

Wolverhampton City Council

OPEN DECISION ITEM

| | | |
|------------------------------|---|----------------------|
| Committee / Panel | <u>PLANNING COMMITTEE</u> | Date: 25th June 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 (25th June 2013)

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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 LPAs 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. LPAs 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 - 25-Jun-13

APP NO: 13/00352/FUL

WARD: Tettenhall Regis

RECEIVED: 10.04.2013

APP TYPE: Full Application

SITE: 2 Pendeford Avenue, Wolverhampton, WV6 9EF

PROPOSAL: Change of use from shop (Use Class A1) to 'micro-pub' (Use Class A4).

APPLICANT:

Mr Gary Morton
96 Brewood Road
Coven
Wolverhampton
WV9 5EF

AGENT:

COMMITTEE REPORT:

1. Site Description

1.1 The application site is a vacant shop located on the junction of Pendeford Avenue and Blackburn Avenue. It was previously occupied as a post office and a furniture/antiques shop.

2. Application details

2.1 The application proposes a change of use retail to a "micro-pub" - a small public house with no music played, no televisions, no hot food served, no keg beers and no electronic machines (including gambling machines and juke boxes). The applicant intends to sell beer brewed off-site at an associated established 'micro-brewery'.

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)

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 above regulations is required.

5. Publicity

- 5.1 61 representations and a petition containing 134 signatures received in support of the proposals. The comments provided include:
- (i) Benefit to the community and would create a meeting place for older residents;
 - (ii) Positive development for Wolverhampton, first in the West Midlands would be a 'coup';
 - (iii) Scale and nature of the business, and the clientele likely to be attracted to it, would be unlikely to cause harm;
 - (iv) Boost to the local economy.
- 5.2 41 representations objecting to the proposals, including a letter from Councillor Barry Findlay, and a petition containing 51 signatures. The issues raised include:
- (i) Increase in noise and disturbance;
 - (ii) Proposals do not help community;
 - (iii) Area is unsuitable;
 - (iv) Too close to houses;
 - (v) Fear of anti-social behaviour;
 - (vi) Insufficient parking;
 - (vii) Highway safety;
 - (viii) Patrons may linger after the premises closes;
 - (ix) Fear that the business may expand into adjacent the unit(s) if successful;
 - (x) Fear that the business may fail and another business could operate from the site;
 - (xi) Increase in litter;
 - (xii) No need for the facility. Adequate supply of other drinking establishments in the nearby vicinity;
 - (xiii) Premises unsuitable for all potential users.

6. Internal Consultees

- 6.1 Transportation, Environmental Health (including Licensing), Access Officer – No objections.

7. External Consultees

- 7.1 **Fire Service** – No objection. Due consideration should be given to the location of the fire exits in relation to operational capacity. No further issues raised.

8. Legal Implications

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/06062013/A).

9. Appraisal

- 9.1 The key issues are:
- Principle of change of use
 - Impact on amenity
 - Impact on highway safety

Principle of change of use

- 9.2 The proposal would bring back into use this currently vacant premises, creating jobs and investment. The loss of the shop would not be contrary to planning policy and the principle would be acceptable.

Impact on amenity

- 9.3 The application proposes maximum operating hours of 12 noon to 11pm seven days a week. The proposal does not include outdoor drinking facilities (including tables and chairs).

- 9.4 Objectors have raised concerns that the proposal could give rise to unacceptable levels of noise and disturbance. While the proposed use would have longer opening hours than have historically been kept, the existing retail use is unrestricted in terms of opening hours and the area remains busy in the evenings due the petrol station directly opposite.

- 9.5 A potential concern relates to the long-term future of this site, in particular if the micro-pub use ceases. In such a case the premises could lawfully revert back to a shop (Use Class A1) or be used for financial or professional services (Use Class A2) without the need for planning permission.

- 9.6 Licensing and Environmental Services have not objected to the proposals. In order to avoid undue impact conditions restricting opening hours and deliveries and preventing the sale of hot food are recommended (including preventing permitted changes into a café/restaurant (Use Class A3)).

Impact on highway safety

- 9.7 Whilst this area can be busy during peak times (particularly due to commuter and school traffic), it is anticipated that the majority of patrons will visit the premises outside these periods. It is also predicted that due to the nature of the use, customers would seek to visit the site on foot from the surrounding area, or use the frequent bus services running in the area if travelling from farther afield. Notwithstanding this, there would be some off-street parking at the front/side of the forecourt and there are no traffic regulation orders along Blackburn Avenue and Pendeford Avenue.

- 9.8 Due to the small scale of the proposal, servicing would take place by means of van deliveries only. It is understood that no heavy goods vehicles would be utilised to deliver stock.

10. Conclusion

- 10.1 The proposed development is acceptable and in accordance with the development plan and in particular policies CEN6, CSP4, SH14, EP1, EP5, AM12 and AM15

11. Recommendation

11.1 That planning application 13/00352/FUL be granted planning permission subject to any appropriate conditions including those below;

- Hours of operation
- Hours of delivery
- No hot food to be served
- No change of use to A3
- No customers in the rear yard or on the 1st floor.
- Refuse storage

Case Officer : Mr Andrew Johnson
Telephone No : 01902 551123
Section Leader – Martyn Gregory



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Planning Application No: 13/00352/FUL

| | | | |
|---------------------|--|-------------------------|-------------------|
| Location | 2 Pendeford Avenue, Wolverhampton, WV6 9EF | | |
| Plan Scale (approx) | 1:1250 | National Grid Reference | SJ 389206 301152 |
| Plan Printed | 12.06.2013 | Application Site Area | 411m ² |

PLANNING COMMITTEE - 25-Jun-13

APP NO: 13/00043/DWF

WARD:

Bushbury South And
Low Hill

RECEIVED: 17.01.2013

APP TYPE: Full Deemed Planning Permission (WCC)

SITE: Our Lady And St Chads Roman Catholic School, Old Fallings Lane,
Wolverhampton

PROPOSAL: Artificial grass football pitch with rebound fencing, floodlighting,
access track and associated landscaping.

APPLICANT:

Ms Sarah Norman
Wolverhampton City Council
Strategic Director Community
Civic Centre
St Peters Square
Wolverhampton
WV1 1RT

AGENT:

Mr David Purdie
Wolverhampton City Council
Landscape & Ecology Practice
Culwell Street Depot
Culwell Street
Wolverhampton
WV10 0JN

COMMITTEE REPORT:

1. Site Description

- 1.1 This is a school site located 3km north-east of Wolverhampton City Centre. The site comprises single and two storey school buildings including Old Fallings Hall a Grade 2* Listed Building and multi-use games area and playing fields to the north and east.
- 1.2 The site is adjoined to the north and west by residential properties.
- 1.3 There is an existing MUGA on the site.

2. Application details

- 2.1 It is proposed to create a 106 metre by 71 metre (7526 square metres) artificial grass pitch enclosed by 4 metre high steel mesh rebound fencing and eight x 15 metre high floodlighting columns.
- 2.2 The proposed pitch would be within 15 metres of the rear garden boundary of the nearest properties.

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 documents:-
Wolverhampton City Council Playing Pitch Strategy – Final Assessment Report
August 2011
Wolverhampton City Sport Development and Investment Strategy March 2012

4. Environmental Impact Assessment Regulations

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

5. Publicity

- 5.1 One resident has objected on the following grounds:-
- Increase noise levels
 - Light spillage from floodlighting
 - Blocking of sunlight from proposed planting

6. Internal Consultees

- 6.1 **Transportation Development** – no objections
- 6.2 **Environmental Health** – Recommend conditions on lighting and hours of use (0900 to 1700 on Saturday and 1000 to 1600hrs on Sundays and Bank Holidays), hours of operation during construction and construction management plan.
- 6.3 **Landscape & Ecology** – no objections but recommend a condition that the recommendations in the submitted Ecology report are followed.
- 6.4 **Historic Environment** – no objections
- 6.5 **Lighting** – awaiting comment

7. External Consultees

- 7.1 **Sport England** – No objection subject to conditions for community use agreement and hours of use

8. Legal Implications

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications. [LD/11062013/V]

9. **Appraisal**

9.1 The key issues are: -

- Principle of development
- Impact on Residential Amenity

Principle of Development

9.2 The site is an existing grass playing field used by the school and community for sports provision both during and outside of school hours.

9.3 The creation of an Artificial Grass Pitch (AGP) on this site is as a result of the loss of an existing pitch at the Jennie Lee Centre. Sport England raised concerns about the loss particularly as there is a shortfall of conventional football provision in this location of the City. As part of a strategy approach to sporting infrastructure it was decided to locate the Artificial Grass Pitch at Our Lady and St Chad's which is in accordance with the NPPF, BCCS policies CSP3, HOU5 and ENV6 and UDP policies R8 and R9.

Impact on Residential Amenity

Lighting

9.4 The proposal involves new lighting columns to enable use of the facility into the evenings. There will be some light spillage into adjacent residents rear gardens however, conditions can be imposed which restrict the hours of operation, ensures the lighting is installed correctly to reduce spillage to a minimum and a planting scheme which includes certain species of trees which can provide an all-year round screen as mitigation for potential impact on local residents.

9.5 There is a planning condition which restricts floodlighting on the existing MUGA to between 0900hrs and 2100 Monday to Saturday and between 1000hrs and 2000hrs on Sundays and Bank Holidays.

9.6 The recommended condition at paragraph 11.1 requires that the floodlights remain on for a short period after play to allow clearing up of the pitch.

Noise

9.7 A noise survey has been undertaken and the report recognises that there would be an increase in noise levels as a result of the increased activities but they would not exceed acceptable levels.

9.8 The report concludes that there would be no significant increase in noise impact associated with the proposals. It is however necessary to include a condition which restricts hours of use of the facility to limit any impact on local residents. The restriction would vary slightly from the recommendation of environmental health to start two hours earlier and finish two hours later on Sundays and Bank Holidays. This is necessary to make the proposal viable and the extended hours would not adversely affect neighbours' amenity.

9.9 The development would therefore be in accordance with UDP policies EP4, EP5 and R10

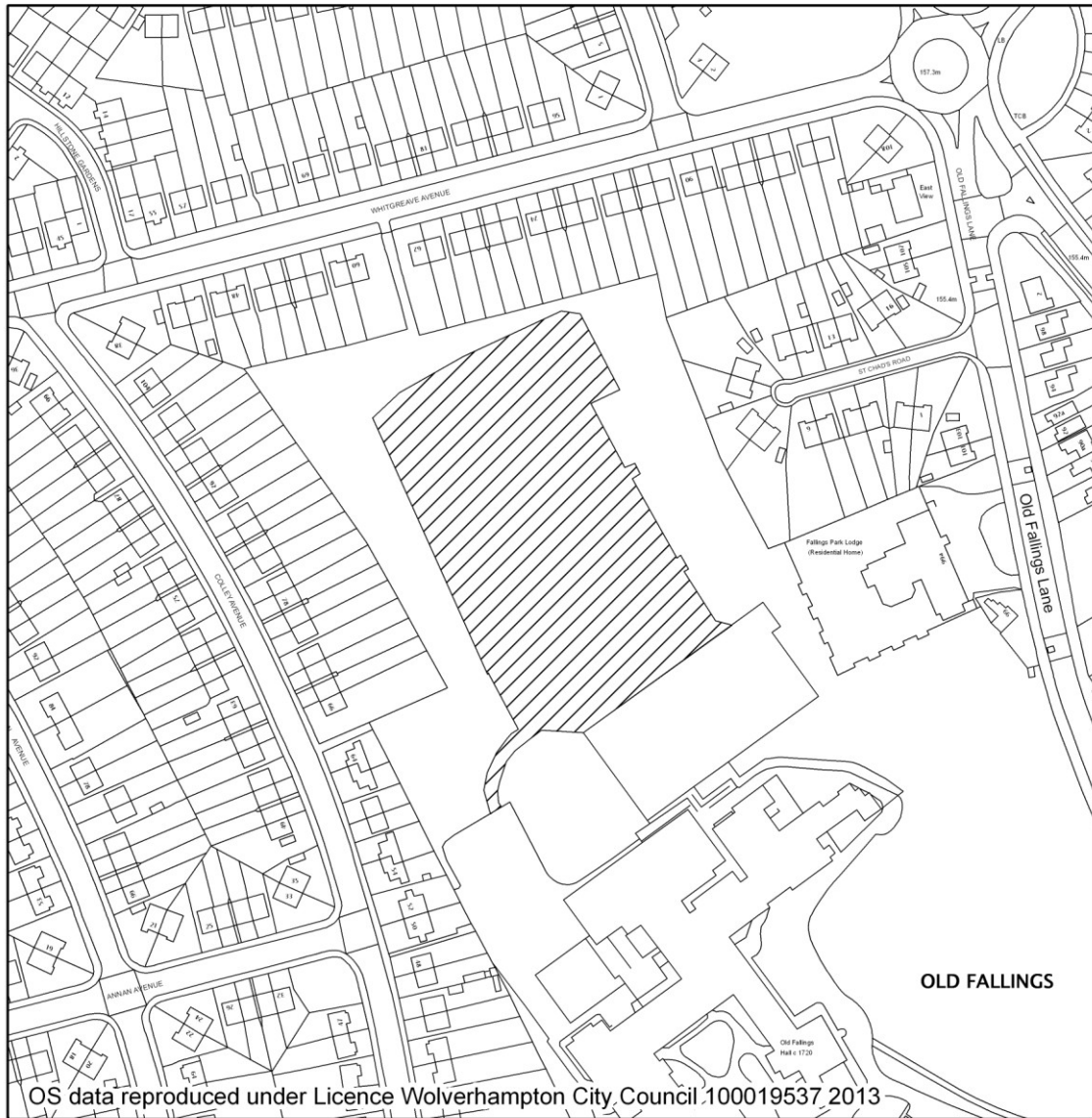
10. Conclusion

- 10.1 This is a finely balanced case between the benefits of the improved sporting provision in an area of the City which is lacking important facilities in an area where there is high demand, against the impact on the amenity of neighbours as a result of the proposal.
- 10.2 The potential impact on residents can be satisfactorily mitigated against by controlling the hours of use of the pitch and the floodlighting and appropriate landscaping. Therefore, on balance, any negative impacts of the proposal are outweighed by the significant benefits to sporting provision in this area of the City. The development is acceptable and in accordance with the development plan.

11. Recommendation

- 11.1 That planning application 13/00043/DWF be granted planning permission subject to any appropriate conditions including those below:
- Details of specification for soil distribution
 - Details of cumulative lighting
 - Hours of use of the pitch (0800hrs – 2130hrs Mon-Fri, 0800 – 1700hrs weekends and Bank Holidays)
 - Hours of operation of lighting (0800hrs – 2200hrs Mon-Fri, 0800 – 1730hrs at weekends and Bank Holidays)
 - Landscaping (planting details)
 - Construction method statement
 - Hours during construction
 - Ecology recommendations – Bat/bird boxes
 - Community Use Agreement
 - Fencing

Case Officer : Ms Jenny Davies
Telephone No : 01902 555608
Head of Planning – Stephen Alexander



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Planning Application No: 13/00043/DWF

| | | | |
|---------------------|---|-------------------------|--------------------|
| Location | Our Lady And St Chads Roman Catholic School, Old Fallings Lane, Wolverhampton | | |
| Plan Scale (approx) | 1:2500 | National Grid Reference | SJ 392755 301465 |
| Plan Printed | 12.06.2013 | Application Site Area | 9547m ² |

PLANNING COMMITTEE - 25-Jun-13

APP NO: 13/00272/FUL

WARD:

Tettenhall Wightwick

RECEIVED: 15.03.2013

APP TYPE: Full Application

SITE: 47 Sabrina Road, Wolverhampton, WV6 8BP

PROPOSAL: Two storey side/rear extension, single storey side extension with dormer windows to rear (amended plans received).

APPLICANT:

Mr John Jenkins
47 Sabrina Road
Wolverhampton
WV6 8BP

AGENT:

COMMITTEE REPORT:

1. Site Description

- 1.1 The application site consists of a detached property set well back from the road within an established residential area. The property has a bay fronted window and a hipped roof and an integral garage with a canopy over. There is a gate to the side which leads to the rear of the property and there is a conservatory to the rear of the property.
- 1.2 The boundary with the neighbouring property at 45 Sabrina Road consists of the gable wall and then a hedge leading through to the rear.
- 1.3 The boundary with the number 49 Sabrina Road consists of an approximately 2 metre high fence and a high hedge.

2. Application details

- 2.1 The proposal seeks to extend the property along the side and rear. To the side there would be a two storey side extension which would reduce to a single storey at the side/rear of the property. To the rear there would be two storey extension across the existing width of the property. There would be two dormer windows to the rear within the roof. The proposal would incorporate a new integral garage, kitchen and study areas to the ground floor and two new bedrooms and bathroom to the first floor and dormer windows within the roof space to the rear.
- 2.2 The two storey side extension would be set back from the front of the property by 2.1 metres, extending out by 9.9 metres at ground floor and for 5.8 metres a first floor.

- 2.3 To the rear the proposal will project out by 4 metres and by 13.7 metres in width along the rear at ground floor. To the first floor the proposal would measure 10.2 metres in length.

3. Constraints

- 3.1 Mineral Safeguarding Area

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)
- 4.3 Other relevant policy documents:
SPG 4 - Extensions to Houses

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 above regulations is required.

6. Publicity

- 6.1 Two representations received from neighbouring properties either side of the application site numbers 45 and 49 Sabrina Road, who have requested to speak to the Planning Committee
Their comments were:-

- Overbearing
- Increase in size of property
- Loss of privacy

7. Legal Implications

- 7.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/12062013/K).

8. Appraisal

- 8.1 The key issues are:-
- Design
 - Neighbour amenity
 - Street Scene

Design

- 8.2 The street scene consists of mainly detached properties with a mix of two storey properties and bungalows. There are a considerable number of properties within Sabrina Road which have extensions along the side and therefore fill the plot width
- 8.3 The design of the proposal is in keeping with the property. The proposal has been amended. The side extension has been set back from the front of the property by 2.1 metres and has been reduced at first floor level by 4 metres from the original plans that were submitted, in order to reduce the impact on the neighbours .
- 8.4 It is considered that some form of side extension would be feasible. Although the first floor extension would draw the properties closer together, the element of space left is now felt significant enough to not result in a cramped appearance between the application site and the neighbouring property at 45 Sabrina Road due to the set back of the extension along the side of the application site. The current application has removed the first floor element along the side/rear of the property. The design is subservient to the existing design of the property. The proposals are now considered to be in keeping with the design and character within Sabrina Road.
- 8.5 It is considered that the proposed extension would respond well to the existing context of buildings streets and spaces, and is a suitable design compliant with UDP policies D4 and D9 and ENV3 of the BCCS.

Neighbouring Amenities

- 8.6 The neighbour at number 45 and 49 Sabrina Road object and refer to the extension as being overbearing and reducing privacy.
- 8.7 The neighbouring property at number 45 is set forward by approximately 3 metres from the application property. This property has balcony to the rear at first floor level. Number 45 has side facing windows at first floor and ground floor these windows will not be affected by the proposal as the proposal has been set back a further 2.1 metres from the front of the application site. The proposal originally was for a two storey element along the length of the ground floor. This was felt to be overbearing and would have had a detrimental effect on this neighbour. Therefore amended plans were requested removing this element of the proposal, it is therefore considered that the impact with regard to overbearing has been removed and would not be significant enough to warrant refusal.
- 8.8 Number 49 is set back from the application site by approximately by 2.5 metres and has an extension running along the side and a balcony to the rear at first floor level. The proposed rear two storey element extension will have some effect on the outlook from the balcony, however it is considered not to be detrimental enough to warrant a refusal. In terms of overlooking there will be no additional overlooking than exists as present. Therefore, it is considered that the detriment to outlook and overlooking would be minimal, and would not be significant enough to warrant refusal.

8.9 Therefore, it is considered that the neighbouring amenities would not be materially adversely affected. The proposal is compliant with UDP Policy D8.

Setting in the Street Scene

8.10 The properties within the street scene are large mostly detached properties and bungalows some with attached garages and some integral garages they and are set back from the road with driveways and parking spaces. Some properties on the street have been extended to the full width of their plots.

8.11 In terms of the visual impact and the street scene setting the proposal will be consistent with properties in the street scene. The proposal will be building within the gap along the side and has been set back from the front face of the existing.

8.12 The proposal is consistent with properties within the street scene and complies with UDP policies D6, D9, and ENV3 of the BCCS.

9. Conclusion

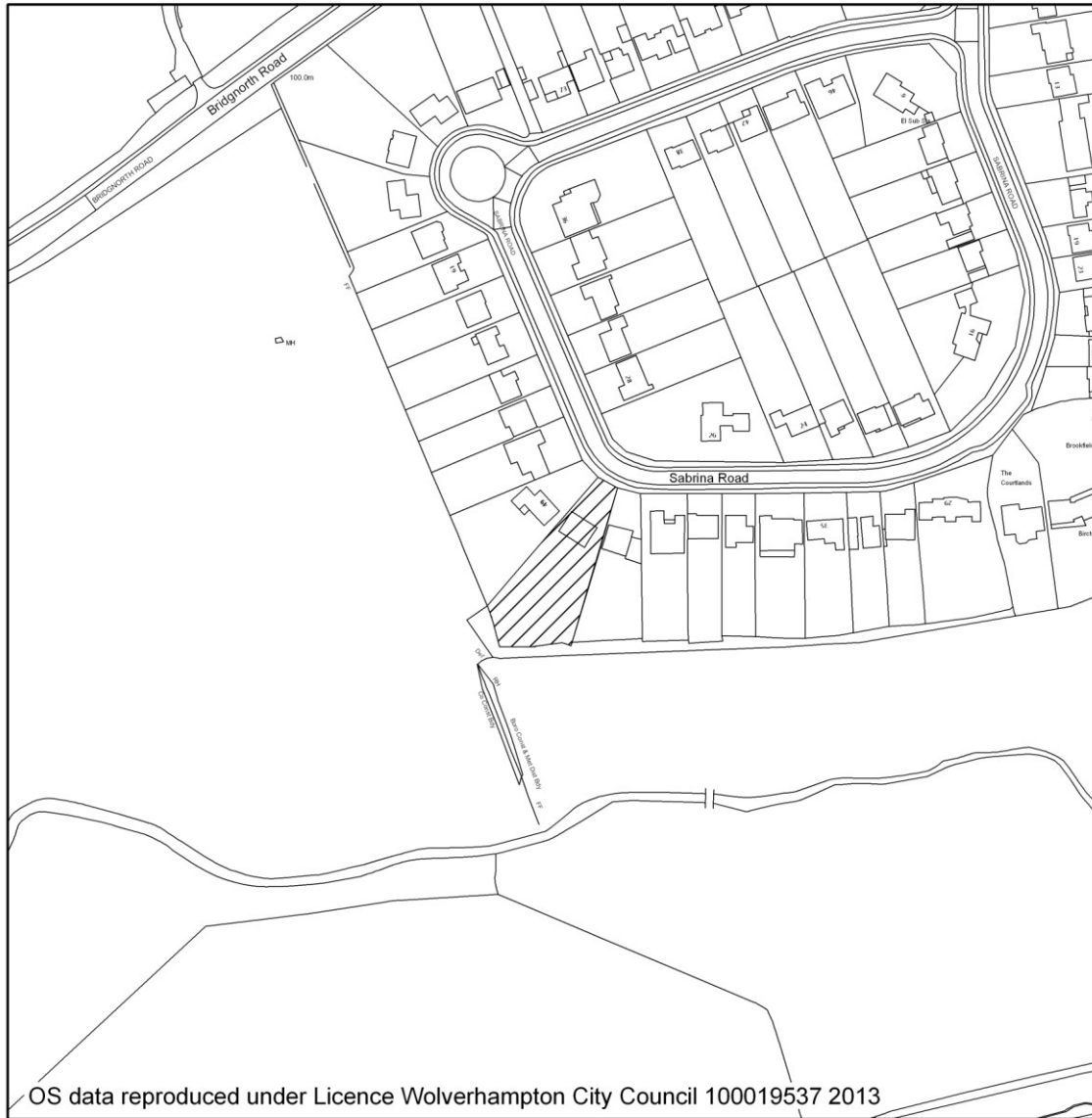
9.1 This amended proposal is now considered acceptable, as it has satisfactorily addressed previous concerns by removing the first floor element to the side/rear along the boundary with number 45 Sabrina Road. There is no longer any overbearing on this property. This has resulted in a structure which does not detract from the character and appearance of both the existing property and the surrounding street scene. Therefore, the proposed extension is compliant with UDP Policies, D4, D6, D7, D8, and D9 and ENV3 of the BCCS.

10. Recommendation

10.1 That planning application 13/00272/FUL be granted subject to any necessary conditions including:

- Matching materials
- No use of the flat roof as a balcony

Case Officer : Ms Nussarat Malik
Telephone No : 01902 550141
Head of Planning – Stephen Alexander



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Planning Application No: 13/00272/FUL

| | | | |
|---------------------|---|-------------------------|--------------------|
| Location | 47 Sabrina Road, Wolverhampton, WV6 8BP | | |
| Plan Scale (approx) | 1:2500 | National Grid Reference | SJ 386430 298004 |
| Plan Printed | 12.06.2013 | Application Site Area | 1232m ² |

PLANNING COMMITTEE - 25-Jun-13

APP NO: 13/00442/RC **WARD:** Graiseley

RECEIVED: 07.05.2013

APP TYPE: Removing Condition from Previous Approval

SITE: Orchard House Nursing Home, 16 - 18 Riley Crescent,
Wolverhampton

PROPOSAL: Minor material amendment to approved application 11/00435/FUL to increase the height of the rear extension, replace eight sets of patio doors with windows and replace a set of windows with patio doors. Removal of approved timber cladding and replacement with brickwork to front and side elevations and alteration to uPVC windows to the side and rear elevations.

APPLICANT:
Mrs Anita Kaur
Orchard House Nursing Home
16 - 18 Riley Crescent
Wolverhampton
WV3 7DS

AGENT:
Integrated Designs

COMMITTEE REPORT:

1. Site Description

- 1.1 The application site is located in Penn Fields Conservation Area and consists of an existing residential care home.
- 1.2 It is accessed via Riley Crescent, a predominantly residential road that forms a loop off Coalway Road.
- 1.3 To the north-west of the care home is 20 Riley Crescent, a detached two storey dwelling, which is a locally listed building.
- 1.4 The ground levels within the application site slope down slightly towards the north-west. Outside the application site, the levels rise towards the north-east.

2. Application details

- 2.1 The application is for a minor material amendment to the approved scheme to increase the height of the rear extension from 5.4m in height to 6.7m in height. It also seeks to replace the approved cladding of the front and side extensions with brickwork, the replacement of eight sets of patio doors with windows, and the side and rear windows to uPVC.

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)
Penn Fields Conservation Area Appraisal

4. Environmental Impact Assessment Regulations

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

5. Publicity

- 5.1 One resident has objected on the following grounds:-
 - Overdevelopment of the site
 - Loss of privacy/aspect

6. Internal Consultees

- 6.1 **Historic Environment** – no objections

7. Legal Implications

- 7.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 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 have regard to any representations ensuing from the publicity required under Section 73 of the Act. (LD/11062013/S)

8. Appraisal

- 8.1 The key issues are: -
 - Impact on the Conservation Area
 - Impact on Neighbour Amenity

Impact on the Conservation Area

- 8.2 The raising of the roof, replacement of the timber cladding with bricks and the replacement of a number of windows with doors and vice versa would preserve the character and appearance of the conservation area. The principle of

proposed uPVC windows would be located to the side and rear of the building and would not be visible from the street scene, however large scale drawings are still outstanding.

Impact on Neighbour Amenity

- 8.3 The proposal would increase the height of the roof of the rear projection by approximately 1.3m. Although this is a significant increase in the height of the roof, it is located 11m from the boundary with the adjacent dwelling, therefore it would not have an unacceptable impact on the amenity of this neighbouring house.

9. Conclusion

- 9.1 The scheme would preserve the character of the conservation area in which the application site is located. Therefore this proposal would comply with policies D9, HE3, HE4, ENV1, CSP4 and ENV2.
- 9.2 There would not be any material detrimental impact to the amenity of the neighbouring dwellings therefore this proposal would comply with policies D7 and D8.

10. Recommendation

- 10.1 That planning application 13/00442/RC be granted planning permission subject to any necessary conditions, to include:
- Large scale drawings of the proposed windows
 - Submission of materials
 - Cycle and motorcycle parking
 - Boundary treatments
 - External lighting
 - Bin stores
 - Parking area provided and retained
 - Details of visibility splays
 - No vents, flues etc on the exterior of the building
 - Layout and maintenance of communal open space
 - Ventilation system
 - Scheme for odour control
 - Hours for deliveries
 - Landscaping details
 - No-dig construction scheme
 - Access point
 - Bollards installed before occupation
 - Pedestrian route to be in place before occupation
 - Tree protection measures
 - Hours of construction

Case Officer : Ms Ann Wheeldon
Telephone No : 01902 550348
Head of Planning – Stephen Alexander



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Planning Application No: 13/00442/RC

| | | | |
|---------------------|---|-------------------------|--------------------|
| Location | Orchard House Nursing Home, 16 - 18 Riley Crescent, Wolverhampton | | |
| Plan Scale (approx) | 1:2500 | National Grid Reference | SJ 390066 296957 |
| Plan Printed | 12.06.2013 | Application Site Area | 5224m ² |

PLANNING COMMITTEE - 25-Jun-13

APP NO: 12/00385/FUL

WARD: Ettingshall

RECEIVED: 02.04.2012

APP TYPE: Full Application

SITE: Land To The East Of Ettingshall Road And Ward Street,, Ettingshall, Bilston, Wolverhampton

PROPOSAL: Hybrid planning application for residential development. 'Full' permission for 231 dwellings (217 houses and 14 flats) public open space to west of Ward Street 'Outline' permission for up to 250 homes, public open space and reconfiguration of school playing fields to the east of Ward Street (all matters reserved except access).

APPLICANT:
Persimmon Homes/West Midlands Ltd
C/o Agent

AGENT:
Harris Lamb Ltd
75-76 Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

COMMITTEE REPORT:

1. Updating

- 1.1 This application was reported to Planning Committee on 7th August 2012. Committee resolved to delegate authority to the Interim Strategic Director for Education and Enterprise to grant planning permission subject to conditions and a Section 106 Agreement. The section 106 agreement has not been completed and the permission has not been issued.
- 1.2 Subsequent to 7th August, the application has been amended. Instead of 224 houses the proposal is now for 217 houses and 14 two bedroomed flats.
- 1.3 Persimmon is also building on the former Goodyear site. Persimmon explain that the apartments have been introduced onto this scheme as experience from the Goodyear development indicates that this will help provide a good product mix for use with Government backed schemes such as 'Help to Buy'. This will enable Persimmon to offer the units to a wider market place such as first time buyers.
- 1.3 This application is being reported back to Planning Committee for a resolution on the amended proposal.

2. Legal Implications

- 2.1 General legal implications are set out at the beginning of the schedule of planning applications. LD/04062013/F

3. Appraisal

- 3.1 Design of the amended proposal is acceptable. The introduction of 14 flats (6% of the 231 dwellings) would add to the choice available to potential residents. The flats would be located away from the site boundary and would not be prominently visible from outside the site.
- 3.2 Because the first 61 houses of the development are being built under the previous planning permission and Section 106 agreement, it is recommended that a new Section 106 agreement is required. The section 106 agreement would cover the same matters as the original (with the introduction of renewable energy, which is a new requirement), would cover the whole development and would supersede the old Section 106 Agreement.

4. Conclusion

- 4.1 Subject to conditions and a Section 106 as recommended, the proposal is acceptable and in accordance with the development plan.

5. Recommendation

- 5.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00385/FUL subject to:

- (i) Negotiation and completion of a Section 106 Agreement to include (all sums to be BCIS indexed from 01.01.13):

For the whole site:

- Phasing
- Targeted recruitment and training
- Remediation & ground preparation of public open space
- Public open space (including play) contribution - £730,807
- Public open space commuted sum - £171,719
- Play facilities commuted sum - £117,480
- Provision and maintenance of communal open space & landscape buffer
- Infilling of railway cutting
- Railway cutting contribution - £936,199
- Railway cutting commuted sum - £234,420
- Mitigation for loss of railway cutting nature conservation
- Reconfiguration of school playing fields
- Highways contribution - £60,000
- TRO contribution - £6,000
- Closure of Ward Street canal bridge to motorised traffic
- Management company
- Travel plan

If viable:

- 25% affordable housing
- canalside enhancement

- public art 1%
- 10% renewable energy

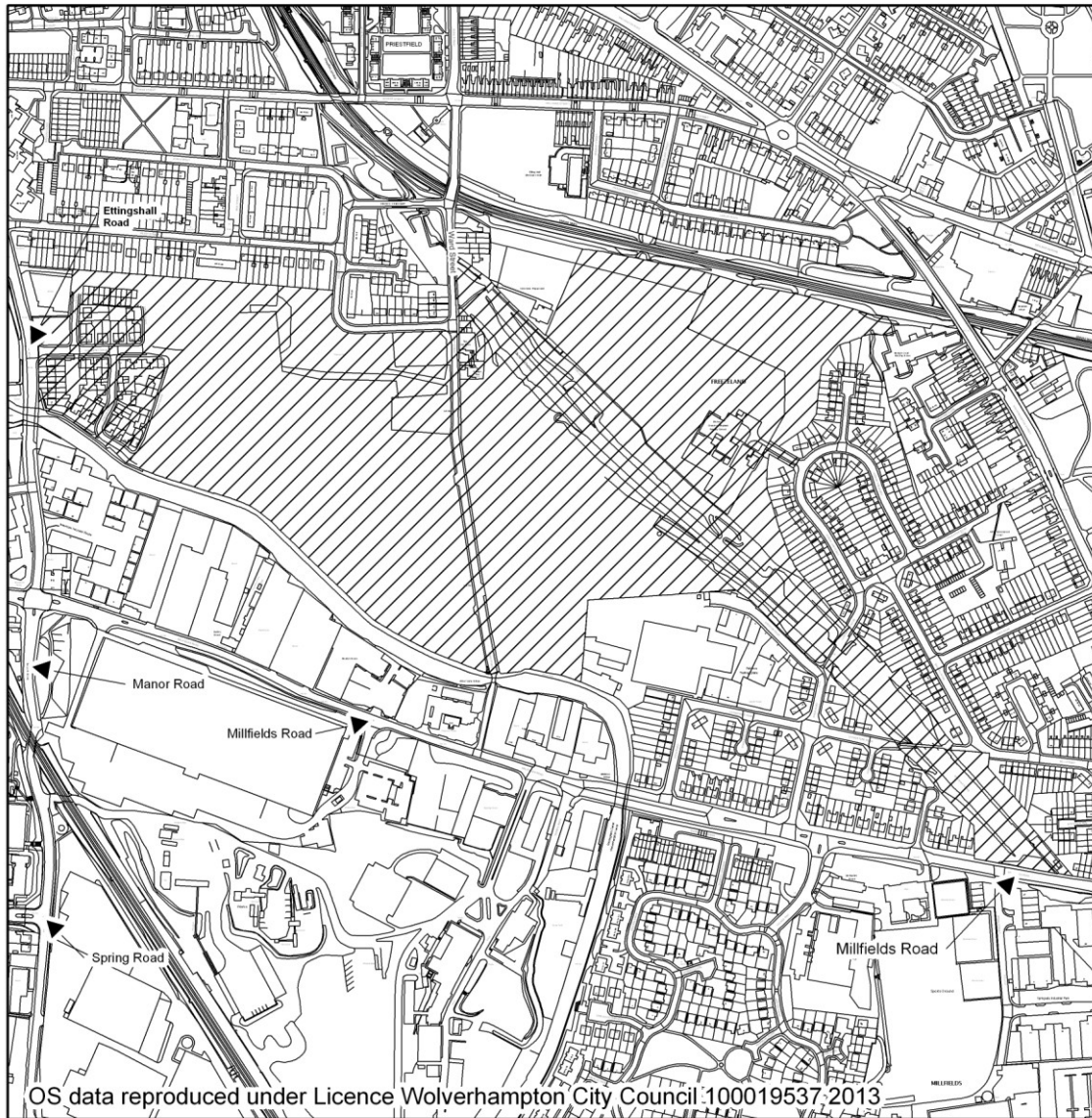
If not financially viable:

A deferment in the requirements for affordable housing, canalside enhancement, public art and renewable energy, commensurate with viability. The deferment applying on a pro-rata basis to all dwellings ready for occupation within three years of the date that a lack of viability is demonstrated. The deferred requirements to be added to the requirements relating to all houses that are not ready for occupation within that period.

(ii) The following conditions:

- Standard outline conditions
- Levels
- Materials
- Drainage
- Noise attenuation
- Ground remediation
- Tree survey and stability scheme
- Remediation measures
- Existing and proposed levels
- Waste management plan
- Landscaping
- Boundary treatments
- Measures to reduce impact of construction on residents
- Implement recommendations of the habitat survey
- Implement recommendations of coal mining risk assessment

Case Officer : Ms Jenny Davies
Telephone No : 01902 555608
Head of Planning – Stephen Alexander



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Planning Application No: 12/00385/FUL

| | | | |
|---------------------|--|-------------------------|----------------------|
| Location | Land To The East Of Ettingshall Road And Ward Street,, Ettingshall, Bilston, Wolverhampton | | |
| Plan Scale (approx) | 1:7500 | National Grid Reference | SJ 393280 296573 |
| Plan Printed | 12.06.2013 | Application Site Area | 241235m ² |

PLANNING COMMITTEE - 25-Jun-13

APP NO: 13/00100/FUL

WARD: Heath Town

RECEIVED: 04.02.2013

APP TYPE: Full Application

SITE: Heath Park High School, Prestwood Road, Wolverhampton

PROPOSAL: Demolition of existing school buildings; erection of new four storey teaching block; erection of new sports facility; relocation of existing tennis courts; creation of new informal playing field; refurbishment of existing all-weather pitch; relocation of car parking areas with improved vehicular and pedestrian access; proposed energy centre and landscaping

APPLICANT:
Inspiredspaces Wolverhampton Ltd
C/o Agent

AGENT:
Graham Parkes
Tweedale Limited
265 Tettenhall Road
Wolverhampton
WV6 0DE

COMMITTEE REPORT:

1. Site Description

- 1.1 This 3.4 ha site is located 1.6 miles to the north-east of the city centre. It is bounded by Prestwood Road and Coronation Road to the west and south respectively and New Cross Hospital to the north and east.
- 1.2 The school comprises two main blocks of buildings. The original late Victorian/Edwardian school buildings together with single and two storey buildings dating from the 1930s, are located at the southern end of the site. The main school buildings, dating from the 1970s, are located at the rear of the site along the boundary with the hospital. Temporary classrooms also intersperse the site.
- 1.3 A large all-weather sports pitch occupies the north east corner of the site and there is a multi-use games area (MUGA) on the boundary with Prestwood Road.

2. Application Details

- 2.1 The redevelopment would see the demolition of the school in its entirety, to be replaced with a new building of up to four storeys fronting Prestwood Road on the north west portion of the site. The building would step away from the boundary with Hazelwood Drive, whilst addressing the street frontage with Prestwood Road.

- 2.2 A new two storey Sports Hall would also be provided in the portion of the site between Hazelwood Drive and New Cross Hospital. The MUGA would be relocated from the frontage with Prestwood Road to the boundary with New Cross Hospital, alongside the new Sports Hall. The existing all weather sports pitch would be upgraded.
- 2.3 The primary pedestrian entrance to the school would be from Prestwood Road and the primary vehicular entrance would be from Coronation Road, accessing a 111 space car park. The remainder of the proposed site layout comprises informal recreation space, external social areas and an energy centre.
- 2.4 Pupil numbers would increase from 1200 to 1300, whilst it is intended that staff numbers will remain the same.

3. Planning History

- 3.1 08/01245/DWO for Outline Application. Demolition of existing school building and proposed replacement school building with associated car parking and sports facilities – Granted 08.01.2009.

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)
- 4.3 Other relevant policy documents:
SPG3 – Residential Development

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 above regulations is required.

6. Publicity

- 6.1 Sixteen representations and a 20 signature petition were received in objection to the original plans, The comments are summarised below:
- Limited social space for pupils
 - Parking and traffic congestion
 - Overbearing impact
 - Overlooking / loss of privacy
 - Height of building out of character
 - Disturbance from weekend and evening use
 - Loss of light
 - Noise from MUGA

6.2 Two representations have been received in objection to the revised plans. The comments are summarised below:

- Loss of privacy and loss of light
- Building out of character with residential area
- Building overbearing and out of scale
- Detrimental impact due to increased pupil numbers

7. **Internal Consultees**

Environmental Health – No objections subject to conditions.

Landscape & Ecology – No objections subject to further bat emergence surveys during optimum survey period May-September. These details cannot be subject to condition as per the provisions in Circular 06/2005.

Transportation Development – No objection subject to Traffic Regulation Orders for road safety features at Prestwood Road/Milton Road junction. Section 278 Agreement required to relocate existing road safety feature on Prestwood Road.

8. **External Consultees**

Environment Agency – Comments awaited

Sport England – No objection.

9. **Legal Implications**

9.1 General legal implications are set out at the beginning of the schedule of planning applications. FD/13062013/P

10. **Appraisal**

10.1 The key issues are: -

- Principle of Development
- Impact on Neighbours (Teaching Block)
- Noise Impact from MUGA
- Parking and Access
- Summary of Appraisal

Principle of Development

10.2 This is an established school site and the principle of redevelopment was established by the outline planning permission granted in 2008. These proposals represent the detailed design phase of the Building Schools for the Future (BSF) project and accord with BCCS policy HOU5.

Impact on Neighbours (Teaching Block)

- 10.3 The elevation to Prestwood Road would be predominantly three storeys in height, but would vary between two and four storeys closer to Hazelwood Drive.
- 10.4 The distance separation between the Prestwood Road elevation and the houses opposite would be 25.6m, at its closest point, to the three storey element, and 31.5m to the four storey element.
- 10.5 The closest houses are 1 & 2 Hazelwood Drive. Adjacent to these, the building would be two storey at its closest point (16.5m), rising to three storeys at a distance of 26.9m and four storeys at 34.1m.
- 10.6 An existing line of trees along the boundary with 1 & 2 Hazelwood Drive would be reinforced, with additional planting to reduce overlooking into the front and rear gardens of these houses. A 2.4m boundary fence is proposed to improve security.
- 10.7 The building would be located to the north of Hazelwood Drive and so there would be no loss of light to houses in that road. Due to the separation distance there would be no significant loss of light to houses in Prestwood Road.
- 10.8 Because of the design, position, and hours of use of the proposed building there would be no unacceptable loss of privacy or light and no overbearing impact on neighbouring residents. The development would therefore be in accordance with UDP policies D7 and D8.

Noise Impact from MUGA

- 10.9 The MUGA is proposed along the boundary with New Cross Hospital at a distance of 37m from the nearest dwellings. To limit the impact of noise on these properties an acoustic fence is proposed and a restriction placed on the hours of use. The development would therefore be in accordance with UDP policies EP1 and EP5.

Parking and Access

- 10.10 There is no loss of parking as part of the proposals, the improved layout arrangements, drop-off spaces, and disabled spaces would result in a marginal increase in spaces overall. Provision for minibus parking would also be formalised, and the layout of the car park would allow future expansion should further spaces be required in the future. A major benefit would be the separation of pedestrians and vehicles. The development would therefore be in accordance with UDP policies AM12 and AM15.

Summary of Appraisal

- 10.11 The current building is dated and, being a predominantly urban site, has limited external green space. The proposals would deliver a modern education and sports facility for the 21st century with external green space. The current buildings are dispersed across the site, the proposals would deliver a centralised education building and a separate sports facility.
- 10.12 The impacts of overbearing and overlooking on adjacent properties would be largely negated by the stepped design of the building and the distance separation between the structure and nearby houses. Tree planting and improved landscaping would further limit the visual impact of the building to 1 & 2 Hazelwood Drive.

- 10.13 The position of the MUGA would allow for school and community use without detrimental noise impacts to nearby residents. Parking provision and access arrangements represent an improvement from the existing and may improve traffic flows along Prestwood Road.
- 10.14 On balance any negative impacts on residents from the location of the proposed school building are outweighed by the significant benefits brought to this area of the City from the improved education and sports facilities.

11. Conclusion

- 11.1 The development is acceptable and in accordance with the Development Plan, subject to conditions as recommended.

12. Recommendation

- 12.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00100/FUL subject to:
- 1) No overriding objection from the Environment Agency;
 - 2) Satisfactory completion of bat emergence surveys during the optimum survey period May-September;
 - 3) Details to include:
 - Levels
 - Landscaping / boundary treatments
 - Acoustic fence
 - Materials
 - Bin store details
 - Energy centre details
 - Cycle storage
 - Details of Synthetic Sports Pitch including goal inlets and spectator area
 - 4) Conditions including:
 - Hours of use of community sports facility
17.00 – 23.00 Monday to Friday
09.00 – 18.00 Saturdays, Sundays and Bank Holidays
 - Hours of use of MUGA
09.00 to 21.30 Monday to Friday
09.00hrs to 18.00hrs Saturdays
10.30hrs to 16.00hrs on Sundays and Bank holidays.
 - Drainage
 - Site Investigation Works
 - Traffic regulation orders for road safety features at Prestwood Road/Milton Road junction

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



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Planning Application No: 13/00100/FUL

| | | | |
|---------------------|---|-------------------------|---------------------|
| Location | Heath Park High School, Prestwood Road, Wolverhampton | | |
| Plan Scale (approx) | 1:2500 | National Grid Reference | SJ 393339 300209 |
| Plan Printed | 12.06.2013 | Application Site Area | 34683m ² |

PLANNING COMMITTEE - 25-Jun-13

APP NO: 13/00112/FUL

WARD:

Bushbury South And
Low Hill

RECEIVED: 07.02.2013

APP TYPE: Full Application

SITE: Former Promise House, Stafford Road, Wolverhampton, WV10 6DF

PROPOSAL: Residential development. Thirty-two flats and nine houses

APPLICANT:

Persimmon Homes
Venture Court
Broadlands
Wolverhampton
WV10 6TB

AGENT:

Mrs Caroline Wild
RPS Planning and Development
Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

COMMITTEE REPORT:

1. Site Description

- 1.1 This 0.9 ha site forms part of the larger former Goodyear site and is located to the south of the new "Gate House" public house, on the site of the former Goodyear office block "Promise House". A row of mature trees, protected by a Tree Preservation Order, fronts onto the Stafford Road.
- 1.2 To the south of the site is housing fronting Stafford Road and to the east is the retained Goodyear factory.

2. Application Details

- 2.1 The application proposes 32 two bedroomed flats and 9 two bed roomed houses in the form of a perimeter block with three sides. Vehicle access would be from the Stafford Road via Mercury Drive.
- 2.2 Two apartment blocks would form an 'L' shape adjacent to the northern and western site boundaries, rising from three to four storeys, enclosing a car park (33 spaces) and shared amenity space. The two storey houses, in three short terraces, would form the eastern side of the development. Each house would have in-curtilage parking.

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)

4. Environmental Impact Assessment Regulations 2011

- 4.1 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.

5. Publicity

- 5.1 No responses received.

6. Internal Consultees

- 6.1 Environmental Health – No objections subject to conditions requiring contaminated land remediation; acoustic attenuation; ventilation; and hours of construction and demolition.
- 6.2 Transportation Development – No objection.
- 6.3 Trees – No objection subject to a tree protection condition.

7. Legal Implications

- 7.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/ 13052013/X).

8. Appraisal

- 8.1 The proposed development would form part of the new residential neighbourhood being created on the former Goodyear site and is acceptable in principle. The detail of the proposal is acceptable.
- 8.2 In accordance with adopted planning policy the following are required:
- 25% affordable housing
 - 10% on-site renewable energy generation
 - Off-site open space and play contribution. Up to £132,492.22 (BCIS indexed from January 2013) dependent upon local need
 - Public art (1% of construction costs)
 - Targeted recruitment and training
 - Management company for external communal areas
- 8.3 The applicant is seeking a reduction in S106 obligations on the grounds of a lack of financial viability.

- 8.4 Should it be demonstrated that the development would not be sufficiently viable to fund the all the requirements, it would be justified to reduce affordable housing, public art, off- site open space and play contribution and renewable energy requirements, commensurate with the lack of viability, in order to support early development.
- 8.5 It is recommended that any reduction applies on a pro-rata basis to all dwellings that are ready for occupation within 3 years from the date that a lack of viability is demonstrated with the full amount applying on a pro-rata basis to all those that are not.

9. Conclusion

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

10. Recommendation

- 10.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00112/FUL subject to:

1. Completion of a Section 106 Agreement to include:

For the whole development:

- Targeted recruitment and training

If viable:

- 25% affordable housing (70% social rent and 30% shared ownership)
- Off-site open space and/or play contribution Up to £132,492.22 (BCIS indexed from January 2013) dependent upon local need.
- 10% on-site renewable energy
- Public art (1% of development costs)

If not viable:

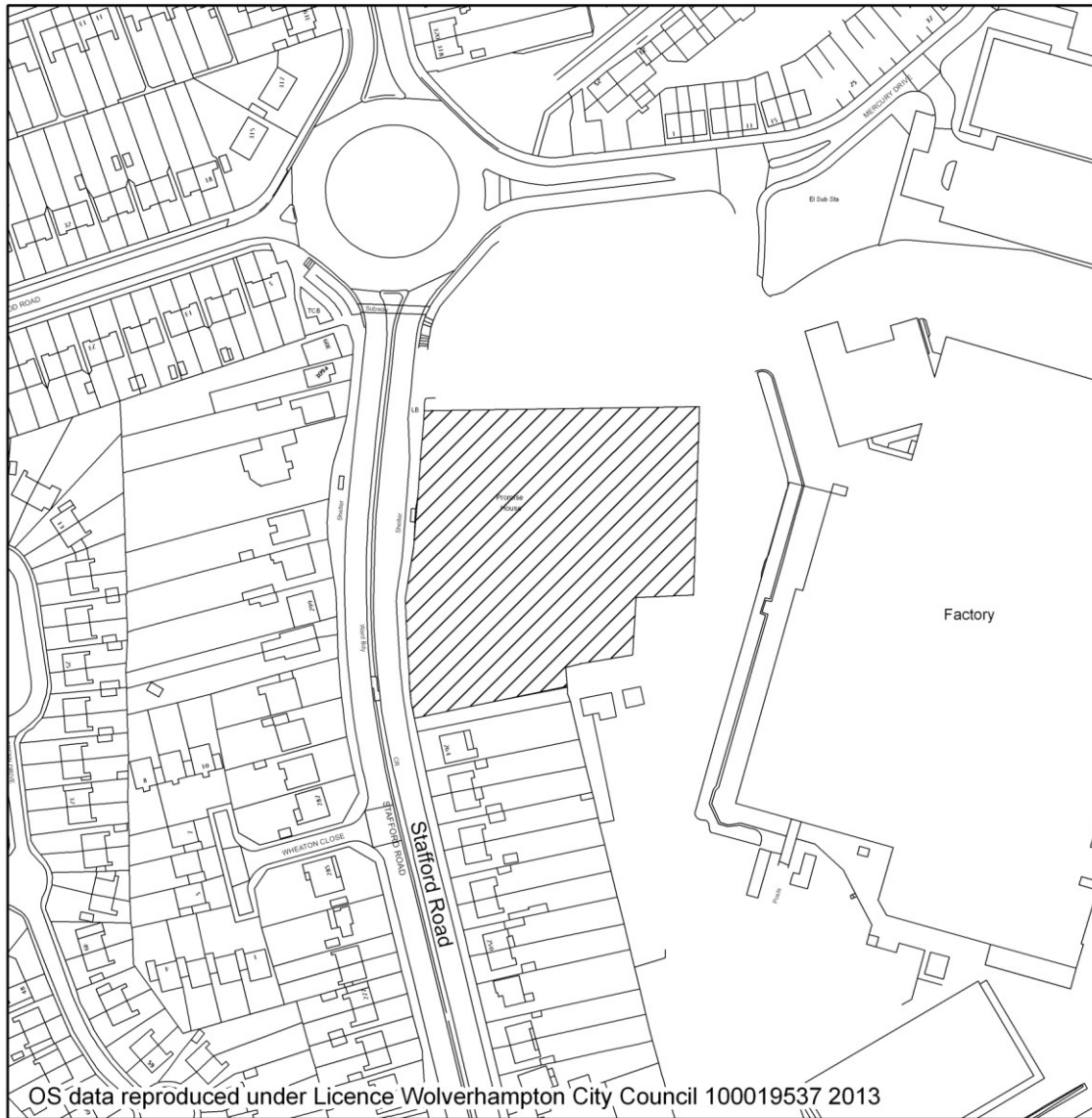
A reduction in affordable housing, off-site open space and play contribution, renewable energy and public art, commensurate with the lack of viability with the reduction applying on a pro-rata basis to all houses ready for occupation within three years of the date that a lack of financial viability is demonstrated and the full requirement applying on a pro-rata basis to all those that are not ready for occupation at that time.

2. Any necessary conditions to include:

- Drainage
- Levels
- Boundary treatments
- Site waste management plan
- Measures to protect the amenity of neighbours during construction
- Landscaping
- Provision and retention of car parking
- Contaminated land remediation
- Cycle/motorcycle parking

- Bin stores
- External materials
- Acoustic attenuation
- Ventilation
- Tree protection
- Car park gate details

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



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Planning Application No: 13/00112/FUL

| | | | |
|---------------------|--|-------------------------|--------------------|
| Location | Former Promise House, Stafford Road, Wolverhampton, WV10 6DF | | |
| Plan Scale (approx) | 1:2500 | National Grid Reference | SJ 391257 301330 |
| Plan Printed | 12.06.2013 | Application Site Area | 8387m ² |