

A G E N D A

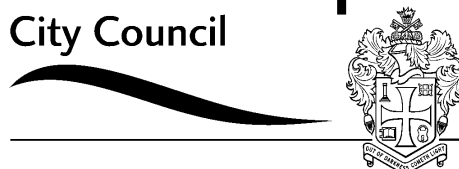
meeting: **PLANNING COMMITTEE**
date: **TUESDAY 25 JUNE 2013**
time: **14.00 HOURS**
place: **CIVIC CENTRE (MEETING ROOM 3)**
members: Councillors Leach (Chair) Banger (Vice Chair) Darke,
Gwinnett, Hardacre, Hodgkiss, Holdcroft, Inston, John
Rowley, Mrs Thompson, Turner and Yardley

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

Democratic Support Officer – John Wright

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Wolverhampton
City Council



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

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes Meeting – 21 May 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 **Planning Applications Determined Under Officer Delegation, Withdrawn etc**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]

Date: 17 June 2013

MINUTES

meeting: **PLANNING COMMITTEE**

date: **21 MAY 2013**

PRESENT:-

Councillors Leach (Chair)
Banger (Vice Chair) Darke, Gwinnett, Hardacre, Hodgkiss, Holdcroft,
Inston, John Rowley, 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 Johnson - Planning Officer
M Jones - Planning Officer
A Murphy - Section Leader (Planning Applications)
M Page - Section Leader – Transportation
P Walker - Planning Officer

Wolverhampton
City Council



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

1 **Apologies for Absence**

Apologies for absence were received from Councillor Mrs Thompson.

Declarations of Interest

2 Councillor Rowley declared a personal interest in Planning Application 13/00185/FUL 14 Ednam Road Wolverhampton as the application site was his doctor's surgery.

Minutes

3 Resolved:-

That the minutes of the meeting held on 9 April 2013 be approved as a correct record.

Matters Arising

4 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 Application 13/00185/FUL 14 Ednam Road Wolverhampton

Dr Vij spoke in support of the application.

5 Resolved:-

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.

Planning Application 13/00180/FUL 17-25 Broad Street Wolverhampton

6 Resolved:-

That planning application reference 13/00180/FUL is granted in accordance with the details submitted and subject to any necessary conditions to include; Page 4 of 146

- Submission of materials
- Architectural Details
- Scheme of acoustic insulation and ventilation

Planning Application 13/00404/REM Land Bounded By The Staffordshire And Worcester Canal And Wobaston Road Wolverhampton

7 Resolved:-

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.

Planning Application 12/00866/OUT Gunnebo UK Limited (Formerly Chubbs Safe Ltd) Woden Road Wolverhampton

8 Resolved:-

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

Planning Application 13/00130/FUL Former Rough Hills Tavern Rooker Avenue Wolverhampton

9 Resolved:-

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

Planning Application 13/00282/FUL Linthouse Inn Linthouse Lane Wolverhampton

10

Resolved:-

That the 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

Planning Application 13/00309/FUL 66 Oxley Moor Road Wolverhampton

11

Members asked that the applicants be requested to mark out the parking spaces and a one-way system of traffic.

Resolved:-

That planning application 13/00309/FUL be granted subject to standard conditions to include;

- Restricted hours during construction

Planning Application 13/00137/OUT Land Adjoining 133 Dunstall Hill Wolverhampton

- 12 Resolved:-
- 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

Planning Application 13/00363/FUL Communications Station Sutherland House Upper Vauxhall Wolverhampton

- 13 Resolved:-
That planning application 13/00363/FUL be granted.

Planning Application 13/00350/TEL Land On South Corner Of Mount Road Penn Road Wolverhampton

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

Planning Application 13/00306/FUL Land To The Rear Of Fordhouse Road Industrial Estate Steel Drive Wolverhampton

- 15 Resolved:-
That planning application reference 13/00306/FUL be granted in accordance with the details submitted.

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

- 16 Resolved:-
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)
- (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 Applications Determined Under Officer Delegation, Withdrawn etc

The 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.

- 17 Resolved:-
That the report be received.

Planning Appeals

The 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.

- 18 Resolved:-
That the report be received.

The Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2013 Extensions To Dwellinghouses

The Strategic Director Education and Enterprise submitted a report on amendments to the Permitted Development Order 2013 which would allow larger extensions to be added to dwelling houses

- 19 Resolved:-
That the report be received.

Exclusion of Press and Public

- 20 Resolved:-
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].

Approval For Further Direct Action (Enforcement)

The Strategic Director Education and Enterprise submitted a report on actions in pursuit of previously agreed enforcement action and to seek authorisation to carry out further direct action.

- 21 Resolved:-
That the Assistant Director of Regeneration be given delegated powers to authorise the execution of the direct action, option (ii), as detailed in the report, and carry out the works required by the enforcement notice in accordance with the power granted to the local planning authority under S178 of the Town and Country Planning Act.

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)

Index of Applications

<u>Application No.</u>	<u>Site Address</u>	<u>Ward</u>	<u>Summary of Recommendation</u>	<u>Page</u>
13/00352/FUL	2 Pendeford Avenue Wolverhampton WV6 9EF	Tettenhall Regis	Grant subject to conditions	7
13/00043/DWF	Our Lady And St Chads Roman Catholic School Old Fallings Lane Wolverhampton	Bushbury South And Low Hill	Grant subject to conditions	11
13/00272/FUL	47 Sabrina Road Wolverhampton WV6 8BP	Tettenhall Wightwick	Grant subject to conditions	17
13/00442/RC	Orchard House Nursing Home 16 - 18 Riley Crescent Wolverhampton	Graiseley	Grant subject to conditions	22
12/00385/FUL	Land To The East Of Ettingshall Road And Ward Street, Ettingshall Bilston Wolverhampton	Ettingshall	Delegate to officers power to grant subject to a section 106 agreement, amended plans and condition	26
13/00100/FUL	Heath Park High School Prestwood Road Wolverhampton	Heath Town	Delegate to officers power to grant subject to conditions	30
13/00112/FUL	Former Promise House Stafford Road Wolverhampton WV10 6DF	Bushbury South And Low Hill	Delegate to officers power to grant subject to a section 106 agreement, amended plans and conditions	36

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 - 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

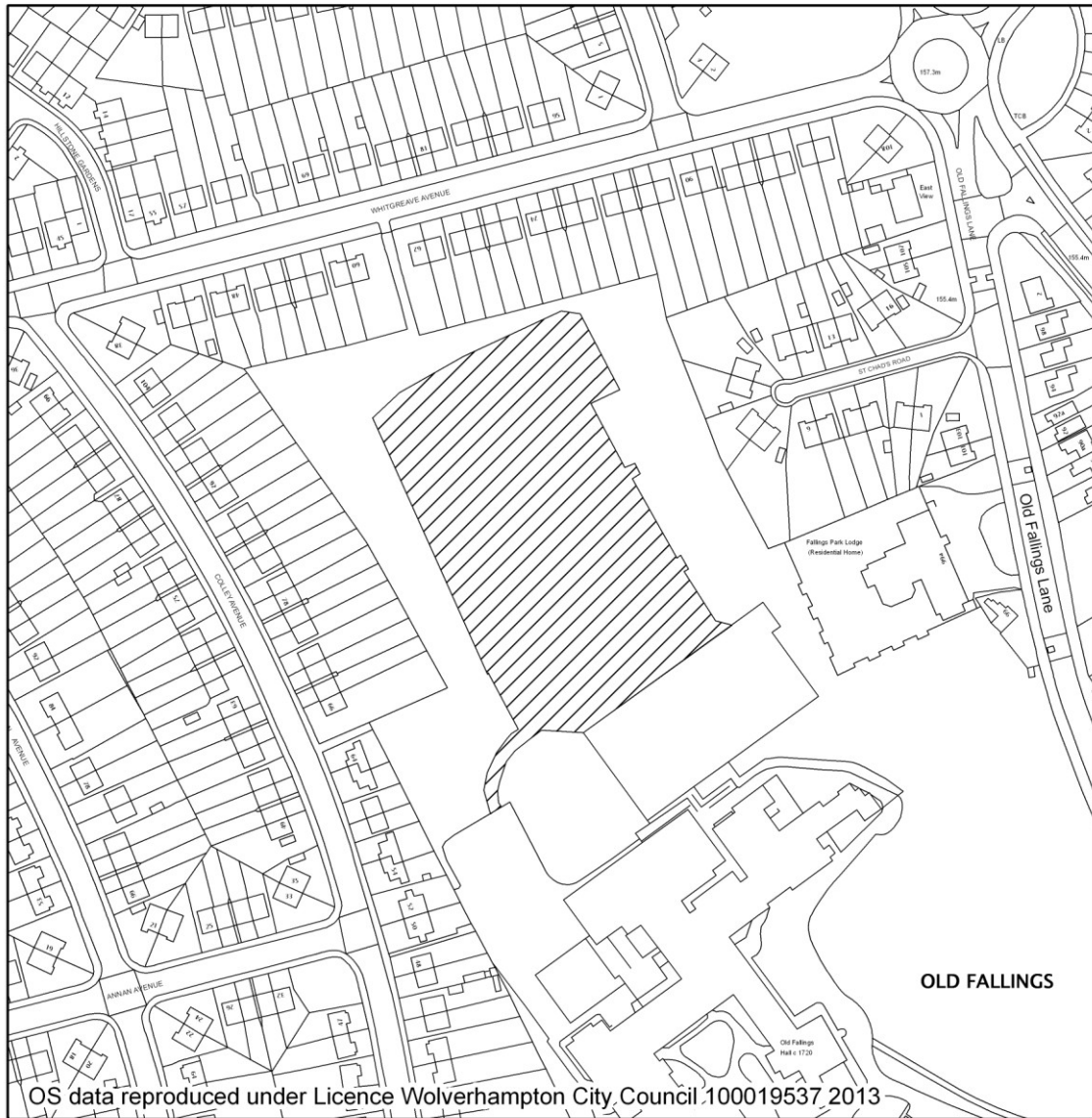
10. Conclusion

- 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

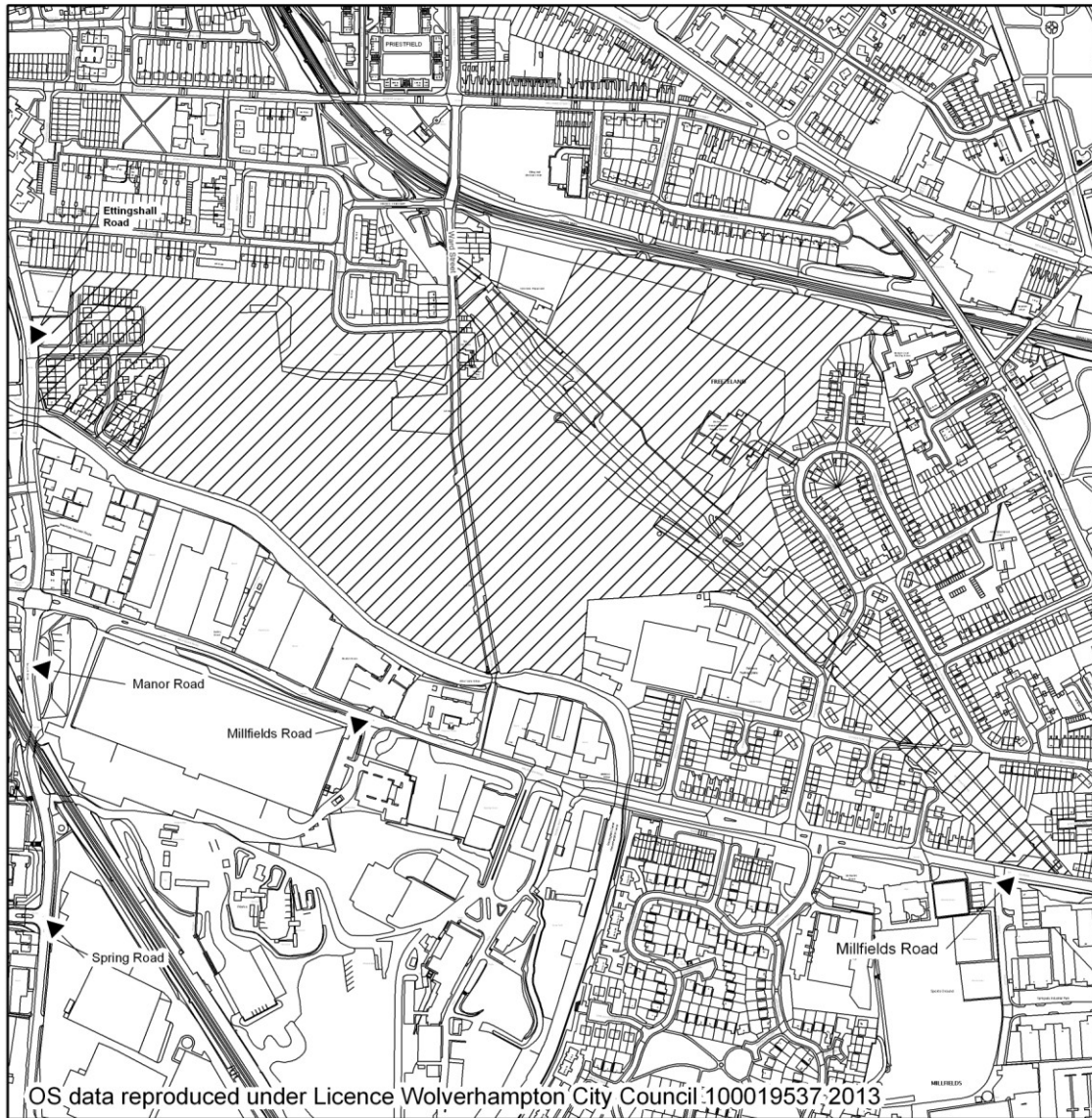
If not financially viable:

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 bedroomed 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

Wolverhampton City Council

OPEN INFORMATION ITEM

Committee / Panel	<u>PLANNING COMMITTEE</u>	Date	25 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	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	Andrew Johnson (Planning Officer) 551123
	Marcela Quinones (Planning Officer) 555607	Laleeta Butoy (Trainee Planning Officer) 555605	Alison McCormick (Tree Officer) 555640
	Sukwant Grewal (Trainee Planning Officer) 551676	Nussarat Malik (Planning Officer) 550141	Andy Fisher (Tree Officer) 555621
	Tom Podd (Planning Officer) 551128		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 ()

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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>	13/00286/LBC	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	24th March 2013	<u>TARGET DATE</u>	19th May 2013
<u>TYPE OF APP</u>	Listed Building Consent		
<u>SITE</u>	Barclays Bank 8 Lichfield Street Bilston Wolverhampton WV14 0AE		
<u>PROPOSAL</u>	Various internal and external alterations to Grade II listed building.		
<u>APPLICANT</u>	Barclays Plc	<u>AGENT</u>	Mr Julian Collinge Aegis Design 22D Leathermarket Street Southwark London , SE1 3HP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	24th May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00287/ADV	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	28th March 2013	<u>TARGET DATE</u>	23rd May 2013
<u>TYPE OF APP</u>	Application to Display Adverts		
<u>SITE</u>	Barclays Bank 8 Lichfield Street Bilston Wolverhampton, WV14 0AE		
<u>PROPOSAL</u>	Installation and replacement of Barclays bank advertisements signs and logo		
<u>APPLICANT</u>	Barclays Plc	<u>AGENT</u>	Mr Julian Collinge Aegis Design 22D Leathermarket Street Southwark London, SE1 3HP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00318/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	2nd April 2013	<u>TARGET DATE</u>	28th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	50 High Street Bilston Wolverhampton WV14 0EP		
<u>PROPOSAL</u>	Change of use to an indoor play area (D1)		
<u>APPLICANT</u>	<u>AGENT</u>		
Miss Lindsey Walford			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00360/FUL	<u>WARD</u>	Bilston East
<u>DATE VALID</u>	15th April 2013	<u>TARGET DATE</u>	10th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	15 Mount Pleasant Wolverhampton WV14 7LT		
<u>PROPOSAL</u>	Addition of an external ramp to access flat nos. 7, 8 and 9: and the provision of a smoke roof vent at head of stairs adjacent to flat no 6.		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr Billa And Mr Singh			
Mr Paul Simkin Thorne Architecture Limited The Creative Industries Centre Wolverhampton Science Park Glaisher Drive Wolverhampton WV10 9TG			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00361/LBC	<u>WARD</u>	Bilston East
<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>	15 Mount Pleasant Wolverhampton WV14 7LT		
<u>PROPOSAL</u>	Addition of an external ramp to access flat nos. 7, 8 and 9: and the provision of a smoke roof vent at head of stairs adjacent to flat no 6.		
<u>APPLICANT</u>	Mr Billa And Mr Singh	<u>AGENT</u>	Mr Paul Simkin Thorne Architecture Limited The Creative Industries Centre Wolverhampton Science Park Glaisher Drive Wolverhampton, WV10 9TG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00155/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	18th February 2013	<u>TARGET DATE</u>	15th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Land Adjacent To 84 Villiers Avenue Wolverhampton		
<u>PROPOSAL</u>	Erection of three linked dwellings		
	NB This application follows an earlier application for the same scheme Ref 12/01315, which was withdrawn by the applicant. If you wish to repeat the comments you may have made in respect of the earlier application, you will need to do so by writing in again.		
<u>APPLICANT</u>	Dr Kabal Jaswal	<u>AGENT</u>	Mr Malcolm Watt MCJ Solutions 18 Bridle Lane Sutton Coldfield B74 3HB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Alan Murphy		

<u>APP REF</u>	13/00349/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	10th April 2013	<u>TARGET DATE</u>	5th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	41A Wellington Road Wolverhampton WV14 6AH		
<u>PROPOSAL</u>	Retrospective application for a rear conservatory		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Ranbir Mehta		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	13th May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00399/CPL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	25th April 2013	<u>TARGET DATE</u>	20th June 2013
<u>TYPE OF APP</u>	Certificate Proposed Lawful Use/Dev		
<u>SITE</u>	87 Wellington Road Wolverhampton WV14 6BQ		
<u>PROPOSAL</u>	Use of the premises as a small residential care home within Class C2.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Donald White		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00403/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>	82 Moseley Road Bilston Wolverhampton WV14 6JE		
<u>PROPOSAL</u>	Two storey side and rear extension, single storey rear extension, enlarged garage and porch.		
<u>APPLICANT</u>	Mr _ Mrs S Sian	<u>AGENT</u>	Mr Zoran Pancic 6 Brockmoor Close Stourbridge DY9 0YL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00424/OUT	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	3rd May 2013	<u>TARGET DATE</u>	28th June 2013
<u>TYPE OF APP</u>	Outline Application		
<u>SITE</u>	30 Bilston Road Portobello Wolverhampton WV13 2JL		
<u>PROPOSAL</u>	Outline application for five 3bed houses		
<u>APPLICANT</u>	Hukam Atti	<u>AGENT</u>	Mrs Anthony Hope Anthony Hope MCIAT 33 Dark Lane Kinver Staffordshire DY7 6JB
<u>DECISION</u>	Application Withdrawn:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00456/FUL	<u>WARD</u>	Bilston North
<u>DATE VALID</u>	8th May 2013	<u>TARGET DATE</u>	3rd July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	10 Grafton Place Wolverhampton WV14 6LH		
<u>PROPOSAL</u>	Porch.		
<u>APPLICANT</u>	Mr J Radford	<u>AGENT</u>	Mr T Long 114 Green Lane Birchills Walsall WS2 8HY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th June 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	12/01296/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	29th October 2012	<u>TARGET DATE</u>	24th December 2012
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 1 Hollies Industrial Estate Graiseley Row Wolverhampton WV2 4HE		
<u>PROPOSAL</u>	Proposed 2.4m high boundary fence		
<u>APPLICANT</u>	Mr J Chumber	<u>AGENT</u>	Mr Andy Law Complete Design 45 Bath Street Sedgley Dudley DY3 1LS
<u>DECISION</u>	Refuse:		
<u>DATE OF DECISION</u>	7th June 2013		
<u>CASE OFFICER</u>	Mr Tom Podd		

<u>APP REF</u>	13/00221/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	13th March 2013	<u>TARGET DATE</u>	8th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	33 Fellows Street Wolverhampton WV2 4ND		
<u>PROPOSAL</u>	Single storey rear extension.		
<u>APPLICANT</u>	Mr J. S. Grewal	<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>	22nd May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00401/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	23rd April 2013	<u>TARGET DATE</u>	18th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	66 - 67 Dudley Road Wolverhampton WV2 3BY		
<u>PROPOSAL</u>	New shop front.		
<u>APPLICANT</u>	Mr Shiv Pal	<u>AGENT</u>	Mr Dave Truran 118 Coniston Road Palmer's Cross Wolverhampton WV6 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Ms Nussarat Malik		

<u>APP REF</u>	13/00429/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	29th April 2013	<u>TARGET DATE</u>	24th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	29 Patricia Avenue Wolverhampton WV4 5AQ		
<u>PROPOSAL</u>	Single storey rear extension.		
<u>APPLICANT</u>	Mr Madan Lal	<u>AGENT</u>	Mr Kesar Singh Rooprai Rai Consultancy 3 Jeffrey Avenue Parkfield Wolverhampton WV4 6HU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Ms Nussarat Malik		

<u>APP REF</u>	13/00430/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	2nd May 2013	<u>TARGET DATE</u>	27th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	25 Sutherland Road Wolverhampton WV4 5AR		
<u>PROPOSAL</u>	Retrospective application. Erection of detached outbuilding in rear garden.		
<u>APPLICANT</u>	Mr Makhan S Saggu	<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>	7th June 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00435/FUL	<u>WARD</u>	Blakenhall
<u>DATE VALID</u>	4th May 2013	<u>TARGET DATE</u>	29th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	84 Himley Crescent Wolverhampton WV4 5BY		
<u>PROPOSAL</u>	Single storey rear extensions, conservatory and rear veranda/canopy.		
<u>APPLICANT</u>	Mr G 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>	6th June 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00312/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>	Single storey rear extension		
<u>APPLICANT</u>	SEP Properties	<u>AGENT</u>	paul lees paul lees designs 14 sonning drive wolverhampton wv9 5qn
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00409/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	7th May 2013	<u>TARGET DATE</u>	2nd July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	50 Carisbrooke Road Wolverhampton WV10 8AB		
<u>PROPOSAL</u>	2 Storey side extension and single storey front extension		
<u>APPLICANT</u>	Mr & Mrs Reuben Cope	<u>AGENT</u>	Mr Andrew Rowley Just Drafting 101 Probert Road Wolverhampton WV10 6UB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd June 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00450/TEL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	3rd May 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Telecommunications PA(not notifications)		
<u>SITE</u>	Street Record Legs Lane Wolverhampton		
<u>PROPOSAL</u>	Telecommunications - Replacement of existing 15metre high monopole with 15metre high dual user monopole housing six antenna and one equipment cabinet. One existing equipment cabinet to be retained.		
<u>APPLICANT</u>	Vodafone Ltd	<u>AGENT</u>	Mr Chris Taylor Mono Consultants Ltd Steam Packet House 76 Cross Street Manchester M2 4JG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	11th June 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00466/FUL	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	13th May 2013	<u>TARGET DATE</u>	8th July 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 (revision to approved application 13/00264/FUL)		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr J Nicklin		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	11th June 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00484/TR	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	20th May 2013	<u>TARGET DATE</u>	15th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	55 Harrowby Road Fordhouses Wolverhampton WV10 6EP		
<u>PROPOSAL</u>	2 Poplar trees rear garden: Reduce by up to 50% or to sound wood.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs L Anderson		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	20th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00540/TR	<u>WARD</u>	Bushbury North
<u>DATE VALID</u>	5th June 2013	<u>TARGET DATE</u>	31st July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	1A Northycote Lane Wolverhampton WV10 7JE		
<u>PROPOSAL</u>	Holly T1:Light pruning up to 750mm-1000mm to shape		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr William Bibbey		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00328/FUL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	8th April 2013	<u>TARGET DATE</u>	3rd June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	11 Nine Elms Lane Wolverhampton WV10 9AE		
<u>PROPOSAL</u>	Conversion of three bedroom dwelling into two, one bedroom flats		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Jatinder Viridi		Mr Mohinder Chana MOTJK Consulting Associates 14 Southwold Close Lower Earley Reading Berkshire RG6 3UB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th May 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00419/FUL	<u>WARD</u>	Bushbury South And Low Hill
<u>DATE VALID</u>	30th April 2013	<u>TARGET DATE</u>	25th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	17 Bretton Gardens Wolverhampton WV10 9YQ		
<u>PROPOSAL</u>	Single storey side extension		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Damian Kulakowski		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00370/FUL	<u>WARD</u>	East Park
<u>DATE VALID</u>	17th April 2013	<u>TARGET DATE</u>	12th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Tesco 1 Willenhall Road Wolverhampton WV1 2HD		
<u>PROPOSAL</u>	Installation of ATM to existing retail shop front		
<u>APPLICANT</u>		<u>AGENT</u>	
	Tesco Stores Limited		Mr Neil Ashenden Norden Draughting Limited Unit 11 33 Nobel Square Basildon Essex SS13 1LT
<u>DECISION</u>	Refuse:		
<u>DATE OF DECISION</u>	31st May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00373/FUL	<u>WARD</u>	East Park
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Wolverhampton Mazda 133 - 153 Willenhall Road Wolverhampton WV1 2HR		
<u>PROPOSAL</u>	Change of use from a car showroom/garage to a dance studio opening 9.30am until 10.30pm seven days a week.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Dan Baxter		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th May 2013		
<u>CASE OFFICER</u>	Ms Ann Wheeldon		

<u>APP REF</u>	12/00194/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	5th December 2012	<u>TARGET DATE</u>	30th January 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	63 Pembroke Avenue Wolverhampton WV2 2JY		
<u>PROPOSAL</u>	1No. 3 Bedroom dwelling		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Dalbir Jassal		Mr Subhash Chander 272 Wellington Road Bilston Wolverhampton WV14 6RL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00067/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	24th January 2013	<u>TARGET DATE</u>	21st March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Tile Choice Crown House Millfields Road Wolverhampton WV4 6JE		
<u>PROPOSAL</u>	Proposed Replacement Warehouse Building (B8 Use) with Ancillary Office Accommodation		
<u>APPLICANT</u>	Mr Kevin Beasley	<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>	14th May 2013		
<u>CASE OFFICER</u>	Mr Morgan Jones		

<u>APP REF</u>	13/00253/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	17th March 2013	<u>TARGET DATE</u>	12th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Bhagwan Valmik Temple Steelhouse Lane Wolverhampton WV2 2AW		
<u>PROPOSAL</u>	Erection of a new place of worship		
<u>APPLICANT</u>	Bhagwan Valmik Temple	<u>AGENT</u>	Mr P Patel PPC Surveyors Ltd 64 Springhill Park Lower Penn Wolverhampton WV4 4TP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00380/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	17th April 2013	<u>TARGET DATE</u>	12th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	22 Cleveland Road Wolverhampton		
<u>PROPOSAL</u>	Proposed change of use to education centre (Use Class D1) and internal alterations.		
<u>APPLICANT</u>	Trinity Training Services	<u>AGENT</u>	Miss S Arabley I D Architects 2 The Curve 53 Tempest Street Wolverhampton WV2 1AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	23rd May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00385/LBC	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	17th April 2013	<u>TARGET DATE</u>	12th June 2013
<u>TYPE OF APP</u>	Listed Building Consent		
<u>SITE</u>	22 Cleveland Road Wolverhampton		
<u>PROPOSAL</u>	Internal alterations		
<u>APPLICANT</u>	Trinity Training Services	<u>AGENT</u>	Miss Sara Arabley I D Architects Ltd 2 The Curve 53 Tempest Street Wolverhampton WV2 1AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	23rd May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00377/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	13 Dimmock Street Wolverhampton WV4 6HG		
<u>PROPOSAL</u>	Conversion of single dwelling to two studio flats and one self contained flat, including a single storey rear extension		
<u>APPLICANT</u>	Mr Jasweant Bisla	<u>AGENT</u>	Mr Dave Truran 118 Coniston Road Palmers Cross Wolverhampton WV6 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	14th May 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00388/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Land Adjacent To The Builders Arms PH Derry Street Wolverhampton		
<u>PROPOSAL</u>	Proposed change of use for hand car wash		
<u>APPLICANT</u>	Mr Jaspreet Singh Brrreach	<u>AGENT</u>	Mr Dave Truran Enterprise Planning Services 118 Coniston Road Palmers Cross Wolverhampton WV6 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00418/FUL	<u>WARD</u>	Ettingshall
<u>DATE VALID</u>	30th April 2013	<u>TARGET DATE</u>	25th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	3 Stonedown Close Wolverhampton WV14 9YN		
<u>PROPOSAL</u>	1st Floor Side Extension.		
<u>APPLICANT</u>	Mr Hardeep Basra	<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>	31st May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00368/FUL	<u>WARD</u>	Fallings Park
<u>DATE VALID</u>	17th April 2013	<u>TARGET DATE</u>	12th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	51 Prestwood Road West Wolverhampton WV11 1HP		
<u>PROPOSAL</u>	Two storey side and part rear extension and single storey part rear extension		
<u>APPLICANT</u>	Mr Phillip Dovydaitis	<u>AGENT</u>	Mr Ian Martin-Harvey 20 Pendeford Avenue Claregate Wolverhampton WV6 9EF
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th May 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00426/FUL	<u>WARD</u>	Fallings Park
<u>DATE VALID</u>	1st May 2013	<u>TARGET DATE</u>	26th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	63A Prestwood Road West Wolverhampton WV11 1HT		
<u>PROPOSAL</u>	Single storey rear extension and porch to front		
<u>APPLICANT</u>	Mr P Dadder	<u>AGENT</u>	Mr K Bradley Woodhouse Croft Woodhouse Lane Albrighton Wolverhampton WV7 3JW
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd June 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00296/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	12 Stubbs Road Wolverhampton WV3 7DF		
<u>PROPOSAL</u>	Two storey extension to front, side and rear; including single storey rear extension		
<u>APPLICANT</u>	Mr JASBIR SANGHERA	<u>AGENT</u>	Mr MANJIT SINGH 35 MOORCROFT ROAD BIRMINGHAM B13 8LT
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Mr Phillip Walker		

<u>APP REF</u>	13/00337/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	5th April 2013	<u>TARGET DATE</u>	31st May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Land Adjacent To 1 To 7 Humber Road Wolverhampton		
<u>PROPOSAL</u>	Erection of five one-bedroom apartments		
<u>APPLICANT</u>	Nehemiah UCHA		
	<u>AGENT</u>	Mr J Thorne Thorne Architecture Ltd The Creative Industries Centre Wolverhampton Science Park Glaisher Drive Wolverhampton	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th May 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00408/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	30th April 2013	<u>TARGET DATE</u>	25th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	33 Copthorne Road Wolverhampton WV3 0AB		
<u>PROPOSAL</u>	Replacement single storey rear extension.		
<u>APPLICANT</u>	Mr Jatinder Brainch		
	<u>AGENT</u>	Matt Holland 5 Waterworks Houses Stratford Lane Hilton Shropshire WV1 55PQ	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00449/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	8th May 2013	<u>TARGET DATE</u>	3rd July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	61 St Philips Avenue Wolverhampton WV3 7ED		
<u>PROPOSAL</u>	Single storey side extension		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr T Singh		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th June 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00496/FUL	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	23rd May 2013	<u>TARGET DATE</u>	18th July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	9 Claremont Road Wolverhampton WV3 0EA		
<u>PROPOSAL</u>	Internal works to accommodate new staircase and wc		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr A Kent		Raymond West R. West 268 Henwood Road Tettenhall Wolverhampton WV6 8NZ
<u>DECISION</u>	Permitted Development:		
<u>DATE OF DECISION</u>	28th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00541/TN	<u>WARD</u>	Graiseley
<u>DATE VALID</u>	5th June 2013	<u>TARGET DATE</u>	17th July 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	20 Riley Crescent Wolverhampton WV3 7DS		
<u>PROPOSAL</u>	Rear garden, Holly: Prune to shape. 1 Holly :remove 2 Apple: remove. Cedar: Crown lift (remove 4 low branches) and reduce branches immediately above up to 2-3m. Near to the rear of the house. 1 Apple 1 Fruit: Remove. The removal of dead or diseased trees does not require notification.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr J Gill		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00280/FUL	<u>WARD</u>	Merry Hill
<u>DATE VALID</u>	3rd April 2013	<u>TARGET DATE</u>	29th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	261 Warstones Road Wolverhampton WV4 4LA		
<u>PROPOSAL</u>	Two storey side extension and single storey rear extension.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Dalvinder Singh		Mr Mike Coleman Mike Coleman & Associates 19 Mill Lane Wednesfield Wolverhampton WV11 1DQ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00447/FUL	<u>WARD</u>	Merry Hill
<u>DATE VALID</u>	8th May 2013	<u>TARGET DATE</u>	3rd July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	80 Bhylls Lane Wolverhampton WV3 8DZ		
<u>PROPOSAL</u>	Single storey side and rear extension and porch		
<u>APPLICANT</u>	Mr C Sands	<u>AGENT</u>	Adam Design The White House 194 Penn Road Wolverhampton WV3 0EQ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00169/FUL	<u>WARD</u>	Oxley
<u>DATE VALID</u>	18th February 2013	<u>TARGET DATE</u>	15th April 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	64 Renton Road Wolverhampton WV10 6UR		
<u>PROPOSAL</u>	Two storey side and single storey front and rear extension.		
<u>APPLICANT</u>	Mr Simon Exton	<u>AGENT</u>	Mr Hugh Moreton 37 Grassington Drive Whitestone Nuneaton Warwickshire CV11 0WP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th June 2013		
<u>CASE OFFICER</u>	Ms Nussarat Malik		

<u>APP REF</u>	13/00420/FUL	<u>WARD</u>	Oxley
<u>DATE VALID</u>	23rd April 2013	<u>TARGET DATE</u>	18th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	35 Beech Road Wolverhampton WV10 6TP		
<u>PROPOSAL</u>	First floor side extension, single storey rear extension and new boundary wall/railings and gate		
<u>APPLICANT</u>	Mr B Singh	<u>AGENT</u>	Mr Dave Truran 118 Coniston Road Palmers Cross Wolverhampton WV6 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00187/TMP	<u>WARD</u>	Park
<u>DATE VALID</u>	1st March 2013	<u>TARGET DATE</u>	26th April 2013
<u>TYPE OF APP</u>	Temporary Planning Permission		
<u>SITE</u>	Wolverhampton Girls High School Tettenhall Road Wolverhampton WV6 0BY		
<u>PROPOSAL</u>	Proposed Erection of Temporary Teaching Accommodation		
<u>APPLICANT</u>	Inspiredspaces Wolverhampton Ltd	<u>AGENT</u>	Mr Graham Parkes Tweedale Limited 265 Tettenhall Road Wolverhampton WV6 0DE
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	24th May 2013		
<u>CASE OFFICER</u>	Mr Morgan Jones		

<u>APP REF</u>	13/00200/RC	<u>WARD</u>	Park
<u>DATE VALID</u>	27th March 2013	<u>TARGET DATE</u>	22nd May 2013
<u>TYPE OF APP</u>	Removing Condition frm Previous Approval		
<u>SITE</u>	St Peters Collegiate Church Of England School Compton Park Wolverhampton WV3 9DU		
<u>PROPOSAL</u>	Section 73 - Variation of condition 2 (amended site boundary to include site compound) of planning application 12/00414/FUL for proposed two storey teaching block with first floor link to existing school, rationalisation of existing car park, temporary classrooms and landscaping		
<u>APPLICANT</u>	Inspired Spaces Wolverhampton Ltd	<u>AGENT</u>	Graham Parkes Tweedale Ltd. 265 Tettenhall Road Wolverhampton WV3 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th May 2013		
<u>CASE OFFICER</u>	Ms Jenny Davies		

<u>APP REF</u>	13/00343/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	8th April 2013	<u>TARGET DATE</u>	3rd June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	44 Park Road West Wolverhampton WV1 4PL		
<u>PROPOSAL</u>	Single storey side extension.		
<u>APPLICANT</u>	Mr M Saleem	<u>AGENT</u>	Mr M Gay 55 Bellencroft Gardens Merry Hill Wolverhampton WV3 8DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00348/LBC	<u>WARD</u>	Park
<u>DATE VALID</u>	11th April 2013	<u>TARGET DATE</u>	6th June 2013
<u>TYPE OF APP</u>	Listed Building Consent		
<u>SITE</u>	Wolverhampton Grammar School Compton Road Wolverhampton WV3 9RB		
<u>PROPOSAL</u>	New internal screens, walls, opening for new reception counter and removal of doors and screens.		
<u>APPLICANT</u>	Mr Paul Hancox	<u>AGENT</u>	Mr Bruce Jones Building Design Practice The Westlands 132 Compton Road Wolverhampton WV3 9QB
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	13th May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00381/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	22 York Avenue Wolverhampton WV3 9BU		
<u>PROPOSAL</u>	Proposed Rear Single Storey Extension and Conversion of Existing Garage and Outbuilding		
<u>APPLICANT</u>	Mr Pablo Jelic & Ms Raakee Ramesh	<u>AGENT</u>	Mr Nick Massey 5 Kingsbury Close Walsall WS4 2HL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd May 2013		
<u>CASE OFFICER</u>	Mr Morgan Jones		

<u>APP REF</u>	13/00422/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	30th April 2013	<u>TARGET DATE</u>	25th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	13 Richmond Road Wolverhampton WV3 9HY		
<u>PROPOSAL</u>	Proposed Single Storey Rear and Side Extension and loft conversion		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr D BAGGS	Mr Jacob Sedgemore Stoneleigh Architectural Services Stoneleigh Architectural Services LTD Compton Wharf Bridgnorth Road Compton Wolverhampton WV6 8AA		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	6th June 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00446/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	3rd May 2013	<u>TARGET DATE</u>	28th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	26 Westland Road Wolverhampton WV3 9NZ		
<u>PROPOSAL</u>	Single storey rear extension and detached garage		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr Perminder Chodha			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	6th June 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00436/FUL	<u>WARD</u>	Park
<u>DATE VALID</u>	5th May 2013	<u>TARGET DATE</u>	30th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	6 Allen Road Wolverhampton WV6 0AN		
<u>PROPOSAL</u>	Change of use from shared house to five individual bedsits with private cooking facilities and shared use of bathroom, shower room, toilets and utility room. Replace the roof above the single storey rear element, including increasing angle to prevent water ingress.		
<u>APPLICANT</u>	<u>AGENT</u>		
Mr & Mrs Mark Leadbetter			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00452/TN	<u>WARD</u>	Park
<u>DATE VALID</u>	9th May 2013	<u>TARGET DATE</u>	20th June 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	5 Lansdowne Road Whitmore Reans Wolverhampton WV1 4AL		
<u>PROPOSAL</u>	5 Poplar trees rear garden: Re-pollard to original pollard points 4-5 metres		
<u>APPLICANT</u>	<u>AGENT</u>		
Mrs Amajit		Rob Willington Cutting Edge 21 Eastcroft Road Penn Wolverhampton WV4 4NL	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00461/TR	<u>WARD</u>	Park
<u>DATE VALID</u>	10th May 2013	<u>TARGET DATE</u>	5th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	Compton Park Campus Compton Park Wolverhampton WV3 9DU		
<u>PROPOSAL</u>	1 No. Sycamore: Crown lift to 4m, remove deadwood + any crossing/ rubbing limbs.		
<u>APPLICANT</u>	Mr Stuart Walker	<u>AGENT</u>	Mr R K Smith Wolverhampton Tree Service Building No.2 Smestow Bridge Industrial Estate Bridgnorth Road Wombourne WV5 8AY
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th May 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00475/TR	<u>WARD</u>	Park
<u>DATE VALID</u>	15th May 2013	<u>TARGET DATE</u>	10th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	20 Pentland Gardens Wolverhampton WV3 9JY		
<u>PROPOSAL</u>	Ash tree frontage: Crown reduction by 1/3rd - Crown thinning 10 - 15% - Remove branch over street light to the East - Reduction of lateral to the West and branch over drive (tree surgeons comments)		
<u>APPLICANT</u>	Dr A Kumar	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	15th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00479/TR	<u>WARD</u>	Park
<u>DATE VALID</u>	16th May 2013	<u>TARGET DATE</u>	11th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	100 Richmond Road Wolverhampton WV3 9JJ		
<u>PROPOSAL</u>	1 No. Flowering Cherry tree: Fell		
<u>APPLICANT</u>	Mr Ram	<u>AGENT</u>	Mr N Sims Tettenhall Tree Surgery 16 Kingsley Avenue Tettenhall Wood Wolverhampton WV6 8JX
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th May 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00319/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	2nd April 2013	<u>TARGET DATE</u>	28th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	6 Muchall Road Wolverhampton WV4 5SE		
<u>PROPOSAL</u>	Two storey side extension and rear conservatory. Hard-surface front garden to level with existing driveway.		
<u>APPLICANT</u>	Mr H. Sangha	<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>	17th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00345/TN	<u>WARD</u>	Penn
<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>	Woodcroft House Pennwood Lane Wolverhampton WV4 5JJ		
<u>PROPOSAL</u>	Tree Identity: Bushes, Conifers, Elm All trees on the front of the property will be cut down, shredded and taken away and all roots will be also removed from property. Removal of 5 mature trees and associated hedging foliage. We are putting up a small brick wall and gates at the front of the property		
<u>APPLICANT</u>	Mr Jujhar Gill	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	14th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00367/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	16th April 2013	<u>TARGET DATE</u>	11th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	288B Penn Road Wolverhampton WV4 4AQ		
<u>PROPOSAL</u>	Two storey and single storey rear extension		
<u>APPLICANT</u>	Mr S Gill	<u>AGENT</u>	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Wolverhampton WV6 8AA
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	29th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00384/CPL	<u>WARD</u>	Penn
<u>DATE VALID</u>	22nd April 2013	<u>TARGET DATE</u>	17th June 2013
<u>TYPE OF APP</u>	Certificate Proposed Lawful Use/Dev		
<u>SITE</u>	20 Linton Road Wolverhampton WV4 4DS		
<u>PROPOSAL</u>	Loft conversion with roof dormer window to side elevation.		
<u>APPLICANT</u>	Mr & Mrs Paul Berry	<u>AGENT</u>	Mr Simon Brookes Affordable Home Designs 59 Temple Way Tividale Oldbury B69 3JR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	14th May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00400/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	25th April 2013	<u>TARGET DATE</u>	20th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2A Birchwood Road Wolverhampton WV4 5UJ		
<u>PROPOSAL</u>	New pitched roof and loft conversion		
<u>APPLICANT</u>	Mr M Singh	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00407/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	26th April 2013	<u>TARGET DATE</u>	21st June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	8 Ridgeway Drive Wolverhampton WV4 5NU		
<u>PROPOSAL</u>	Proposed single storey side and rear extension, pitched roof over existing study and front elevation.		
<u>APPLICANT</u>	Mr Fabian Porter	<u>AGENT</u>	Mr Carl Higgs CJZ Design Ltd Church View 25 School Road Wombourne South Staffordshire WV5 9EF
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	3rd June 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00416/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	30th April 2013	<u>TARGET DATE</u>	25th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	251 Penn Road Wolverhampton WV4 5SF		
<u>PROPOSAL</u>	Proposed rear extensions to an existing Nursing Home		
<u>APPLICANT</u>	Mrs N Bachra	<u>AGENT</u>	Mike Forrester Forrester Associates Spadesbourne House 184 Worcester Road Bromsgrove Worcestershire B61 7AZ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00425/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	1st May 2013	<u>TARGET DATE</u>	26th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	39 Regent Road Wolverhampton WV4 4EL		
<u>PROPOSAL</u>	Single storey side and rear extension		
<u>APPLICANT</u>	Mr & Mrs Kabeel & Nadia Raffi	<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>	6th June 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00455/TR	<u>WARD</u>	Penn
<u>DATE VALID</u>	9th May 2013	<u>TARGET DATE</u>	4th July 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>	Oak - rear garden: Reduction of up to 30% of crown previously not pruned - to balance.		
<u>APPLICANT</u>	Mrs Horton	<u>AGENT</u>	Mr Paul Abel A.H.L. Tree Services 24 Southfield Grove Wolverhampton WV3 8DP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	17th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00518/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	29th May 2013	<u>TARGET DATE</u>	24th July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	530 Penn Road Wolverhampton WV4 4HU		
<u>PROPOSAL</u>	Single storey side and rear extension		
<u>APPLICANT</u>	Mr Stephen Marsh	<u>AGENT</u>	Mr Stephen Marsh S J Marsh Building Cont Nedlands 239 Cannock Road Westcroft Wolverhampton WV10 8QQ
<u>DECISION</u>	Permitted Development:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00553/FUL	<u>WARD</u>	Penn
<u>DATE VALID</u>	10th June 2013	<u>TARGET DATE</u>	5th August 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	231 Mount Road Penn Wolverhampton WV4 5RU		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr And Mrs Clay	<u>AGENT</u>	Mr Alan Taylor AST Design Services 32 Orton Grove Penn Wolverhampton
<u>DECISION</u>	Not Determined:		
<u>DATE OF DECISION</u>	10th June 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	12/00755/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	18th July 2012	<u>TARGET DATE</u>	12th September 2012
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Amar House Broad Street City Centre Wolverhampton WV1 1HP		
<u>PROPOSAL</u>	Alterations to the main entrance timber glazed screen and doors, and replacement with polyester powder coated aluminium automated sliding entrance doors and glazed screens. Installation of internal ramp and modifications to the existing adjacent internal steps. Proposed works are to improve disabled accessibility at the main entrance and adjacent lobby area.		
<u>APPLICANT</u>	-	<u>AGENT</u>	Mr David Bick Jacobs UK Ltd Sheldon Court Wagon Lane Birmingham B26 3DU
<u>DECISION</u>	Application Withdrawn:		
<u>DATE OF DECISION</u>	12th June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00234/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	10th April 2013	<u>TARGET DATE</u>	5th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	270 Newhampton Road East Wolverhampton WV1 4AW		
<u>PROPOSAL</u>	Change of use of ground floor shop (Use Class A1) to estate agents (Use Class A2), installation of new side facing display windows and conversion of partial ground floor and whole first floor into three flats.		
<u>APPLICANT</u>	Mr Aftab	<u>AGENT</u>	Mr Aftab 81 Jeffcock Road Wolverhampton WV3 7AG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	14th May 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00218/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	9th March 2013	<u>TARGET DATE</u>	4th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	8 Princess Street Wolverhampton WV1 1HL		
<u>PROPOSAL</u>	Proposed change of use of 8 Princess Street into Retail space (A1 Class from A2) and development of upper floors to create six, one bedroom dwellings		
<u>APPLICANT</u>	Mr R. Uppal	<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>	28th May 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00329/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	4th April 2013	<u>TARGET DATE</u>	30th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	30 Gatis Street Wolverhampton WV6 0ES		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr K Kadir	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	13th May 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00355/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	12th April 2013	<u>TARGET DATE</u>	7th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Unit 9 Dunstall Hill Industrial Estate Gorsebrook Road Wolverhampton WV6 0PJ		
<u>PROPOSAL</u>	Storage and waste transfer of asbestos (B8) and continued use of the premises as an asbestos stripping company (B2)		
<u>APPLICANT</u>	Mr D Keating	<u>AGENT</u>	Mr A Morris Enviroarm Limited 597 Walsall Road Great Wyrley Nr Walsall Staffordshire WS6 6AE
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	20th May 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00391/FUL	<u>WARD</u>	St Peters
<u>DATE VALID</u>	23rd April 2013	<u>TARGET DATE</u>	18th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	14 Cheyney Close Wolverhampton WV6 0XE		
<u>PROPOSAL</u>	Erection of new detached dwelling adjacent to No.14 Cheyney Close		
<u>APPLICANT</u>	Mr Winston Woolery	<u>AGENT</u>	Mr David Truran 118 Coniston Road Palmer's Cross Wolverhampton WV6 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th June 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00433/LBC	<u>WARD</u>	St Peters
<u>DATE VALID</u>		<u>TARGET DATE</u>	
<u>TYPE OF APP</u>	Listed Building Consent		
<u>SITE</u>	St Peters House 4 Exchange Street Wolverhampton WV1 1TS		
<u>PROPOSAL</u>	Church conversion to Church cafe, bar, club and restaurant		
<u>APPLICANT</u>	Nasir gamba	<u>AGENT</u>	Mr Smith IAPD 54 Rotherfield Road Birmingham B26 2SL
<u>DECISION</u>	No Decision - Invalid:		
<u>DATE OF DECISION</u>	24th May 2013		
<u>CASE OFFICER</u>	Ms Marcela Quiñones		

<u>APP REF</u>	13/00086/FUL	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	1st February 2013	<u>TARGET DATE</u>	29th March 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Gate Hangs Well Public House 128 Hurst Road Lanesfield Wolverhampton WV14 9EU		
<u>PROPOSAL</u>	Installation of plant equipment and associated screening to service yard. Raising roof of the rear element of the property, installation of canopy, delivery platform and access ramp		
<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 June 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00372/FUL	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	18th April 2013	<u>TARGET DATE</u>	13th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	18 Beverley Crescent Wolverhampton WV4 6SZ		
<u>PROPOSAL</u>	Kitchen and dining room extension		
<u>APPLICANT</u>	Mr Joginder Ram	<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>	22nd May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00379/FUL	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	24th April 2013	<u>TARGET DATE</u>	19th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	4 Farrington Road Wolverhampton WV4 6QH		
<u>PROPOSAL</u>	Proposed extension to the front porch, new bathroom, new pitched roof to the existing rear extension and a new conservatory		
<u>APPLICANT</u>	Mr Dave Thomas	<u>AGENT</u>	John Nickson jdn architectural Southway Brockton Leasowes Barns Lilleshalla Newport Shropshire TF10 8AG
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	20th May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00443/FUL	<u>WARD</u>	Spring Vale
<u>DATE VALID</u>	13th May 2013	<u>TARGET DATE</u>	8th July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	15 Camberley Crescent Wolverhampton WV4 6QR		
<u>PROPOSAL</u>	First floor side extension and change of flat roofs to pitched roofs.		
<u>APPLICANT</u>	Mr M.Sekhon & Mrs. D. Kaur	<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>	12th June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00311/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	20th March 2013	<u>TARGET DATE</u>	15th May 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	138 Coniston Road Wolverhampton WV6 9DU		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr John O'Connor	<u>AGENT</u>	Mr Nigel Bevan 19 Lime Tree Gardens Codsall Wolverhampton South Staffs WV8 1NR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00353/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	10th April 2013	<u>TARGET DATE</u>	5th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	1 Davenport Road Tettenhall Wolverhampton WV6 8RN		
<u>PROPOSAL</u>	Proposed 'Summer House' (Retrospective Application)		
<u>APPLICANT</u>	Mr S K Raju	<u>AGENT</u>	Chandler Design's 272 Wellington Road Bilston Wolverhampton WV14 6RL
<u>DECISION</u>	Refuse:		
<u>DATE OF DECISION</u>	20th May 2013		
<u>CASE OFFICER</u>	Mr Morgan Jones		

<u>APP REF</u>	13/00366/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	16th April 2013	<u>TARGET DATE</u>	11th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	19 Keepers Lane Wolverhampton WV6 8UA		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mr Monty Moseley	<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 May 2013		
<u>CASE OFFICER</u>	Ms Sukwant Grewal		

<u>APP REF</u>	13/00406/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	26th April 2013	<u>TARGET DATE</u>	21st June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	84 Redhouse Road Wolverhampton WV6 8SP		
<u>PROPOSAL</u>	Two storey and single storey rear extension		
<u>APPLICANT</u>	Mr Anthony Powner	<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>	28th May 2013		
<u>CASE OFFICER</u>	Mr Ragbir Sahota		

<u>APP REF</u>	13/00411/FUL	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	29th April 2013	<u>TARGET DATE</u>	24th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	82 Aldersley Avenue Wolverhampton WV6 9HY		
<u>PROPOSAL</u>	Erection of detached bungalow		
<u>APPLICANT</u>	Mr D. Kanda	<u>AGENT</u>	Mr Dave Truran 118 Coniston Road Palmer's Cross Wolverhampton WV6 9DU
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th June 2013		
<u>CASE OFFICER</u>	Mr Colin Noakes		

<u>APP REF</u>	13/00453/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	9th May 2013	<u>TARGET DATE</u>	20th June 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	The Green House Lower Green Wolverhampton WV6 9AH		
<u>PROPOSAL</u>	T1 Lime frontage South: Remove Large low lateral toward house. Crown lift to gutter height, shape and trim. G3 Three Beech: Remove smallest tree. G2 Five Lime trees. Crown lift, Crown thin, dead wood. G1 Various including Yew - Holly - Laurel: Fell T4 Yew: Lift to give clearance over roof.		
<u>APPLICANT</u>	Mr Matthew Caffrey	<u>AGENT</u>	Mr S Millman Codsall Tree Services 10 Parkes Avenue Codsall Staffs WV5 2DX
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	9th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00481/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	10th May 2013	<u>TARGET DATE</u>	21st June 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	1 Lloyd Road Wolverhampton WV6 9AU		
<u>PROPOSAL</u>	2 Cypress trees rear garden: Reduce height by up to 1/3rd.		
<u>APPLICANT</u>	Mrs Penny Smith	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	17th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00485/TN	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	10th May 2013	<u>TARGET DATE</u>	21st June 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	Flat 8 Mathon Lodge 16 Stockwell Road Wolverhampton WV6 9PQ		
<u>PROPOSAL</u>	Trees to the South and East of Mathon Lodge: 2 Holly trees reduce as required to promote new growth. Cherry tree: Remove. Silver Birch adjacent to the property: Reduction of the crown towards the building by 1/3rd.		
<u>APPLICANT</u>	Spencer Turner	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	20th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00557/TR	<u>WARD</u>	Tettenhall Regis
<u>DATE VALID</u>	4th June 2013	<u>TARGET DATE</u>	30th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	8 Church Hill Road Wolverhampton WV6 9AT		
<u>PROPOSAL</u>	Cedar front garden: Reduce crown height by 1/3rd. Crown lift to 5.2m over highway and low branches up to 5.2m as required. Rear garden 2x Oak trees: Crown reduction by up to 1/3rd and crown thin 15%		
<u>APPLICANT</u>	Mrs Sarah Bond	<u>AGENT</u>	
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	12th June 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	12/01283/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	7th May 2013	<u>TARGET DATE</u>	2nd July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	8 Beech Cottage The Holloway Wolverhampton WV6 8LH		
<u>PROPOSAL</u>	Replacement of all existing windows with hardwood double glazed windows		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Rodrick Alders		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	13th May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00341/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	9th April 2013	<u>TARGET DATE</u>	4th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	5 Bridgnorth Road Wolverhampton		
<u>PROPOSAL</u>	Change of use from Workshop B2 to Hair Salon A1		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Kevin Twigger		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	28th May 2013		
<u>CASE OFFICER</u>	Ms Nussarat Malik		

<u>APP REF</u>	13/00351/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	10th April 2013	<u>TARGET DATE</u>	5th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	21 Castlecroft Lane Wolverhampton WV3 8JX		
<u>PROPOSAL</u>	Two storey rear extension		
<u>APPLICANT</u>		<u>AGENT</u>	
Mr C Owen		Mr Martin Faulkner TDF Design Associates 202 Spies Lane Halesowen B62 9SW	
<u>DECISION</u>	Refuse:		
<u>DATE OF DECISION</u>	17th May 2013		
<u>CASE OFFICER</u>	Ms Laleeta Butoy		

<u>APP REF</u>	13/00414/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	29th April 2013	<u>TARGET DATE</u>	24th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Little Woodbury 11 Ormes Lane Wolverhampton WV6 8LL		
<u>PROPOSAL</u>	Replacement of front boundary wall		
<u>APPLICANT</u>		<u>AGENT</u>	
Mr David Butler			
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	22nd May 2013		
<u>CASE OFFICER</u>	Mr Morgan Jones		

<u>APP REF</u>	13/00458/TN	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	10th May 2013	<u>TARGET DATE</u>	21st June 2013
<u>TYPE OF APP</u>	Trees in Conservation Area Notification		
<u>SITE</u>	Wightwick Manor Wightwick Bank Wolverhampton WV6 8EE		
<u>PROPOSAL</u>	Tree surgery works as per schedule		
<u>APPLICANT</u>		<u>AGENT</u>	
	Robin Clark		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th May 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00463/FUL	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	10th May 2013	<u>TARGET DATE</u>	5th July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	2 - 4 Finchfield Road West Wolverhampton WV3 8AZ		
<u>PROPOSAL</u>	Installation of ATM and associated signage		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs Liz Clifton-Page		Mr B Finch Acketts Group Ltd 4 Molineux Court Radford Way Billericay Essex CM12 0BT
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	11th June 2013		
<u>CASE OFFICER</u>	Mr Mark Elliot		

<u>APP REF</u>	13/00464/TR	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	13th May 2013	<u>TARGET DATE</u>	8th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	7 Birch Glade Wolverhampton WV3 9ES		
<u>PROPOSAL</u>	Mature Silver Birch, Crown reduction by 2/3 Metres and crown thin 15%		
<u>APPLICANT</u>	Mr S Woods	<u>AGENT</u>	Mr R Doley Great More Trees 68 Birches Barn Road Bradmore Wolverhampton WV3 7BN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	13th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00465/TR	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	13th May 2013	<u>TARGET DATE</u>	8th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	8 Birch Glade Wolverhampton WV3 9ES		
<u>PROPOSAL</u>	Mature Silver Birch: Reduce height by 3 metres and spread by 1.5 metres crown thin 15%		
<u>APPLICANT</u>	Mr M Turls	<u>AGENT</u>	Mr R Doley Great More Trees 68 Birches Barn Rd Bradmore Wolverhampton WV3 7BN
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	13th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00488/TR	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	13th May 2013	<u>TARGET DATE</u>	8th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	Weller Court Walnut Drive Wolverhampton WV3 9EF		
<u>PROPOSAL</u>	Cedar tree T1: Cut back prominent low limb to the south west by 2.5 metres to a suitable pruning point. Cedar tree T2: Reduce the crown by 20% and re-shape		
<u>APPLICANT</u>	Mrs Michelle Cox	<u>AGENT</u>	Mr David Barr Veture Tree Service Ltd Langley Brook Farm London Road Middleton Tamworth, B78 2BP
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	30th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00489/DEM	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	21st May 2013	<u>TARGET DATE</u>	18th June 2013
<u>TYPE OF APP</u>	Demolition Notification		
<u>SITE</u>	Garage Site Behind Turners Garage School Road Tettenhall Wood Wolverhampton		
<u>PROPOSAL</u>	Two blocks of concrete/brick garages with asbestos sheet roofs		
<u>APPLICANT</u>	Lesley Roberts (Chief Executive)	<u>AGENT</u>	Mr Ian Gladwin WCC Property Services Civic Centre St Peter's Square Wolverhampton WV1 1RL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	4th June 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00476/TR	<u>WARD</u>	Tettenhall Wightwick
<u>DATE VALID</u>	16th May 2013	<u>TARGET DATE</u>	11th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	3 Tinacre Hill Wolverhampton WV6 8DB		
<u>PROPOSAL</u>	Yew tree rear garden: Reduce height by 3 metres and shape to a domed form.		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr C Dalton		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th May 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00445/FUL	<u>WARD</u>	Wednesfield North
<u>DATE VALID</u>	8th May 2013	<u>TARGET DATE</u>	3rd July 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	58 Griffiths Drive Wolverhampton WV11 2JW		
<u>PROPOSAL</u>	Change of use from shop (Use Class A1) to Financial and Professional Service (Use Class A2).		
<u>APPLICANT</u>		<u>AGENT</u>	
	Done Brothers (Cash Betting) Ltd		Miss Rachel Flounders ID Planning Atlas House 31 King Street Leeds LS1 2HL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	7th June 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	11/01203/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	25th November 2011	<u>TARGET DATE</u>	20th January 2012
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Land Rear Of 39 Rookery Street Wolverhampton WV11 1UN		
<u>PROPOSAL</u>	Demolition of existing ceremonial and recreational hall and 39 Rookery Street, and replacement with a new ceremonial hall		
<u>APPLICANT</u>	Guru Nanak Gurdwara	<u>AGENT</u>	Harjit Singh HSM Planning 34 Bee Lane Wolverhampton WV10 6LF
<u>DECISION</u>	Not Determined:		
<u>DATE OF DECISION</u>	15th May 2013		
<u>CASE OFFICER</u>	Mr Andy Carter		

<u>APP REF</u>	13/00362/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	16th April 2013	<u>TARGET DATE</u>	11th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	51 Moat Green Avenue Wolverhampton WV11 3DF		
<u>PROPOSAL</u>	Single storey bedroom, shower room and lobby extension		
<u>APPLICANT</u>	Mrs Y Broadhurst	<u>AGENT</u>	Mr Raymond West R. West 268 Henwood Road Tettenhall Wolverhampton WV6 8NZ
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	10th May 2013		
<u>CASE OFFICER</u>	Mr Dharam Vir		

<u>APP REF</u>	13/00374/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Lathe Court Lakefield Road Wolverhampton		
<u>PROPOSAL</u>	Conversion of existing ground floor store and office areas into three flats.		
<u>APPLICANT</u>	Mr David Waterhouse	<u>AGENT</u>	Mr Paul Cresswell WCC Property Services Civic Centre St Peters Square Wolverhampton WV1 1RL
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	21st May 2013		
<u>CASE OFFICER</u>	Mr Andrew Johnson		

<u>APP REF</u>	13/00378/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	19th April 2013	<u>TARGET DATE</u>	14th June 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	68 Waddensbrook Lane Wolverhampton WV11 3SF		
<u>PROPOSAL</u>	Single storey rear extension		
<u>APPLICANT</u>	Mrs Inderpal Soori	<u>AGENT</u>	Mr Jarbhajan Surj 51 Woodfield Heights Tettenhall Wolverhampton WV6 8PT
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	14th May 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

<u>APP REF</u>	13/00478/TR	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	16th May 2013	<u>TARGET DATE</u>	11th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	1 Halecroft Avenue Wolverhampton WV11 1TS		
<u>PROPOSAL</u>	1 No. London Plane: Reduce by .6 - .9m (600 - 900mm) below previous pruning points		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mrs Evans		
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	16th May 2013		
<u>CASE OFFICER</u>	Ms Alison McCormick		

<u>APP REF</u>	13/00493/TR	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	22nd May 2013	<u>TARGET DATE</u>	17th July 2013
<u>TYPE OF APP</u>	Lop, Top or Fell Trees Subject to a TPO		
<u>SITE</u>	12 Lichfield Road Wednesfield Wolverhampton WV11 1TF		
<u>PROPOSAL</u>	Trees identified on the application as T3,T5,T6,T7,T8,T13,T14,T15,T16,T17,T18,T19,T20 and T43 (see attached plan) All to be crown reduced by 30%		
<u>APPLICANT</u>		<u>AGENT</u>	
	Mr Sukhminder Gill		Mr JK Kalsi
			2 Coalway Road Penn Wolverhampton WV3 7LR
<u>DECISION</u>	Grant:		
<u>DATE OF DECISION</u>	5th June 2013		
<u>CASE OFFICER</u>	Mr Andy Fisher		

<u>APP REF</u>	13/00494/FUL	<u>WARD</u>	Wednesfield South
<u>DATE VALID</u>	6th June 2013	<u>TARGET DATE</u>	1st August 2013
<u>TYPE OF APP</u>	Full Application		
<u>SITE</u>	Corus Steel Steelpark Way Wolverhampton WV11 3SQ		
<u>PROPOSAL</u>	Proposed 2no. roller shutter doors and 2no. personnel doors.		
<u>APPLICANT</u>	Mr Mark Davenport	<u>AGENT</u>	Mr Paul Kilvert Building Design Practice 132 The Westlands Compton Road Compton Wolverhampton WV3 9QB
<u>DECISION</u>	Permitted Development:		
<u>DATE OF DECISION</u>	6th June 2013		
<u>CASE OFFICER</u>	Ms Tracey Homfray		

Wolverhampton City Council

OPEN INFORMATION ITEM

Committee / Panel	<u>PLANNING COMMITTEE</u>	Date 25 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 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.

NEW APPEALS

Appeal Site / Ward / Appellant	Application No / Proposal
Land At 200 And Rear Of 192 To 198, Coleman Street, Wolverhampton Park Gray Ventures Ltd	12/00020/FUL Residential development comprising a two storey building containing six, 2 bedroom apartments

ONGOING APPEALS

	<u>Appeal Site / Ward</u>	<u>Appellant</u>
1.	1 Market Street Wolverhampton St Peters	Mr Joseph Yusef
2.	26 Halesworth Road Wolverhampton Oxley	Miss Sharon Wyatt
3.	87 Oxley Moor Road Wolverhampton Oxley	Mr Gambone
4.	2 Canterbury Road Wolverhampton Penn	Mr C Punter

APPEALS DETERMINED SINCE LAST MEETING

Appeal Site / Ward / Appellant	Application No / Proposal	Decision and Date of Decision
Autumn View, Grove Lane, Wolverhampton Tettenhall Wightwick Mr A Sharma	12/00579/RP Retrospective Application. Change of use to self-contained unit at first floor.	Appeal Allowed 10.05.2013
Land Adjacent To 6, Wrekin Drive, Merry Hill Merry Hill Mr Kevin Fearon	12/01197/FUL Construction of 3no. three-bed townhouses	Appeal Dismissed 14.05.2013
Lidl, Finchfield Hill, Wolverhampton Tettenhall Wightwick Miss Donna Commock	12/00959/FUL Demolition of dwelling number 42 Finchfield Hill to facilitate the construction of a single storey extension to the existing Lidl foodstore.	Appeal Allowed 17.05.2013
The Claregate Public House, 34 Codsall Road, Wolverhampton Tettenhall Regis Marstons Estates	12/00784/FUL Erection of retail store on part of car park at the Claregate Public House - removal of condition 19 requiring the installation of a pedestrian crossing	Appeal Allowed 04.06.2013 Partial costs awarded Amount to be confirmed
The Former Mitre Site , Church Road, Bradmore Graiseley Mr. Kevin Ryder	12/00549/VV Variation of Condition No. 14 (to exclude railings at front gardens) Planning permission reference No. 07/01147/FUL	Appeal Allowed 05.06.2013



Appeal Decision

Site visit made on 9 April 2013

by Nicholas Taylor BA (Hons) MRTPI

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

Decision date: 10 May 2013

Appeal Ref: APP/D4635/A/12/2189009

Autumn View, 4 Grove Lane, Wolverhampton WV6 8NJ

- 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 A Sharma against the decision of Wolverhampton City Council.
 - The application Ref 12/00579/RP, dated 9 May 2012, was refused by notice dated 14 August 2012.
 - The development proposed is self contained unit.
-

Decision

1. The appeal is allowed and planning permission is granted for a self-contained unit at Autumn View, 4 Grove Lane, Wolverhampton WV6 8NJ in accordance with the terms of the application, Ref 12/00579/RP, dated 9 May 2012, and the plans submitted with it, subject to the following condition:
 - 1) The self-contained unit hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Autumn View, 4 Grove Lane, Wolverhampton WV6 8NJ.

Preliminary Matters

2. Autumn View is a reasonably large, 5 bedroom, relatively modern detached house, occupying an elevated position on the steep hillside above Grove Lane. It is accessed via a private drive which leads to two other dwellings and has an undercroft parking area immediately adjacent to the drive. The level of the property immediately above that, which was previously a covered terrace with partially open arches to the front, has already been enclosed to create the unit of residential accommodation which is the subject of this appeal. The roof of the unit is, in turn, occupied by a broad terrace at the front of the main dwelling, which is set back into the slope. The main dwelling comprises a further two storeys on top of the undercroft and the residential unit.
3. The appeal unit comprises a long, narrow space with a single aspect over the driveway, through windows inserted in the arches. It comprises an entrance hall, living room, two small bedrooms, a kitchen, a shower room/WC and a further WC. The entrance door to the unit is to the side, off the external steps leading up to the terrace and the main dwelling. I consider that, in terms of its physical relationship with the main dwelling, the unit is capable of being occupied either as ancillary accommodation, by someone living as part of the family in the main dwelling, or as a separate dwelling.

4. At the time of my site visit, the unit was unoccupied. The Design and Access Statement, submitted with the application, stated that it was to be used by a family member and be ancillary to the main dwelling. In subsequent correspondence with the Council, the appellant's agent confirmed that, whilst the unit may be occupied by a family member, the appellant wished the application to be determined on the understanding that the accommodation is separate from the main dwelling and could be rented out at any point. However, in the grounds of appeal, the appellant states that he would be prepared to accept a suitable planning condition, restricting occupancy to a family member and retaining the unit as a 'granny annex' to the main property. Given the background and most recent statement from the appellant concerning the proposed use, I confirm, therefore, that I have dealt with the appeal on the basis that the development comprises a 'self-contained' unit of accommodation which is ancillary to the main dwelling.

Main Issues

5. The main issues in this case are:
- whether the development preserves or enhances the character or appearance of the Tettenhall Wood Conservation Area;
 - whether the development provides adequate external amenity space for its occupiers; and
 - whether there is adequate provision for car parking.

Reasons

Character and appearance

6. The appeal property is situated within the conservation area, near to its boundary. The conservation area comprises a mixture of mainly detached, Victorian and relatively modern dwellings in a suburban setting. As the *Tettenhall Wood Conservation Area Appraisal* describes, aside from the very varied architectural styles of the buildings, its character and appearance is mainly derived from the steeply sloping location, with many mature trees. The immediate surroundings of the appeal property reflect the eclectic character of the conservation area. The surrounding residential area, outside the conservation area boundary, is predominantly modern.
7. The windows, together with matching brickwork below, along most of the length of the appeal unit have been inserted into the previously arched openings and do not appear incongruous or to have made a very significant impact in relation to the overall design and appearance of the property. The windows to the kitchen and one of the bedrooms are concealed behind narrow openings in the brick retaining wall of the terrace above and are not visible externally. The side entrance door and a further window are not visually prominent.
8. I note residents' concerns about the cumulative effect over time of a number of alterations to the appeal property but any previous works are not matters before me in this appeal. Given that the footprint of the property is not increased and its external appearance only altered to a modest extent, the unit does not harm the quality of its appearance. Consequently, although the front

elevation can be seen from Grove Lane, the physical impact of the unit on the immediate locality is also limited.

9. Many of the dwellings in the conservation area appear to be large detached houses. Notwithstanding the limited impact of the physical alterations to the appeal property, I accept that, if the unit was to be used as a completely separate, self-contained dwelling, the additional intensity of use, pedestrian and vehicular traffic coming and going and additional domestic paraphernalia, could, potentially, have a material impact on the character of the area. However, with use restricted to that of a 'granny flat', ancillary to the main use of the dwelling, as now indicated by the appellant, there is limited evidence to indicate that such impacts would be likely to be harmful. Subject to that safeguard, which could be secured by an appropriate condition, I am satisfied that the character and appearance of the conservation area is preserved. It follows that there is no conflict with Policy ENV3 of the *Black Country Core Strategy* or Policies D4 and H6 of *Wolverhampton's Unitary Development Plan* (UDP), which, together, share the objective of requiring development to provide high quality design which responds to the context and identity of each place. Nor is there conflict with the common objective, to ensure that proposals take account of and do not harm the historic character and appearance of conservation areas, of UDP Policies HE1, HE3, HE4 and HE5, to which the Council has also referred in its appeal statement.

Private amenity space

10. The Council's SPG4: *Extensions to Houses*, requires that amenity space should be maintained to a standard to support the scale of the dwelling. The appellant states that the elevated terrace in front of the main dwelling could be used by occupants of the unit. The property also has a higher level garden to the rear, so that the main dwelling and the unit, taken together, have adequate overall amenity space. As the terrace provides access to the main dwelling and a number of its main windows face directly onto it, use of the unit as a completely separate dwelling could raise issues of practicality and privacy. However, that would be unlikely to be a problem if the use is ancillary. Therefore, subject to that safeguard, there is adequate private outdoor amenity space available to the occupants of the unit and there is no conflict in that respect with UDP Policies D4, which, among other things, provides that the spaciousness and character of existing gardens should be respected, and H6, which requires development to provide adequate garden space, or SPG4.

Parking

11. The appellant states that the property currently has 8 parking spaces. At my site visit, I observed that there are two garages, a number of spaces within the undercroft and one beside it. Access to one of the garages would be blocked when certain of the undercroft spaces are occupied. Some of the undercroft spaces are also of limited depth. Nevertheless, UDP Policy AM12 states that residential units require a maximum of 1.5 spaces, whilst the explanation to the policy states that the Council will be flexible in the application of parking standards. Consequently, I am satisfied that, even if the main dwelling and the unit were to be assessed as separate dwellings, the number of spaces within the site meets the Council's standard. I accept that parking outside the confines of the appeal property, on the shared drive, could block access to the neighbouring dwellings but there is no firm evidence that the ancillary use of the unit would be likely to make that more likely. Nor does the report of an

alleged act of arson in the past affect the adequacy of parking provision. Any conflict with the legal right of access over the drive would be a private matter and has no significant bearing on the planning merits of my decision. The ancillary use of the unit would be unlikely to lead to a significant increase in the number of vehicles on Grove lane. All in all, the development does not conflict with Policy AM12 or UDP Policy AM15, which concerns road safety and personal security.

Other Matters

12. I note the concerns that the development might lead to strain on the sewerage system but no strong evidence has been provided to substantiate them. The fact that the physical alterations to the property have been carried out before planning permission was sought does not have a significant bearing on my decision.

Condition

13. I have found that the development is acceptable as ancillary accommodation to the main dwelling. However, as the unit is physically capable of being occupied either for ancillary purposes or as a separate dwelling, it is necessary to impose a condition restricting its use. Both main parties have indicated that such a condition would be acceptable. As the physical development has taken place, no further conditions are necessary.

Conclusion

14. For the reasons set out above, the appeal is allowed, subject to a condition restricting the use of the unit to purposes ancillary to that of the main dwelling.

Nicholas Taylor

INSPECTOR



Appeal Decision

Site visit made on 9 April 2013

by Nicholas Taylor BA (Hons) MRTPI

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

Decision date: 14 May 2013

Appeal Ref: APP/D4635/A/12/2189759

**Land off Wrekin Drive, Merry Hill, Wolverhampton, West Midlands
WV3 7HZ**

- 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 Kevin Fearon (Nehemiah U.C.H.A.) against the decision of Wolverhampton City Council.
 - The application Ref 12/01197/FUL, dated 4 October 2012, was refused by notice dated 26 November 2012.
 - The development proposed is construction of 3 No. three-bed town houses.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this case are the effect of the proposal on the living conditions of neighbouring occupiers and its effect on the character and appearance of the area.

Reasons

Living conditions

3. The proposed development would comprise a terrace of three, two storey houses, occupying an infill site which is currently a small car park, within a residential area. One of the blank gable ends of the proposed terrace would face the back gardens and rear elevations of several houses, which contain a number of windows to habitable rooms, in Alderton Drive. In particular, it would face across the full width of the plot of 23 Alderton Drive, at a distance to its rear elevation of 11.1 metres, and across most of the width of 21 Alderton Drive, at a distance of 12 metres.
4. The Council's *Supplementary Planning Guidance Number 3: Residential Development* (SPG), which, as the appellant accepts, has provided established guidance within the city for many years, and to which significant weight can be attributed, requires a 12 metre distance between blank walls and the windows of habitable rooms. The SPG also says that, where there is a difference in level, separation distances should be increased to compensate. The appeal scheme would be somewhat higher in level than the houses in Alderton Drive, visually accentuating the actual height of the gable. Consequently, the elevated and proximate position of the gable end of the proposed terrace would

create an oppressively enclosed and overbearing effect, when viewed from the rear windows and modestly sized gardens of Nos. 21 and 23.

5. Section 8 of the SPG refers to the importance of designing the orientation of buildings in terms of sunlight and daylight. The effect of the proposal on daylight reaching the habitable rooms in Nos 21 and 23 would be unlikely to be unduly harmful. However, the orientation of the proposal would be likely to restrict sunlight reaching their rear gardens, which would adversely affect the occupiers enjoyment of them. There is also a strong likelihood that direct sunlight entering ground floor rear rooms would be restricted to a degree, particularly during winter mornings.
6. Therefore, the proposal would materially harm the living conditions of neighbouring occupiers within 21 and 23 Alderton Drive, due to its overbearing effect and impact on sunlight reaching their homes. As such, there would be conflict with the SPG and with saved Policies D4, D7 and D8 of Wolverhampton's Unitary Development plan (UDP) which are most relevant to this issue and which, together, among other matters, seek to resist development which would have harmful effects on adjoining properties. The proposal would also conflict, in this respect, with the design objectives of Policies CSP4 and ENV3 of the Black Country Core Strategy (BCCS) and with paragraph 17 of the National Planning Policy Framework, which seeks to secure a good standard of amenity for existing occupants of land and buildings.

Character and appearance

7. In terms of floor and site area, the proposed dwellings would not, individually, be inconsistent with the general range of densities in the locality. But numerical density is only one aspect of the acceptability of new development and, as I have found in relation to the first main issue, the relationship of the terrace to the neighbouring houses in Alderton Drive would be unduly cramped.
8. Although the terrace would be set back from Wrekin Drive, at an angle to it, it would continue the building line of the adjacent, existing terrace Nos. 2 – 6. However, the proposed joint access and parking area to the front of the site would produce an uncharacteristically hard and cramped appearance in an area where dwellings generally have front gardens facing the street. I accept that the simple design of the proposed houses would not be inappropriate in the context. Moreover, whilst the access to the rear garden of the middle house, via the rear garden of the end house, would be less than ideal, it could be addressed by a relatively minor amendment.
9. Overall, therefore, the proposal would have a cramped layout and would represent overdevelopment of the site. Consequently, there would be conflict with the objectives of BCCS Policies CSP4 and ENV3, which seek high quality design and a bespoke approach to place-making. There would, in addition, be conflict with the design objectives of the SPG and UDP Policies D4, D5 and, in terms of scale and massing, D8.

Conclusion

10. For the reasons set out above, the appeal should be dismissed.

Nicholas Taylor

INSPECTOR



Appeal Decision

Hearing held on 17 April 2013

Site visit made on 17 April 2013

by Elaine Benson BA (Hons) Dip TP MRTPI

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

Decision date: 17 May 2013

Appeal Ref: APP/D4635/A/12/2189031

Lidl food store and No 42 Finchfield Hill, Wolverhampton, West Midlands WV3 9EN

- 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 Miss Donna Commock on behalf of Lidl UK against the decision of Wolverhampton City Council.
 - The application Ref 12/00959/FUL, dated 7 August 2012, was refused by notice dated 12 November 2012.
 - The development proposed is *demolition of 42 Finchfield Hill dwelling to facilitate the construction of a single storey extension to the existing Lidl food store.*
-

Preliminary Matter

1. The appellant submitted 2 revised drawings which corrected some of the figures shown on earlier plans and brought them in line with other plans. The proposal was unchanged. The Council raised no objection to the substitute plans and I am satisfied that no other parties would be prejudiced by accepting them. Accordingly the revised drawings have been assessed as part of the appeal proposal. For the avoidance of doubt it was agreed at the Hearing to number them 925-122 Revision C and 925-123 Revision C.

Decision

2. The appeal is allowed and planning permission is granted for demolition of 42 Finchfield Hill dwelling to facilitate the construction of a single storey extension to the existing Lidl food store at Lidl food store and No 42 Finchfield Hill, Wolverhampton, West Midlands in accordance with the terms of the application Ref 12/00959/FUL, dated 7 August 2012, subject to the conditions on the attached Schedule.

Main Issues

3. The main issues are the effects of the loss of the locally listed 42 Finchfield Hill (No 42) and whether the design of the proposed extension to the Lidl food store would compensate for its loss.

Reasons

4. The Council states that No 42 is not of sufficient architectural or historic importance to justify a request for statutory listing. It was added to the Council's Local List following the refusal of a previous application for an extension to the food store.

5. The policies of the Black Country Core Strategy (BCCS) have recently been subjected to a *Compatibility Self-Assessment Checklist* to assess their degree of conformity with the National Planning Policy Framework (the Framework). It was concluded that the BCCS is in conformity with the Framework. The most convincing evidence in this appeal indicates that its Policy ENV2 which requires that particular attention is paid to the preservation and enhancement of heritage assets can be given full weight.
6. Locally listed buildings are not designated heritage assets. They have no statutory protection and local listing is not in itself a reason to withhold planning permission. The Framework indicates that in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. As No 42 would be lost as a result of the proposed development, it is necessary to assess its significance in order to reach a balanced judgement.
7. No 42 is an attractive house which contributes towards the historic local character, sense of place and visual interest of this part of Finchfield Hill. It has been altered, but the front elevation and plan form survive. The appellant's *Statement of Significance* assessed No 42 against the Council's selection criteria for local listing. The Council's response has also been taken into account in this decision.
8. The building dates from 1879 and is one of the few surviving buildings which made up the small mid-19th Century settlement of Finchfield. In this regard one of a number of the Council's criteria for local listing is satisfied. However, there are other buildings of a similar age in the locality, most of which stand in groups of similar, closely located buildings. None are statutorily listed or locally listed. These groups appear to me to be more effective reminders of the development of the settlement than No 42. Its significance in this regard is diminished by later development which visually and physically separates No 42 from these groups and from other buildings in the locality which have the prefix 'Fern' and which may have some, as yet unidentified, connection with No 42 which is also known as Fern Place.
9. The other buildings identified may well be proposed for local listing in the Tettenhall Neighbourhood Plan which is at a very early stage of preparation. Nonetheless, I concur with the appellant's conclusion in the *Statement of Significance* that No 42 has no special significance above other buildings of a similar age found in the locality in terms of heritage value. Furthermore, the evidence that the loss of No 42 would erode their group value to the detriment of the visual amenities and street scene of the area is unconvincing.
10. The Council also indicates that No 42 was added to the Local List because the local community considers it a landmark building due to its location at the junction of Finchfield Hill and Oak Hill. However, it stands some distance from this junction. No 42 is not visible in many of the views towards the site and does not terminate any significant views. The building is not on a corner site, is set back from the road and does not benefit from the landmark qualities of scale or architecture. For these reasons I am not convinced by the Council's evidence or from what I saw on site that No 42 is a landmark building. Having regard to its limited degree of compliance with the local listing assessment criteria and all the other matters heard in evidence, I conclude that No 142 is a heritage asset of limited significance.

11. Saved Policy HE20 of the Wolverhampton Unitary Development Plan (UDP) seeks to resist the total demolition of a locally listed building unless it is essential to the success of a scheme which would provide other, overriding, planning benefits. It requires that all reasonable alternatives to demolition have been investigated and proved not to be feasible. In the Framework this criterion relates only to designated heritage assets. There is therefore some inconsistency with the Framework and this reduces the weight that can be given to Policy HE20.
12. However, in recognising the value of heritage assets the Framework also requires that a positive strategy for the conservation and enjoyment of the historic environment is set out. The objectives of Policy HE20 would be consistent with this requirement. Furthermore, the overall objective of Policy HE20 is to preserve local distinctiveness and character which are other objectives of the Framework. Consequently I have given significant weight to Policy HE20 in this appeal. Notwithstanding this, it remains a requirement of the development plan to address these criteria in this appeal and they have in any event been addressed by both main parties.
13. An extension which linked No 42 to the food store could potentially preserve the existing character of this part of Finchfield. However, it has been demonstrated that the levels differences between the 2 elements and the limited size of No 42 would not meet the appellant's needs and preclude this approach. It has also been shown that the additional floorspace required could not be located elsewhere on the wider food store site and no neighbouring land is available for this purpose. The Council's suggestions that the building could be used for various types of office or staff accommodation are not compatible with the appellant's business model and do not appear to be entirely reasonable having regard to the physical relationship between the 2 buildings.
14. Taking all the evidence together, I am not convinced that the building makes an important contribution towards the historic local character, sense of place and the visual interest of this part of Finchfield. I am satisfied that all reasonable alternatives to demolition have been investigated and proved not to be feasible. Whether there are other, overriding, planning benefits is addressed below. For the reasons given the loss of No 42 would not conflict with Policy ENV2, Policy HE20 and saved UDP Policy HE1 which requires local list buildings to taken into account when addressing the preservation of local character and distinctiveness. The Council confirmed that the *Statement of Significance* satisfies this policy's requirement for an appropriate level of survey and recording to be undertaken where the building is to be lost.

Design of the proposed extension

15. As indicated by the reason for refusal, it is also necessary to consider the design of the proposed extension. The Council's general design policies are therefore material considerations in this appeal, alongside its heritage policies.
16. There is no dispute that the architectural design of the extension reflects that of the existing food store. The Council considers that it would continue the existing blank frontage which does not properly address the public realm. However, the food store is already there and the additional effect of the extension on the character and appearance of the surrounding area in this regard would be limited. The extension would be of a significantly smaller height and scale than the existing food store. The loss of the small gap in the

street scene between the food store and No 42 would not be significant in the street scene as the extension would be lower than No 42 and would not extend as far towards No 40 as the existing building. This would result in a more generous gap which in my view would make an acceptable transition between the two different forms of development.

17. Accordingly I conclude that the resulting development would comply with the design objectives of saved UDP Policies HE1, D4, D5, D6 and D9 which address the preservation of local character and distinctiveness, urban grain, public realm and townscape and appearance and which I consider are the policies most relevant to this main issue.

Other Matters

18. The development would provide 5 additional local jobs, thereby contributing to the community and the local economy. It would also increase the retail floorspace to allow for a better layout and stock shelving to provide increased stock levels to meet customers' requirements in what appears to be a food store that is well used by the local community. There is no dispute that the food store supports the vitality and viability of the Finchfield local centre and that there is no conflict with local or national retail impact policies. These factors amount to the overriding planning benefits required by Policy HE20.
19. The Council recently served the appellants with a Compulsory Purchase Notice with the intention of bringing No 42 back into residential use. It is also noted that the Council and local residents understood that the building would be returned to residential use following the completion of the store development. However, the Council confirmed that the loss of residential use was not one of its objections and a commercial use of the building could be acceptable. Its main priority was to secure its renovation and reuse. To this end the Council also made an Article 4 Direction to prevent the demolition of No 42 in the absence of a planning permission being in place. Whilst being material considerations, these factors do not outweigh the conclusions set out above.
20. Many of the objections made appear to relate to matters including the existence, design and operation of the food store. These are not before me in this appeal. There are no substantiated reasons to believe that the proposed extension would generate a significant increase in customer numbers, deliveries or general activity. Local residents' concerns about increased traffic generation resulting from the proposed development were not shared by the Council. Having considered the transportation evidence including the additional car parking provision proposed, survey results and all other evidence provided with the appeal, there are no sustainable reasons to disagree with the Council's conclusions in this regard.
21. The Council raised no objections to the proposal on amenity grounds despite the concerns of local residents. The appeal site was viewed from a back garden of The Terrace to the rear and from between the houses surrounding the appeal site. The difference in levels of the appeal site, the food store and the houses behind together with the distance of the proposed extension from the shared boundary, its overall height and scale and the proposed screen landscaping have been taken account. Whilst the extension would be visible from some rear views and would enlarge the already substantial food store, I agree with the Council that the extension would not be so close as to be

detrimental to the living conditions of neighbouring occupiers, including their outlook.

Conclusion

22. Balancing the matters set out above along with all other matters raised, I conclude that the job creation and other economic benefits of the development and the acceptability of the proposed design of the extension outweigh the heritage interest of the existing building and the need to safeguard it, notwithstanding its local listing. Accordingly the appeal should be allowed.

Conditions

23. For the avoidance of doubt and in the interest of proper planning the approved plans have been identified in a condition. To preserve the visual amenities of the locality conditions are required to ensure that matching materials are used, details of architectural elements are provided, appropriate landscaping is carried out and retained thereafter and to ensure that no external storage takes place.
24. Drainage details are necessary to ensure that adequate drainage provision is made having regard to site levels and the potential for flooding. In the interest of road safety I have imposed a condition requiring parking, loading, unloading and circulation provision to be made and thereafter retained. The amount and disposition of retail floorspace is controlled by a condition to justify the quantitative provision in respect of retail need, sequential test and impact. To protect residential and visual amenities conditions are imposed preventing the installation of external plant and machinery, controlling operating hours and the hours of construction. In some instances the wording of the suggested conditions has been amended to better reflect the appeal proposal or the advice within Circular 11/95 *The Use of Conditions in Planning Permissions*.

Elaine Benson

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 925-101, 71240 01 Rev B, 925-120 Rev L, 925-121 Rev B, 925-122 Rev C, 925-123 Rev C, 925-124 Rev C, 925-126, 925-127, 925-128, 925-131, 935-132, 11-86-02 Rev H and 8516.
- 3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) Prior to the commencement of the development, large scale drawings of the architectural elements (to include windows, doors, eaves, walls, panels, insets, roof, rainwater goods) to be used externally shall be submitted to and approved in writing by the local planning authority. The development shall be built in accordance with the approved details.
- 5) The approved landscaping scheme shall be carried out in the first planting and seeding season following the first use of the extension hereby approved or the substantial completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the areas of soft landscaping shall not be replaced by the provision of a hard surface, nor shall they be used for parking or storage.
- 6) No products, crates, materials, waste, refuse or any other items shall be stacked or stored outside any building on the site.
- 7) Prior to the commencement of the development, details of the disposal of surface water and foul sewage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details so approved. Such water disposal shall whenever practical be carried out on site without the need for connection to any mains system.
- 8) The development hereby permitted shall not be used until the facilities for vehicle parking, loading and unloading and circulation, as shown on the drawing number 925-120 Rev L have been provided. Such facilities shall be maintained free from obstruction at all times thereafter.
- 9) The net floorspace sales area of the development shall not exceed 985 square metres, of this not more than 195 square metres shall be used for the sale of non-food goods. The unit shall not be sub-divided and no mezzanine floors shall be installed.

- 10) No external ventilation, chiller units, compressors, condenser motors and fixed plant shall be installed on the development hereby permitted.
- 11) Hours of opening and access for deliveries and collection of goods and refuse shall be limited to 0800 hrs to 2000 hrs Mondays to Saturdays and 1000 hrs to 1600 hrs Sundays and Bank Holiday Mondays.
- 12) During the construction phase of this development, operational hours and commercial vehicle movements to or from the site during construction are restricted to 0800 to 1800 hrs Mondays to Saturdays and at no time on Sundays or Bank and Public Holidays.

APPEARANCES

FOR THE APPELLANT:

Mr N Hardy MRTPI	Director GVA
Ms S Watt BA (Hons) PGDip Archaeol, DipEnvPol (Open), PGCert Architectural History (Oxon) MIfA	Director Asset Heritage
Mr J Lee	Property Director, Lidl UK
Ms D Commock	Asset Manager, Lidl UK

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Gregory	Section Leader, Wolverhampton City Council
Ms S Whitehouse BA (Hons), Dip TP MA (Arch Cons)	Historic Environment Officer, Wolverhampton City Council
Mr I Culley	Planning Policy Team Manager, Wolverhampton City Council
Mr R Long	Private Sector Housing Team, Wolverhampton City Council

INTERESTED PERSONS:

Mr C Randles	Community Council
Ms L Cox	Chair, Finchfield Estate Community Hub
Mrs Liz Millman	Chair, Finchfield Community Association
Mr T Cattell	Local Resident
Cllr Mrs W Thompson	Councillor for Tettenhall Wightwick Ward
Mr J Pipworth	Local Resident

DOCUMENTS

- 1 Email exchange November 2012 about refusal reason
- 2 Page 68 of Planning Committee Report
- 3 Pre application request 14 March 2006
- 4 Compatibility Self-Assessment Checklist (April 2012) received after, but referred to during, the Hearing



Appeal Decision

Hearing held on 17 April 2013

Site visit made on 17 April 2013

by Elaine Benson BA (Hons) Dip TP MRTPI

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

Decision date: 10 June 2013

Appeal Ref: APP/D4635/A/12/2189031

Lidl food store and No 42 Finchfield Hill, Wolverhampton, West Midlands WV3 9EN

- 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 Miss Donna Commock on behalf of Lidl UK against the decision of Wolverhampton City Council.
 - The application Ref 12/00959/FUL, dated 7 August 2012, was refused by notice dated 12 November 2012.
 - The development proposed is *demolition of 42 Finchfield Hill dwelling to facilitate the construction of a single storey extension to the existing Lidl food store.*
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This decision is issued in accordance with Section 56 (2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes that issued on 17th May 2013.

Preliminary Matter

1. The appellant submitted 2 revised drawings which corrected some of the figures shown on earlier plans and brought them in line with other plans. The proposal was unchanged. The Council raised no objection to the substitute plans and I am satisfied that no other parties would be prejudiced by accepting them. Accordingly the revised drawings have been assessed as part of the appeal proposal. For the avoidance of doubt it was agreed at the Hearing to number them 925-122 Revision C and 925-123 Revision C.

Decision

2. The appeal is allowed and planning permission is granted for demolition of 42 Finchfield Hill dwelling to facilitate the construction of a single storey extension to the existing Lidl food store at Lidl food store and No 42 Finchfield Hill, Wolverhampton, West Midlands in accordance with the terms of the application Ref 12/00959/FUL, dated 7 August 2012, subject to the conditions on the attached Schedule.

Main Issues

3. The main issues are the effects of the loss of the locally listed 42 Finchfield Hill (No 42) and whether the design of the proposed extension to the Lidl food store would compensate for its loss.

Reasons

4. The Council states that No 42 is not of sufficient architectural or historic importance to justify a request for statutory listing. It was added to the Council's Local List following the refusal of a previous application for an extension to the food store.
5. The policies of the Black Country Core Strategy (BCCS) have recently been subjected to a *Compatibility Self-Assessment Checklist* to assess their degree of conformity with the National Planning Policy Framework (the Framework). It was concluded that the BCCS is in conformity with the Framework. The most convincing evidence in this appeal indicates that its Policy ENV2 which requires that particular attention is paid to the preservation and enhancement of heritage assets can be given full weight.
6. Locally listed buildings are not designated heritage assets. They have no statutory protection and local listing is not in itself a reason to withhold planning permission. The Framework indicates that in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. As No 42 would be lost as a result of the proposed development, it is necessary to assess its significance in order to reach a balanced judgement.
7. No 42 is an attractive house which contributes towards the historic local character, sense of place and visual interest of this part of Finchfield Hill. It has been altered, but the front elevation and plan form survive. The appellant's *Statement of Significance* assessed No 42 against the Council's selection criteria for local listing. The Council's response has also been taken into account in this decision.
8. The building dates from 1879 and is one of the few surviving buildings which made up the small mid-19th Century settlement of Finchfield. In this regard one of a number of the Council's criteria for local listing is satisfied. However, there are other buildings of a similar age in the locality, most of which stand in groups of similar, closely located buildings. None are statutorily listed or locally listed. These groups appear to me to be more effective reminders of the development of the settlement than No 42. Its significance in this regard is diminished by later development which visually and physically separates No 42 from these groups and from other buildings in the locality which have the prefix 'Fern' and which may have some, as yet unidentified, connection with No 42 which is also known as Fern Place.
9. The other buildings identified may well be proposed for local listing in the Tettenhall Neighbourhood Plan which is at a very early stage of preparation. Nonetheless, I concur with the appellant's conclusion in the *Statement of Significance* that No 42 has no special significance above other buildings of a similar age found in the locality in terms of heritage value. Furthermore, the evidence that the loss of No 42 would erode their group value to the detriment of the visual amenities and street scene of the area is unconvincing.
10. The Council also indicates that No 42 was added to the Local List because the local community considers it a landmark building due to its location at the junction of Finchfield Hill and Oak Hill. However, it stands some distance from this junction. No 42 is not visible in many of the views towards the site and

does not terminate any significant views. The building is not on a corner site, is set back from the road and does not benefit from the landmark qualities of scale or architecture. For these reasons I am not convinced by the Council's evidence or from what I saw on site that No 42 is a landmark building. Having regard to its limited degree of compliance with the local listing assessment criteria and all the other matters heard in evidence, I conclude that No 42 is a heritage asset of limited significance.

11. Saved Policy HE20 of the Wolverhampton Unitary Development Plan (UDP) seeks to resist the total demolition of a locally listed building unless it is essential to the success of a scheme which would provide other, overriding, planning benefits. It requires that all reasonable alternatives to demolition have been investigated and proved not to be feasible. In the Framework this criterion relates only to designated heritage assets. There is therefore some inconsistency with the Framework and this reduces the weight that can be given to Policy HE20.
12. However, in recognising the value of heritage assets the Framework also requires that a positive strategy for the conservation and enjoyment of the historic environment is set out. The objectives of Policy HE20 would be consistent with this requirement. Furthermore, the overall objective of Policy HE20 is to preserve local distinctiveness and character which are other objectives of the Framework. Consequently I have given significant weight to Policy HE20 in this appeal. Notwithstanding this, it remains a requirement of the development plan to address these criteria in this appeal and they have in any event been addressed by both main parties.
13. An extension which linked No 42 to the food store could potentially preserve the existing character of this part of Finchfield. However, it has been demonstrated that the levels differences between the 2 elements and the limited size of No 42 would not meet the appellant's needs and preclude this approach. It has also been shown that the additional floorspace required could not be located elsewhere on the wider food store site and no neighbouring land is available for this purpose. The Council's suggestions that the building could be used for various types of office or staff accommodation are not compatible with the appellant's business model and do not appear to be entirely reasonable having regard to the physical relationship between the 2 buildings.
14. Taking all the evidence together, I am not convinced that the building makes an important contribution towards the historic local character, sense of place and the visual interest of this part of Finchfield. I am satisfied that all reasonable alternatives to demolition have been investigated and proved not to be feasible. Whether there are other, overriding, planning benefits is addressed below. For the reasons given the loss of No 42 would not conflict with Policy ENV2, Policy HE20 and saved UDP Policy HE1 which requires local list buildings to taken into account when addressing the preservation of local character and distinctiveness. The Council confirmed that the *Statement of Significance* satisfies this policy's requirement for an appropriate level of survey and recording to be undertaken where the building is to be lost.

Design of the proposed extension

15. As indicated by the reason for refusal, it is also necessary to consider the design of the proposed extension. The Council's general design policies are therefore material considerations in this appeal, alongside its heritage policies.

16. There is no dispute that the architectural design of the extension reflects that of the existing food store. The Council considers that it would continue the existing blank frontage which does not properly address the public realm. However, the food store is already there and the additional effect of the extension on the character and appearance of the surrounding area in this regard would be limited. The extension would be of a significantly smaller height and scale than the existing food store. The loss of the small gap in the street scene between the food store and No 42 would not be significant in the street scene as the extension would be lower than No 42 and would not extend as far towards No 40 as the existing building. This would result in a more generous gap which in my view would make an acceptable transition between the two different forms of development.
17. Accordingly I conclude that the resulting development would comply with the design objectives of saved UDP Policies HE1, D4, D5, D6 and D9 which address the preservation of local character and distinctiveness, urban grain, public realm and townscape and appearance and which I consider are the policies most relevant to this main issue.

Other Matters

18. The development would provide 5 additional local jobs, thereby contributing to the community and the local economy. It would also increase the retail floorspace to allow for a better layout and stock shelving to provide increased stock levels to meet customers' requirements in what appears to be a food store that is well used by the local community. There is no dispute that the food store supports the vitality and viability of the Finchfield local centre and that there is no conflict with local or national retail impact policies. These factors amount to the overriding planning benefits required by Policy HE20.
19. The Council recently served the appellants with a Compulsory Purchase Notice with the intention of bringing No 42 back into residential use. It is also noted that the Council and local residents understood that the building would be returned to residential use following the completion of the store development. However, the Council confirmed that the loss of residential use was not one of its objections and a commercial use of the building could be acceptable. Its main priority was to secure its renovation and reuse. To this end the Council also made an Article 4 Direction to prevent the demolition of No 42 in the absence of a planning permission being in place. Whilst being material considerations, these factors do not outweigh the conclusions set out above.
20. Many of the objections made appear to relate to matters including the existence, design and operation of the food store. These are not before me in this appeal. There are no substantiated reasons to believe that the proposed extension would generate a significant increase in customer numbers, deliveries or general activity. Local residents' concerns about increased traffic generation resulting from the proposed development were not shared by the Council. Having considered the transportation evidence including the additional car parking provision proposed, survey results and all other evidence provided with the appeal, there are no sustainable reasons to disagree with the Council's conclusions in this regard.
21. The Council raised no objections to the proposal on amenity grounds despite the concerns of local residents. The appeal site was viewed from a back garden of The Terrace to the rear and from between the houses surrounding

the appeal site. The difference in levels of the appeal site, the food store and the houses behind together with the distance of the proposed extension from the shared boundary, its overall height and scale and the proposed screen landscaping have been taken account. Whilst the extension would be visible from some rear views and would enlarge the already substantial food store, I agree with the Council that the extension would not be so close as to be detrimental to the living conditions of neighbouring occupiers, including their outlook.

Conclusion

22. Balancing the matters set out above along with all other matters raised, I conclude that the job creation and other economic benefits of the development and the acceptability of the proposed design of the extension outweigh the heritage interest of the existing building and the need to safeguard it, notwithstanding its local listing. Accordingly the appeal should be allowed.

Conditions

23. For the avoidance of doubt and in the interest of proper planning the approved plans have been identified in a condition. To preserve the visual amenities of the locality conditions are required to ensure that matching materials are used, details of architectural elements are provided, appropriate landscaping is carried out and retained thereafter and to ensure that no external storage takes place.
24. Drainage details are necessary to ensure that adequate drainage provision is made having regard to site levels and the potential for flooding. In the interest of road safety I have imposed a condition requiring parking, loading, unloading and circulation provision to be made and thereafter retained. The amount and disposition of retail floorspace is controlled by a condition to justify the quantitative provision in respect of retail need, sequential test and impact. To protect residential and visual amenities conditions are imposed preventing the installation of external plant and machinery, controlling operating hours and the hours of construction. In some instances the wording of the suggested conditions has been amended to better reflect the appeal proposal or the advice within Circular 11/95 *The Use of Conditions in Planning Permissions*.

Elaine Benson

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 925-101, 71240 01 Rev B, 925-120 Rev L, 925-121 Rev B, 925-122 Rev C, 925-123 Rev C, 925-124 Rev C, 925-126, 925-127, 925-128, 925-131, 935-132, 11-86-02 Rev H and 8516.
- 3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) Prior to the commencement of the development, large scale drawings of the architectural elements (to include windows, doors, eaves, walls, panels, insets, roof, rainwater goods) to be used externally shall be submitted to and approved in writing by the local planning authority. The development shall be built in accordance with the approved details.
- 5) The approved landscaping scheme shall be carried out in the first planting and seeding season following the first use of the extension hereby approved or the substantial completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the areas of soft landscaping shall not be replaced by the provision of a hard surface, nor shall they be used for parking or storage.
- 6) No products, crates, materials, waste, refuse or any other items shall be stacked or stored outside any building on the site.
- 7) Prior to the commencement of the development, details of the disposal of surface water and foul sewage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details so approved. Such water disposal shall whenever practical be carried out on site without the need for connection to any mains system.
- 8) The development hereby permitted shall not be used until the facilities for vehicle parking, loading and unloading and circulation, as shown on the drawing number 925-120 Rev L have been provided. Such facilities shall be maintained free from obstruction at all times thereafter.
- 9) The net floorspace sales area of the development shall not exceed 985 square metres, of this not more than 195 square metres shall be used for the sale of non-food goods. The unit shall not be sub-divided and no mezzanine floors shall be installed.

- 10) No external ventilation, chiller units, compressors, condenser motors and fixed plant shall be installed on the development hereby permitted.
- 11) Hours of opening and access for deliveries and collection of goods and refuse shall be limited to 0800 hrs to 2000 hrs Mondays to Saturdays and 1000 hrs to 1600 hrs Sundays and Bank Holiday Mondays.
- 12) During the construction phase of this development, operational hours and commercial vehicle movements to or from the site during construction are restricted to 0800 to 1800 hrs Mondays to Saturdays and at no time on Sundays or Bank and Public Holidays.

APPEARANCES

FOR THE APPELLANT:

Mr N Hardy MRTPI	Director GVA
Ms S Watt BA (Hons) PGDip Archaeol, DipEnvPol (Open), PGCert Architectural History (Oxon) MIfA	Director Asset Heritage
Mr J Lee	Property Director, Lidl UK
Ms D Commock	Asset Manager, Lidl UK

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Gregory	Section Leader, Wolverhampton City Council
Ms S Whitehouse BA (Hons), Dip TP MA (Arch Cons)	Historic Environment Officer, Wolverhampton City Council
Mr I Culley	Planning Policy Team Manager, Wolverhampton City Council
Mr R Long	Private Sector Housing Team, Wolverhampton City Council

INTERESTED PERSONS:

Mr C Randles	Community Council
Ms L Cox	Chair, Finchfield Estate Community Hub
Mrs Liz Millman	Chair, Finchfield Community Association
Mr T Cattell	Local Resident
Cllr Mrs W Thompson	Councillor for Tettenhall Wightwick Ward
Mr J Pipworth	Local Resident

DOCUMENTS

- 1 Email exchange November 2012 about refusal reason
- 2 Page 68 of Planning Committee Report
- 3 Pre application request 14 March 2006
- 4 Compatibility Self-Assessment Checklist (April 2012) received after, but referred to during, the Hearing



Appeal Decision

Site visit made on 21 May 2013

by J M Trask BSc(Hons) CEng MICE

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

Decision date: 4 June 2013

Appeal Ref: APP/D4635/A/13/2189959

The Claregate, 34 Codsall Road, Wolverhampton WV6 9ED

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Marstons Estates against the decision of Wolverhampton City Council.
 - The application Ref 12/00784/FUL, dated 16 July 2012, was approved on 28 November 2012 and planning permission was granted subject to conditions.
 - The development permitted is the *erection of a retail store on part of the car park at the Claregate Public House.*
 - The condition in dispute is No 19 which states that: *Development shall not commence until details of a pedestrian crossing across Codsall Road have been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing, the approved pedestrian crossing shall be provided prior to the first use of the development hereby permitted.*
 - The reason given for the condition is: *In the interests of road safety and visual amenity.*
-

Decision

1. The appeal is allowed and the planning permission Ref 12/00784/FUL for the erection of a retail store on part of the car park at the Claregate Public House at 34 Codsall Road, Wolverhampton WV6 9ED granted on 28 November 2012 by Wolverhampton City Council, is varied by deleting condition 19 and substituting for it the following condition:

19) The development shall not begin until details of a pedestrian crossing across Codsall Road have been submitted to and approved in writing by the local planning authority. The use of the permitted development shall not commence until the pedestrian crossing has been provided.

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 Issue

3. The main issue is whether the condition in dispute is reasonable and necessary in the interests of highway safety.

Reasons

4. While Policy AM12 refers to parking and servicing provision, saved Policy AM15 of the Wolverhampton Unitary Development Plan (UDP) requires development proposals to contribute towards improving road safety. The National Planning

Policy Framework (the Framework) also requires the provision of safe and suitable access to be taken into account in decision making and aims for developments to be located to give priority to pedestrian and cycle movements and create safe layouts.

5. The appeal site is to the west of Codsall Road and planning permission has been granted for the construction of a retail store on the car park to the south of the public house. On the opposite side of the road is a well used public park with a popular playground for children. There is a pedestrian gate to the park almost opposite the appeal site and another gate further north. Codsall Road is busy and a recent survey has confirmed an 85th percentile speed of 34mph along this section of road and there are few pedestrian crossings in the area.
6. The appellant's transport specialist concludes there is no evidence of a need for a pedestrian crossing and this view is based on Council officer's reports. However, the survey of local households commissioned by Tettenhall District Community Council identified that local residents consider this stretch of road has the greatest need for a pedestrian crossing in the locality. The subsequent independent report advises that a pedestrian crossing (zebra or signals) near the northern end of the park would be beneficial. The report considers the difficulty and cost of implementation to be moderate but also suggests further surveys are carried out to fully understand pedestrian and traffic flows. On balance it seems to me that there is an existing demand for a crossing near the park.
7. The permitted store and associated advertisements would be clearly visible from the park and play area and would be particularly attractive to children and young teenagers who are likely to be unsupervised when using the park. The store would increase desire lines across Codsall Road and there would be an increased risk to highway users, particularly those crossing the road in this location.
8. I acknowledge the planning officers' recommendations, the lack of objection from the highway authority, that there have been no accidents recorded adjacent to the site and that more customers would arrive on foot from the east than the west and they would not need to cross the road. Accordingly, Council officers have advised that the development would not result in sufficient numbers of people crossing the road to justify a crossing. However, there is an existing demand, which would increase once the store was operational, and I have seen no documented evidence that the increased demand would be so insignificant that the cumulative effect would not be detrimental to highway safety. In my view the likely increase in the number of children crossing the road at this point, even if it were a small number, would represent an unacceptable hazard, detrimental to highway safety and contrary to the aims of UDP Policy AM15 and the Framework.
9. I have seen few details of the proposed location and type of crossing. Nevertheless, the appellant's transport specialist has advised there is only one potential site, immediately to the north of the public house and the Council has referred to a zebra crossing. There are a number of significant trees along the road verges on both sides of the road and it is likely that a tree would need to be removed to allow for satisfactory visibility. The Council has only carried out preliminary investigations but considers that, at a minimum, the provision of a crossing would require partial reconfiguration of the bus layby (contrary to the appellant's transport specialist's view) and the loss of at least one of the

substantial Beech trees. However, depending on the final location of the crossing, other trees may be lost although it is also possible that only less prominent trees would be affected. In any event, many trees would remain so there would be no overriding harm and I do not consider the proposed development would conflict with the objectives of the development plan in this respect, in particular saved Policy D9 of the UDP.

10. There is an existing demand for a pedestrian crossing and, in my view, the additional demand generated by the introduction of the store would result in a need for a crossing. I therefore consider a condition requiring the provision of a crossing before operation of the store commences to be necessary and reasonable in the interests of highway safety.
11. The condition requires the appellant to provide details of a pedestrian crossing. I have seen no specific requirements for the crossing but consider there is sufficient information for the appellant to discern a suitable location and type of crossing to be provided and put forward a reasonable scheme.
12. However, the condition also requires provision of the crossing and the appellant is not in control of the land at the location of the proposed crossing. This type of condition, where implementation is outside the appellant's control, has to be negatively worded otherwise it could side-step other requirements. Despite concerns in respect of the loss of a tree, there is support for the crossing by the Council and in the emerging Neighbourhood Plan, albeit this carries little weight at this time. I therefore consider there is a reasonable prospect that the highway authority would be able and willing to provide a crossing.
13. Accordingly, while I consider the condition to be reasonable in other respects, a more negative form of words is necessary. I shall vary the condition to take this into account.
14. I have had regard to all other matters raised but they are not sufficient to outweigh the considerations which have led me to my conclusion.
15. For the reasons given above I conclude that the appeal should succeed. I will vary the planning permission by deleting the disputed condition and substituting another.

J M Trask

INSPECTOR



Costs Decision

Site visit made on 21 May 2013

by J M Trask BSc(Hons) CEng MICE

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

Decision date: 4 June 2013

Costs application in relation to Appeal Ref: APP/D4635/A/13/2189959 The Claregate, 34 Codsall Road, Wolverhampton WV6 9ED

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Marstons Estates for a full award of costs against Wolverhampton City Council.
 - The appeal was against the grant subject to conditions of planning permission for the erection of a retail store on part of the car park at the Claregate Public House.
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Decision

1. The application for an award of costs is allowed in the terms set out below.

Reasons

2. Circular 03/2009 advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. Paragraph B15 of the Costs Circular advises that Councils are at risk of an award of costs against them if they prevent or delay development which should clearly be permitted and Paragraph B16 expects evidence to be produced to provide a respectable basis for the authority's stance. Paragraph B29 also identifies imposing a condition that does not comply with the advice in Circular 11/95 as an example of a circumstance which may lead to an award of costs against a planning authority.
4. The appeal concerned a condition relating to the provision of a pedestrian crossing. In my Appeal Decision I have concluded a condition requiring the provision of a pedestrian crossing is necessary for planning purposes and is related to the proposed development. At the time the condition was imposed the Council's detailed requirements for the crossing were not known by the appellant. However, that did not prevent the appellant from proposing a scheme, as required by the condition, and was not significantly different in terms of precision to other similar conditions requiring the submission of details. However, the condition imposed by the Council required works on land outside the appellant's control and the wording was such that the condition was not clear. I therefore find that while the Council acted reasonably in terms of the necessity, relevance to planning and relevance to the development to be permitted, it acted unreasonably in terms of the enforceability and precision of the condition imposed.

5. I therefore find that unreasonable behaviour resulting in unnecessary expense has occurred but in respect of the detail, rather than the principle, of the condition only. I therefore conclude that a partial award of costs is warranted in this respect.

Costs Order

6. In exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that Wolverhampton City Council shall pay to Marstons Estates, the costs of the appeal proceedings described in the heading of this decision limited to those costs incurred in association with the precision and enforceability of the condition.
7. The applicant is now invited to submit to Wolverhampton City Council, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, a copy of the guidance note on how to apply for a detailed assessment by the Senior Courts Costs Office is enclosed.

J M Trask

INSPECTOR



Appeal Decision

Site visit made on 14 May 2013

by Julie German BSc(Hons) BTP MRTPI

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

Decision date: 5 June 2013

Appeal Ref: APP/D4635/A/13/2192559

**The Mitre Public House, 109 Church Road, Bradmore, City of
Wolverhampton, West Midlands WV3 7EN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73A of the Town and Country Planning Act 1990 for the development of land carried out without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Kev Ryder against the decision of Wolverhampton City Council.
 - The application Ref 12/00549/VV, dated 10 May 2012, was refused by notice dated 2 August 2012.
 - The application sought planning permission for residential development comprising 9No. houses without complying with a condition attached to planning permission Ref 07/01147/FUL, dated 7 November 2007.
 - The condition in dispute is No 14 which states that: All approved boundary treatments shown on the approved drawings shall be implemented in accordance with approved details prior to the occupation of the respective dwellings hereby permitted.
 - The reason given for the condition is: In the interests of private and visual amenity.
-

Decision

1. The appeal is allowed and planning permission is granted for residential development comprising 9No. houses at The Mitre Public House, 109 Church Road, Bradmore, City of Wolverhampton, West Midlands WV3 7EN in accordance with application Ref 12/00549/VV made on 10 May 2012 without compliance with condition No 14 previously imposed on planning permission Ref 07/01147/FUL dated 7 November 2007 but subject to the other conditions imposed therein, so far as the same are still subsisting and capable of taking effect.

Main Issue

2. I consider that the main issue is whether the disputed condition is reasonable and necessary in the interests of: the character and appearance of the development and the surrounding area; and the living conditions of occupiers of the development, with particular reference to privacy and security.

Reasons

3. Planning permission reference 07/01147/FUL authorised the erection of eight semi-detached houses and one detached house. The houses have been constructed. The development occupies a rectangular site with frontages on Church Road, Church Walk and St Philips Grove. The approved plans show railings, a little under a metre in height, forming the front boundary to each of the plots. The Council declined to remove the planning condition which requires boundary treatment in accordance with the approved plans (Condition No 14), making reference to security in addition to private amenity and local character.
4. I saw at my site visit that metal railings and gates have been erected at the two houses on St Philips Grove but that the development is otherwise without front boundary treatment.
5. The appeal site is located within a predominantly residential area, albeit that there is a social club on the opposite side of Church Road. I recognise that there are exceptions but it appeared to me that the prevailing form of front boundary treatment at the dwellings in Church Road and Church Walk comprises low walls and/or hedges, while the neighbouring development in St Philips Grove has an open plan layout. In this context, the approved railings would not reflect the character and appearance of the surrounding area. That said, surrounding development generally has a mature ambience, whereas the new development at The Mitre site is clearly modern. To my mind and eye, there is scope for a degree of difference in modern development from what has gone before, provided that it does not appear incongruous. I believe this to be particularly the case at developments such as that at the appeal site, where a cohesive and attractive design is evident. In my view, the approved railings would set off the development neatly, without appearing out of place in the context of the surrounding area.
6. Turning to consideration of the living conditions of occupiers of the development, I note that the lawn at No 103 Church Road, which is on the corner, shows a degree of wear, indicating that pedestrians have cut the corner across the private lawn. I understand fully the wish of householders to protect their property from trespass and I have noted representations from a number of householders about this and other antisocial activity. As the Council points out, the National Planning Policy Framework aims to ensure that planning decisions create safe environments where crime and fear of crime does not undermine quality of life.
7. On this basis, I have a measure of sympathy with the Council's endeavours to secure implementation of the planning permission in accordance with the disputed condition.
8. Nevertheless, planning conditions are required to meet the tests set out in Circular 11/95 *The Use of Conditions in Planning Permissions*. Conditions must be necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects. In considering whether a particular condition is necessary, the Circular states that authorities should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. In my opinion, it is highly

unlikely that planning permission for the development would have been refused only on the basis of the absence of frontage boundary railings.

9. Firstly, the layout would reflect that at the end of St Philips Grove, as noted above. Secondly, according to my experience modern housing developments are often open plan, and in the case of the appeal site the lack of railings would not be materially harmful to the overall appearance of the development. Thirdly, the requirements of the disputed condition exceed what is necessary to address the matter of security. In the case of No 103, for example, a lesser approach, which might entail no more than the planting of a thorny shrub, would be likely to address the matter adequately. I note that the Council's Supplementary Planning Guidance 3 *Residential Development* makes mention of the use of hedges for separating front gardens from public spaces.
10. I appreciate that the front gardens are not long, but I do not see that the presence of the railings shown on the approved plans would increase privacy within the dwellings appreciably, due to their limited height and slender design.
11. I therefore conclude on the main issue that Condition 14 of planning permission reference 07/01147/FUL is neither reasonable nor necessary in the interests of the character and appearance of the development and the surrounding area, or to safeguard the privacy and security of occupiers of the development. It therefore fails the tests set out in Circular 11/95 and its removal would not materially conflict with the objectives of Policy CSP4 or Policy ENV3 of the Black Country Core Strategy which seek high quality design.
12. I have been informed that the railings were included in the purchase price of the properties but this is a legal matter, not a planning matter.
13. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Julie German

INSPECTOR