



# Planning Committee Meeting

30 July 2013

**Time** 2.00pm                      **Public meeting?** YES                      **Type of meeting** Regulatory

**Venue** Civic Centre, St Peter's Square, Wolverhampton WV1 1SH

**Room** Committee Room 3 (3<sup>rd</sup> floor)

## Membership

**Chair** Cllr Leach (Labour)  
**Vice-chair** Cllr Banger (Lab)

**Labour**  
Cllr Darke  
Cllr Hardacre  
Cllr Hodgkiss  
Cllr Inston  
Cllr John Rowley  
Cllr Turner

**Conservative**  
Cllr Holdcroft  
Cllr Mrs Thompson  
Cllr Yardley

**Liberal Democrat**  
Cllr Gwinnett

## Information for the Public

If you have any queries about this meeting, please contact the democratic support team:

**Contact** John Wright  
**Tel** 01902 555048  
**Email** [john.wright@wolverhampton.gov.uk](mailto:john.wright@wolverhampton.gov.uk)  
**Address** Democratic Support, Civic Centre, 2<sup>nd</sup> floor, St Peter's Square,  
Wolverhampton WV1 1RL

Copies of other agendas and reports are available from:

**Website** <http://wolverhampton.cmis.uk.com/decisionmaking>  
**Email** [democratic.support@wolverhampton.gov.uk](mailto:democratic.support@wolverhampton.gov.uk)  
**Tel** 01902 555043

Some items are discussed in private because of their confidential or commercial nature. These reports are not available to the public.

# Agenda

## Part 1 – items open to the press and public

*Item No.*    *Title*

### MEETING BUSINESS ITEMS

1.            **Apologies for absence**
2.            **Declarations of interest**
3.            **Minutes of the previous meeting (June 2013)**  
[For approval.]
4.            **Matters arising**  
[To consider any matters arising from the minutes]

### DECISION ITEMS

5.            **Applications for Determination**  
[To determine the submitted planning applications]

### 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            **Planning Applications Determined Under Officer Delegation, Withdrawn etc**  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 note details of planning appeals that have been determined and those are still being considered by the Planning Inspectorate]

# MINUTES

meeting: **PLANNING COMMITTEE**

date: **25 June 2013**

## **PRESENT:-**

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

## **OFFICERS IN ATTENDANCE:-**

### **Delivery Directorate**

L Delrio - Senior Solicitor  
J Wright - Democratic Support Officer

### **Education and Enterprise Directorate**

A Carter - Planning Officer  
S Alexander - Head of Planning  
M Gregory - Section Leader  
A Johnson - Planning Officer  
A Murphy - Section Leader (Planning Applications)  
M Page - Section Leader – Transportation

**Wolverhampton**  
City Council



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

22      **Apologies for Absence**

Apologies for absence were received from Councillor Hardacre

**Declarations of Interest**

23      S Alexander and J Wright both declared a personal interest in Planning Application 13/00352/FUL 2 Pendeford Avenue as they worked with one of the speakers

**Minutes**

24      Resolved:-  
That the minutes of the meeting held on 21 May 2013 be approved as a correct record

**Matters Arising**

25      None

**Planning Applications For Determination**

The 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 13/00352/FUL 2 Pendeford Avenue  
Wolverhampton**

The Planning Officer informed the Committee of the receipt of a petition in support of the application and a letter of opposition. He also reported that the applicant had indicated that he was willing to accept additional conditions relating to the delineation of a smoking area at the front of the property.

Mrs Moulding spoke in opposition to the application.

Mr Morton spoke in support of the application

Some Councillors expressed their support for the application but expressed concerns regarding highway safety. Additional conditions relating to the provision of a boundary treatment at the front of the site were requested.

Some Councillors expressed their concerns regarding the effect of the proposal on neighbouring properties and on neighbouring businesses

- 26 Resolved:  
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
  - Delineation of a smoking area
  - Boundary treatment
  - Marking out of car park

**Planning Application 13/00043/DWF Our Lady And St Chads Roman Catholic School Old Fallings Lane Wolverhampton**

- 27 Resolved:  
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

**Planning Application 13/00272/FUL 47 Sabrina Road Wolverhampton**

The Section Leader reported that Seven Trent had confirmed that they had no objection to a build over agreement and an additional condition would be proposed regarding a build over agreement for the sewer.

Mr Humphries spoke in opposition to the application.

Mr Jenkins spoke in support of the application

- 28 Resolved:  
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
  - Build over agreement for the sewer

**Planning Application 13/00442/RC Orchard House Nursing Home  
16 - 18 Riley Crescent Wolverhampton**

Mr Holliman spoke in opposition to the application.

Mr Sehdeva spoke in support of the application

Following a question from a Councillor it was confirmed that the Conservation Officer had no objection to the proposal.

29

Resolved:

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

**Planning Application 12/00385/FUL Land To The East Of  
Ettingshall Road And Ward Street, Ettingshall Bilston**

The Head of Planning informed the Committee that the application now proposed 209 houses and 22 flats and confirmed that most of the houses were 3 and 4 bedroomed.

30

Resolved:

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

**Planning Application 13/00100/FUL Heath Park High School  
Prestwood Road Wolverhampton**

The Planning Officer reported receipt of an additional letter of objection and of proposed revised conditions relating to the provision of an acoustic fence and restrictions on the hours of use of the multi-use games area.

Mrs Ravenscroft spoke in opposition to the application.

Mr Selkirk spoke in support of the application.

Councillors expressed their support for the principle of rebuilding of the school but expressed their concerns about transportation issues, the proximity of New Cross Hospital, the four storey elements of the building, the cramped nature of the site in relation to neighbouring properties and the lack of outside space. There was acknowledgement that this was an existing school constrained by the limitations of the site. Councillors expressed their very strong concerns about the design of the exterior elevations.

- 31 Resolved:  
That consideration of Planning Application 13/00100/FUL be deferred to enable the applicant to reconsider the areas of concerns raised by the Committee.

**Planning Application 13/00112/FUL Former Promise House  
Stafford Road Wolverhampton**

- 32 Resolved:  
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

**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 had been determined following previous resolutions of Planning Committee, or had been withdrawn by the applicant, or determined in other ways .

33

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.

34

Resolved:-

That the report be received.

Wolverhampton City Council

**OPEN DECISION ITEM**

Committee / Panel	<b><u>PLANNING COMMITTEE</u></b>	Date: 30th July 2013
Originating Service Group(s)	<b>EDUCATION AND ENTERPRISE</b>	
Contact Officer(s)	<b>Stephen Alexander (Head of Planning)</b>	
Telephone Number(s)	<b>(01902) 555610</b>	
Title/Subject Matter	<b>PLANNING APPLICATIONS FOR DETERMINATION</b>	

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**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 (30th July 2013)**

**Index of Applications**

<b><u>Application No.</u></b>	<b><u>Site Address</u></b>	<b><u>Ward</u></b>	<b><u>Summary of Recommendation</u></b>	<b><u>Page</u></b>
13/00588/OUT	Land Between Black Country Route Railway Drive Bilston Wolverhampton	<b>Bilston East</b>	Delegate to officers power to grant subject to a section 106 agreement, amended plans and conditions	8
13/00497/FUL	Playing Fields Adjacent To And Behind Hilton Hall Community Centre Hilton Road Wolverhampton	<b>Spring Vale</b>	Grant subject to conditions	14
13/00483/FUL	Woodcroft House Pennwood Lane Wolverhampton	<b>Penn</b>	Refuse	18
13/00573/FUL	Grassed Area Fronting Flats At 53 - 63 Newey Road And 499 - 509 Griffiths Drive Wolverhampton	<b>Wednesfield North</b>	Grant subject to conditions	22
13/00100/FUL	Heath Park High School Prestwood Road Wolverhampton	<b>Heath Town</b>	Delegate to officer power to grant subject to conditions	26
12/00925/FUL	Danescourt Danescourt Road Wolverhampton	<b>Tettenhall Regis</b>	Delegate to officers power to grant subject to a section 106 agreement, amended plans and conditions	34

13/00508/FUL	173 Wellington Road Wolverhampton WV14 6RN	<b>East Park</b>	Grant subject to conditions	37
13/00514/FUL	The Bagot Arms Newhampton Road West Wolverhampton	<b>St Peters</b>	Delegate to officers power to grant subject to a section 106 agreement, amended plans and conditions	42

## **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 - 30-Jul-13**

**APP NO:** 13/00588/OUT

**WARD:**

Bilston East

**RECEIVED:** 19.06.2013

**APP TYPE:** Outline Application

**SITE:** Land Between Black Country Route, Railway Drive, Bilston, Wolverhampton

**PROPOSAL:** Block of 69 apartments of between 6 and 7 storeys (Layout, Access, Appearance and Scale submitted for approval at this stage).

**APPLICANT:**

Property Lounge Partners  
C/o Agent

**AGENT:**

Mr Mike Bates  
Tweedale Ltd  
265 Tettenhall Road  
Wolverhampton  
WV6 0DE

COMMITTEE REPORT:

**1. Site Description**

- 1.1 This site is located south of the Black Country Route, close to the Oxford Street traffic Island. Bilston Town Centre is to the north, on the opposite side of the Black Country Route. To the south-west is the Metro line and to the south east is commercial development fronting onto Brook Street. Railway Drive, a cul-de-sac, currently closed to vehicles, runs northward from Brook Street between the Metro line and the site's south-western boundary.
- 1.2 The site, which has been vacant for many years, is at a lower level than the Black Country Route.

**2. Application Details**

- 2.1 The application proposes a block of 69 flats, rising from six to seven storeys. Private shared amenity space and a car park, providing 43 spaces, is at the rear of the building. The exterior of the building would be clad in brick, cladding panels, and render.
- 2.2 The applicants state that the building has been designed to overcome the issues which resulted in the refusal of the previous application. They point out that the proposal would bring back into use a long-standing vacant site, resulting in a land mark building at a key gateway in Bilston. They anticipate it will result in £10 million investment, the creation of jobs during the construction phase, help meet the area's housing target and increase the variety of new homes in Bilston.

### **3. Planning History**

- 3.1 12/00011/FUL – 107 apartments of between 6 and 11 storeys. Refused March 2013:- poor design; overbearing impact; inappropriate scale, massing and appearance; substandard amenity space and; insufficient information submitted in relation to coal mining risk, noise and air quality.
- 3.2 11/00072/OUT – 35 flats over four floors. 31.01.12 Committee delegated authority to grant subject to a s106 agreement.

### **4. Relevant Policies**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)  
Emerging Bilston Corridor Area Action Plan (AAP)
- 4.3 Supplementary Planning Guidance  
SPG3 – Residential Development  
Affordable Housing SPD

### **5. Environmental Impact Assessment Regulations**

- 5.1 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) require that where certain proposals are likely to have significant effects upon the environment, it is necessary to provide a formal "Environmental Impact Assessment" to accompany the planning application.
- 5.2 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 Local Neighbourhood Partnership – Object; insufficient parking provision; lack of facilities for children; and the proximity of the flats to the Metro Line could pose a risk for young people.

### **7. Internal Consultees**

- 7.1 Transportation and Building Consultancy – No objections.
- 7.2 Environmental Health - No objection subject to conditions requiring contaminated land remediation, refuse storage, submission of a noise/air quality report and mitigation measures.

7.3 Trees – No objection subject to satisfactory replacement tree planting.

## **8. External Consultees**

8.1 Fire Service – No objections.

8.2 Coal Authority – No objection subject to a condition requiring the submission of a coal mining risk assessment.

## **9. Legal Implications**

9.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/10072013/F).

## **10. Appraisal**

10.1 Key issues:

- Acceptability of residential development
- Design
- Residential amenity for future residents
- Access and Parking
- S106 Requirements

### Acceptability of Residential Development

10.2 The site is not allocated for any specific use in the development plan.

10.3 The emerging Bilston Corridor AAP states that identified housing sites will only deliver between 55% and 62% of the Core Strategy target of 4,475 homes. This under-provision will only be addressed by providing housing on other sites. The proposed development would help meet the area's housing target and also help increase the variety of new homes available in the area.

### Design

10.4 While the building would be taller than others in the area, it would not detract from important views or landmarks and it would be a prominent marker at this important gateway site. The apparent height, when viewed from the Black Country Route would be less than its full height because the road is 3m higher than the proposed ground floor level and the stepped roofline would reduce its visual impact.

10.5 The building would be 170 metres to the north-west of houses along Brook Street and so would not overshadow those properties.

### Residential amenity for future residents

10.6 SPG3 advises that there should be 2000sq.m. amenity space for residents. Only 390sq.m is proposed. However, flats would have either a private terrace or balcony, of a useable size. Therefore amenity space provision would be acceptable.

### Access and Parking

- 10.7 The proposed 43 car parking spaces would be adequate.

### S106 Contributions

- 10.8 There is a requirement for a S106 agreement to secure:
- 25% Affordable housing
  - £241,488.29 (BCIS Indexed towards off-site open space/play
  - Public art
  - 10% renewable energy
  - Targeted recruitment and training
  - Management company for communal areas
- 10.9 The applicant is seeking a reduction in S106 obligations on the grounds of a lack of financial viability.
- 10.10 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.
- 10.11 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.

## **11. Conclusion**

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

## **12. Recommendation**

- 12.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00588/OUT subject to:

1. Completion of a Section 106 Agreement to include:

For the whole development:

- Targeted recruitment and training
- Management company

If viable:

- 25% affordable housing
- Off-site open space and/or play contribution up to £241,488.29 (BCIS indexed from January 2014) dependent upon local need
- 10% on-site renewable energy
- Public art (1% of development costs)

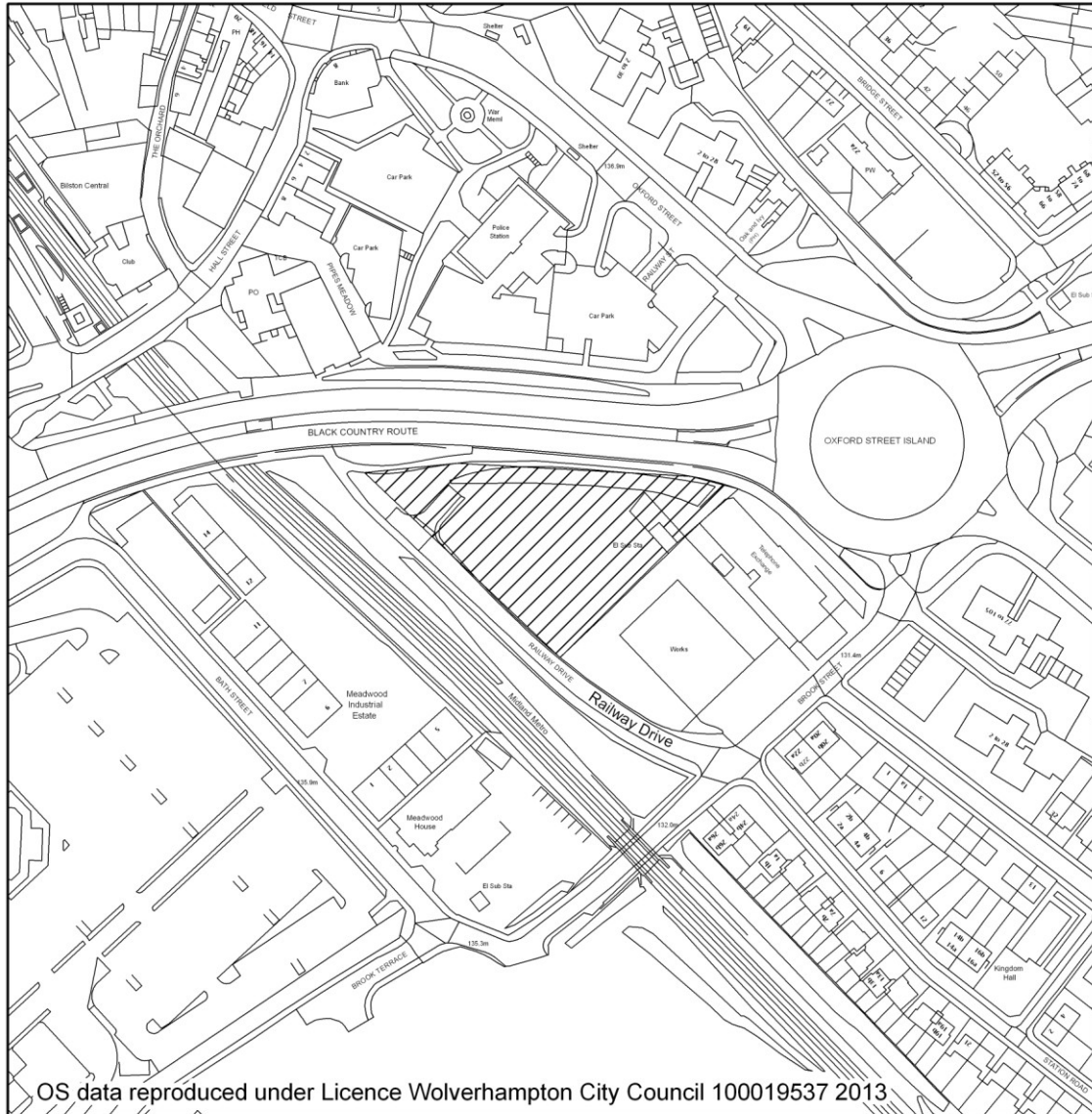
If not viable:

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 flats 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:
  - Standard outline conditions
  - Landscape implementation
  - Implementation in accordance with ecology report
  - Tree protection
  - Submission of a coal mining risk assessment and implementation of any necessary ground investigation and remediation.
  - Noise / Air Surveys and implementation of mitigation works
  - Build to approved levels
  - Cycle and motorcycle parking
  - Refuse storage
  - Provision of boundary treatments and gates to car park
  - Details of retaining wall
  - Site waste management plan
  - Drainage
  - Travel Plan
  - Provision of amenity space, terraces and balconies
  - 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: 13/00588/OUT**

Location	Land Between Black Country Route, Railway Drive, Bilston, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 395212 296290
Plan Printed	17.07.2013	Application Site Area	4087m <sup>2</sup>

## **PLANNING COMMITTEE - 30-Jul-13**

**APP NO:** 13/00497/FUL

**WARD:** Spring Vale

**RECEIVED:** 20.05.2013

**APP TYPE:** Full Application

**SITE:** Playing fields adjacent to and behind Hilton Hall Community Centre,  
Hilton Road, Wolverhampton

**PROPOSAL:** Proposed BMX Track

**APPLICANT:**

Ms Sarah Norman  
Wolverhampton City Council  
Civic Centre  
St Peter's Square  
Wolverhampton  
WV1 1RP

**AGENT:**

Mr Edward D'Oyle  
Wolverhampton City Council  
Landscape And Ecology Practice  
Culwell Street Depot  
Culwell Street  
Wolverhampton  
WV10 0JN

### COMMITTEE REPORT:

#### **1. Site Description**

1.1 The application site is Hilton Road playing fields. Commercial units are immediately to the north. To the south are the rear gardens of housing along Hilton Road and to the west is the Hilton Road Community Hall.

#### **2. Application Details**

2.1 The application seeks permission to construct a BMX cycle track. It would be sited within the north-western part of the site, away from surrounding housing.

2.2 The track would be 128 metres in length and take the shape of a double horse shoe with a one metre high starting hill at the south-western corner and a finishing straight in the north-western corner. The track would include a number of mounds, between 0.6 metres and one metre high.

2.3 The BMX track would not be used for competitions and no external lighting is proposed. The applicants state that the proposed facilities are essential to ensuring the continued development of BMX cycling and to meeting the recreational and health needs of the community.

#### **3. Relevant Policy Documents**

3.1 National Planning Policy Framework (NPPF)

3.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)

#### **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 Nine representations received.

- Detrimental to neighbour amenity
- Unacceptable noise disturbance, particularly late at night
- Increase the perception of crime in the area
- Litter problems exacerbated
- The relocation of the football pitch closer to housing would be likely to cause disturbance to neighbouring occupiers and presents health and safety concerns
- Loss of outlook from neighbouring properties
- Create traffic congestion on surrounding roads
- Encourage anti-social behaviour / compromise the security of surrounding businesses, particularly in the evening and at the weekend
- Springvale Park or Woodcross Park would be preferred alternative locations for a BMX track

#### **6. Internal Consultees**

- 6.1 Environmental Services and Transportation – No objection.

#### **7. External Consultees**

- 7.1 Police – No objection.

#### **8. Legal Implications**

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/11072013/N).

#### **9. Appraisal**

- 9.1 The proposed BMX cycle track would diversify the recreational facilities available at the site.
- 9.2 The cycle track would not be used for competitions and as such the existing access and car parking facilities will be able to manage any likely demand created by the development.



9.3 The nearest houses are eighty metres away along Hilton Road. Due to the intervening distance between the cycle track and the neighbouring properties, there would be no undue adverse impact to neighbour amenity.

## **10. Conclusion**

10.1 The proposed development would diversify the sporting facilities on the site, would be acceptable in terms of neighbours' amenity and the highway network and would be in accordance with the development plan.

## **11. Recommendation**

11.1 That planning application 13/00497/FUL be granted planning permission subject to any appropriate conditions including;

- Sustainable drainage
- External materials
- No external lighting

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



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**Planning Application No: 13/00497/FUL**

Location	Playing Fields Adjacent To And Behind Hilton Hall Community Centre, Hilton Road, Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 392886 295826
Plan Printed	17.07.2013	Application Site Area	1528m <sup>2</sup>

**PLANNING COMMITTEE - 30-Jul-13**

**APP NO:** 13/00483/FUL **WARD:** Penn

**RECEIVED:** 19.05.2013

**APP TYPE:** Full Application

**SITE:** Woodcroft House, Pennwood Lane, Wolverhampton

**PROPOSAL:** Boundary walls, gates and railings to front of property

**APPLICANT:**

Mr Jujhar Gill  
Woodcroft House  
Pennwood Lane  
Penn  
Wolverhampton  
WV4 5JJ

**AGENT:**

COMMITTEE REPORT:

**1. Site Description**

- 1.1 The application site is a large detached property set on a lower level and significantly back from the narrow lane. To the frontage were trees/shrubbery which have recently been removed.
- 1.2 The property is set within a substantial plot and is within the Vicarage Road (Penn) Conservation Area.
- 1.3 The site is within the designated green belt. It is characterised by large properties set in well treed grounds, with boundary treatments mostly consisting of hedging and low walls appropriate to this semi-rural setting.

**2. Application details**

- 2.1 The application is for the erection of boundary walls, gates and railings to the front of the property.

**3. Constraints**

- 3.1 Conservation Area - Vicarage Rd (Penn) Conservation Area  
Green Belt  
Mining Advice 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)

## **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 One letter of objection received. The issues raised include:
- Not in keeping with the character of the conservation area;
  - Proposal should have trees behind the boundary wall/railings for privacy and security

## **7. Internal Consultees**

- 7.1 Transportation Development – To achieve acceptable visibility for vehicles and pedestrians, the wall needs to be reduced to 600mm.
- 7.2 Historic Environment Team – The proposal is unacceptable as the height and design of the boundary wall and railings have a negative impact on the character and appearance of the conservation area.

## **8. Legal Implications**

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications.
- 8.2 When an application is situate 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/17072013/K.

## **9. Appraisal**

- 9.1 The key issues are: -
- Impact on the character and appearance on the Conservation Area
  - Pedestrian and highway safety

### Impact on the character and appearance on the Conservation Area

- 9.2 The proposal seeks to erect boundary walls, gates and railings to the front of the property, formerly comprising trees/hedges which have been removed. The proposal seeks to erect a wall of 1.24metres in height with a further 600mm of railings above that, and incorporate 2.1metre high piers and 2metre high gates. The design of the wall, railings and gates are harsh in appearance, more suited to a location in a built-up urban street, than a rural setting on a narrow country lane, such as this.
- 9.3 Whilst the property is within the green belt, the proposal is not considered to seriously impact on the openness, harm the visual amenity or visual character of the Green Belt
- 9.4 As a result of the height and design of the boundary treatments, the development would result in a harsh and forbidding appearance on the character and appearance of the street scene and would adversely affect the historic street pattern and morphology to the detriment of the Conservation Area. The proposal would neither enhance nor preserve the character and appearance of the Conservation Area. As such the proposal is contrary to the provisions of UDP policies D6, D9, HE4, HE5 and BCCS policies ENV2, ENV3 and CSP4.

### Pedestrian and Highway Safety

- 9.5 The height of the dwarf wall in comparison to the level of the highway would result in the development having an adverse impact on pedestrian and highway safety as it does not achieve acceptable visibility. The proposal is contrary to the provisions of UDP policy AM15.

## **10. Conclusion**

- 10.1 The proposal is therefore considered unacceptable as a result of its impact on the street scene, not enhancing nor preserving the character and appearance of the Conservation Area and detrimental to pedestrian and highway safety. The proposal is contrary to the provisions of the Councils Unitary Development Plan policies D4, D6, D7, D8, D9, HE4, HE5 and BCCS policies ENV2, ENV3 and CSP4.

## **11. Recommendation**

- 11.1 That planning application 13/00483/FUL be refused planning permission for the following reasons:
- Adverse impact on the street scene, neither preserving nor enhancing the character and appearance of the Conservation Area
  - Detrimental to pedestrian and highway safety

**Case Officer : Mr Ragbir Sahota**  
**Telephone No : 01902 555616**  
**Head of Planning – Stephen Alexander**



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**Planning Application No: 13/00483/FUL**

Location	Woodcroft House, Penwood Lane, Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 389604 295169
Plan Printed	17.07.2013	Application Site Area	3154m <sup>2</sup>

**PLANNING COMMITTEE - 30-Jul-13**

**APP NO:** 13/00573/FUL

**WARD:** Wednesfield North

**RECEIVED:** 17.06.2013

**APP TYPE:** Full Application

**SITE:** Grassed Area Fronting Flats At 53 - 63 Newey Road And , 499 - 509 Griffiths Drive, Wolverhampton, West Midlands

**PROPOSAL:** Create 13 parking bays.

**APPLICANT:**

Mr G Williams  
URS Infrastructure & Environment UK  
Limited  
3 Pemberton House  
Stafford Park  
Telford  
TF3 3AP

**AGENT:**

Mr G Williams  
URS  
3 Pemberton House  
Stafford Court  
Stafford Park  
Telford  
TF3 3AP

COMMITTEE REPORT:

**1. Site Description**

1.1 The site comprises an area of landscaping facing onto Griffiths Drive, Southall Road and Newey Road.

**2. Application details**

2.1 Create 13 parking bays.

**3. Constraints**

- Council Asset Register Entry
- Landfill Gas Zones
- Mining Referral 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)

## **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 Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824) the above regulations is required.

## **6. Publicity**

- 6.1 Four representations received (including a request to speak to Planning Committee). The issues raised include:
- (i). Proposals may make manoeuvring onto/off existing driveways difficult and obstructions on the highway may occur;
  - (ii). Loss of landscaping and views of car parking from adjacent properties.

## **7. Internal Consultees**

- 7.1 Tree Officer and Transportation Officer: No objections.

## **8. Legal Implications**

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications. KR/09072013/M

## **9. Appraisal**

- 9.1 The key issues are: -
- Highway safety and obstruction
  - Impact on amenity

### Highway safety and obstruction

- 9.2 The proposals would seek to create a solution to the unacceptable parking of vehicles on the adopted highway. This is currently creating damage to the footways and grass verges. Parked vehicles are also obstructing views for drivers and obstructing vehicle and pedestrian movements.

- 9.3 The proposals have been designed to ease the current parking issues within this area, with the aim of improving highway safety and the free flow of traffic.

### Impact on amenity

- 9.4 The proposals have been designed to minimise impact on amenity, including siting the bays away from the protected tree towards the corner of Southall Road and Newey Road. On balance, there would be no undue impact on visual amenity.

- 9.5 The parking of vehicles on this land would not unduly affect amenity or create undue noise and disturbance for occupants and neighbouring properties.



9.6 The proposal is therefore acceptable and in accordance with UDP policies D9, D13, AM12, AM15, EP1, EP5, EP6, BCCS policies ENV3, ENV5 and CSP4.

## **10. Conclusion**

10.1 The proposal is acceptable and in accordance with the development plan.

## **11. Recommendation**

11.1 That planning application 13/00573/FUL be granted planning permission subject to any appropriate conditions including those below;

- Sustainable drainage/materials

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



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**Planning Application No: 13/00573/FUL**

Location	Grassed Area Fronting Flats At 53 - 63 Newey Road And , 499 - 509 Griffiths Drive, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 396297 301779
Plan Printed	17.07.2013	Application Site Area	1116m <sup>2</sup>

## **PLANNING COMMITTEE - 30-Jul-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 three 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 three storeys fronting Prestwood Road, and running alongside Hazelwood Drive.
- 2.2 A new two storey Sports Hall would 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 application is considered to be a Schedule 2 Project as defined by the above Regulations. The “screening opinion” of the Local Planning Authority is that a formal Environmental Impact Assessment is not required in this instance as the development is unlikely to have a significant effect on the environment as defined by the above Regulations and case law.

### **6. Publicity**

- 6.1 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 Three representations were received in objection to the first design revisions. 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

6.3 No representations have been received in objection to the second design revisions. Written objections are expected and will be updated verbally at Planning Committee.

## **7. Internal Consultees**

7.1 **Environmental Health** – No objections subject to conditions.

7.2 **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.

7.3 **Transportation Development** – No objection subject to Traffic Regulation Orders and 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**

8.1 **Environment Agency** – No objection.

8.2 **Sport England** – No objection.

## **9. Legal Implications**

9.1 General legal implications are set out at the beginning of the schedule of planning applications. LD/18072013/Y.

## **10. Appraisal**

- 10.1 The key issues are: -
- Principle of Development
  - Design
  - Impact on Prestwood Road (Teaching Block)
  - Impact on 1 & 2 Hazelwood Drive (Teaching Block)
  - Impact on Hazelwood Drive (Sports 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.

### Design

- 10.3 The design of the teaching building has reduced from a stepped four storey building to a three storey building. The main entrance has been emphasised by a proposed rotunda, a simple cylindrical form with windows at first and second floor to give visual interest and relief to the structure.
- 10.4 The rotunda entrance acts as a centre piece within the elevation to Prestwood Road, linking the north and south blocks which make up the teaching building. At the same time it breaks up the mass of the building by providing depth.
- 10.5 Different materials are proposed for each part of the building. Render would be added to the upper floors of the north block, to soften the massing and respond to the rendered facades of its surroundings. Different styles of fenestration on the north block offer further visual contrast.
- 10.6 The south block is a three storey terracotta brick structure of rectangular form. Large 'picture frame' glazing to the front façade is intended to act as a showcase for the educational activities of the school. This fenestration detail would also soften the mass of the south block when viewed from the street scene.
- 10.7 At present there is an informal parking area and games spaces on the land adjacent to Prestwood Road. The presence of a three storey building at this location within the site will provide a sense of enclosure along this highway. A landscaped area in front of the school would provide a green edge to Prestwood Road.
- 10.8 The development would therefore be in accordance with UDP policy D9 and BCCS policies ENV3 and CSP4.

### Impact on Prestwood Road (Teaching Block)

- 10.9 In the redesign of the teaching block the building has been reduced in height from a stepped four storey structure to a more regular three storey structure. The original design proposals were for a three storey building. The distance separation between the Prestwood Road elevation and the houses opposite would be 21.1m, at its closest point, increasing to 25.1m as the building elevation steps in. This distance is sufficient to negate privacy concerns.
- 10.10 The houses on Prestwood Road sit to the west of the proposed teaching block. Given the distance separation to these properties shadowing and loss of light from the three storey building would be limited. In winter months when the sun is at an oblique angle within the sky there may be limited shadowing to the front gardens only.
- 10.11 The development would be in accordance with UDP policies D7, D8 and D9 and BCCS policies ENV3 and CSP4.

### Impact on 1 & 2 Hazelwood Drive (Teaching Block)

- 10.12 The closest houses are 1 & 2 Hazelwood Drive, both of which side on to the proposed teaching block. Adjacent to these, the building would be three storey at a distance of 16.5m to 1 Hazelwood Drive and 14m to 2 Hazelwood Drive. These distances are to the side elevations of both properties which have a single window to a first floor landing.
- 10.13 1 Hazelwood Drive is set slightly back in the street scene as viewed from Prestwood Road. The front elevation of the house has two bedroom windows at the first floor. The proposed upper floor windows of the school are at an angle of 15 degrees to the house and a distance of 20m to those bedroom windows.
- 10.14 To the rear of 1 Hazelwood Drive (as viewed from Prestwood Road) is one bedroom window at first floor. The proposed upper floor school windows vary in distance from 45m (at an angle of 26 degrees) to 27m (at an angle of 45 degrees), and 21m (at an angle of 63 degrees) to the bedroom window.
- 10.15 The front garden of 1 Hazelwood Drive effectively serves the purposes of the rear garden from the point of view of amenity and private space for that house. The proposed school is 19m from the centre of the front garden space. An existing line of deciduous trees runs on the boundary between the house and the school site.
- 10.16 2 Hazelwood Drive is positioned immediately behind 1 Hazelwood Drive and sits alongside the rear element of the proposed teaching block, consequently it is not possible for there to be an element of overlooking to the rear of this house. The front of 2 Hazelwood Drive has two bedroom windows at the first floor. The upper floor windows of the proposed school vary in distance from 60m (at an angle of 16 degrees) to 22m (at an angle of 48 degrees) to the two bedroom windows.
- 10.17 The front garden of 2 Hazelwood Drive is the non-private amenity space associated with this house. The rear garden acts as the private amenity space and is 18m from the proposed school building. This garden space is well screened by existing deciduous trees.
- 10.18 The school building would be located to the north of Hazelwood Drive and so there would be no loss of light to houses in that road.
- 10.19 The main outlook from 1 & 2 Hazelwood Drive is from the front and rear, rather than the side. The proposed school is alongside the two houses. Consequently its presence and potential dominance is limited in this regard. Loss of privacy and the impact of overlooking is limited by the angle of the windows of the school relative to the bedroom windows of the two houses. Also, the school is a day-time use building consequently the potential for overlooking at night will not exist.
- 10.20 The existing line of trees along the boundary with 1 & 2 Hazelwood Drive would be strengthened, with additional planting. A 2.4m boundary fence is also proposed to improve security and visual amenity. This would comprise a 1.8m close boarded fence with a 600mm trellis on top to make the boundary domestic in nature.

- 10.21 At present the main vehicular and pedestrian entrance runs alongside 1 & 2 Hazelwood Drive. As such this is a route of high usage, with an associated area of visitor parking. In the proposals this route would be gate controlled and used primarily for vehicles servicing the proposed kitchen and canteen area.
- 10.22 There will clearly be a degree of visual impact from the three storey building on the properties of 1 & 2 Hazelwood Drive. The impact is not significant enough to justify a refusal of planning permission due to the design, position, distance separation and tree screening of the proposed building. The development would therefore be acceptable, in accordance with UDP policies D7, D8 and D9 and BCCS policies ENV3 and CSP4.

#### Impact on Hazelwood Drive (Sports Block)

- 10.23 The proposed new sports block is a two storey structure, set at a minimum distance of 27m from the rear of 3-7 Hazelwood Drive. The existing two storey sports block is 18m from these houses. Additional tree planting is proposed along the boundary with the school and these properties. The development would therefore be in accordance with UDP policies D7 and D8 and BCCS policies ENV3 and CSP4.

#### Noise Impact from MUGA

- 10.24 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

- 10.25 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

- 10.26 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 21<sup>st</sup> 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.
- 10.27 The impacts of overlooking and loss of privacy on adjacent properties at 1 & 2 Hazelwood Drive would be limited due to the angle of the proposed school windows relative to the habitable rooms of the two houses and further reduced by tree planting. The relative outlook from 1 & 2 Hazelwood Drive is to the front and rear rather than the side, consequently the visibility and therefore the visual impact of the proposed school building is judged to be acceptable. The distance separation with the properties on Prestwood Road negates issues of overlooking and loss of privacy.



10.28 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.

10.29 Having taken into account all the relevant material planning considerations, 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 any necessary conditions.

## **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) Satisfactory completion of bat emergence surveys during the optimum survey period May-September;
- 2) Conditions including:
  - Landscape
  - Acoustic fence
  - Bin store details
  - Energy centre details
  - Cycle storage
  - Details of Synthetic Sports Pitch including goal inlets and spectator area
  - 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  
08.00 to 20.30 Monday to Friday  
09.00hrs to 16.00hrs Saturdays  
At no time on Sundays and Bank holidays.
  - Drainage
  - Site Investigation Works
  - Traffic regulation orders
  - Road safety features at Prestwood Road/Milton Road junction
  - Recommendations from bat emergence surveys

**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)	1:5000	National Grid Reference	SJ 393339 300209
Plan Printed	17.07.2013	Application Site Area	34683m <sup>2</sup>

## **PLANNING COMMITTEE - 30-Jul-13**

**APP NO:** 12/00925/FUL

**WARD:** Tettenhall Regis

**RECEIVED:** 08.08.2012

**APP TYPE:** Full Application

**SITE:** Danescourt, Danescourt Road, Wolverhampton

**PROPOSAL:** Demolition of care home and construction of 26 apartments.  
Conversion of Tara House to two houses. Extension to house (former Lodge).

**APPLICANT:**

Mr Nouredine Elbakkali  
Bantock Homes Ltd  
9 Salisbury Street  
Wolverhampton  
WV3 0BG

**AGENT:**

Mr Graham Onions  
Caeparius Ltd  
TAPTAG HOUSE  
PO BOX 190  
WOLVERHAMPTON  
WV3 9TA

### COMMITTEE REPORT:

#### **1. Updating**

- 1.1 This application was reported to Planning Committee on 6<sup>th</sup> November 2012. Committee resolved to delegate authority to the Interim Director for Education and Enterprise to grant the application subject to receipt of bat and badger surveys and completion of a Section 106 agreement.
- 1.2 The land is Council owned and (subject to planning) building works will be carried out under licence. The land will not be sold until the development is complete.
- 1.3 As the Council cannot enter into a Section 106 agreement as landowner and Planning Authority it is necessary to utilise a Section 111 agreement which will obligate the developer upon transfer of the ownership of the land to enter into a Section 106 agreement.
- 1.4 Satisfactory bat and badger surveys have been received, stating that no bats were observed emerging or entering any buildings on the site and that there was no evidence to suggest that badgers were occupying the burrows on the site.
- 1.5 There is no requirement for a public open space contribution as provision of open space in the area is satisfactory.
- 1.6 Advice from the District Valuer indicates that the development would not be sufficiently viable to provide affordable housing, renewable energy generation or public art. It is therefore advised that the obligations are reduced and that affordable housing, renewable energy generation and public art are only

required on a pro-rata basis for all dwellings not ready for occupation by 4<sup>th</sup> January 2016, in order to support early development of the site.

## **2. Legal Implications**

2.1 General legal implications are set out at the beginning of the schedule of planning applications. LM/11072013/G

## **3. Conclusion**

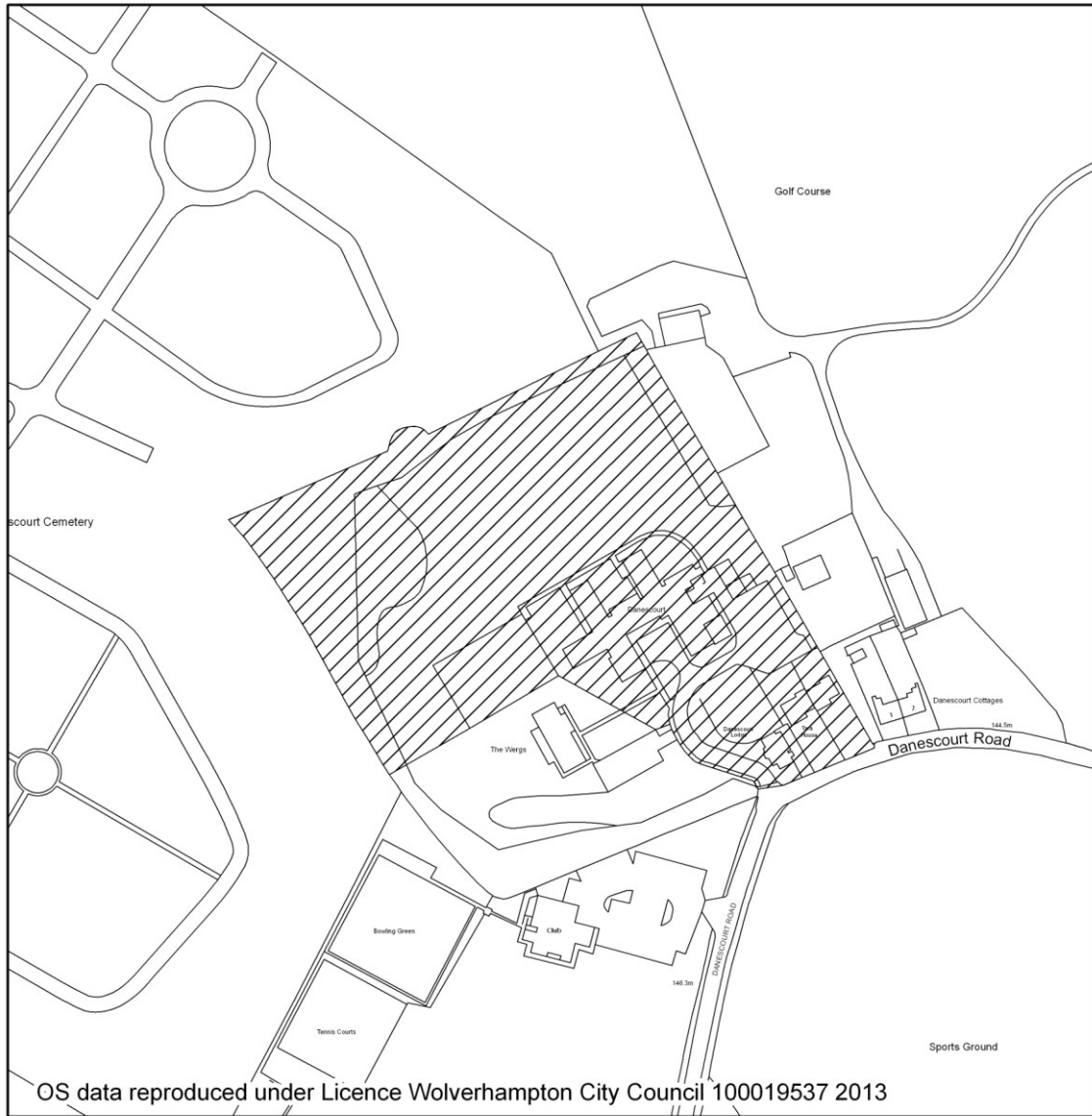
3.1 Subject to conditions and legal agreements as recommended, the development would be acceptable and in accordance with the development plan.

## **4. Recommendation**

4.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 12/00925/FUL subject to:

- (i) Negotiation and completion of a S111 agreement to include:
  - targeted recruitment and training
  - a requirement to enter into a S106 agreement on transfer of the ownership of the land – the S106 to require management of communal areas and on a pro rata basis for all dwellings not ready for occupation by 4<sup>th</sup> January 2016, 25% affordable housing, 10% renewable energy and, public art.
  
- (ii) Conditions to include:
  - Materials
  - Landscaping
  - Boundary treatment
  - Nature Conservation
  - Drainage
  - Site waste management plan
  - Bin stores for the apartments
  - Cycle and motorcycle parking for the apartments
  - Measures to reduce the impact of construction of the development on local residents
  - Realignment of the boundary wall to improve visibility
  - Further bat survey required if development does not commence in 12 months

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



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**Planning Application No: 12/00925/FUL**

Location	Danescourt, Danescourt Road, Wolverhampton		
Plan Scale (approx)	1:2500	National Grid Reference	SJ 388345 300723
Plan Printed	17.07.2013	Application Site Area	18093m <sup>2</sup>

## **PLANNING COMMITTEE - 30-Jul-13**

**APP NO:** 13/00508/FUL

**WARD:** East Park

**RECEIVED:** 24.05.2013

**APP TYPE:** Full Application

**SITE:** 173 Wellington Road, Wolverhampton, WV14 6RN

**PROPOSAL:** Change of use from Class A1 (Retail) to Class A5 (Hot food take-away) to include installation of new shop front and external flue to the rear

**APPLICANT:**  
Mr Nazir Mohamed  
173 Wellington Road  
Wolverhampton  
WV14 6RN

**AGENT:**  
Mr Harjit Singh  
HSM Planning  
Bee Lane  
Wolverhampton  
WV10 6LF

### COMMITTEE REPORT:

#### **1. Site Description**

- 1.1 The application relates to a vacant retail unit and associated parking area. The parking area can accommodate approximately six vehicles.
- 1.2 The site forms one of three retail units on the corner of Wellington Road and Stowheath Lane. There is residential accommodation at 1<sup>st</sup> floor above each of the commercial units.

#### **2. Application details**

- 2.1 The application has been made to change the use of the unit from Class A1 (retail) to Class A5 (hot food take-away). The proposed works also include the installation of a new shopfront and an external flue to the rear of the building. The proposed opening hours are 12.00 to 22.00 hours Monday to Saturday.

#### **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 Eleven letters and a petition containing 173 signatures objecting to the proposal have been received. Objections are made on the following grounds;
- Inadequate off road parking
  - Adverse impact on highway safety due to potential illegal parking in the highway
  - Disturbance to nearby residents
  - Increased levels of anti-social behaviour
  - Increased litter
  - Increased noise disturbance
  - Cooking odour adversely affect amenity

#### **6. Internal Consultees**

- 6.1 **Transportation** – No objections subject to part of the front boundary wall being demolished to increase the width of the access into the site and an adequate parking layout provided prior to the use commencing.
- 6.2 **Environmental Health** – No objections subject to a condition requiring the installation and extraction system suitable to control the effects of cooking odours.

#### **7. Legal Implications**

- 7.1 General legal implications are set out at the beginning of the schedule of planning applications.
- 7.2 The existing use is under Class A1 (use for the retail sale of goods other than hot food) to a use under class A5 (use for the sale of hot food for consumption of the premises) of the Town and Country Planning (Use Classes) Order 1987. (KR/17072013/N)

#### **8. Appraisal**

- 8.1 The key issues are: -
- Economic Impact
  - Impact on amenity
  - Design and appearance
  - Highway Safety

### Economic Impact

- 8.2 The subject premise has been vacant for several years. The proposal would enable the occupation of the building, bringing it back into an active use and creating employment opportunities for the city. Although the premise is not located in a centre, the scale of the proposed use is small and would provide a local facility. Therefore this would not undermine the vitality or viability of any nearby centre uses.

### Impact on amenity

- 8.3 There is a mixture of residential and commercial premises in the vicinity of the site. The most immediate dwellings are located above the ground floor retail units. As the site is adjacent to a busy road junction and the premises would close at 22.00 hours each night, it is not considered that the proposed use would generate noise disturbance that would exceed the existing background noise levels to adversely affect neighbour amenity to an unacceptable degree.

- 8.4 The application does propose the installation of an external flue for the dispersal of cooking odours. This would be appropriately located to the rear of the building. It is acknowledged that extraction systems can never fully eradicate cooking odours, however the flue has been appropriately positioned to minimise this impact and would not have a significant impact on amenity.

### Design and appearance

- 8.5 The proposed shop front is satisfactory in terms of its design and appearance. The external flue would be located to the rear of the building minimising its visual impact on the public realm.

### Highway Safety

- 8.6 The application site does have an area for customer parking, although the existing access into the site is quite narrow. As the proposed use would intensify the use of the car park it is considered that the width of the access should be increased to improve highway safety and to encourage customers to use the car park. Subject to the access into the site being widened and a satisfactory parking layout being marked out the proposal would not adversely affect highway safety to an unacceptable degree.

## **9. Conclusion**

- 9.1 On balance it is considered that the proposed change of use is appropriate. Whilst it is acknowledged that a hot food take-away can cause disturbance from cooking odours, this would be minimised by the installation of an appropriately positioned flue. The proposed use would have an appropriate on-site parking provision and would bring a vacant commercial unit back into an active use creating employment opportunities for the city. The proposal would therefore be in accordance with the development plan policies.

## **10. Recommendation**

- 10.1 That planning application 13/00508/FUL be granted planning permission subject to any appropriate conditions including;
- Parking layout provided



- Width of access increased.
- Hours of opening 12.00-22.00 hours Monday to Saturday. No opening Sundays
- Details of the proposed extraction system for installation
- Refuse storage details

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



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**Planning Application No: 13/00508/FUL**

Location	173 Wellington Road, Wolverhampton ,WV14 6RN		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 393665 297185
Plan Printed	17.07.2013	Application Site Area	419m <sup>2</sup>

**PLANNING COMMITTEE - 30-Jul-13**

**APP NO:** 13/00514/FUL

**WARD:** St Peters

**RECEIVED:** 29.05.2013

**APP TYPE:** Full Application

**SITE:** The Bagot Arms, Newhampton Road West, Wolverhampton

**PROPOSAL:** Extensions and conversion of Public House to create nine mixed use retail units (including Use Class A1 Retail, Use Class A2 Financial and Professional Service and Use Class A3 Restaurant and Cafe).  
Convert first floor into three, one bedroom flats.

**APPLICANT:**

Dr Gurmit Mahay  
Poplars Properties  
135 Lea Road  
Wolverhampton  
WV3 0LQ

**AGENT:**

Mr Peter Tyler  
Seven Design Build  
20 Bridgnorth Road  
Wombourne  
Wolverhampton  
WV5 0AA

COMMITTEE REPORT:

**1. Site Description**

1.1 The site is a vacant public house located on the northern side of Newhampton Road West and directly adjacent to the Avion Centre.

**2. Application details**

2.1 Extend the premises and convert it into nine mixed use retail units at ground floor (uses comprising A1, A2 and A3) and convert the first floor into three flats.

**3. Constraints**

- District and Local Centre: Whitmore Reans/Avion Centre

**4. Relevant Policy Documents**

4.1 National Planning Policy Framework (NPPF)

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

## **5. Environmental Impact Assessment Regulations**

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

## **6. Publicity**

- 6.1 Three letters of objection received. The issues raised include:
- (i). Increase in noise and disturbance;
  - (ii). Increase in traffic and congestion;
  - (iii). Increase in anti-social behaviour and crime;
  - (iv). Proposals not needed;
  - (v). Loss of public house.

## **7. Consultees**

- 7.1 Police and Environmental Health – No objections.
- 7.2 Transportation – No objection in principle. Modifications to the servicing, parking layout and pedestrian accesses to the rear units are required.

## **8. Legal Implications**

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications.
- 8.2 In accordance with Article 11 of the Town and Country Planning (Development Management Procedure) Order 2010 an applicant for planning permission must give, at least 21 days before the date of the application, notice of the application to any person (other than the applicant) who on is an owner or tenant of the land to which the application relates. KR/10072013/H

## **9. Appraisal**

- 9.1 The proposals are of an appropriate scale and function for this district centre. The site is suitable for mixed use retail development in accordance with BCCS policies CEN5.
- 9.2 The premises is currently closed. There is a long history of crime and antisocial behaviour associated with the previous use of this site as a public house. The area is well served by other public houses and therefore, the loss of the community meeting place in this instance would comply with UDP policy C3.
- 9.3 The proposed layout is in character with the established pattern of the area. The external appearance is satisfactory and so is the relationship with neighbouring properties.

- 9.4 Access and parking arrangements would require some modification in order to provide wider pedestrian access to the rear facing units. Modifications to the servicing of the units is also required.
- 9.5 The area directly at the front of the site is owned by the Council. Appropriate ownership certificates are required to be served on the Council as the development proposals include this land. The proposed development will involve the loss of trees at the front of the site. Even though the trees are not protected it will be intended to retain as many as possible.
- 9.6 Subject to the receipt of the outstanding matters the proposal is acceptable and in accordance with UDP policies D4, D5, D6, D7, D8, D9, D10, AM12, AM15, EP1, EP5, SH4, SH14, C3, N1, N7 and BCCS policies ENV3, CSP4, CEN5, CEN6, TRAN4.

## **10. Conclusion**

- 10.1 Subject to the receipt of the outstanding matters the proposal is acceptable and in accordance with the development plan.

## **11. Recommendation**

- 11.1 That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00514/FUL subject to:
- 1) Receipt of amended plans showing satisfactory servicing, parking and access layout.
  - 2) Tree survey
  - 3) Confirmation of site ownership
  - 4) Conditions including:
    - Materials
    - Boundary treatments and landscaping
    - Refuse storage
    - Sound insulation scheme
    - Cycle parking
    - Opening hours and hours of delivery
    - CCTV scheme
    - The retail units shall remain individual and shall not be combined
    - Traffic Regulation Order for the cul-de-sac leading to the car park

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



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**Planning Application No: 13/00514/FUL**

Location	The Bagot Arms, Newhampton Road West, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 390348 299584
Plan Printed	17.07.2013	Application Site Area	1766m <sup>2</sup>

## Wolverhampton City Council

## OPEN INFORMATION ITEM

Committee / Panel	<b><u>PLANNING COMMITTEE</u></b>	Date	<b>30<sup>th</sup> July 2013</b>
Originating Service Group(s)	<b>EDUCATION AND ENTERPRISE</b>		
Contact Officer(s)/	<b>STEPHEN ALEXANDER (Head of Planning)</b>		
Telephone Number(s)	<b>(01902) 555610</b>		
Title/Subject Matter	<b>APPLICATIONS DETERMINED UNDER OFFICER DELEGATION, WITHDRAWN, ETC.</b>		

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** [planning@wolverhampton.gov.uk](mailto:planning@wolverhampton.gov.uk)

## PLANNING COMMITTEE (30 July 2013)

**REFERENCE**                      **SITE ADDRESS**                      **PAGE NO**

### **Bilston East**

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13/00469/FUL	56 Carder Crescent, Wolverhampton	<b>8</b>
13/00472/FUL	50 Wellington Road, Wolverhampton	<b>9</b>
13/00482/FUL	Mervyn Superstore, Mervyn Place, Wolverhampton	<b>9</b>
13/00577/PDPA	11 Broadmoor Road, Wolverhampton	<b>10</b>

### **Bilston North**

13/00293/FUL	76 Bilston Road, Portobello, Wolverhampton	<b>10</b>
13/00365/FUL	80 Bunkers Hill Lane, Wolverhampton	<b>11</b>
13/00473/LBC	35 Lowbridge Walk, Bilston, Wolverhampton	<b>11</b>
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### **Blakenhall**

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### **Bushbury South and Low Hill**

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13/00427/FUL	Bushbury Working Mens Club, Bushbury Lane, Wolverhampton	<b>15</b>



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13/00607/TR	The Bushbury Arms Public House, Showell Circus, Wolverhampton	16

### **East Park**

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13/00505/FUL	East Park Primary School, Hollington Road, Wolverhampton	17
13/00570/FUL	35 Cavendish Gardens, Wolverhampton	18

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13/00520/FUL	159 Parkfield Road, Wolverhampton	19

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### **Graiseley**

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13/00522/FUL	3 Owen Road, Merridale, Wolverhampton	23

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13/00593/PDPA	156 Owen Road, Merridale, Wolverhampton	25
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### Heath Town

13/00513/FUL	New Cross Hospital, Wolverhampton Road, Heath Town	26
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13/00499/FUL	82 Richmond Road, Wolverhampton	29
13/00490/FUL	Wolverhampton Grammar School, Compton Road, Wolverhampton	30
13/00529/FUL	62 Park Road West, Wolverhampton	30
13/00544/FUL	72 Hordern Road, Wolverhampton	31
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## **Penn**

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## **St Peter's**

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13/00242/ADV	9 Lichfield Street, City Centre, Wolverhampton	<b>35</b>
13/00278/LBC	9 Lichfield Street, City Centre, Wolverhampton	<b>36</b>
13/00437/LBC	27 Queen Street, City Centre, Wolverhampton	<b>36</b>
13/00470/FUL	1 Market Street, Wolverhampton	<b>37</b>
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13/00587/FUL	Land Adjacent 14 Cheyney Close, Wolverhampton	<b>39</b>

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13/00412/FUL	Garage Site Behind 18 To 32, Turner Avenue, Wolverhampton	<b>40</b>

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### **Tettenhall Regis**

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13/00551/DWF	Palmers Cross Primary School, Windermere Road, Wolverhampton	<b>48</b>
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13/00620/FUL	2 Walnut Drive, Wolverhampton	<b>50</b>
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13/00636/TR	Tettenhall College, Wood Road, Wolverhampton	<b>51</b>

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### **Wednesfield North**

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13/00477/FUL	120 Springhill Road, Wolverhampton	<b>52</b>
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13/00511/FUL	Ashmore Park Youth Centre, Griffiths Drive, Wolverhampton	<b>53</b>
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13/00509/FUL	154 Springhill Road, Wolverhampton	<b>53</b>
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### **Wednesfield South**

13/00517/ADV	Boat Inn, 27 - 29 Church Street, Wednesfield	<b>55</b>
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13/00521/LBC	Boat Inn, 27 - 29 Church Street, Wednesfield	<b>55</b>
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<b><u>APP REF</u></b>	13/00080/OUT	<b><u>WARD</u></b>	Bilston East
<b><u>DATE VALID</u></b>	7th May 2013	<b><u>TARGET DATE</u></b>	2nd July 2013
<b><u>TYPE OF APP</u></b>	Outline Application		
<b><u>SITE</u></b>	Land Behind 54 To 57 Rose Street Wolverhampton		
<b><u>PROPOSAL</u></b>	Residential development for two four bedroom detached houses		
<b><u>APPLICANT</u></b>	Mr I Stretton	<b><u>AGENT</u></b>	Adam Design The White House 194 Penn Road Wolverhampton WV3 OEQ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	8th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00469/FUL	<b><u>WARD</u></b>	Bilston East
<b><u>DATE VALID</u></b>	14th May 2013	<b><u>TARGET DATE</u></b>	9th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	56 Carder Crescent Wolverhampton WV14 0JR		
<b><u>PROPOSAL</u></b>	Change of Use of Open Land (to the rear of 1 - 4 Sheldon Close) to Garden Use		
<b><u>APPLICANT</u></b>	Miss Michelle Jones	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	No Decision - Invalid:		
<b><u>DATE OF DECISION</u></b>	9th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		

<b><u>APP REF</u></b>	13/00472/FUL	<b><u>WARD</u></b>	Bilston East
<b><u>DATE VALID</u></b>	15th May 2013	<b><u>TARGET DATE</u></b>	10th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	50 Wellington Road Wolverhampton WV14 6AG		
<b><u>PROPOSAL</u></b>	Partial conversion of garage space to create additional funeral parlour floor space, alterations to building facade, including the insertion of a new front entrance door and window, new rear door and window and new rear canopy.		
<b><u>APPLICANT</u></b>	Mr David May	<b><u>AGENT</u></b>	Dignity Funerals Ltd 4 King Edwards Court King Edward Square Sutton Coldfield B73 6AP
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	17th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<b><u>APP REF</u></b>	13/00482/FUL	<b><u>WARD</u></b>	Bilston East
<b><u>DATE VALID</u></b>	21st May 2013	<b><u>TARGET DATE</u></b>	16th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Mervyn Superstore Mervyn Place Wolverhampton WV14 8EN		
<b><u>PROPOSAL</u></b>	Change of use of ground floor side extension from A1 to D1 Use		
<b><u>APPLICANT</u></b>	Mr J Sunar	<b><u>AGENT</u></b>	Mr Gurprit Benning GT Designz LTD 82A Holyhead Road Wednesbury WS10 7PA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	1st July 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00577/PDPA	<b><u>WARD</u></b>	Bilston East
<b><u>DATE VALID</u></b>	18th June 2013	<b><u>TARGET DATE</u></b>	13th August 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	11 Broadmoor Road Wolverhampton WV14 0RN		
<b><u>PROPOSAL</u></b>	Single storey rear extension (6m rearward projection, eaves height 2.7m, overall height of 4m)		
<b><u>APPLICANT</u></b>	Mr Narinder Singh	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	No Objections Recieved:		
<b><u>DATE OF DECISION</u></b>	11th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00293/FUL	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	26th March 2013	<b><u>TARGET DATE</u></b>	21st May 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	76 Bilston Road Portobello Wolverhampton WV13 2JL		
<b><u>PROPOSAL</u></b>	Two storey side and rear extension, ground floor front extension and porch.		
<b><u>APPLICANT</u></b>	Mr & Mrs Jagjeet Karir	<b><u>AGENT</u></b>	Mr Mike Borgars Armstrong Walker Millhaven Barn Bradley Lane Haughton Stafford Staffordshire ST18 9DL
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	14th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		



<b><u>APP REF</u></b>	13/00365/FUL	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	18th April 2013	<b><u>TARGET DATE</u></b>	13th June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	80 Bunkers Hill Lane Wolverhampton WV14 6JR		
<b><u>PROPOSAL</u></b>	First floor rear extension		
<b><u>APPLICANT</u></b>	Mr H Singh	<b><u>AGENT</u></b>	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Wolverhampton WV6 8AA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00473/LBC	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	10th May 2013	<b><u>TARGET DATE</u></b>	5th July 2013
<b><u>TYPE OF APP</u></b>	Listed Building Consent		
<b><u>SITE</u></b>	35 Lowbridge Walk Bilston Wolverhampton WV14 6BP		
<b><u>PROPOSAL</u></b>	Replacement windows to match dimensions, colour and materials of existing windows save for the recess for double glazing. Replace existing glass in front door with double glazing.		
<b><u>APPLICANT</u></b>	Mr Mapley	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	17th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Tom Podd		

<b><u>APP REF</u></b>	13/00500/FUL	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	23rd May 2013	<b><u>TARGET DATE</u></b>	18th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	45 Mountford Lane Wolverhampton WV14 6PY		
<b><u>PROPOSAL</u></b>	Proposed concrete imprint driveway with 900mm brick/railings feature wall to boundary.		
<b><u>APPLICANT</u></b>	Mr Ash Dass	<b><u>AGENT</u></b>	Mr Paul Kilvert 4 Ash Close Codsall Wolverhampton WV8 1JW
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00566/FUL	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	14th June 2013	<b><u>TARGET DATE</u></b>	9th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	76 Willenhall Road Bilston Wolverhampton WV14 6NW		
<b><u>PROPOSAL</u></b>	Proposed Two Storey Side Extension		
<b><u>APPLICANT</u></b>	Baljit Bhandal	<b><u>AGENT</u></b>	Mr Jasbir Lall JS Designs 68 Grestone Avenue Handsworth Wood Birmingham B20 1AY
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	16th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		

<b><u>APP REF</u></b>	13/00571/FUL	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	17th June 2013	<b><u>TARGET DATE</u></b>	12th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	15 Middleway Green Wolverhampton WV14 6DJ		
<b><u>PROPOSAL</u></b>	Two storey side extension, single storey rear extension, and canopy to the frontage		
<b><u>APPLICANT</u></b>	Mr And Mrs Barbara	<b><u>AGENT</u></b>	Adam Design The White House 194 Penn Road Wolverhampton WV3 0EQ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	9th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00454/FUL	<b><u>WARD</u></b>	Blakenhall
<b><u>DATE VALID</u></b>	9th May 2013	<b><u>TARGET DATE</u></b>	4th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	16 Sutherland Road Wolverhampton WV4 5AR		
<b><u>PROPOSAL</u></b>	Single storey rear extension and conservatory		
<b><u>APPLICANT</u></b>	Mr Kulvinder Singh	<b><u>AGENT</u></b>	Mr Kesar Singh Rooprai 3 Jeffrey Avenue Parkfields Wolverhampton WV4 6HU
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	20th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Colin Noakes		

<b><u>APP REF</u></b>	13/00459/FUL	<b><u>WARD</u></b>	Blakenhall
<b><u>DATE VALID</u></b>	14th May 2013	<b><u>TARGET DATE</u></b>	9th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Scrap Yard Behind 17 To 21 The Hollies Sidney Street Wolverhampton		
<b><u>PROPOSAL</u></b>	Change of use from scrap metal merchant to Work at Height and Rescue Training Centre		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Michael Benton		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	14th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00394/FUL	<b><u>WARD</u></b>	Bushbury South And Low Hill
<b><u>DATE VALID</u></b>	23rd April 2013	<b><u>TARGET DATE</u></b>	18th June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Unit 13 Fallings Park Industrial Estate Park Lane Wolverhampton WV10 9QA		
<b><u>PROPOSAL</u></b>	Change of use from Ambulance Station to B1 and B2 use.		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Alan Rubens		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	20th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Nussarat Malik		

<b><u>APP REF</u></b>	13/00427/FUL	<b><u>WARD</u></b>	Bushbury South And Low Hill
<b><u>DATE VALID</u></b>	2nd May 2013	<b><u>TARGET DATE</u></b>	27th June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Bushbury Working Mens Club Bushbury Lane Wolverhampton WV10 9TW		
<b><u>PROPOSAL</u></b>	Hybrid Application: 'Full' Planning Permission for Demolition of Club and Erection of Restaurant with Drive-through Facility & 'Outline' Planning Permission for Retail Development.		
<b><u>APPLICANT</u></b>	Mr	<b><u>AGENT</u></b>	Mr Steven Simms SSA Planning Limited PO Box 10201 Nottingham Nottinghamshire NG9 9FZ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		

<b><u>APP REF</u></b>	13/00559/FUL	<b><u>WARD</u></b>	Bushbury South And Low Hill
<b><u>DATE VALID</u></b>	13th June 2013	<b><u>TARGET DATE</u></b>	8th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	51 Second Avenue Wolverhampton WV10 9PE		
<b><u>PROPOSAL</u></b>	Install steel wheelchair access ramps and platforms.		
<b><u>APPLICANT</u></b>	Mr P Purcell	<b><u>AGENT</u></b>	Mr Raymond West 268 Henwood Road Tettenhall Wolverhampton WV6 8NZ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<b><u>APP REF</u></b>	13/00569/FUL	<b><u>WARD</u></b>	Bushbury South And Low Hill
<b><u>DATE VALID</u></b>	14th June 2013	<b><u>TARGET DATE</u></b>	9th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	47 Lambert Road Wolverhampton WV10 9RF		
<b><u>PROPOSAL</u></b>	Single and Two Storey side/rear extensions and canopy to the frontage		
<b><u>APPLICANT</u></b>	Mr And Mrs Sandhu	<b><u>AGENT</u></b>	Adam Design The White House 194 Penn Road Wolverhampton WV3 0EQ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	10th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00607/TR	<b><u>WARD</u></b>	Bushbury South And Low Hill
<b><u>DATE VALID</u></b>	26th June 2013	<b><u>TARGET DATE</u></b>	21st August 2013
<b><u>TYPE OF APP</u></b>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	The Bushbury Arms Public House Showell Circus Wolverhampton WV10 9JL		
<b><u>PROPOSAL</u></b>	Beech rear garden: Reduce large branches towards building back to retaining wall.		
<b><u>APPLICANT</u></b>	Mr M Aplin	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	26th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Fisher		

<b><u>APP REF</u></b>	13/00285/FUL	<b><u>WARD</u></b>	East Park
<b><u>DATE VALID</u></b>	23rd March 2013	<b><u>TARGET DATE</u></b>	18th May 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Land Behind Keyline Builders Merchants Limited Neachells Lane Wolverhampton		
<b><u>PROPOSAL</u></b>	Erection of one building for storage and distribution purposes (Class B8) including external storage, new access from Willenhall Road, servicing and car parking arrangements, means of enclosure, landscaping and associated works.		
<b><u>APPLICANT</u></b>	Travis Perkins (Properties) Limited	<b><u>AGENT</u></b>	Mr Tim Rainbird Quod Ingeni Building 17 Broadwick Street London W1F 0AX
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	24th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		

<b><u>APP REF</u></b>	13/00505/FUL	<b><u>WARD</u></b>	East Park
<b><u>DATE VALID</u></b>	24th May 2013	<b><u>TARGET DATE</u></b>	19th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	East Park Primary School Hollington Road Wolverhampton WV1 2DS		
<b><u>PROPOSAL</u></b>	Extension to existing hard surfaced playground, including construction of steps, handrails, fencing and soft landscaping.		
<b><u>APPLICANT</u></b>	Mr N Sullivan	<b><u>AGENT</u></b>	Mr David Purdie Wolverhampton City Council Landscape And Ecology Practice Culwell Street Depot Culwell Street Wolverhampton WV10 0JN
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	20th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<b><u>APP REF</u></b>	13/00570/FUL	<b><u>WARD</u></b>	East Park
<b><u>DATE VALID</u></b>	17th June 2013	<b><u>TARGET DATE</u></b>	12th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	35 Cavendish Gardens Wolverhampton WV1 2QB		
<b><u>PROPOSAL</u></b>	Single storey rear extension		
<b><u>APPLICANT</u></b>	Mr A Sudell	<b><u>AGENT</u></b>	Adam Design The White House 194 Penn Road Wolverhampton WV3 OEQ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	10th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00507/LBC	<b><u>WARD</u></b>	Ettingshall
<b><u>DATE VALID</u></b>	30th May 2013	<b><u>TARGET DATE</u></b>	25th July 2013
<b><u>TYPE OF APP</u></b>	Listed Building Consent		
<b><u>SITE</u></b>	22 Cleveland Road Wolverhampton		
<b><u>PROPOSAL</u></b>	Two new lifts and a new staircase and associated alterations within the main courtyard building.		
<b><u>APPLICANT</u></b>	Mr Simon Hill	<b><u>AGENT</u></b>	Mr Phil Howl Howl Associates Limited Shrubbery House 21 Birmingham Road Kidderminster Worcestershire DY10 2BX
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		



<b><u>APP REF</u></b>	13/00520/FUL	<b><u>WARD</u></b>	Ettingshall
<b><u>DATE VALID</u></b>	29th May 2013	<b><u>TARGET DATE</u></b>	24th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	159 Parkfield Road Wolverhampton WV4 6ER		
<b><u>PROPOSAL</u></b>	Change of use at ground floor level from office to two bed flat		
<b><u>APPLICANT</u></b>	Mr Jimmy Bhui	<b><u>AGENT</u></b>	Mr John Thorne Thorne Architecture Limited The Creative Industries Centre Wolverhampton Science Park Glaisher Drive Wolverhampton WV10 9TG
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	12/01464/FUL	<b><u>WARD</u></b>	Fallings Park
<b><u>DATE VALID</u></b>	17th December 2012	<b><u>TARGET DATE</u></b>	11th February 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	76 Wimborne Road Wolverhampton WV10 0NS		
<b><u>PROPOSAL</u></b>	Single storey side extension (retrospective) (amended plans received 2 May 2013)		
<b><u>APPLICANT</u></b>	Mr J Sangray	<b><u>AGENT</u></b>	Mr Andy Law Complete Design 45 Bath Street Sedgley Dudley DY3 1LS
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	18th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Nussarat Malik		

<b><u>APP REF</u></b>	13/00471/FUL	<b><u>WARD</u></b>	Fallings Park
<b><u>DATE VALID</u></b>	15th May 2013	<b><u>TARGET DATE</u></b>	10th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	51 Prestwood Road West Wolverhampton WV11 1HP		
<b><u>PROPOSAL</u></b>	Two storey extension to front and side of existing house		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr Phillip Dovydaitis	Mr Ian Martin-Harvey Air Architure and Design 20 Pendeford Avenue Claregate Wolverhampton WV6 9EF		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	1st July 2013		
<b><u>CASE OFFICER</u></b>	Mr Colin Noakes		

<b><u>APP REF</u></b>	13/00474/FUL	<b><u>WARD</u></b>	Fallings Park
<b><u>DATE VALID</u></b>	15th May 2013	<b><u>TARGET DATE</u></b>	10th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	57 Kingsway Road Wolverhampton WV10 0SU		
<b><u>PROPOSAL</u></b>	Two storey side extension and replacement of flat roof with pitched roof		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr Ashley Webb	Mr Mike Borgars Armstrong Walker Millhaven Barn Bradley Lane Haughton Stafford Staffordshire ST18 9DL		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	19th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00528/FUL	<b><u>WARD</u></b>	Fallings Park
<b><u>DATE VALID</u></b>	30th May 2013	<b><u>TARGET DATE</u></b>	25th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	7 Elm Avenue Wednesfield Wolverhampton WV11 1DS		
<b><u>PROPOSAL</u></b>	New front porch		
<b><u>APPLICANT</u></b>	Mr M Bellenger	<b><u>AGENT</u></b>	Mr Nigel Bevan 19 Lime Tree Gardens Codsall Wolverhampton WV8 1NR
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		

<b><u>APP REF</u></b>	13/00565/FUL	<b><u>WARD</u></b>	Fallings Park
<b><u>DATE VALID</u></b>	14th June 2013	<b><u>TARGET DATE</u></b>	9th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	152 Cannock Road Wolverhampton WV10 8PX		
<b><u>PROPOSAL</u></b>	Porch extension with flat roof canopy to the front of the dwellinghouse		
<b><u>APPLICANT</u></b>	Mr John Kishore Achal	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	9th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Mark Elliot		

<b><u>APP REF</u></b>	13/00582/FUL	<b><u>WARD</u></b>	Fallings Park
<b><u>DATE VALID</u></b>	20th June 2013	<b><u>TARGET DATE</u></b>	15th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	52 Wimborne Road Wolverhampton WV10 0NS		
<b><u>PROPOSAL</u></b>	Proposed Single Storey Side & Rear Extension		
<b><u>APPLICANT</u></b>	Mrs Deborah Tocque	<b><u>AGENT</u></b>	Mr Iain Garbett I.G. Design 25 Stephenson Way Hednesford Staffs WS12 4AD
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	11th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Colin Noakes		

<b><u>APP REF</u></b>	13/00260/FUL	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	27th March 2013	<b><u>TARGET DATE</u></b>	22nd May 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	2 Myrtle Grove Wolverhampton WV3 7NE		
<b><u>PROPOSAL</u></b>	Proposed two storey side and single storey rear extension.		
<b><u>APPLICANT</u></b>	Mr & Mrs P Entwistle	<b><u>AGENT</u></b>	Mr Andy Law Complete Design 45 Bath Street Sedgley Dudley DY3 1LS
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	19th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Nussarat Malik		

<b><u>APP REF</u></b>	13/00501/FUL	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	23rd May 2013	<b><u>TARGET DATE</u></b>	18th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	188 Lea Road Wolverhampton WV3 0LG		
<b><u>PROPOSAL</u></b>	Retrospective application for outbuilding		
<b><u>APPLICANT</u></b>	Mr Mohammed Astakhar	<b><u>AGENT</u></b>	Mr Christopher Smith 8 Windsor Walk Darlaston Wednesbury WS10 8YH
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	28th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00522/FUL	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	29th May 2013	<b><u>TARGET DATE</u></b>	24th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	3 Owen Road Merridale Wolverhampton WV3 0HH		
<b><u>PROPOSAL</u></b>	Alterations to front access to install step lift		
<b><u>APPLICANT</u></b>	Mr S Rattu	<b><u>AGENT</u></b>	Wessex Lift Co. Ltd Budds Lane Romsey Hampshire SO51 0HA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	28th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00533/FUL	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	4th June 2013	<b><u>TARGET DATE</u></b>	30th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	60 Hughes Avenue Wolverhampton WV3 7AT		
<b><u>PROPOSAL</u></b>	Single storey rear extension		
<b><u>APPLICANT</u></b>	Mr S Singh	<b><u>AGENT</u></b>	Mr Gurdeep Singh G S Designs 55 Yateley Avenue Great Barr Birmingham B42 1JJ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	10th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00550/FUL	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	11th June 2013	<b><u>TARGET DATE</u></b>	6th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	22 Yew Street Wolverhampton WV3 0DA		
<b><u>PROPOSAL</u></b>	Single storey front and rear extension		
<b><u>APPLICANT</u></b>	Mr Surinder Singh	<b><u>AGENT</u></b>	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton WV3 7LR
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	11th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00593/PDPA	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	19th June 2013	<b><u>TARGET DATE</u></b>	14th August 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	156 Owen Road Merridale Wolverhampton WV3 0HT		
<b><u>PROPOSAL</u></b>	Single storey rear extension (Depth - 5.9m, Eaves height - 2.7m, Overall height - 3.7m)		
<b><u>APPLICANT</u></b>	Mrs Naseem Bagum	<b><u>AGENT</u></b>	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton WV3 7LR
<b><u>DECISION</u></b>	No Objections Recieved:		
<b><u>DATE OF DECISION</u></b>	16th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00633/TN	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	3rd July 2013	<b><u>TARGET DATE</u></b>	14th August 2013
<b><u>TYPE OF APP</u></b>	Trees in Conservation Area Notification		
<b><u>SITE</u></b>	15 Oaks Crescent Wolverhampton WV3 9SA		
<b><u>PROPOSAL</u></b>	Rear Garden: Fell 2 No. Cypress		
<b><u>APPLICANT</u></b>	Mrs Philippa Cole	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Alison McCormick		

<b><u>APP REF</u></b>	13/00673/TN	<b><u>WARD</u></b>	Graiseley
<b><u>DATE VALID</u></b>	16th July 2013	<b><u>TARGET DATE</u></b>	27th August 2013
<b><u>TYPE OF APP</u></b>	Trees in Conservation Area Notification		
<b><u>SITE</u></b>	154 Penn Road Wolverhampton WV3 0EJ		
<b><u>PROPOSAL</u></b>	Reduce by a maximum of 2 metres and Reshape Cherry Tree		
<b><u>APPLICANT</u></b>	Mrs Chell	<b><u>AGENT</u></b>	Mr R K Smith Wolverhampton Tree Service Building No 2 Smestow Bridge Ind Est Bridgnorth Rd Wombourne WV5 8AY
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	16th July 2013		
<b><u>CASE OFFICER</u></b>	Mrs Charlotte Morrison		

<b><u>APP REF</u></b>	13/00513/FUL	<b><u>WARD</u></b>	Heath Town
<b><u>DATE VALID</u></b>	28th May 2013	<b><u>TARGET DATE</u></b>	23rd July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	New Cross Hospital Wolverhampton Road Heath Town Wolverhampton WV10 0QP		
<b><u>PROPOSAL</u></b>	The development consists of a 2 storey extension with links to the ground floor and first floor of Block 14 at New Cross Hospital. The Ground floor will link to the existing A&E Department and provide additional Majors bays and associated rooms. The first floor will comprise the relocated school room, playroom and community nurses linked to the first floor Paediatrics ward.		
<b><u>APPLICANT</u></b>	Mr Peter Holland	<b><u>AGENT</u></b>	Mr Andrew Bailey RPS Planning & Development 5 Highfield House Ridgeway Quinton Business Park Birmingham B32 1AF
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Carter		



<b><u>APP REF</u></b>	13/00290/FUL	<b><u>WARD</u></b>	Merry Hill
<b><u>DATE VALID</u></b>	25th March 2013	<b><u>TARGET DATE</u></b>	20th May 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	4 Foxhills Road Wolverhampton WV4 4SS		
<b><u>PROPOSAL</u></b>	Single storey rear extension		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Dan Green		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	28th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00402/FUL	<b><u>WARD</u></b>	Merry Hill
<b><u>DATE VALID</u></b>	26th April 2013	<b><u>TARGET DATE</u></b>	21st June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	58 The Avenue Merry Hill Wolverhampton WV3 8LR		
<b><u>PROPOSAL</u></b>	Single Storey Ground Floor Rear Living Kitchen and Two Storey Side Extensions with replacement Garage & Porch to Front		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Darrel Ridley	Paul Flannery PWF Architectural Services 82 Taunton Avenue Fordhouses Wolverhampton WV10 6PW	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	28th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Marcela Quiñones		

<b><u>APP REF</u></b>	13/00441/FUL	<b><u>WARD</u></b>	Merry Hill
<b><u>DATE VALID</u></b>	7th May 2013	<b><u>TARGET DATE</u></b>	2nd July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	110 Bhylls Lane Wolverhampton WV3 8DZ		
<b><u>PROPOSAL</u></b>	Single storey rear extension		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mrs A Bhangu	Mr Pratick Patel PPC Surveyors Ltd 64 Springhill Park Lower Penn Wolverhampton WV4 4TP		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	14th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00554/PDPA	<b><u>WARD</u></b>	Oxley
<b><u>DATE VALID</u></b>	10th June 2013	<b><u>TARGET DATE</u></b>	5th August 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	8 Farmside Green Wolverhampton WV9 5QW		
<b><u>PROPOSAL</u></b>	Rear Ground Floor Extension (4.5m in length x 3.3m width, 2.4m to the eaves & 3.3m to highest point)		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr Wayne Lopez	Mr Nigel Bevan 19 Lime Tree Gardens Codsall Wolverhampton South Staffordshire WV8 1NR		
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		

<b><u>APP REF</u></b>	13/00188/RC	<b><u>WARD</u></b>	Park
<b><u>DATE VALID</u></b>	1st March 2013	<b><u>TARGET DATE</u></b>	26th April 2013
<b><u>TYPE OF APP</u></b>	Removing Condition frm Previous Approval		
<b><u>SITE</u></b>	Wolverhampton Girls High School Tettenhall Road Wolverhampton WV6 0BY		
<b><u>PROPOSAL</u></b>	Variation of Conditions 2, 10 ,11, 16, 20 & 21 of Planning Permission 12/000349/FUL to amend the site boundary to include the contractor's site compound and temporary parking area, and to allow details of solar panels and public art to be submitted and installed prior to occupation of the development.		
<b><u>APPLICANT</u></b>	Inspiredspaces Wolverhampton Ltd	<b><u>AGENT</u></b>	Mr Graham Parkes Tweedale Limited 265 Tettenhall Road Wolverhampton WV6 0DE
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	25th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		

<b><u>APP REF</u></b>	13/00499/FUL	<b><u>WARD</u></b>	Park
<b><u>DATE VALID</u></b>	20th May 2013	<b><u>TARGET DATE</u></b>	15th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	82 Richmond Road Wolverhampton WV3 9JD		
<b><u>PROPOSAL</u></b>	Proposed Roadside Boundary Fence and Gate		
<b><u>APPLICANT</u></b>	Mr Jay Parekh	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	21st June 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		

<b><u>APP REF</u></b>	13/00490/FUL	<b><u>WARD</u></b>	Park
<b><u>DATE VALID</u></b>	20th June 2013	<b><u>TARGET DATE</u></b>	15th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Wolverhampton Grammar School Compton Road Wolverhampton WV3 9RB		
<b><u>PROPOSAL</u></b>	Amendments to car park and pedestrian route layouts.		
<b><u>APPLICANT</u></b>	Mr Paul Hancox	<b><u>AGENT</u></b>	Mr Bruce Jones Building Design Practice The Westlands 132 Compton Road Wolverhampton WV3 9QB
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	26th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00529/FUL	<b><u>WARD</u></b>	Park
<b><u>DATE VALID</u></b>	6th June 2013	<b><u>TARGET DATE</u></b>	1st August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	62 Park Road West Wolverhampton WV1 4PJ		
<b><u>PROPOSAL</u></b>	New Part Pitched Roof		
<b><u>APPLICANT</u></b>	Mr Mandeep Bangerh	<b><u>AGENT</u></b>	Mr Tristan Wilkinson 1stopplans Nottingham Clean Tech Centre 63-67 St. Peter's Street Nottingham NG7 3EN
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	2nd July 2013		
<b><u>CASE OFFICER</u></b>	Mr Colin Noakes		

<b><u>APP REF</u></b>	13/00544/FUL	<b><u>WARD</u></b>	Park
<b><u>DATE VALID</u></b>	6th June 2013	<b><u>TARGET DATE</u></b>	1st August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	72 Hordern Road Wolverhampton WV6 0HJ		
<b><u>PROPOSAL</u></b>	Two storey side extension, single storey detached garage at the rear of the site and conversion of house into three flats.		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Zahid		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<b><u>APP REF</u></b>	13/00591/TR	<b><u>WARD</u></b>	Park
<b><u>DATE VALID</u></b>	20th June 2013	<b><u>TARGET DATE</u></b>	15th August 2013
<b><u>TYPE OF APP</u></b>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	29 Park Dale West Wolverhampton Wolverhampton WV1 4TE		
<b><u>PROPOSAL</u></b>	Lime tree rear garden: Reduce upper Crown by 3m. Side of crown by 2m.		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr B Wright		Mr B Smith Wolverhampton Tree Services Building No 2 Smestow Bridge Ind Est Bridgnorth Rd Wombourne WV5 8AY
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	20th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Fisher		

<b><u>APP REF</u></b>	13/00467/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	7th May 2013	<b><u>TARGET DATE</u></b>	2nd July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	17 Hyperion Drive Wolverhampton WV4 5QW		
<b><u>PROPOSAL</u></b>	Erection of single storey side garage and conversion of existing garages to living accommodation		
<b><u>APPLICANT</u></b>	Mr Piers Baynton	<b><u>AGENT</u></b>	Mr Jasbir Lall JS Designs Grestone Avenue Handsworth Wood Birmingham B20 1AY
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	13th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00480/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	17th May 2013	<b><u>TARGET DATE</u></b>	12th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	33 Whitehall Road Wolverhampton WV4 5TA		
<b><u>PROPOSAL</u></b>	Two storey and single storey side extension, extension to sun lounge and new front porch		
<b><u>APPLICANT</u></b>	Mrs Sandeep Kaur	<b><u>AGENT</u></b>	Mr Anthony Hope Anthony Hope MCIAT 33 Dark Lane Kinver Staffordshire DY7 6JB
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	27th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00516/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	23rd May 2013	<b><u>TARGET DATE</u></b>	18th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	45 Goldthorn Crescent Wolverhampton WV4 5TX		
<b><u>PROPOSAL</u></b>	Two storey side and rear extension		
<b><u>APPLICANT</u></b>	Mr Parmjit Singh Chadha	<b><u>AGENT</u></b>	Mr Ravinder Singh Henley Lodge 5 Massbrook Grove Wolverhampton WV10 9RE
<b><u>DECISION</u></b>	Application Withdrawn:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00519/DEM	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	29th May 2013	<b><u>TARGET DATE</u></b>	26th June 2013
<b><u>TYPE OF APP</u></b>	Demolition Notification		
<b><u>SITE</u></b>	The Warstones Inn Warstones Road Wolverhampton WV4 4LG		
<b><u>PROPOSAL</u></b>	Demolition of Warstones Inn and associated buildings		
<b><u>APPLICANT</u></b>	Mr Richard Carroll	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	19th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		

<b><u>APP REF</u></b>	13/00538/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	5th June 2013	<b><u>TARGET DATE</u></b>	31st July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	6 Coton Road Wolverhampton WV4 5AX		
<b><u>PROPOSAL</u></b>	Proposed front single storey extension and canopy		
<b><u>APPLICANT</u></b>	Mr Saeid Soozandeh	<b><u>AGENT</u></b>	Nigel Raybould NAS Consultants 6 Burghley Walk Lakeside Brierley Hill DY5 3RN
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	5th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00584/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	14th June 2013	<b><u>TARGET DATE</u></b>	9th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	23 Scott Avenue Wolverhampton WV4 4HJ		
<b><u>PROPOSAL</u></b>	Proposed Second Storey Side and Rear Extension		
<b><u>APPLICANT</u></b>	Mr M Tibbitts	<b><u>AGENT</u></b>	Mr S Wright 49 Oaken Lanes Codsall South Staffordshire WV8 2AN
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Morgan Jones		



<b><u>APP REF</u></b>	12/01256/FUL	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	23rd October 2012	<b><u>TARGET DATE</u></b>	18th December 2012
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	City Foods 29 Lichfield Street City Centre Wolverhampton WV1 1EQ		
<b><u>PROPOSAL</u></b>	Creation of 3 No. 1 Bed Flats to 1st, 2nd & 3rd Floors		
<b><u>APPLICANT</u></b>	Mr H Patel	<b><u>AGENT</u></b>	Mr Tristan Wilkinson Wilkinson CP Ltd Wilkinson CP Ltd Lonsdale House 52 Blucher Street Birmingham B1 1QU
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	14th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00242/ADV	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	19th March 2013	<b><u>TARGET DATE</u></b>	14th May 2013
<b><u>TYPE OF APP</u></b>	Application to Display Adverts		
<b><u>SITE</u></b>	9 Lichfield Street City Centre Wolverhampton WV1 1EA		
<b><u>PROPOSAL</u></b>	Illuminated building signage and 2no. hanging banners, illuminated with floor mounted flood lights.		
<b><u>APPLICANT</u></b>	-	<b><u>AGENT</u></b>	Shaun Gill designtobuild 159 Ivyhouse Lane Coseley Dudley WV14 9LA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	27th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Nussarat Malik		

<b><u>APP REF</u></b>	13/00278/LBC	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	18th March 2013	<b><u>TARGET DATE</u></b>	13th May 2013
<b><u>TYPE OF APP</u></b>	Listed Building Consent		
<b><u>SITE</u></b>	9 Lichfield Street City Centre Wolverhampton WV1 1EA		
<b><u>PROPOSAL</u></b>	Proposed replacement signage.		
<b><u>APPLICANT</u></b>	-	<b><u>AGENT</u></b>	Mr Shaun Gill Design To Build 159 Ivyhouse Lane Coseley WV14 9LA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	27th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Nussarat Malik		

<b><u>APP REF</u></b>	13/00437/LBC	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	23rd May 2013	<b><u>TARGET DATE</u></b>	18th July 2013
<b><u>TYPE OF APP</u></b>	Listed Building Consent		
<b><u>SITE</u></b>	27 Queen Street City Centre Wolverhampton WV1 3JW		
<b><u>PROPOSAL</u></b>	Vinyl lettering signage to be applied on shop front window and existing fascia board.		
<b><u>APPLICANT</u></b>	Kiplyn John Earle	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	27th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Marcela Quiñones		

<b><u>APP REF</u></b>	13/00470/FUL	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	17th May 2013	<b><u>TARGET DATE</u></b>	12th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	1 Market Street Wolverhampton WV1 3AE		
<b><u>PROPOSAL</u></b>	Side opening concertina gates		
<b><u>APPLICANT</u></b>	Mr Joseph Yusuf	<b><u>AGENT</u></b>	Mr P K Sehdeva Integrated Designs & Associates Limited 38 Old Walsall Great Barr Birmingham B42 1NP
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	17th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Colin Noakes		

<b><u>APP REF</u></b>	13/00512/FUL	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	20th May 2013	<b><u>TARGET DATE</u></b>	15th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	42 Viaduct Drive Wolverhampton WV6 0UX		
<b><u>PROPOSAL</u></b>	Single storey side and rear extension to existing detached garage to create a granny annexe.		
<b><u>APPLICANT</u></b>	Mr Manzoor Hussain	<b><u>AGENT</u></b>	Mr Mohammed Akhtar 38 Austin Street Whitmore Reans Wolverhampton WV6 0NW
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	2nd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00536/FUL	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	4th June 2013	<b><u>TARGET DATE</u></b>	30th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	88 Gorsebrook Road Wolverhampton WV6 0PB		
<b><u>PROPOSAL</u></b>	First floor and single storey rear extension.		
<b><u>APPLICANT</u></b>	Mr Akhmed Hussain	<b><u>AGENT</u></b>	Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton W3 7LR
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	9th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Mark Elliot		

<b><u>APP REF</u></b>	13/00560/PDPA	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	12th June 2013	<b><u>TARGET DATE</u></b>	7th August 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	64 Gorsebrook Road Wolverhampton WV6 0PB		
<b><u>PROPOSAL</u></b>	Single storey rear extension, maximum height less than 4m, maximum eaves height less than 2.9m, depth of the extension 5.975m		
<b><u>APPLICANT</u></b>	Mr Mazhar Hussain	<b><u>AGENT</u></b>	Mr J Kalsi JK Kalsi Building Designs and Technical Services 2 Coalway Road, Penn Wolverhampton WV3 7LR
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	8th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00587/FUL	<b><u>WARD</u></b>	St Peters
<b><u>DATE VALID</u></b>	17th June 2013	<b><u>TARGET DATE</u></b>	12th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Land Adjacent 14 Cheyney Close Wolverhampton WV6 0XE		
<b><u>PROPOSAL</u></b>	Erection of new detached dwelling adjacent to No.14 Cheyney Close		
<b><u>APPLICANT</u></b>	Mr Andy Roberts	<b><u>AGENT</u></b>	Mr Dave Truran Enterprise Planning Services 118 Coniston Road Wolverhampton WV6 9DU
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00270/FUL	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	11th March 2013	<b><u>TARGET DATE</u></b>	6th May 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	144 Birmingham New Road Wolverhampton WV4 6NY		
<b><u>PROPOSAL</u></b>	Two storey side extension and single storey rear extension		
<b><u>APPLICANT</u></b>	Mrs L Easley	<b><u>AGENT</u></b>	Mr M Kaszuba 16 Lingfield Avenue Fordhouses Wolverhampton WV10 6NZ
<b><u>DECISION</u></b>	Refuse:		
<b><u>DATE OF DECISION</u></b>	8th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00389/FUL	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	8th May 2013	<b><u>TARGET DATE</u></b>	3rd July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	62 Farrington Road Wolverhampton WV4 6QH		
<b><u>PROPOSAL</u></b>	Proposed single story and two story rear extension extension		
<b><u>APPLICANT</u></b>	Mr Ash Chopra	<b><u>AGENT</u></b>	Tony Paul Architecture 50 Mount Road Lanesfield Wolverhampton WV4 6NE
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	13th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

<b><u>APP REF</u></b>	13/00412/FUL	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	29th April 2013	<b><u>TARGET DATE</u></b>	24th June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Garage Site Behind 18 To 32 Turner Avenue Wolverhampton		
<b><u>PROPOSAL</u></b>	Erection of six semi-detached dwellings		
<b><u>APPLICANT</u></b>	Mr G Fairburn	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	16th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Mark Elliot		

<b><u>APP REF</u></b>	13/00451/RC	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	30th April 2013	<b><u>TARGET DATE</u></b>	25th June 2013
<b><u>TYPE OF APP</u></b>	Removing Condition frm Previous Approval		
<b><u>SITE</u></b>	Land Adjacent To Unit E5 Hilton Trading Estate Hilton Road Wolverhampton		
<b><u>PROPOSAL</u></b>	Section 73 - Variation of condition 2 (revised parking layout and provide 2 units suitable for B1 use) and removal of condition 17 (no single unit shall occupy more than 50% of the total floor space of the building) of planning application 10/00806/FUL for development to provide four units suitable for B1 use (Business/Light Industrial)		
<b><u>APPLICANT</u></b>	J_ R Investments Ltd.	<b><u>AGENT</u></b>	Mike Bates Tweedale Ltd. 265 Tettenhall Road Wolverhampton WV6 0DE
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	20th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Jenny Davies		

<b><u>APP REF</u></b>	13/00527/PDPA	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	30th May 2013	<b><u>TARGET DATE</u></b>	25th July 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	11 Mount Road Lanesfield Wolverhampton WV4 6LS		
<b><u>PROPOSAL</u></b>	Erection of a conservatory (4m rearward, 3.5m wide, 2.3m to eaves, 3.2m to roof pitch)		
<b><u>APPLICANT</u></b>	Mandy Dalton-Marsh	<b><u>AGENT</u></b>	Mr Keith Holmes 34 Birches Barn Road Wolverhampton WV3 7BN
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Mark Elliot		

<b><u>APP REF</u></b>	13/00537/FUL	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	5th June 2013	<b><u>TARGET DATE</u></b>	31st July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	62 Ward Grove Wolverhampton WV4 6PQ		
<b><u>PROPOSAL</u></b>	Two storey side and single storey rear extension		
<b><u>APPLICANT</u></b>	Mr Dean Bloomfield	<b><u>AGENT</u></b>	Mr Paul Bradley 13 Bull Street Gornal Wood Dudley DY3 2NG
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	8th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Mark Elliot		

<b><u>APP REF</u></b>	13/00572/FUL	<b><u>WARD</u></b>	Spring Vale
<b><u>DATE VALID</u></b>	17th June 2013	<b><u>TARGET DATE</u></b>	12th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	104 And 106 Childs Avenue Wolverhampton WV14 9XB		
<b><u>PROPOSAL</u></b>	Change of use of first and second floors from offices into two, three bedroom maisonettes.		
<b><u>APPLICANT</u></b>	Mr Steve North	<b><u>AGENT</u></b>	Mr Paul Cresswell Wolverhampton City Council Property Services Civic Centre St Peters Square Wolverhampton WV1 1RL
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	16th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		



<b><u>APP REF</u></b>	13/00184/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	5th March 2013	<b><u>TARGET DATE</u></b>	30th April 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	The Mitre Lower Green Wolverhampton WV6 9AH		
<b><u>PROPOSAL</u></b>	Change of use from existing public house to residential dwelling		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr R Hargun	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Compton Wolverhampton WV6 8AA		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	10th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00352/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	10th April 2013	<b><u>TARGET DATE</u></b>	5th June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	2 Pendeford Avenue Wolverhampton WV6 9EF		
<b><u>PROPOSAL</u></b>	Change of use from shop (Use Class A1) to 'micro-pub' (Use Class A4).		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr Gary Morton			
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	27th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<b><u>APP REF</u></b>	13/00413/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	26th April 2013	<b><u>TARGET DATE</u></b>	21st June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	4 Ennerdale Road Wolverhampton WV6 9DH		
<b><u>PROPOSAL</u></b>	Two storey side and single storey rear extension		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
Mr K Rakhra		Mr Ken Bradley Woodhouse Croft Woodhouse Lane Albrighton Wolverhampton WV7 3JW	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	17th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00486/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	17th May 2013	<b><u>TARGET DATE</u></b>	12th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	4 Church Hill Road Wolverhampton WV6 9AT		
<b><u>PROPOSAL</u></b>	Two storey rear extension		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
Ms Dee Cooper		Mr Neil Ranford NCR Architecture Moorfields Farmhouse Waystone Lane Belbroughton DY9 0BG	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	28th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00492/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	20th May 2013	<b><u>TARGET DATE</u></b>	15th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	66 Burland Avenue Wolverhampton WV6 9JL		
<b><u>PROPOSAL</u></b>	Single storey side extension		
<b><u>APPLICANT</u></b>	Mr Permjit Singh	<b><u>AGENT</u></b>	Mr K.S. Rooprai 3 Jeffrey Avenue Parkfields Wolverhampton WV4 6HU
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	20th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00526/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	29th May 2013	<b><u>TARGET DATE</u></b>	24th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	172 Codsall Road Wolverhampton WV6 9QQ		
<b><u>PROPOSAL</u></b>	Single storey side and rear extension		
<b><u>APPLICANT</u></b>	Mr Jagtar Rai	<b><u>AGENT</u></b>	Mr Colin Lancaster 25 Frederick Road Sutton Coldfield B73 5QW
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	28th June 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00532/PDPA	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	31st May 2013	<b><u>TARGET DATE</u></b>	26th July 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	90 Coniston Road Wolverhampton WV6 9DS		
<b><u>PROPOSAL</u></b>	Erection of a conservatory (3.3m beyond the rear wall, 9m wide and total height of 2.95m)		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr P Dean		
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00531/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	5th June 2013	<b><u>TARGET DATE</u></b>	31st July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	14 Coniston Road Wolverhampton WV6 9DS		
<b><u>PROPOSAL</u></b>	Utility room extension with double storey bed room & ensuite above		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mrs Nicola Hollis Everist		Mr J K Kalsi Building Designs & Technical Services 2 Coalway Road Penn Wolverhampton Wv3 7LR
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Helen Guest		

<b><u>APP REF</u></b>	13/00534/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	4th June 2013	<b><u>TARGET DATE</u></b>	30th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	24 Woodthorne Road Wolverhampton WV6 8TT		
<b><u>PROPOSAL</u></b>	Retrospective application for two storey front extension and modifications to garage. New first floor rear extension, roof extension for loft conversion and detached rear garden summer house.		
<b><u>APPLICANT</u></b>	Mr Abdul Saboor Tariq	<b><u>AGENT</u></b>	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Wolverhampton WV6 8AA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	11th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00562/TN	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	4th June 2013	<b><u>TARGET DATE</u></b>	16th July 2013
<b><u>TYPE OF APP</u></b>	Trees in Conservation Area Notification		
<b><u>SITE</u></b>	45 Lower Street Wolverhampton WV6 9LR		
<b><u>PROPOSAL</u></b>	Yew tree. Rear garden: Crown reduction by up to 1/3rd.		
<b><u>APPLICANT</u></b>	Miss Kate Thomas	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	21st June 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Fisher		

<b><u>APP REF</u></b>	13/00551/DWF	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	10th June 2013	<b><u>TARGET DATE</u></b>	5th August 2013
<b><u>TYPE OF APP</u></b>	Full Deemed Planning Permission (WCC)		
<b><u>SITE</u></b>	Palmers Cross Primary School Windermere Road Wolverhampton WV6 9DF		
<b><u>PROPOSAL</u></b>	Extension to car park		
<b><u>APPLICANT</u></b>	Palmers Cross Primary School	<b><u>AGENT</u></b>	Mr Michael Blackshaw Property Services, WCC Civic Centre St Peter's Square Wolverhampton
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00601/TR	<b><u>WARD</u></b>	Tettenhall Regis
<b><u>DATE VALID</u></b>	25th June 2013	<b><u>TARGET DATE</u></b>	20th August 2013
<b><u>TYPE OF APP</u></b>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	45A Codsall Road Wolverhampton WV6 9QD		
<b><u>PROPOSAL</u></b>	T2 - 1 No. Ash: re-pollard T3 - 1 No. Horse Chestnut: lift to 3 m, reduce canopy by 1/3, thin minor laterals by up to 40%.		
<b><u>APPLICANT</u></b>	Mrs D Platek	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	25th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Alison McCormick		

<b><u>APP REF</u></b>	13/00204/FUL	<b><u>WARD</u></b>	Tettenhall Wightwick
<b><u>DATE VALID</u></b>	17th June 2013	<b><u>TARGET DATE</u></b>	12th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	24 Swallowdale Wolverhampton WV6 8DT		
<b><u>PROPOSAL</u></b>	Two storey side extension and detached carport/garage		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr K Kandola	Mr Andy Law Complete Design 45 Bath Street Sedgley Dudley DY3 1LS		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	24th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00462/FUL	<b><u>WARD</u></b>	Tettenhall Wightwick
<b><u>DATE VALID</u></b>	13th May 2013	<b><u>TARGET DATE</u></b>	8th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	35 Windmill Lane Wolverhampton WV3 8HJ		
<b><u>PROPOSAL</u></b>	Proposed double storey side (left & right hand side) and rear extension and proposed garage extension.		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr & Mrs DHANDA	Rav Kataria Frontier Services 12 Hillcrest Avenue Great Barr Birmingham B43 6LX		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	21st June 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		

<b><u>APP REF</u></b>	13/00620/FUL	<b><u>WARD</u></b>	Tettenhall Wightwick
<b><u>DATE VALID</u></b>	3rd July 2013	<b><u>TARGET DATE</u></b>	28th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	2 Walnut Drive Wolverhampton WV3 9EY		
<b><u>PROPOSAL</u></b>	Proposed garage alteration to form bedroom and wet room		
<b><u>APPLICANT</u></b>	Mr Madden	<b><u>AGENT</u></b>	Mr Martin Faulkner TDF Design Associates 202 Spies Lane Halesowen B62 9SW
<b><u>DECISION</u></b>	Permitted Development:		
<b><u>DATE OF DECISION</u></b>	5th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00623/TN	<b><u>WARD</u></b>	Tettenhall Wightwick
<b><u>DATE VALID</u></b>	1st July 2013	<b><u>TARGET DATE</u></b>	12th August 2013
<b><u>TYPE OF APP</u></b>	Trees in Conservation Area Notification		
<b><u>SITE</u></b>	Faircroft High Street Tettenhall Wolverhampton WV6 8QS		
<b><u>PROPOSAL</u></b>	Removal of a Lime tree adjacent to a high boundary wall. Roots have invaded the drainage system.		
<b><u>APPLICANT</u></b>	Mr MD Sandhar	<b><u>AGENT</u></b>	Mr N Thornycroft NTTREES 122 Bhylls Lane Castlecroft Wolverhampton WV£ 8DZ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	1st July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Fisher		



<b><u>APP REF</u></b>	13/00636/TR	<b><u>WARD</u></b>	Tettenhall Wightwick
<b><u>DATE VALID</u></b>	3rd July 2013	<b><u>TARGET DATE</u></b>	28th August 2013
<b><u>TYPE OF APP</u></b>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	Tettenhall College Wood Road Wolverhampton WV6 8QX		
<b><u>PROPOSAL</u></b>	Tree surgery works to: 3 Acacia, 2 Ash + 1 group of Ash, 7 Beech + 1 group of Beech, 1 group of Elm, 1 Holly, 1 Horse Chestnut, 2 Sweet Chestnut, 1 Leylandii, 1 Lime, 1 Lombardy Poplar, 6 Oak + 1 group of Oak, 1 group of Scots Pine, 6 Sycamore + 2 groups of Sycamore and 2 Yew trees.		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Tettenhall College			
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Alison McCormick		

<b><u>APP REF</u></b>	13/00644/TR	<b><u>WARD</u></b>	Tettenhall Wightwick
<b><u>DATE VALID</u></b>	4th July 2013	<b><u>TARGET DATE</u></b>	29th August 2013
<b><u>TYPE OF APP</u></b>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	7 Dovecote Close Wolverhampton WV6 8NA		
<b><u>PROPOSAL</u></b>	T1 Sycamore: Tree reduced to 2 metres in height for safety. Prune as required. T2 Holly - T3 Sycamore - T4 Holly: Reduce canopies by 1.5 metres.		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Dr M Saeed			
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Fisher		

<b><u>APP REF</u></b>	13/00444/FUL	<b><u>WARD</u></b>	Wednesfield North
<b><u>DATE VALID</u></b>	2nd May 2013	<b><u>TARGET DATE</u></b>	27th June 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Land To The Rear Of 1 Higgs Road Wolverhampton		
<b><u>PROPOSAL</u></b>	Change of use of land to extend garden amenity space at 3 Higgs Road		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Peter Raymond Lawson		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	13th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00477/FUL	<b><u>WARD</u></b>	Wednesfield North
<b><u>DATE VALID</u></b>	11th June 2013	<b><u>TARGET DATE</u></b>	6th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	120 Springhill Road Wolverhampton WV11 3AQ		
<b><u>PROPOSAL</u></b>	First floor side extension		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Robert Britton		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00511/FUL	<b><u>WARD</u></b>	Wednesfield North
<b><u>DATE VALID</u></b>	24th May 2013	<b><u>TARGET DATE</u></b>	19th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Ashmore Park Youth Centre Griffiths Drive Wolverhampton WV11 2LH		
<b><u>PROPOSAL</u></b>	Proposed single storey extension and creation of 14 additional car parking spaces		
<b><u>APPLICANT</u></b>	Alistair Merrick	<b><u>AGENT</u></b>	Mr Ian Wood Wolverhampton City Centre
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	15th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		

<b><u>APP REF</u></b>	13/00509/FUL	<b><u>WARD</u></b>	Wednesfield North
<b><u>DATE VALID</u></b>	26th May 2013	<b><u>TARGET DATE</u></b>	21st July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	154 Springhill Road Wolverhampton WV11 3AL		
<b><u>PROPOSAL</u></b>	Two storey side and rear extension with Juliet balcony, single storey rear extension and detached outbuilding		
<b><u>APPLICANT</u></b>	Mr Francis Lamedica	<b><u>AGENT</u></b>	Mr Mike Borgars Armstrong Walker Millhaven Barn Bradley Lane Haughton Stafford Staffordshire ST18 9DL
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00515/FUL	<b><u>WARD</u></b>	Wednesfield North
<b><u>DATE VALID</u></b>	28th May 2013	<b><u>TARGET DATE</u></b>	23rd July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	25 Rocester Avenue Wolverhampton WV11 3AU		
<b><u>PROPOSAL</u></b>	First floor side extension		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr B Kirk		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00548/PDPA	<b><u>WARD</u></b>	Wednesfield North
<b><u>DATE VALID</u></b>	6th June 2013	<b><u>TARGET DATE</u></b>	1st August 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	50 Prestwood Avenue Wolverhampton WV11 3TY		
<b><u>PROPOSAL</u></b>	Single storey rear extension (4.5m rearward projection, eaves height 2.340m, overall height of 3.640m)		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr Jason Beech	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Wolverhampton WV6 8AA	
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	3rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00517/ADV	<b><u>WARD</u></b>	Wednesfield South
<b><u>DATE VALID</u></b>	29th May 2013	<b><u>TARGET DATE</u></b>	24th July 2013
<b><u>m</u></b>	Application to Display Adverts		
<b><u>SITE</u></b>	Boat Inn 27 - 29 Church Street Wednesfield Wolverhampton WV11 1SS		
<b><u>PROPOSAL</u></b>	Removal of existing signs and installation of refurbished letters, POS signs and pictorial sign.		
<b><u>APPLICANT</u></b>	Mr	<b><u>AGENT</u></b>	Mr Christopher Shanley Chris Shanley Innovations Ltd Unit 14 Creamery Industrial Estate Kenlis Road Barnacre Preston Lancashire, PR3 1GD
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Marcela Quiñones		

<b><u>APP REF</u></b>	13/00521/LBC	<b><u>WARD</u></b>	Wednesfield South
<b><u>DATE VALID</u></b>	29th May 2013	<b><u>TARGET DATE</u></b>	24th July 2013
<b><u>TYPE OF APP</u></b>	Listed Building Consent		
<b><u>SITE</u></b>	Boat Inn 27 - 29 Church Street Wednesfield Wolverhampton WV11 1SS		
<b><u>PROPOSAL</u></b>	Removal of existing signage and installation of new.		
<b><u>APPLICANT</u></b>	Mr	<b><u>AGENT</u></b>	Mr Christopher Shanley Chris Shanley Innovations Ltd Unit 14 Creamery Industrial Estate Kenlis Road Barnacre Preston Lancashire, PR3 1GD
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Marcela Quiñones		

<b><u>APP REF</u></b>	13/00539/PDPA	<b><u>WARD</u></b>	Wednesfield South
<b><u>DATE VALID</u></b>	31st May 2013	<b><u>TARGET DATE</u></b>	26th July 2013
<b><u>TYPE OF APP</u></b>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	1 Lichwood Road Wolverhampton WV11 3DL		
<b><u>PROPOSAL</u></b>	Erection of a conservatory - (5m rearward, 4m wide, 2.1m to eaves, 3.135m to roof pitch)		
<b><u>APPLICANT</u></b>	Mr N Babb	<b><u>AGENT</u></b>	Mr Mandeep Sekhon Sigma Home Solutions Ltd SHS@sigma-surveying.co.uk
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	4th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<b><u>APP REF</u></b>	13/00568/FUL	<b><u>WARD</u></b>	Wednesfield South
<b><u>DATE VALID</u></b>	14th June 2013	<b><u>TARGET DATE</u></b>	9th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	1 Brackenwood Drive Wolverhampton WV11 3TA		
<b><u>PROPOSAL</u></b>	First floor side extension and two storey side extension		
<b><u>APPLICANT</u></b>	Mr And Mrs Henson	<b><u>AGENT</u></b>	Adam Design The White House 194 Penn Road Wolverhampton WV3 0EQ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	10th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Tracey Homfray		

## Wolverhampton City Council

## OPEN INFORMATION ITEM

Committee / Panel	<b><u>PLANNING COMMITTEE</u></b>	Date 30 July 2013
Originating Service Group(s)	<b>EDUCATION AND ENTERPRISE</b>	
Contact Officer(s)/	<b>STEPHEN ALEXANDER (Head of Planning)</b>	
Telephone Number(s)	<b>(01902) 555610</b>	
Title/Subject Matter	<b>PLANNING APPEALS</b>	

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**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**

<b>Appeal Site / Ward / Appellant</b>	<b>Application No / Proposal</b>
1 Davenport Road, Tettenhall, Wolverhampton  Tettenhall Regis  Mr And Mrs Raju	Appeal against Unauthorised Outbuilding ('Summer House')



## **ONGOING APPEALS**

	<b><u>Appeal Site / Ward</u></b>	<b><u>Appellant</u></b>
1.	1 Market Street Wolverhampton  <b>St Peters</b>	Mr Joseph Yusef
2.	2 Canterbury Road Wolverhampton  <b>Penn</b>	Mr C Punter
3.	Land At 200 And Rear Of 192 To 198 Coleman Street Wolverhampton  <b>Park</b>	Gray Ventures Ltd

## **APPEALS DETERMINED SINCE LAST MEETING**

<b>Appeal Site / Ward / Appellant</b>	<b>Application No / Proposal</b>	<b>Decision and Date of Decision</b>
87 Oxley Moor Road, Wolverhampton  Oxley  Mr Gambone	12/01316/FUL  Alteration for the conversion and retention of an existing building for use as a workshop and gymnasium/games area ancillary to the primary dwelling	Appeal Dismissed  08.07.2013
26 Halesworth Road, Wolverhampton  Oxley  Miss Sharon Wyatt	Appeal against	Split Decision (Part Allowed/Dismissed)  15.07.2013



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# Appeal Decision

Site visit made on 12 June 2013

**by Ray Wright BA(Hons) DipTP MRTPI**

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

Decision date: 8 July 2013

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## **Appeal Ref: APP/D4635/A/13/2191623**

### **87 Oxley Moor Road, Wolverhampton WV10 6TY**

- 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 Gambone against the decision of Wolverhampton City Council.
  - The application Ref 12/01316/FUL, dated 25 October 2012, was refused by notice dated 7 December 2012.
  - The development proposed is 'alteration for the conversion and retention of an existing outbuilding for use as workshop and gymnasium/games area ancillary to the primary dwelling.'
- 

### **Procedural Matters**

1. The building, the subject of this decision, is already in place and I have considered the appeal on this basis. The appeal scheme indicates proposed changes to the building as existing. I noted at the site visit that changes not shown on the submitted plan had been carried out. For the avoidance of doubt I confirm that I have considered this appeal based on the submitted plan 1-404/AP01.

### **Decision**

2. The appeal is dismissed.

### **Main Issue**

3. The main issue in this case is the effect on the character and appearance of the area.

### **Reasons**

4. The appeal site is formed of the semi-detached dwelling at 87 Oxley Moor Road and its rear garden, which includes the end section of the original rear garden of the adjoining property at no 89. A single storey outbuilding, of brick construction with tiled roof, already occupies the site.
  5. The appeal proposal is for the retention of the existing rear garden building for use as a workshop and gymnasium, ancillary to the main dwelling, with external and internal changes to it.
-

6. The National Planning Policy Framework (Framework) indicates that there should be a presumption in favour of sustainable development, but confirms good design is a key aspect of sustainable development and that development of poor design, which fails to take the opportunities available for improving the character and quality of an area, should be refused.
7. Policies ENV3 and CSP4 of the Black Country Core Strategy (CS) and Policy HE1 of the Wolverhampton Unitary Development Plan (UDP) require a high standard of design which respects the character and local distinctiveness of areas. Policies D4 and D6 of the UDP require development to respond to the site and its context, including the established pattern of streets, and to respect those elements which contribute to the quality of the surrounding environment, including spaciousness. Policies D7 and D9 set out more detailed requirements expected in relation to scale, appearance and height of buildings.
8. The properties fronting this part of Oxley Moor Road generally consist of two storey, semi-detached dwellings with long rear gardens. The appeal site is located in a prominent corner position with frontages to Oxley Moor Road, Beech Road to its side, and Beech Close along its rear boundary. The site is further opened up to more extensive views due to the bend in Beech Road at a point just beyond the end of the rear garden. Consequently, the rear garden at the appeal site and the building currently in place, are clearly visible from a number of viewpoints, some of which are relatively long range.
9. The appellant confirms in his appeal statement that although the building was for gym and workshop use, 'the appearance of the structure was designed so that it had the look of a residential dwelling.' The materials used, the fenestration and gabled roof, do give this impression. However, I consider this design solution emphasises the building's rather isolated back garden location. It also highlights and draws attention to the cramped layout of this site compared with the more spacious general pattern of nearby dwellings and their gardens.
10. As part of this proposal it is indicated that two windows, the door fronting Beech Road, together with an existing canopy over this entrance, would be removed. While these changes would give the building a plainer, less domestic appearance, due to its overall form and design it will retain an appearance similar to a detached dwelling. The proposed changes to the building, to my mind, while slightly reducing its visual impact would not fundamentally change its overall appearance or effect.
11. A dividing fence, between the frontage house and the appeal building, has been removed. In addition a footpath linking with the main dwelling and internal changes, such as the removal of kitchen cupboards, are proposed. While these changes would potentially reduce the likelihood of an independent residential use of the building, they would have no effect on its overall external appearance from outside the site.
12. Overall, despite the alterations put forward, the building would still form a prominent and dominant structure within the street scene and represent an incongruous feature in this rear garden setting, which, to my mind, would be out of keeping with the general pattern of development in the area.

13. I conclude that the appeal scheme, involving retention and alteration of this building, would adversely affect and harm the character and appearance of the area. As such it is contrary to the Framework and Policies ENV3 and CSP4 of the CS and Policies HE1, D4, D6, D7 and D9 of the UDP.

### **Other Matters**

14. The appellant sets out in detail as to how the proposal compares with a building which could be erected under 'permitted development.'<sup>1</sup> However, this appeal relates solely to the Council's refusal of planning permission and is a determination made under Section 78 of the above Act. My determination of this appeal under this section of the Act does not affect the issuing of a further determination under Sections 191/192 of the same Act.

15. The appellant indicates that should this appeal not succeed and the building be demolished, under the requirements of the enforcement notice<sup>2</sup>, a similar building would be erected under 'permitted development' rights and this should be considered as a 'fallback'. However, I have no substantive evidence that there is a significant probability that such a 'fallback' building would be constructed should this appeal fail. While a building of similar size could possibly be built under 'permitted development', I consider that an alternative workshop / gymnasium, in order to fit the required purpose and to be practical, would be likely to have a different design and form. It is also likely to be different to preclude similar problems, to those that have arisen due to the design and layout of the current building, recurring. While such an ancillary building would be clearly visible from similar viewpoints as the current building, to my mind, it is likely to be less strident in appearance, to be more suited to this garden setting and consequently less harmful to the character of the area.

16. I note that some nearby residents have indicated that in their view the building does not adversely affect the area, with some referring to the previous untidy condition of the garden and indicating that since its erection local security has improved. Also I note the new tenants of the main property indicate that they would find the building useful for their purposes. However, these comments do not outweigh my concerns regarding the impact of this structure on the overall character of the area.

### **Conclusion**

17. For the reasons given above, I conclude that the appeal should be dismissed.

*Ray Wright*

INSPECTOR

1 under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2 following appeal decision APP/D4635/C/12/2175409.



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# Appeal Decision

**by David Leeming**

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

**Decision date: 15 July 2013**

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**Appeal Ref: APP/D4635/C/13/2191580**

**26 Halesworth Road, Pendeford, Wolverhampton, WV9 5PJ**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
  - The appeal is made by Sharon Wyatt against an enforcement notice issued by Wolverhampton City Council.
  - The Council's reference is 12/00152/ENCOMP.
  - The notice was issued on 4 January 2103.
  - The breach of planning control as alleged in the notice is the erection of a rear boundary fence above two metres in height.
  - The requirements of the notice are to reduce the height of the fencing to two metres.
  - The period for compliance with the requirements is one month.
  - The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.
- 

## Decision

1. The enforcement notice is varied by the deletion from the time for compliance of 'Within one month from the date when this Notice takes effect, namely 14<sup>th</sup> March 2013.' and the substitution of '90 days after the notice takes effect.' Subject to this variation, the enforcement notice is upheld.

## Application for Costs

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

## Procedural Matters

3. Although the notice has been complied with, the appeal has not been withdrawn. Section 181 of the Act states that compliance with an enforcement notice shall not discharge the notice. As a result, the appeal remains to be determined.
4. A calendar date for compliance is quoted in the notice. Since this date has now been overtaken by the appeal process, the notice is being varied to provide a clear period to run from the date of this decision, when the notice comes into effect.

## Ground (g)

5. This ground of appeal is that the time given to comply with the notice is too short. The period for compliance given in the notice is one month. In her

appeal form the appellant makes no representations on this particular matter. Instead, despite the fact that her appeal was lodged in time, she states that she never received the notice. However, in a subsequent email, dated 4 March 2013, the appellant suggests that compliance might be possible within a period of 90 days from that date, subject to finding the money to have the work done. As noted above, the work has now been completed.

6. The fact that the appellant had been aware of the breach of planning control for some time and had not taken action to rectify this prior to the issue of the enforcement notice is not relevant to her appeal under ground (g). In making her appeal she was entitled to assume success and to a reasonable period for compliance after the notice takes effect.
7. Following the issue of a planning contravention notice, but prior to taking enforcement action, the Council had previously agreed a period of 90 days for the height of the fence to be reduced. Having regard to that, the one month period in the enforcement notice might reasonably be held to be an insufficient period of time to complete the work. Instead, a 90 day period would be a reasonable alternative. The appeal on ground (g) therefore succeeds and the notice is being varied accordingly.

*David Leeming*

INSPECTOR