory		
<u>APPLICANT</u>	Mr George Constantinou	<u>AGENT</u>	Mr Stephen Capper Stephen Capper Design & Planning 16 Savey Lane Yoxall Burton Upon Trent Staffordshire DE13 8PD
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00236/RC	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	12th March 2013	<u>TARGET DATE</u>	7th May 2013
<u>TYPE OF APP</u>	Removing Condition frm Previous Approval		
<u>SITE</u>	100 Codsall Road Wolverhampton WV6 9QP		
<u>PROPOSAL</u>	Insertion of additional window (to be fixed closed and obscurely glazed) into the south-west facing gable end, to light the loft space(retrospective) at house under construction on land to the rear of 100 Codsall Road.		
<u>APPLICANT</u>	Mr Vincenzo Borsellino	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	18th April 2013		
<u>CASE OFFICER</u>	Mr Alan Murphy		

<u>APP REF</u>	13/00244/EXT	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	14th March 2013	<u>TARGET DATE</u>	9th May 2013
<u>TYPE OF APP</u>	Extension of time		
<u>SITE</u>	Land Adjacent To 61 Wergs Road Wolverhampton		
<u>PROPOSAL</u>	To extend the life of planning permission 10/00421/EXT - Erection of one 5 bed detached dwelling.		
<u>APPLICANT</u>	Mr And Mrs P Hudson	<u>AGENT</u>	Mr J McAlster MTC Planning and Design Ltd Barn 5A Sutton Hall Farm Sutton Maddock Telford Shropshire TF11 9NQ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th April 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00276/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	21st March 2013	<u>TARGET DATE</u>	16th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	1 The Orchard Aldersley Wolverhampton WV6 9PF		
<u>PROPOSAL</u>	Single storey rear conservatory		
<u>APPLICANT</u>	Mrs Sarah Stimpson	<u>AGENT</u>	Mr Shiraz Riaz Everest Ltd Unit 7, North Orbital Commercial Park Napsbury Lane St. Albans Hertfordshire, AL1 1XB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00307/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	28th March 2013	<u>TARGET DATE</u>	9th May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	24 Danescourt Road Wolverhampton WV6 9BG		
<u>PROPOSAL</u>	Application of works is for a cherry tree in the rear garden to be reduced by 5 to 6 ft in height and match sides to get it back into shape after being previously heavily pollarded and crown thin by 25% to get back to a more natural shape and maintain it properly reasons for work are to get a more natural looking tree and to let more light into garden and away from cables running across the garden retaining the tree in a better shape to stop nuisance without felling.		
<u>APPLICANT</u>	Mr Tom Taylor	<u>AGENT</u>	Mr Thomas Taylor Green co tree surgeons The smallholding Wolverhampton road Gailey Stafford Staffordshire, St195pl
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	17th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00315/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	29th March 2013	<u>TARGET DATE</u>	10th May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	24A Clifton Road Wolverhampton WV6 9AP		
<u>PROPOSAL</u>	T1 Large Sycamore rear garden: Reduce height by 6 metres side laterals by one third and crown thin 25%. T2 Sycamore - Reduce to same height as T1		
<u>APPLICANT</u>	Mr Richard Amor-Wilkes	<u>AGENT</u>	Mr Richard Amor-Wilkes RAW Tree Care 15 Duffield Close Wolverhampton wv8 1xr
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	12th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00327/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	3rd April 2013	<u>TARGET DATE</u>	15th May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	The Mews House 58 Clifton Road Wolverhampton WV6 9AP		
<u>PROPOSAL</u>	Copper Beech: Crown reduction by 1/3rd maximum.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Ms D Davies		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00344/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	9th April 2013	<u>TARGET DATE</u>	21st May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	The Bungalow Church Road Tettenhall Wolverhampton WV6 9AJ		
<u>PROPOSAL</u>	Removal of 1x Cupressus leylandii & 1x Sycamore: on the bank in the rear garden.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Parkin		Mr R Doley Great More Trees 68 Birches Barn Rd Bradmore Wolverhampton WV3 7BN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00354/TR	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	11th April 2013	<u>TARGET DATE</u>	6th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	Wrottesley Residential Home 46 Wrottesley Road Wolverhampton WV6 8SF		
<u>PROPOSAL</u>	Oak tree. Rear garden.T1: Reduce crown spread and height by 2 - 2.5 metres. Reduce lateral over neighbours garden by up to half. Raise crown by removal of 3 low branches. Deadwood		
<u>APPLICANT</u>	Ms Ann Younger	<u>AGENT</u>	Mr Tony Woods Finchfield Tree Services 67 Uplands Avenue Finchfield Wolverhampton WV3 8AD
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	17th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00364/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	16th April 2013	<u>TARGET DATE</u>	28th May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	19 Stockwell Road Wolverhampton WV6 9PG		
<u>PROPOSAL</u>	Lime trees frontage: Crown lift to give 5 metres clearance. Crown thin 15%. Rear garden overhanging Sycamore and Horse Chestnut trees: Prune laterals back by 3 metres and remove low lateral from the Chestnut tree.		
<u>APPLICANT</u>	Dr Mohammed Ilyas	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00390/TR	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	23rd April 2013	<u>TARGET DATE</u>	18th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	2 The Orchard Aldersley Wolverhampton WV6 9PF		
<u>PROPOSAL</u>	Oak tree rear garden: Crown reduction 30% _ dead wood		
<u>APPLICANT</u>	Mr Simon Lester	<u>AGENT</u>	Mr Paul Abel 24 Southfield Grove Wolverhampton WV3 8DP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	23rd April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00434/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	3rd May 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	16 Danescourt Road Wolverhampton WV6 9BG		
<u>PROPOSAL</u>	Holly tree rear garden: Fell		
<u>APPLICANT</u>	Mrs Emma Jenvey	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00111/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	5th February 2013	<u>TARGET DATE</u>	2nd April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	15 Forton Close Wolverhampton WV6 8AY		
<u>PROPOSAL</u>	Two storey side extension		
<u>APPLICANT</u>	Ms Linda Robson	<u>AGENT</u>	Mr David Darling Aristocraft 106 Wood View Brown Shore Lane Essington Wolverhampton South Staffordshire WV11 2AG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th April 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00121/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	11th February 2013	<u>TARGET DATE</u>	8th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	29 Woodcote Road Wolverhampton WV6 8LP		
<u>PROPOSAL</u>	Demolition of existing garage. Two storey side and single storey rear extension.		
<u>APPLICANT</u>	Mr Michael McGovern	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th March 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00172/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	1st March 2013	<u>TARGET DATE</u>	
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Dog And Gun Public House Wrottesley Road Wolverhampton WV6 8SB		
<u>PROPOSAL</u>	Relocation of existing timber smoking shelter with small section of new paving.		
<u>APPLICANT</u>	Mitchells & Butlers	<u>AGENT</u>	Mr Lee Andrew ABA Architecture Studio 5 Globe Works Penistone Rd Sheffield South Yorkshire S6 3AE
<u>DECISION</u>	Application Withdrawn:		
<u>DATE OF DECISION</u>	27th March 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00207/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	6th March 2013	<u>TARGET DATE</u>	1st May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	1 Dippons Mill Close Wolverhampton WV6 8HH		
<u>PROPOSAL</u>	Conversion and extension to existing double garage, and new front driveway		
<u>APPLICANT</u>	Mr Ian Detheridge	<u>AGENT</u>	Mr Andrew Gayler Central Design Consultants The Old Chapel Bilston Street Sedgley DY3 1JB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00223/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	7th March 2013	<u>TARGET DATE</u>	2nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Christ Church Church Road Tettenhall Wood Wolverhampton WV6 8NQ		
<u>PROPOSAL</u>	Installation of eight black powder coated stainless steel mesh window guards, to protect stained glass windows.		
<u>APPLICANT</u>	Tettenhall Wood Parochial Church Council (PCC)	<u>AGENT</u>	Mr John Diddulph Tettenhall Wood PCC C/O Parish Office Church Road Tettenhall Wood Wolverhampton WV6 8NQ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th April 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00227/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	12th March 2013	<u>TARGET DATE</u>	7th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	26 Sabrina Road Wolverhampton WV6 8BP		
<u>PROPOSAL</u>	Proposed extensions to front, side and rear, including garage conversion and roof extension		
<u>APPLICANT</u>	Mr Des O'Neill	<u>AGENT</u>	Mr Allen Bray Capital Design Partnership 68 Bridgnorth Road Wollaston Stourbridge DY8 3PA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th April 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00266/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	19th March 2013	<u>TARGET DATE</u>	14th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	24 Bridgnorth Road Wolverhampton WV6 8AA		
<u>PROPOSAL</u>	Installation of mechanical plant equipment (one refrigeration condenser and three air conditioning units) and associated plant enclosure.		
<u>APPLICANT</u>	Sainsbury's Supermarkets Limited	<u>AGENT</u>	Mr Edward Barrett Turley Associates 9 Colmore Row Birmingham B3 2BJ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th April 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00267/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	19th March 2013	<u>TARGET DATE</u>	14th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	24 Bridgnorth Road Wolverhampton WV6 8AA		
<u>PROPOSAL</u>	External alterations, installation of ATM and display of illuminated advertisements		
<u>APPLICANT</u>	Sainsbury's Supermarkets Limited	<u>AGENT</u>	Mr Edward Barrett Turley Associates 9 Colmore Row Birmingham B3 2BJ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th April 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00331/ADV	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	19th March 2013	<u>TARGET DATE</u>	14th May 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	24 Bridgnorth Road Wolverhampton WV6 8AA		
<u>PROPOSAL</u>	Display of illuminated advertisements		
<u>APPLICANT</u>	Sainsbury's Supermarkets Limited	<u>AGENT</u>	Mr Edward Barrett Turley Associates 9 Colmore Row Birmingham B3 2BJ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th April 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00279/TN	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	21st March 2013	<u>TARGET DATE</u>	2nd May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	16 College Road Wolverhampton WV6 8QE		
<u>PROPOSAL</u>	Sycamore tree-front garden: Crown reduction by 2 - 3 metres. Excessive shading. Remove 4 x lowest branches. Crown thin 15%		
<u>APPLICANT</u>	Mr Ian Spear	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	26th March 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00292/TR	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	26th March 2013	<u>TARGET DATE</u>	21st May 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	53 Woodfield Heights Wolverhampton WV6 8PT		
<u>PROPOSAL</u>	Cedar tree: Fell - excessive branch drop.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Hodson		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	26th March 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00332/TN	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	4th April 2013	<u>TARGET DATE</u>	16th May 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	8 The Holloway Wolverhampton WV6 8LH		
<u>PROPOSAL</u>	Cypress: Reduce height by 4 metres and lightly trim lower section.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr R Alders		Mr T Woods Finchfield Tree Services 67 Uplands Avenue Finchfield Wolverhampton WV3 8AD
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00288/FUL	<u>WARD</u>	Wednesfield North
<u>DATE VALID</u>	18th March 2013	<u>TARGET DATE</u>	13th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	5 Springhill Road Wolverhampton WV11 3AW		
<u>PROPOSAL</u>	Single storey rear extension.		
<u>APPLICANT</u>	Mrs G Ford	<u>AGENT</u>	Mr M Gay 55 Bellencroft Gardens Merry Hill Wolverhampton WV3 8DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	25th April 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00316/FUL	<u>WARD</u>	Wednesfield North
<u>DATE VALID</u>	30th March 2013	<u>TARGET DATE</u>	25th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	226 Wood End Road Wolverhampton WV11 1YQ		
<u>PROPOSAL</u>	Single storey extension to rear		
<u>APPLICANT</u>	Mr Kamal Johal	<u>AGENT</u>	Tony Paul Architecture 50 Mount Road Lanesfield Wolverhampton WV4 6NE
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	12/01225/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	2nd March 2013	<u>TARGET DATE</u>	27th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2 Stubby Lane Wolverhampton WV11 3NW		
<u>PROPOSAL</u>	Two storey side and rear extension with car port conversion		
<u>APPLICANT</u>	Mr Devinder Bains	<u>AGENT</u>	Mr John Bryant JB Architectural Designs
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th April 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	12/01428/ADV	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	4th December 2012	<u>TARGET DATE</u>	29th January 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	50 Wolverhampton Road Heath Town Wolverhampton WV11 1UJ		
<u>PROPOSAL</u>	Externally illuminated advertising hoarding on gable wall		
<u>APPLICANT</u>	Mr Mohammad Suleman	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th April 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00208/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	5th March 2013	<u>TARGET DATE</u>	30th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2 Halecroft Avenue Wolverhampton WV11 1TS		
<u>PROPOSAL</u>	Single storey side extensions and erection of a detached garage		
<u>APPLICANT</u>	Mr Paul Gonsalves	<u>AGENT</u>	Mr Ian Reid 44 Sanstone Road Walsall WS3 3SB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	17th April 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00255/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	22nd March 2013	<u>TARGET DATE</u>	17th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 2 Bentley Bridge Park Bentleybridge Way Wolverhampton WV11 1BP		
<u>PROPOSAL</u>	Alterations to existing shopfront and cladding.		
<u>APPLICANT</u>	Mr David Kidd	<u>AGENT</u>	Mr James Hamilton Focus Design Ltd 15a Parchment Street Winchester Hampshire SO23 8AZ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00256/ADV	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	22nd March 2013	<u>TARGET DATE</u>	17th May 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	Unit 2 Bentley Bridge Park Bentleybridge Way Wolverhampton WV11 1TZ		
<u>PROPOSAL</u>	5 no Internally illuminated signs with 1 no decal sign to existing landlords post sign		
<u>APPLICANT</u>	Mr David Kidd	<u>AGENT</u>	Mr James Hamilton Focus Design Ltd 15a Parchment Street Winchester Hampshire SO23 8AZ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd April 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00261/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	19th March 2013	<u>TARGET DATE</u>	14th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	6 Five Fields Road Wolverhampton WV12 4PG		
<u>PROPOSAL</u>	Single storey front extension and first floor side extension.		
<u>APPLICANT</u>	Mr & Mrs W Palmer	<u>AGENT</u>	Shaun Gill 15, Harlech Way Dudley DY1 2SP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th April 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00300/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 6 Wednesfield Business Park Waddensbrook Lane Wolverhampton WV11 3SF		
<u>PROPOSAL</u>	Proposed change of use to D2 (leisure - children's activity centre)		
<u>APPLICANT</u>	Mr Steven Athwal	<u>AGENT</u>	Mr Ian Lewis Lewis Architecture Limited East Wing Wrottesley Hall Holyhead Road Codsall Wolverhampton WV8 2HT
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	26th April 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00336/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	9th April 2013	<u>TARGET DATE</u>	4th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Energy Seal Ltd Unit 52 Planetary Industrial Estate Planetary Road Wolverhampton WV13 3XW		
<u>PROPOSAL</u>	Change of use from Class B1 (c) Light Industrial and Class B2 General Industrial to Class B1 (c) light industrial, Class B2 General Industrial and Class B8 Storage and Distribution		
<u>APPLICANT</u>	Byfield Holdings Limited	<u>AGENT</u>	Mr James Hollyman Harris Lamb Limited 75 - 76 Francis Road Edgbaston Birmingham, B16 8SP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	8th May 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00417/TR	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	29th April 2013	<u>TARGET DATE</u>	24th June 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	4 Thirston Close Wolverhampton WV11 3RN		
<u>PROPOSAL</u>	1 No Sycamore: Reduce growth extending towards house and canopy .To previous pruning points.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs D Betts		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th April 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

Wolverhampton City Council

OPEN INFORMATION ITEM

Committee / Panel	<u>PLANNING COMMITTEE</u>	Date 21 st May 2013
Originating Service Group(s)	EDUCATION AND ENTERPRISE	
Contact Officer(s)/	STEPHEN ALEXANDER (Head of Planning)	
Telephone Number(s)	(01902) 555610	
Title/Subject Matter	PLANNING APPEALS	

1.0 Purpose of Report

- 1.1 To provide the Committee with an analysis of planning appeals in respect of decisions of the Council to either refuse planning or advertisement consent or commence enforcement proceedings.

2.0 Planning Appeals Analysis

- 2.1 The Appendix to this report sets out the details of new planning appeals, ongoing appeals and those which have been determined by the Planning Inspectorate in respect of the decisions of the Council to either refuse planning or advertisement consent or commence enforcement proceedings.
- 2.2 In relation to the most recent appeal decisions of the Planning Inspectorate i.e. those received since last meeting of the Committee, a copy of the Planning Inspector's decision letter, which fully explains the reasoning behind the decision, is attached to this report. If necessary, Officers will comment further on particular appeals and appeal decisions at the meeting of the Committee.

3.0 Financial Implications

- 3.1 Generally, in respect of planning appeals, this report has no specific financial implications for the Council. However, in certain instances, some appeals may involve the Council in special expenditure; this could relate to expenditure involving the appointment of consultants or Counsel to represent or appear on behalf of the Council at Public Inquiries or, exceptionally, if costs are awarded against the Council arising from an allowed planning/enforcement appeal. Such costs will be drawn to the attention of the Committee at the appropriate time.

**4.0 Equal Opportunities/
Environmental Implications**

- 4.1 None.

ONGOING APPEALS

	<u>Appeal Site / Ward</u>	<u>Appellant</u>
1.	28 & 29 Stubbs Road Wolverhampton	Mr & Mrs DJ & M Bradley
	Graiseley	
2.	Lidl Finchfield Hill Wolverhampton	Miss Donna Commock
	Tettenhall Wightwick	
3.	Autumn View Grove Lane Wolverhampton	Mr A Sharma
	Tettenhall Wightwick	
4.	The Claregate Public House 34 Codsall Road Wolverhampton	Marstons Estates
	Tettenhall Regis	
5.	The Former Mitre Site Church Road Bradmore	Mr. Kevin Ryder
	Graiseley	
6.	26 Halesworth Road Wolverhampton	Miss Sharon Wyatt
	Oxley	
7.	87 Oxley Moor Road Wolverhampton	Mr Gambone
	Oxley	
8.	2 Canterbury Road Wolverhampton	Mr C Punter
	Penn	

APPEALS DETERMINED SINCE LAST MEETING

Appeal Site / Ward / Appellant	Application No / Proposal	Decision and Date of Decision
Grass Verge Corner Of Wergs Road And Wrottesley Road, Wolverhampton Tettenhall Regis Telefonica UK Ltd	12/00384/FUL Telecommunications - Vodafone/O2 - Installation of a 15 metre high column designed to have the appearance of a telegraph pole, associated antennas, equipment cabinets and ancillary development.	Appeal Dismissed 17.04.2013
1 Market Street, Wolverhampton St Peters	12/00820/FUL Retention of Roller Shutter	Appeal Dismissed 17.04.2013
28 & 29 Stubbs Road, Wolverhampton Graiseley Mr & Mrs DJ & M Bradley	12/00453/RP Retrospective replacement of timber sash windows	Appeal Dismissed 22.04.2013
7 Uplands Avenue, Merry Hill, Wolverhampton Merry Hill Mrs L Bower	Appeal against unauthorised erection of a canopy	Appeal Allowed 30.04.2013
52 Woodthorne Road, Wolverhampton Tettenhall Regis Jabber Mir	Appeal against unauthorised boundary wall	Appeal Dismissed 01.05.2013



Appeal Decision

Site visit made on 9 April 2013

by Geoffrey Hill BSc DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 April 2013

Appeal Ref: APP/D4635/A/12/2187627

Adopted grassed highway verge, junction of Wergs Road and Wrottesley Road, Tettenhall, Wolverhampton WV6 8TB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Telefónica UK Ltd against the decision of Wolverhampton City Council.
 - The application Ref 12/00384/FUL, dated 4 April 2012, was refused by notice dated 14 May 2012.
 - The development proposed is the installation of a shared telecommunications base station, comprising a 15 metre high column designed to have the appearance of a telegraph pole, associated shrouded antennas, 2 no. 300mm diameter dish antennas, 2 no. equipment cabinets and ancillary development.
-

Preliminary Matters

1. The description of development noted above is that given on the planning application form. At Part E of the Appeal Form it is stated that the description of development has not changed, but a different wording has been entered. Neither of the parties has provided a letter to show that a revised description of development has been agreed. Accordingly I have used the one given on the original application.
2. The appellant's submissions include the request that the appeal be considered on the basis that the two 300mm dish antennas be deleted from the scheme, which might be secured by a planning condition. I can only consider the appeal on the basis of the scheme that was before the Council when it came to its decision. It is not clear to me that the Council has had the opportunity to consider whether the revisions now proposed would overcome its earlier objection.

Decision

3. The appeal is dismissed.

Main Issue

4. The main issue in this appeal is the effect of the proposed installation on the character and appearance of the area.



Appeal Decisions

Site visit made on 15 April 2013

by Andrew Dale BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 May 2013

Appeal A – Ref: APP/D4635/C/12/2187296

Appeal B – Ref: APP/D4635/C/12/2187297

52 Woodthorne Road, Wolverhampton WV6 8TT

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeals are made by Mr Jabber Mir (Appeal A) and Mrs Farah Mir (Appeal B) against an enforcement notice issued by Wolverhampton City Council.
 - The Council's reference is 12/00202/ENCOMP.
 - The notice was issued on 11 October 2012.
 - The breach of planning control as alleged in the notice is "Without planning permission, the erection of a wall which is in excess of 1 metre, adjacent to the highway."
 - The requirement of the notice is to "Reduce the height of the means of enclosure (including any pillars, railings or decorative features) so that it does not exceed one metre above the ground level which existed before development commenced."
 - The period for compliance with the requirement is two weeks.
 - Both appeals are proceeding on the grounds set out in section 174(2) (f) of the Town and Country Planning Act 1990 as amended.
-

Decisions

1. It is directed that the enforcement notice be corrected by:
 - (i) altering the words "paragraph (1)" to the words "paragraph (a)" in the first paragraph that starts THIS NOTICE; and
 - (ii) altering the words "of 1 metre" to the words "of one metre above ground level" in the third paragraph under the subheading THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL.
2. Subject to these corrections the appeals (A and B) are dismissed and the enforcement notice is upheld.

Procedural matters

3. I identify two minor errors in the enforcement notice. Firstly, it is clear that the breach of planning control is within the meaning of paragraph (a) – not paragraph (1) – of section 171A (1) of the 1990 Act as amended i.e. carrying out development without the required planning permission. Secondly, it needs to be made clear in the alleged breach of planning control (the third paragraph of the enforcement notice) that the reference to one metre is a measurement

of height above ground level. Reading the written representations I am satisfied that the parties have not been misled by the enforcement notice and that I can correct it in the manner indicated without giving rise to any injustice to the parties.

4. As the two appeals are identical, I have dealt with them together.
5. I saw that the subject brick wall adjacent to the highway includes a series of brick pillars. The pillars plainly form integral parts of the wall. A retrospective planning application (ref. 12/01217/RP) for the construction of the boundary wall was made on 9 October 2012 and subsequently refused by the Council on 26 November 2012. The enforcement notice was issued on 11 October 2012.
6. The appellants indicate that they do not wish to appeal against the refusal of the application for planning permission. That is their right. However, the appellants were advised by the Planning Inspectorate in a letter dated 23 November 2012 that an appeal against the enforcement notice cannot be brought on ground (a) – that planning permission ought to be granted – if (as in this case) the enforcement notice was issued after the making of a related application for planning permission but before the end of the applicable period under section 78(2) of the 1990 Act as amended for its determination. As such, the appeals are proceeding on ground (f) only. The planning merits of the development, which take up a significant part of the appellants' statement of 4 December 2012, do not fall to be considered in these appeals against the enforcement notice.
7. I have taken the evidence that has been submitted into account only insofar as it is relevant to my consideration of the matters set out in section 174(2) (f) of the 1990 Act as amended.

The appeals on ground (f)

8. Section 173 of the 1990 Act as amended indicates that the steps which local planning authorities require to be taken can seek to achieve any of two purposes. The first is to remedy the breach of planning control while the second is to remedy any injury to amenity which has been caused by the breach.
9. The subject notice is directed at remedying the breach of planning control by under-enforcement, with the development being made to comply with the relevant terms of the automatic planning permission available for minor operations (including walls) under the General Permitted Development Order. Therefore, the key concern on ground (f) is whether, as a matter of fact, the step required to be taken exceeds what is necessary to achieve that purpose.
10. I have noted the comments made by the appellants relating to the sequence of events concerning the refused planning application but those matters have little bearing on these ground (f) appeals. The appellants have considered the objections stated in the enforcement notice and believe that the proposed wall design would complement and enhance the character of the area, thereby complying with the policies mentioned in the notice. However, such arguments relate to the planning merits of the development and I am unable to consider them in the absence of an appeal under ground (a).

11. By following the option of under-enforcement, the requirement of the notice drafted by the Council is plainly not excessive. Only complete compliance with it would give full effect to the notice and remedy the breach of planning control. The appeals on ground (f) have therefore failed. The enforcement notice will be upheld with corrections.

Andrew Dale

INSPECTOR



Appeal Decisions

Site visit made on 9 April 2013

by David Murray BA (Hons) DMS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 April 2013

Appeals A & B: APP/D4635/C/12/2183256 & 2183257 28-29 Stubbs Road, Wolverhampton, WV3 7DJ.

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeals are made by Mr D J Bradley and Mrs M Bradley against an enforcement notice issued by Wolverhampton City Council.
- The Council's reference is 11/00016/ENCOMP.
- The notice was issued on 8 August 2012.
- The breach of planning control as alleged in the notice is the installation of UPVC windows to replace the timber sash windows (as shown on plans and photographs).
- The requirements of the notice are (for each of the 25 windows so identified) to replace/replicate the window; details to match the original design; (with specific details for each new window such as: comprising one over one double hung vertical sliding sash window; the top sash to include horns; jambs to include corner mouldings); to replicate the original surviving details on the windows on the neighbouring property No. 27 Stubbs Road.
- The period for compliance with the requirements is five months.
- The appeals are proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended.

Summary of Decision: The appeals are dismissed and the notice is upheld but the period for compliance is extended, and planning permission is refused on the deemed applications.

Appeal C - Ref: APP/D4635/A/12/2180591 28-29 Stubbs Road, Wolverhampton, WV3 7DJ.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D J Bradley and Mrs M Bradley against the decision of Wolverhampton City Council.
- The application Ref. 12/00453/RP, dated 19 April 2012, was refused by notice dated 27 June 2012.
- The development proposed is the (retrospective) replacement of timber sash windows with UPVC ones.

Summary of Decision: The appeal is dismissed.

Application for costs

1. An application for costs was made by the appellants against the Council. This application is the subject of a separate Decision.

The notice

2. The last requirement within part 5 of the notice (on page 5) states that "Joinery details at a scale of 1:10 or greater to be submitted to the Council for approval." However this requirement is uncertain in its scope and the timescale implied. It is also unnecessary given the level of detail set out for the form of replacement/reinstatement of each window as otherwise set out in part 5. I will therefore correct the notice and delete this requirement and can I do this without causing injustice to any party.

Appeals A & B Appeal on Ground (a), and Appeal C

Main Issue

3. The main issue is the effect of the replacement of the timber sash windows with UPVC ones on the character and appearance of No's. 28-29 Stubbs Road and whether the new windows preserve or enhance the character or appearance of the Penn Fields Conservation Area.

Reasons

4. The appeal site contains 2 two-storey buildings that are joined by a central three storey element with a prominent form of bay windows on each floor. The appellants say that the buildings are subdivided to create a number of individual apartments. The part forming No. 28 is also attached to No.27, a two storey house apparently in separate ownership. The site lies prominently on the corner of Stubbs Road, a main road, and Chequer Street and there are a variety of styles of residential properties in the vicinity of the site. The site also forms part of the Penn Fields Conservation Area, but the buildings are not 'Listed' or included on a local list.
5. The notice in appeals A & B relates to the replacement of what the Council allege were 25 timber windows on the property with UPVC ones. No details or photographic records have been provided by any party of the previous timber windows, but the appellants say that the windows were in a very poor condition, had a tatty appearance which detracted from the appearance of the building, and were difficult to clean and keep maintained. The Council say that it is likely that the previous timber sliding sash windows matched the ones present on the adjoining property No.27 and have specified in the requirements of the notice that the new windows should have joinery profiles to replicate the surviving details at No. 27.
6. At my site visit I considered the form of the UPVC windows that have been installed at the appeal site and also looked at the existing timber sash windows in No. 27, from the public highway.
7. Where the windows openings are of a sash form and size, it appeared to me that the new UPVC ones are set back within the window reveal and not flush with the face of the brickwork and the lower 'sash' was set back behind the slide of the upper element. The appellants say that the frames are designed to slide up and down vertically like a traditional sash window, and are not top hung, but none were open at the time of my visit. I also observed that the upper element had protruding 'horns' beneath, but even viewed from the highway, these appeared to be separate additions applied to the main UPVC window unit.

8. The appellants say that the new UPVC windows are of a high quality design to replicate the appearance of traditional timber sash windows and are not standard casements with top hung openings, and I agree that the design quality of the windows is much better than what could be described as a standard flush fitting UPVC unit. Nevertheless, when compared to a traditional timber sash window, including those at No.27, the UPVC units are noticeably different in that they have a much 'chunkier' section of frame in both the vertical and horizontal elements. Further, the traditional sash window would normally have a narrow glazing bar or bars to sub-divide the panes in the upper and lower units. Such single sub-division glazing bars are evident on the main sash windows at the front of No. 27 and I also observed them on other houses closeby the site. The UPVC ones installed do not have glazing bars and this makes a significant difference to the overall form and character of the windows referred to in the notice.
9. Given the prominence and architectural form of the group of buildings, I agree with the Council that No's 28-29 are of townscape merit and make a positive contribution to the character and appearance of the Conservation Area. The appellants say that the previous timber sash windows should not be regarded as a 'heritage asset', as defined in the National Planning Policy Framework (the Framework), in their own right, but even so, the details and design of the previous timber sash windows are likely to have made a fundamental contribution to the historic and architectural quality of the buildings and therefore contributed significantly to the heritage asset of the Conservation Area as a whole.
10. I find that the replacement UPVC windows are not of a similar quality in terms of their historic materials and architectural detailing and thus do not preserve or enhance the character or appearance of the Conservation Area. On this basis, the development undertaken does not accord with the provisions of policy ENV2 of the Council's Core Strategy and saved policy HE5 of the Council's Unitary Development Plan. As the provisions of the latter plan are generally consistent with the national Framework, I should afford them due weight. Further, I regard the harm and loss to the heritage asset to be significant and the work involved in installing the UPVC windows runs contrary to the specific guidance in the Framework
11. The appellants also highlight other UPVC windows on houses in the Conservation Area, and question the Council's consistency in approach. I did notice other UPVC windows on buildings near the site, but information has not been submitted to establish the planning status of these windows, although I note that the Council has made an Article 4 Direction to bring under control changes to the external appearance of buildings that may otherwise have been 'permitted development'. Nevertheless, I do not consider that the occasional presence of other houses with UPVC windows brings into question the Conservation Area designation. I have therefore considered the unauthorised development in these appeals on its individual merits.
12. I have also taken into consideration the factors raised by the appellants about the difficulties of maintaining old timber windows, the benefits of energy conservation and reduced heating costs, and the noise reduction that may arise with modern UPVC windows, together with the letters of support sent by many of the occupiers of the flats within No's 28-29. Nevertheless these difficulties are capable of being overcome in the repair or reinstatement of timber sash

windows. I conclude that the difference in character between the previous windows and the UPVC ones is so profound and the harm to the quality and setting of the building is so significant, that these factors, and the limited public benefit that arises from them, do not outweigh the lack of preservation or enhancement of character or appearance of this area recognised to be of special sensitivity.

13. Finally, I have also considered whether the windows could be retained but altered to make their overall form acceptable. No such scheme has been put forward, but in any event I have concerns of whether new glazing bars could be applied to the windows without them appearing to be 'stuck-on' and such revisions would not overcome the heavier visual form of the UPVC framework.
14. For the reasons given above the appeals on this ground fail and I will not grant planning permission on the deemed applications in appeals A & B or the application in appeal C.

Appeals A & B – appeal on ground (g)

15. The notice requires that timber sash windows are replaced/reinstated to match the original design (as specified in detail) within five months, which the Council regards as an appropriate period. The appellants are concerned that this period may result in the appellants having to undertake the work during the winter or inclement weather which would pose real difficulties for their tenants and harm their living conditions.
16. Given that there are 25 individual windows specified in the notice, and each will require the manufacture of bespoke timber replacements, together with the fact that at least 6 separate flats are involved, I consider that 5 months is not a reasonable period in which to appoint specialist joiners, and plan, build, implement and complete the works. Although the unauthorised development should not be allowed to remain longer than necessary given the harm that the work causes to the Conservation Area as I have identified above, I consider that a period of 12 months would strike a reasonable balance in the circumstances of the case. To this limited extent the appeal on ground (g) succeeds.

Conclusions

17. For the reasons given above I conclude that the appeals should not succeed. I shall uphold the enforcement notice, as corrected, and refuse to grant planning permission on the deemed applications. However, in terms of compliance with the notice, I conclude that a reasonable period for compliance would be 12 months, and I am varying the enforcement notice accordingly, prior to upholding it. The appeals under ground (g) succeed to that extent.

Formal Decisions

Appeals A and B - APP/D4635/C/12/2183256 & 2183257

18. I direct that the notice is corrected by the deletion of the words "Joinery details at a scale of 1:10 or greater to be submitted to the Council for approval" from the end of the requirements in part 5.
19. I direct that the enforcement notice is varied by the deletion in part 6 of '5 months' and the substitution of '12 months' as the period for compliance.

Subject to this variation, I dismiss the appeals and the enforcement notice is upheld.

Appeal C - Ref: APP/D4635/A/12/2180591

20. The appeal is dismissed.

David Murray

INSPECTOR



Appeal Decision

Site visit made on 2 April 2013

by Martin Whitehead LLB BSc(Hons) CEng MICE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 April 2013

Appeal Ref: APP/D4635/A/12/2189608

Lush Beauty Ltd, 1 Market Street, Wolverhampton WV1 3AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Joseph Yusef against the decision of Wolverhampton City Council.
 - The application Ref 12/00820/FUL, dated 19 July 2012, was refused by notice dated 7 November 2012.
 - The development proposed is roller shutters.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by the appellant against the Council. This application is the subject of a separate decision.

Main Issues

3. The main issues are the effect of the shutters on the character and appearance of the existing building and the surrounding area; their effect on the fear of crime; and their effect on the vitality and viability of the City Centre.

Reasons

4. Roller shutters have been installed to the windows of the appeal premises on the Market Street and Castle Street frontages. I understand that the proposed shutters differ from those that have been installed. Although the application indicates that the development is the retention of the roller shutter, I have determined this appeal based on the details shown on the plans.
5. The front of the appeal premises includes large windows and an open walkway across the entrance at the corner of the junction of Market Street with Castle Street. As such, it provides an active frontage at a prominent location. At my site visit, I observed that the premises in Castle Street do not provide very active frontages due to their type of use and the lack of large windows. However, the appeal premises relate more to the retail area along Market Street that includes a significant number of commercial properties with open window displays.
6. The appellant has indicated that the proposed shutters would have a perforated section to achieve a minimum transparency of 55%, and the Council has accepted that this would accord with its recommendations. However, their

transparency would not be very apparent from a distance. When shut, they would enclose the whole of the open corner and glazing, presenting a dead frontage. This would give a negative image of Market Street, which is an important retail area within Wolverhampton City Centre, and would give an oppressive appearance when the premises are closed. As such, the shutters would have an adverse effect on the street scene, which would harm the retail character and appearance of the area.

7. With regard to crime, the appellant has indicated that the shutters are required to deter anti-social behaviour and criminal activity. He has supported this by an e-mail from the Police Crime Prevention Design Advisor which gives a record of 2 incidents of criminal damage at the premises, with one incident involving windows at the rear that appear to me would not be protected by the shutters. The e-mail also gives an indication of a relatively high number of crimes committed on Market Street in the last year and suggests that local officers prefer external shutters rather than internal shutters. However, at my site visit I observed that many of the premises along Market Street do not have external shutters and there is nothing to show that the Police have suggested to the Council that it is a 'high risk' of crime area, which has been given in a October 2003 Committee as a good reason for supporting external shutters.
8. I sympathise with the appellant's concerns regarding the protection of valuable equipment and insurance. However, I have not been given any substantive evidence, such as Police reports, to show that any equipment has been lost or stolen or that the insurance of the premises has been adversely affected by the past damage that has been done. As such, the evidence is insufficient to justify the shutters in order to prevent crime, given that their presence would create an intimidating environment to those passing the area when the premises are closed and give the impression that there is a fear of crime. Therefore, I find that the proposed shutters would have an unacceptable adverse effect on the fear of crime in the area.
9. In terms of vitality and viability, the appellant has indicated that the shutters are required to ensure that the business remains viable, but has not given any details to show that its viability would be at risk due to crime. However, the resulting enclosure of the shop frontage, would give the appearance of inactivity, which would adversely affect the vitality and viability of the area. Whilst the appellant has suggested that the premises operate from 0800 hours to 2000 hours, when the shutters would be open, there is nothing before me to ensure that this would always be the case and the shutters could well be closed for much longer periods, preventing an active frontage.
10. I accept that the design of the shutters would accord with the Council's preferred specification for external shutters. However, the Council's Supplementary Planning Guidance (SPG) No 5: *Shopfront Design Guide*, 1996 indicates that the use of laminated glass or internal tube and link roller grilles or a combination of the two are normally the only acceptable means of security in Wolverhampton City Centre and external roller grilles and roller shutters are not normally permitted. The appellant has not provided the exceptional circumstances required to justify the proposed external shutters contrary to the advice given in the SPG. The proposed shutters have a negative effect on the urban renaissance that the Council is trying to achieve in Wolverhampton City Centre by failing to provide a stimulus to economic, social and environmental

benefits and closing an active frontage at street level for some of the time, contrary to Black Country Core Strategy (BCCS) Policies ENV3 and CSP4.

11. The appellant has referred to other shutters in the area, including the recent permission for shutters at premises in Queen Street. I have been given limited details of the circumstances behind this development, but the shutter that has been permitted at a jewellery shop in Queen Street is on a narrower frontage and in a less prominent location than the appeal premises. Furthermore, the Council has suggested that it is taking enforcement action against some of the other shutters that have been referred to by the appellant. Therefore, no direct comparisons can be made and I have determined this appeal on its own individual planning merits in the light of prevailing policies and guidance.
12. For the reasons given above, I have found that the shutters would have an unacceptable harmful effect on the character and appearance of the existing building and the surrounding area, the fear of crime and the vitality and viability of the City Centre. As such, the proposal would fail to accord with BCCS Policies ENV3 and CSP4 and Wolverhampton Unitary Development Plan Policies D9 and D10. Also, it would not be in accordance with the National Planning Policy Framework, which requires the creation of safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Therefore, having regard to all matters raised including a petition in favour of the proposal, I conclude that the appeal should fail.

M J Whitehead

INSPECTOR

Reasons

5. The appeal site is within the Tettenhall Green Conservation Area. Policies of the Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS), in general terms and amongst other matters, seek to ensure that new development should preserve or enhance qualities of townscape and that it relates positively to its surroundings (UDP Policies D6 and D7, BCCS Policy CSP4). In a conservation area development should preserve or enhance features which contribute positively to the area's character or appearance, with particular regard to (amongst other matters) the skyline and important open spaces (UDP Policy HE5, BCCS Policy ENV2).
6. UDP Policy EP20 offers positive support for telecommunications development, but seeks assurances – amongst other matters - on need, that there are no practicable less sensitive alternative locations, and the requirement that the equipment will have minimal visual impact.
7. The UDP and the BCCS were both adopted after 2004. Having regard to paragraph 215 of the National Planning Policy Framework (The Framework) the policies noted above are generally consistent with The Framework and full weight can be given to them in the determination of this appeal.
8. The appeal site is part of a small area of grassed roadside verge or highway land within the Conservation Area. The Conservation Area comprises the large area of open space on the north side of Wergs Road, together with the generally mature residential roads to the east and north, and some of the built development to the south of Wergs Road. In the vicinity of the appeal site the predominant characteristic is of an extensive open space, or urban common, with mature deciduous trees. It is an important open space in terms of the development plan policies.
9. Wergs Road is a busy thoroughfare crossing through this part of the Conservation Area. There are tall street lighting columns lining Wergs Road and there are other items of street furniture in close proximity to the appeal site, notably a pillar box and a telephone equipment cabinet. However, these street lighting columns and other items of equipment are not components which make a positive or fundamental contribution to the area's character or appearance; at best they can be regarded as essential utility items which have to be accepted for practical or safety reasons. That is, I do not see the presence of lighting columns as necessarily setting an appropriate context or precedent for the installation of the proposed telecommunications mast and associated equipment cabinets.
10. Furthermore, the proposed telecommunications mast would be about 5.7m higher (+60% taller) and of a greater diameter than the nearby lighting columns, and the two associated base station cabinets would be larger than the telephone equipment cabinet. That is, the proposed installation would be larger, bulkier and more obvious than the present street furniture, and the incongruous character of the equipment would be reinforced by the two 300 mm dish antennas installed about half-way up the mast.
11. The siting of the mast and equipment cabinets would be in a relatively exposed position, with footways to both the front and back of the installation. Although there are large trees in this vicinity the proposed mast would not be located close enough to these trees such that they would offer substantial

screening or act as a visual back-drop. The mast and cabinets would be seen in approaches across the Conservation Area from all directions, but particularly from the north-west and south-east along Wergs Road and Upper Green, and the mast would feature in views into the Conservation Area in approaches from Wrottesley Road, detracting from an appreciation of the essentially open and semi-rural character of the open space area. I do not consider that the proposed installation would serve to preserve or enhance the character or appearance of the Conservation Area.

12. Having regard to UDP Policy EP20, I acknowledge that there is a need for a mast somewhere in this vicinity to replace the equipment which is to be lost from the ADAS building. Without a replacement there would be a significant interruption or degradation in the telecommunication signals hereabouts. As stated in The Framework (Section 5), it is government policy to give support for high quality communications infrastructure. However, this has to be balanced against other considerations which also represent sustainable development, which includes conserving and enhancing the historic environment (Section 12 of The Framework).
13. In this case, it is acknowledged by the applicant company that there is a viable alternative location at Wergs Garage. That is, the scheme in this appeal cannot claim full compliance with UDP Policy EP20. Also, although the proposed design may indeed represent the slimmest and least intrusive currently achievable it would, nevertheless, have an unacceptably harmful visual impact on the Conservation Area.
14. Drawing these points together, I consider that the proposed installation would harm the character and appearance of the area, contrary to the objectives of the relevant development plan policies, and that there are no overriding considerations which would either fulfil the terms of UDP Policy EP20 or justify making a decision other than in accordance with the development plan. Accordingly, the appeal should be dismissed.

Geoffrey Hill

INSPECTOR

Wolverhampton City Council

OPEN INFORMATION ITEM

Committee / Panel	PLANNING COMMITTEE	Date	21 MAY 2013
Originating Service Group	EDUCATION AND ENTERPRISE		
Contact Officer	MARTYN GREGORY		
Telephone Number	551125		
Title	<u>THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2013 EXTENSIONS TO DWELLINGHOUSES</u>		

Recommendation

That Planning Committee note the contents of this report.

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(AMENDMENT) (ENGLAND) ORDER 2013**

1.0 PURPOSE OF THE REPORT

The purpose of this report is to inform the Planning Committee of the amended Permitted Development Order 2013 in respect of changes being made to facilitate longer extensions to dwellinghouses.

2.0 THE NEW STATUTORY INSTRUMENT 2013 NO.1101

2.1 On 9 May 2013 the Department for Communities and local Government published a draft guidance document titled “Longer Home Extensions – Neighbour Consultation Scheme”. This is supported by statutory Instrument 2013 No. 1101 which is titled “The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.”

2.2 The Statutory Instrument will come into force on 30 May 2013 and will amend Part 1 of the General Permitted Development Order to allow single storey rear extensions with a length up to 6m (attached houses) or 8m (detached houses) that are not in conservation areas (Article 1(5)) land nor on a site of special scientific interest. These changes are for a limited period of three years from 30 May 2013 to 30 May 2016. The Regulation includes a requirement for neighbour notification for the proposed works.

2.3 Anyone proposing an extension between 3 and 6 metres on an attached house or between 4 and 8 metres on a detached house will have to notify the local authority before starting works and provide the following information:

- (a) “a written description of the proposed development including:-
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
- (b) a plan indicating the site and showing the proposed development;
- (c) the addresses of any adjoining premises;
- (d) the developer’s contact address; and
- (e) the developer’s email address if the developer is content to receive communications electronically.”

The local authority will need to consult the immediately adjoining premises, with a minimum consultation period of 21 days. The legislation sets out specific requirements as to the information that must be provided by the consultation letter, including a description of the length, maximum height, and eaves height of the extension.

Where any owner or occupier of any adjoining premises objects to the proposed development, then “the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”. To assess this impact, the local authority “may require the developer to submit such further information regarding the proposed development as the local planning authority may

reasonably require in order to consider the impact of the proposed development on the amenity of any adjoining premises". When assessing this impact, the local authority will need to:

- (a) "take into account any representations made as a result of the [consultation process]: and
- (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations."

The legislation states the development shall not be begun before the occurrence of one of the following:

- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required:
- (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval;
- (c) the expiry of 42 days following the date on which the information [required for the notification] was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused."

The legislation requires that any 3m-6m or 4m-8m extension "shall be completed on or before 30 May 2016".

The legislation also requires that "the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion" and states that this notification shall include:

- "- (a) the name of the developer;
- (b) the address or location of the development, and
- (c) the date of completion".

2.4 There is no fee to be paid by the applicant to the Local Authority in connection with this process.

2.5 If approval is refused by the Local Authority the applicant can appeal to the Secretary of State against the Council's decision.

3. SUMMARY

3.1 In essence, the revised elements of the Development Order do not allow automatic approval of these longer 6 and 8 metre household extensions. The process is somewhat hybrid in that prior notification is required, adjoining neighbours are consulted and have the opportunity to comment. If a decision is not made by the Local Authority within 42 days then the development is deemed to be approved and the applicant can proceed with their development. The development proposals can be refused and the applicant would still have a right to appeal against a refusal.

3.2 The revised legislation requires that any 3m – 6m or 4m – 8m extension "shall be completed on or before 30 May 2016"

4. FINANCIAL, ENVIRONMENTAL AND EQUALITIES IMPLICATIONS

- 4.1 Because there is no fee to be paid by the applicant to the Local Authority in connection with this new process, there are likely to be some minor additional financial implications for the authority which cannot be established at this time.
- 4.2 The additional environmental implications are considered to be minimal, however they can be considered as part of the process.
- 4.3 There are no equalities implications as the process includes a neighbour consultation element.

5 LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from this report (LD/15052013/X).