



# Planning Committee Meeting

3 September 2013

**Time** 2.00pm  
Regulatory

**Public meeting?** YES

**Type of meeting**

**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 (30 July 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- 6            **Planning Applications Determined Under Officer Delegation, Withdrawn etc**  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]

# Planning Committee

Minutes – 30 July 2013

## Attendance

### Members of the Committee

Cllr Leach (Chair)

Cllr Banger (Vice Chair)

Cllr Darke

Cllr Gwinnett

Cllr Hardacre

Cllr Inston

Cllr John Rowley

Cllr Turner

Cllr Mrs Thompson

### Staff

A Carter

S Alexander

L Delrio

M Elliott

A Johnson

M Page

R Sahota

P Walker

J Wright

Planning Officer

Head of Planning

Senior Solicitor

Planning Officer

Planning Officer

Section Leader – Transportation

Planning Officer

Planning Officer

Democratic Support Officer

## Apologies

Apologies for absence were received from Cllrs Hodgkiss Holdcroft and Yardley

---

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

*Item No.*      *Title*

### MEETING BUSINESS ITEMS

#### 2.      **Declarations of interest**

Councillor Hardacre declared a non pecuniary interest in Planning Application 13/00100/FUL Heath Park High School, Prestwood Road, Wolverhampton as he was a governor of the school and a Director of the Central Learning Partnership Trust

3. **Minutes of the previous meeting (25 June 2013)**

Resolved:

That the minutes of the meeting held on 25 June 2013 be approved as a correct record and signed by the Chair.

4. **Matters arising**

There were no matters arising.

## **DECISION ITEMS**

### **Applications for Determination**

5. **Planning Application 13/00588/OUT Land Between Black Country Route, Railway Drive, Bilston, Wolverhampton**

The Planning Officer informed the Committee of the receipt of one additional letter of objection and one letter in support of the application.

Mr Glendhill spoke in support of the application

Some Councillors expressed their concerns about the application. Particular concern was expressed about the lack of amenity space, insufficient parking spaces, poor design, height of the building, the safety of any children who were residents and the lack of consideration given by the applicant to the views of nearby residents.

Resolved:

That the planning application 13/00588/OUT be refused for the following reasons:

- Poor design
- Lack of parking
- Lack of amenity space

6. **Planning Application 13/00497/FUL Playing fields adjacent to and behind Hilton Hall Community Centre, Hilton Road, Wolverhampton**

The Planning Officer informed the Committee of the receipt of three additional letters of objection.

Mr Beattie spoke in opposition to the application.

Some Councillors expressed concern at the potential impact of the development on the existing playing fields and felt that before a decision was made on the application members of the committee should have the opportunity to visit the site

Resolved:

That consideration of planning application 13/00497/FUL be deferred pending a site visit to be held prior to the next meeting of the Committee.

7 **Planning Application 13/00483/FUL Woodcroft House, Pennwood Lane, Wolverhampton**

Mr Singh spoke in support of the application

Some Councillors expressed their concerns about the potential effect of the proposed development on the Conservation Area

Resolved:

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

8 **Planning Application 13/00573/FUL Grassed Area Fronting Flats At 53 - 63 Newey Road And , 499 - 509 Griffiths Drive, Wolverhampton**

Mr Mattox spoke in opposition to the application.

Some Councillors felt that before a decision was made on the application members of the Committee should have the opportunity to visit the site to enable them to understand the issues raised by Mr Mattox.

Resolved:

That consideration of planning application 13/00573/FUL be deferred pending a site visit to be held prior to the next meeting of the Committee

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

Having declared an interest Councillor Hardacre left the room and took no part in the consideration of this application.

The Head of Planning informed the Committee that since the previous meeting additional comments had been received from surrounding residents relating to

- The opening hours for community facilities
- Concerns about disturbance from people using the walkway to the rear of properties on Hazelwood Drive.
- Acoustic fence should be extended to back of No 2 Hazelwood Drive.
- Security concerns for Hazelwood Drive properties backing onto the walkway linking to the car park and sport block.
- The white parts of the building becoming dirty and grey.

- Light pollution to 1 Hazelwood Drive
- Concerns over noise disturbance from service road alongside 1 Hazelwood Drive.
- The removal of an urban street tree to create the new vehicular entrance from Prestwood Road.
- The distance between the car park on Coronation Road and the school would cause parents to drop children off at Prestwood Road causing congestion.
- The 3D images were misleading.

The Head of Planning also informed the Committee that two bat emergence surveys in July had identified no roosts and a third survey was scheduled for August.

Some Councillors expressed the view that whilst the revised design of the school was a significant improvement it would have an impact on nearby residents. Concerns were also expressed regarding potential parking problems once the school was opened. Councillors felt that the part of the site identified as potential future additional car parking should be included within the parking spaces when the development was carried out. Councillors also felt that more signage should be provided for the parking areas.

Officers suggested that in order to alleviate the potential parking issues a condition requiring a travel plan could be imposed

Resolved:

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

- Provision of additional parking spaces
- Additional signage re parking
- Travel Plan
- Access road to be used for delivery purposes only

10 **Planning Application 12/00925/FUL Danescourt, Danescourt Road, Wolverhampton**

Resolved:

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 4th 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

12 **Planning Application 13/00508/FUL 173 Wellington Road, Wolverhampton**

Some Councillors felt that before a decision was made on the application members of the Committee should have the opportunity to visit the site to enable them to understand the potential impact of the proposed development.

Resolved:

That consideration of planning application 13/00508/FUL be deferred pending a site visit to be held prior to the next meeting of the Committee

13            **Planning Application 13/00514/FUL The Bagot Arms, Newhampton Road West, Wolverhampton**

The Planning Officer informed the Committee that the applicant was currently negotiating to buy part of the site from the Council.

Resolved:

That the Strategic Director for Education and Enterprise be given delegated authority to grant planning application 13/00514/FUL subject to:

- 1) Tree survey
- 2) Confirmation of site ownership
- 3) Any appropriate 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

#### **INFORMATION ITEMS**

14            **Planning Applications Determined Under Officer Delegation, Withdrawn etc**

Resolved

That the report be received

15            **Planning Appeals**

Resolved

That the report be received



Wolverhampton City Council

**OPEN DECISION ITEM**

Committee / Panel	<b><u>PLANNING COMMITTEE</u></b>	Date: 3rd September 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>	

---

**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 (3rd September 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>
13/00506/FUL	East Park Primary School Hollington Road Wolverhampton	<b>East Park</b>	Grant subject to conditions	8
13/00508/FUL	173 Wellington Road Wolverhampton WV14 6RN	<b>East Park</b>	Grant subject to conditions	12
13/00564/FUL	3 Mount Pleasant Pennwood Lane Wolverhampton	<b>Penn</b>	Grant subject to conditions	17
13/00575/FUL	9 High Street Tettenhall Wolverhampton	<b>Tettenhall Wightwick</b>	Grant subject to conditions	21
13/00616/FUL	Coton Grange Residential Home Stockwell End Wolverhampton	<b>Tettenhall Regis</b>	Grant subject to conditions	26
13/00621/FUL	Land Adjacent To And Behind Wickes West Street Wolverhampton	<b>St Peters</b>	Grant subject to conditions	31
13/00666/FUL	21 Castlecroft Lane Wolverhampton WV3 8JX	<b>Tettenhall Wightwick</b>	Grant subject to conditions	36
13/00767/FUL	Open Space Behind 54 To 128 Thompson Avenue Wolverhampton	<b>Ettingshall</b>	Delegate to officers power to grant subject to a Development agreement, amended plans and conditions	40

13/00654/FUL	The Warstones Inn Warstones Road Wolverhampton	<b>Penn</b>	Delegate to officers power to grant subject to a 106 agreement, amended plans and conditions	45
13/00497/FUL	Playing Fields Adjacent To And Behind Hilton Hall Community Centre Hilton Road Wolverhampton	<b>Spring Vale</b>	Grant subject to conditions	50
13/00590/FUL	Land Adjacent 82 White Oak Drive Wolverhampton WV3 9AF	<b>Tettenhall Wightwick</b>	Grant subject to conditions	55
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	62

## **Guidance for Members of the Public**

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

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

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

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

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

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

## **Legal Context and Implications**

### **The Statutory Test**

- 1.1 S70 of the Town and Country Planning Act 1990 provides that where a local planning authority is called upon to determine an application for planning permission they may grant the permission, either conditionally or unconditionally or subject to such conditions as they think fit or they may refuse the planning permission. However, this is not without further restriction, as s.70 (2) of the Town and Country Planning Act 1990 requires that the authority shall have regard to the provisions of the development plan so far as material to the planning application, any local finance considerations, so far as material to the

application and to any other material considerations. Further, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. Officers will give guidance on what amounts to be a material consideration in individual cases but in general they are matters that relate to the use and development of the land. With regard to local finance considerations, this is a new provision that was introduced by the Localism Act 2011 and specific guidance will be given by officers where it is appropriate to have regard to matters of this nature in the context of the consideration of a planning application

### **Conditions**

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

### **Planning Obligations**

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

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

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

### **Retrospective Applications**

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

### **Applications to extend Time-Limits for Implementing Existing Planning Permissions**

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

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

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

#### **Reasons for the Grant or Refusal of Planning Permission**

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

#### **Right of Appeal**

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

## **The Development Plan**

- 2.1 Section 38 of the 2004 Planning and Compulsory Purchase Act confirms that the **development plan**, referred to above, consists of the *development plan documents* which have been adopted or approved in relation to that area.
- 2.2 Wolverhampton's adopted Development Plan Documents are the saved policies of Wolverhampton's Unitary Development Plan (June 2006) and the West Midlands Regional Spatial Strategy.

## **Environmental Impact Assessment Regulations**

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

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00506/FUL

**WARD:** East Park

**RECEIVED:** 24.05.2013

**APP TYPE:** Full Application

**SITE:** East Park Primary School, Hollington Road, Wolverhampton

**PROPOSAL:** Erection of Ball Stop perimeter fencing.

**APPLICANT:**

Mr N Sullivan  
East Park Primary School, Hollington  
Road  
Wolverhampton  
WV1 2DS

**AGENT:**

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

### COMMITTEE REPORT:

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

- 1.1 The site concerned is part of a hard surfaced playground at East Park Primary School, which is located off Thornton Road Wolverhampton. The site is not visible from the street scene, as it is located to the side/rear of the school, which fronts a private access road leading to some detached garages to the rear of 12 to 20 Thornton Road. The surrounding area is predominantly residential.

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

- 2.1 The application is for the erection of 52.5 metres of ball stop fencing on the north eastern side of the site adjacent to the hard surfaced area of the East Park Primary School playground which is used for informal football by the pupils.
- 2.2 The application as initially submitted proposed a fence height of 3 metres rising to 3.66 metres, however, due to neighbouring concerns, and following on site meeting, the height of the proposed fencing has been reduced as proposed below.
- 2.3 The proposed fencing would be located along the bounding of the site, inside the existing blue palisade fencing which is also to remain in situ. Along the north/west boundary would be 22.3 metre length of new 2.86 metres high Dulock Rebound fencing within which is a 1.23 metre high rebound panel to the base. Along the north eastern boundary would be 30.8 metres in length of new 2.86 metres high Dulock Rebound fencing within which is a 1.23 metres high rebound panel to the base, along the south/eastern boundary would be 22.3 metres in length of new 2.66 metre high Dulock Rebound fencing within



which is a 2.03 metres high rebound panel to the base, and finally along the south/western boundary 20.8 metres of 2.86 metres high Dulock Rebound fencing within which is a 1.23m high rebound panel to base.

2.4 The colour of the proposed fencing is Dark Green.

### **3. Planning History**

3.1 13/00505/FUL for Extension to existing hard surfaced playground, including construction of steps, handrails, fencing and soft landscaping. Granted, dated 20.06.2013.

### **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 Two objections, one with a request to address planning committee. The objections to the proposal are as follows:

1. Fencing not required as there has never been an issue with disturbance from balls from the school
2. Due to the height and location of the fencing it would obscure the views from both the houses and the gardens

### **7. Internal Consultees**

7.1 **Property Services - Estates** – No reply at time of writing.

### **8. Legal Implications**

8.1 General legal implications are set out at the beginning of the schedule of planning applications [LD/3107201/B]

## 9. Appraisal

9.1 The key issues are: -

- **Design/Appearance**
- **Neighbouring Amenities**

### Design/Appearance

9.2 The proposed fencing would not be visible from the street, as it would be located alongside a private access road, leading to some detached garages to the rear of 12 – 20 Thornton Road. It is considered that the height, position, design and colour would have no detrimental impact on the character/appearance of the surrounding area, and would be in keeping with the usual ancillary structures associated with schools. Therefore, the proposed fencing is consistent with Policy.

### Neighbouring Amenities

9.3 The highest part of the proposed ball stop fencing would be 2.86 metres, which would run parallel to neighbouring gardens between 6 and 10 Thornton Road. There is an access road between the proposed fencing and the boundary treatment to neighbouring gardens, which is 5 metres in width, and there would be a distance of 16 metres from the back of the neighbouring properties.

9.4 Although it is acknowledged that the proposed fencing would be visible from neighbouring gardens, it is considered that the reduced height (from that originally submitted), distance, design and colour, would not appear overbearing or intrusive, therefore, its visual appearance would not be significant enough to warrant a refusal of planning permission in this instance.

9.5 Therefore, the proposed fencing is considered to be consistent with Policy.

## 10. Conclusion

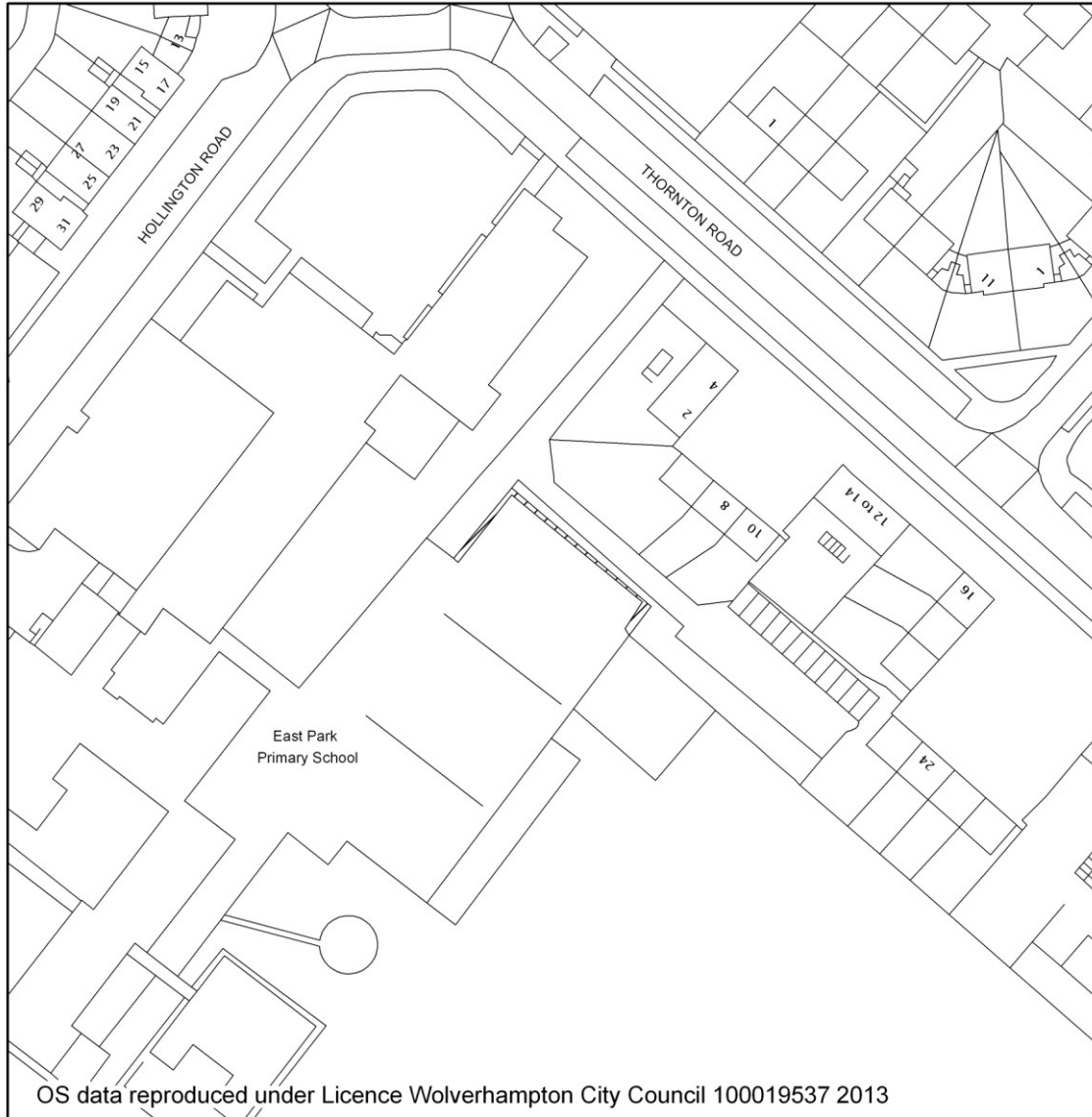
10.1 The ball stop fencing has been designed and located to sufficiently minimise the detriment to both the character and appearance of the street scene, and neighbouring amenities, therefore, is considered to be compliant with BCCS Policy ENV3, and UDP Policies D4, D6, D7, D8, and D9.

## 11. Recommendation

11.1 That planning application 13/00506/FUL be granted planning permission subject to any appropriate conditions including:

- Materials - RAL 6005 Dark Green.

**Case Officer : Ms Tracey Homfray**  
**Telephone No : 01902 555641**  
**Head of Planning – Stephen Alexander**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00506/FUL**

Location	East Park Primary School, Hollington Road, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 393772 298018
Plan Printed	21.08.2013	Application Site Area	39m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-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 shopfront 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. Introduction**

1.1 This application was deferred by Planning Committee on 30 July for a site visit.

#### **2. Site Description**

2.1 The application relates to a vacant retail unit and associated parking area. The parking area can accommodate approximately six vehicles.

2.2 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.

#### **3. Application details**

3.1 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.

#### **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 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

## **7. Internal Consultees**

- 7.1 **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.
- 7.2 **Environmental Health** – No objections subject to a condition requiring the installation and extraction system suitable to control the effects of cooking odours.

## **8. Legal Implications**

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications.
- 8.2 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 off the premises) of the Town and Country Planning (Use Classes) Order 1987. LD/06082013/T

## **9. Appraisal**

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

### Economic Impact

- 9.2 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

- 9.3 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.
- 9.4 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

- 9.5 The proposed shopfront 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

- 9.6 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.

## **10. Conclusion**

- 10.1 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.

## **11. Recommendation**

- 11.1 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**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**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	21.08.2013	Application Site Area	419m <sup>2</sup>



## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00564/FUL **WARD:** Penn

**RECEIVED:** 14.06.2013

**APP TYPE:** Full Application

**SITE:** 3 Mount Pleasant, Pennwood Lane, Wolverhampton

**PROPOSAL:** Two storey detached building to be used as a garage and gym at first floor

**APPLICANT:**

Mr Brian Longville  
17 Broadfield Close  
Kingswinford  
Dudley  
DY6 9PY

**AGENT:**

### COMMITTEE REPORT:

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

1.1 The property is located in a predominately residential area. The terraced property has off street parking to the side.

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

2.1 The proposal is for a two storey detached building which is to be used as a garage and games room on the ground floor. The first floor is to be used as a gymnasium with a small bathroom at one end of the building.

#### **3. Planning History**

3.1 No planning history.

#### **4. Constraints**

4.1 Conservation Area - Vicarage Rd (Penn) Conservation Area

#### **5. Relevant Policy Documents**

5.1 National Planning Policy Framework (NPPF)

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

## **6. Environmental Impact Assessment Regulations**

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

## **7. Publicity**

- 7.1 One representation has been received from a neighbour who is opposed to the proposal. The neighbour has requested to speak at Planning Committee. The objections can be summarised as follows;

- The property is of historical value;
- The proposal is contrary to BCCS policy ENV2;
- The proposal is contrary to UDP policy HE18

## **8. Internal Consultees**

- 8.1 **Historic Environment Team** – No objections
- 8.2 **Transportation Development** – No objections

## **9. Legal Implications**

- 9.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act (LD/01082013/A).

## **10. Appraisal**

- 10.1 The key issues are: -

- Design;
- Neighbour amenity
- Streetscene and impact on the Conservation Area

### Design

- 10.2 The design of the proposed two storey outbuilding is considered to be of a good quality design which is in keeping with the character and appearance of the property. The design of the building is considered to be acceptable and is in accordance with saved UDP Policy D9 and BCCS Policy ENV3.

### Neighbour amenity

- 10.3 The height of the proposed building is 6.0m at its highest point, with a width of 3.65m and length of 7.6m. The proposed outbuilding is set well back from the front of the property. The proposed outbuilding is to be located on the same footprint as the existing garage. It is considered that due to the height, massing and position of the building it is unlikely to have an adverse affect on the living conditions of the neighbouring properties and therefore the proposal is in accordance with saved UDP Policies D4, D6 and D8.

### Streetscene and impact on the Conservation Area.

- 10.4 The outbuilding is positioned to the side and rear of the property and therefore would not be unduly prominent in the streetscene. As such, the height and location of the outbuilding will preserve the character and appearance of the Vicarage Road (Penn) Conservation Area.

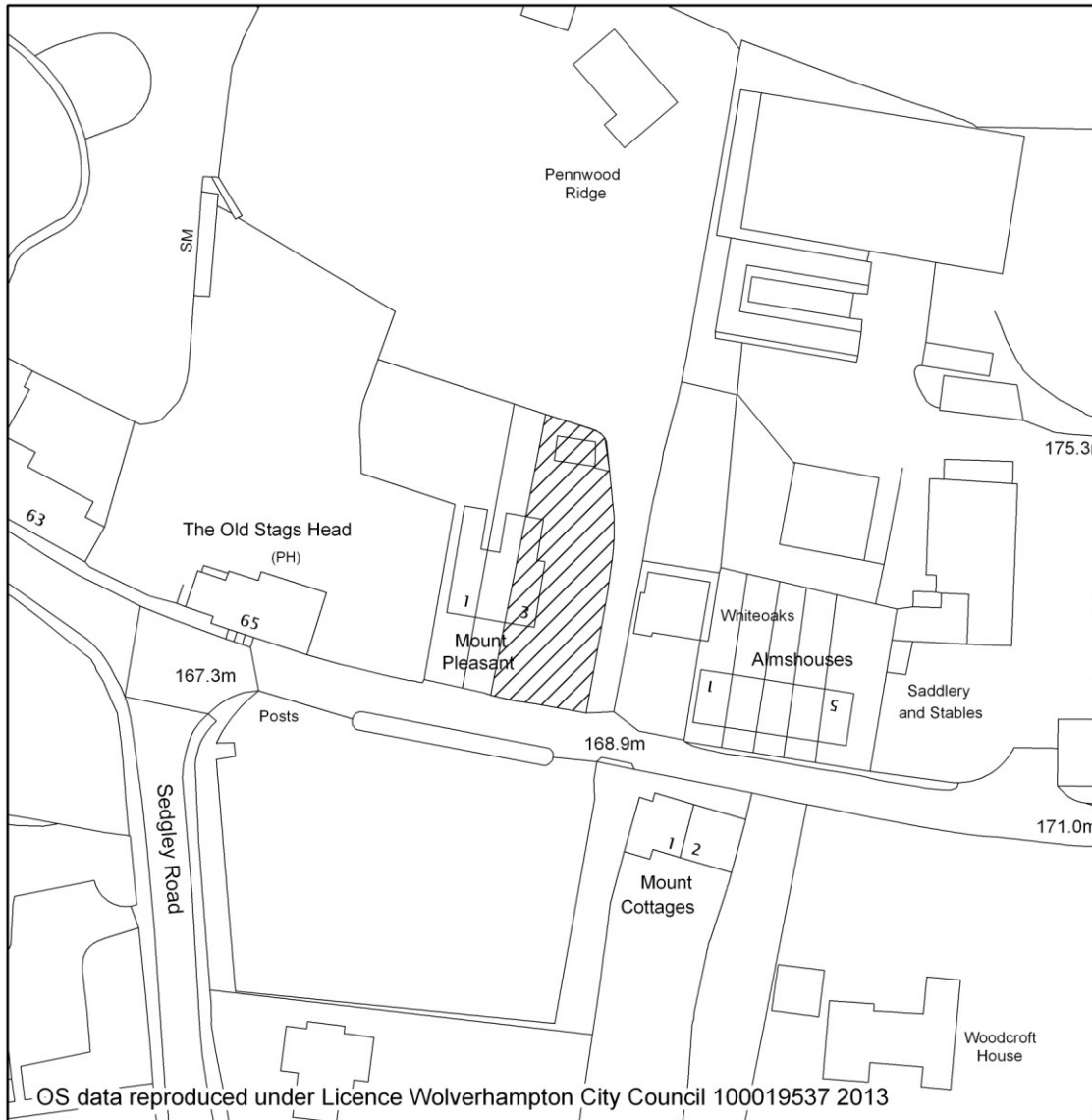
## **11. Conclusion**

- 11.1 The height, massing and location of the outbuilding is unlikely to have an adverse impact on the living conditions of the neighbouring properties. The building is positioned to the side and rear of the property and would not be unduly prominent in the streetscene, preserving the character and appearance of the Conservation Area.

## **12. Recommendation**

- 12.1 That planning application 13/00564/FUL be granted subject to standard conditions.

**Case Officer : Mr Dharam Vir**  
**Telephone No : 01902 555643**  
**Head of Planning – Stephen Alexander**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00564/FUL**

Location	3 Mount Pleasant, Pennwood Lane, Wolverhampton		
Plan Scale (approx)	1:1000	National Grid Reference	SJ 389549 295231
Plan Printed	21.08.2013	Application Site Area	453m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00575/FUL

**WARD:**

Tettenhall Wightwick

**RECEIVED:** 17.06.2013

**APP TYPE:** Full Application

**SITE:** 9 High Street, Tettenhall, Wolverhampton

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

**APPLICANT:**

Mr C Miah  
5 Pugh Road  
Aston, Birmingham  
B6 5LL

**AGENT:**

Mr Steev Ellson  
Brock Charles Architects  
Unit 3 The Old School House Arrow  
Alcester  
Warwickshire  
B49 5PJ

### COMMITTEE REPORT:

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

- 1.1 The application relates to a vacant retail unit in Tettenhall District Centre, which is located within Tettenhall Greens Conservation Area.
- 1.2 There are office units at first floor and flats in the immediate vicinity.

#### **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 an external flue to the rear of the building. The proposed opening hours are 17.30 to 22.30 hours Monday to Sunday inclusive.

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

- 3.1 National Planning Policy Framework (NPPF)
- 3.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)
- 3.3 A Neighbourhood Plan for Tettenhall is in the process of being prepared, with the draft plan due to be published for public consultation soon. The Tettenhall District Community Council produced an Issues & Aspirations Report in September 2012 which emphasised the importance of local shopping facilities. As the Neighbourhood Plan is unable to be given significant planning weight

until it is adopted, applications have to be determined in accordance with the adopted Development Plan.

#### **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 13 letters objecting to the proposal have been received. Objections are made on the following grounds;

- Inadequate parking facilities
- Adverse impact on highway safety due to potential increase in traffic
- Disturbance to nearby residents
- Increased levels of anti-social behaviour
- Increased litter
- Increased noise disturbance
- Cooking odour adversely affect amenity
- Detrimental impact on conservation area
- No demand for change of use, which is out of character
- Reduction in daytime foot traffic

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

- 6.1 **Transportation** – No objections.

- 6.2 **Environmental Health** – No objections subject to a condition requiring the installation and extraction system suitable to control the effects of cooking odours.

- 6.3 **Historic Environment** – No objections.

- 6.4 **Police** – concerns about parking and increase in anti-social behaviour (ASB) or perception of ASB.

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

- 7.1 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/20082013/C)

## **8. Appraisal**

8.1 The key issues are: -

- Principle of change of use
- Impact on amenity
- Parking
- Impact on the conservation area

### Principle of change of use

8.2 The unit is located within a district centre where policy SH10 requires that there should be no more than 30% (in terms of number or length) or three in a row, non-A1 units in any frontage. The proposal complies with the requirements of this policy and therefore is acceptable in principle.

### Impact on amenity

8.3 The unit is located within a commercial area and there is an office located above. There are a number of dwellings in the nearby vicinity. It is not considered that the proposed use would generate unacceptable noise levels to adversely affect neighbour amenity, due to its location within an existing centre and the proposed hours of opening.

8.4 The application proposes the installation of a small extract cowl for the dispersal of cooking odours. The bulk of the flue would be located inside the building with the cowl appropriately located to the rear.

### Parking

8.5 The unit is located within a district centre and there is a car park located to the rear. Therefore, there is no objection to the parking provision.

### Impact on Conservation Area

8.6 The principle of the use is acceptable within the conservation area. The external cowl has been designed to project minimally from the ground floor roof (approximately 30cm) and would preserve the character and appearance of the conservation area.

## **9. Conclusion**

9.1 It is considered that the proposed change of use is appropriate for a unit located within a district centre. 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 and designed extraction system. There are parking facilities to the rear of the building and the change of use would bring a vacant commercial unit back into an active use. The proposal would not be contrary to planning policies governing the number of non-A1 units in the centre and would therefore be in accordance with the development plan. The design and position of the flue would preserve the character and appearance of the conservation area.

9.2 The proposal complies with UDP policies SH10, EP1, EP5, AM12, HE4, HE5, HE7 and BCCS policy CSP4 and CEN5.

## **10. Recommendation**

- 10.1 That planning application 13/00575/FUL be granted subject to any appropriate conditions including;
- Hours of opening 12.00-22.30 hours Monday to Sunday inclusive.
  - Refuse storage details

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





**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00575/FUL**

Location	9 High Street, Tettenhall, Wolverhampton		
Plan Scale (approx)	1:1000	National Grid Reference	SJ 388728 300044
Plan Printed	21.08.2013	Application Site Area	126m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00616/FUL **WARD:** Tettenhall Regis

**RECEIVED:** 27.06.2013

**APP TYPE:** Full Application

**SITE:** Coton Grange Residential Home, Stockwell End, Wolverhampton

**PROPOSAL:** Single storey side and rear extensions.

**APPLICANT:**

Mr Bal Kular  
Coton Grange Residential Home  
Stockwell End  
Wolverhampton  
WV6 9PH

**AGENT:**

Colin Biggs  
CB Design Services Ltd  
18 Sandhills Road  
Barnt Green  
Birmingham  
B45 8NR

### COMMITTEE REPORT:

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

1.1 Coton Grange is a residential care home in Tettenhall Greens Conservation area which has been extended over a period of years. The building is set well back from the highway, which is a very narrow private road.

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

2.1 The premises currently have 13 rooms at ground floor and 11 rooms at first floor, making a total of 24 rooms. The proposal is for a single storey side extension to provide an additional 2 bedrooms and a single storey rear extension for laundry facilities. The proposed additional 2 bedrooms would give a total of 26 bedrooms.

2.2 The single storey side extension would be set back from the front face of the existing premises. This extension would be visible from the highway. The single storey rear laundry extension backs onto a golf course therefore is well hidden from the public highway.

#### **3. Relevant Planning History**

3.1 01/1468/FP for Two storey side extension, Granted, dated 14.01.2002.

3.2 98/0980/FP for New first floor link, conversion of bedroom into bathroom, new window and lower existing roof, Granted, dated 02.12.1998.

#### **4. Constraints**

4.1 Conservation Area - Tettenhall Greens Conservation Area

#### **5. Relevant Policy Documents**

5.1 National Planning Policy Framework (NPPF)

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

#### **6. Environmental Impact Assessment Regulations**

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

#### **7. Publicity**

7.1 13 representations received.

- 11 objections
- 2 in support

7.2 Objections are made on the following grounds:

- Adverse impact on highway safety due to narrow lane
- The development would result an increase in traffic using the narrow lane
- Over development and out of character in Tettenhall Greens Conservation Area
- Adverse impact on neighbouring property known as ‘Greenways’
- Detrimental impact on local residents and their amenities

#### **8. Internal Consultees**

8.1 **Historic Environment Team** – No objections.

8.2 **Transportation Development** – No objections.

8.3 **Adults - Older People** – No objections.

#### **9. External Consultees**

9.1 **Protection (Fire Safety) Admin** –Satisfactory for fire service access. The building is already there, the difficulties with emergency vehicles entering the narrow lane already exist therefore the two extensions proposed would not make that condition worse. Page 35 of 131

## **10. Legal Implications**

- 10.1 General legal implications are set out at the beginning of the schedule of planning applications.
- 10.2 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act (LD/20082013/B)

## **11. Appraisal**

- 11.1 The key issues are:-

- Impact on highway
- Scale/Layout
- Neighbouring Amenities
- Impact on the conservation area

### Impact on highway

- 11.2 There are concerns raised by neighbouring residents in relation to the increase of traffic using the narrow lane due to the expansion of the residential home. However, there is adequate car parking space for visitors/staff. The addition of two bedrooms making a total of 26, will not add significantly to the level of traffic visiting the premises.

### Scale/Layout

- 11.3 The residential care home has been previously extended over a period of years. The proposed extensions are for a single storey rear extension (laundry room) and a single storey side extension, to accommodate two additional bedrooms (providing 26 bedrooms in all). The residential home is located on a very large plot, which is considered adequate enough to support both the extensions and their usage, and therefore, would not constitute an overdevelopment of this site. The proposal would also be acceptable in the street scene.

### Neighbouring Amenities

- 11.4 The proposed rear extension is single storey in height only, backs on to a golf course well hidden from view, and positioned a suitable distance away from neighbouring boundaries (in excess of 8.5m). Therefore, this element of the proposal would have no detrimental impact to amenities, such as outlook, light, sunlight or privacy.

11.5 The proposed side extension would be single storey only. So whilst it would be visible from the neighbouring property known as “Greenways”, the height to the eaves of the proposed extension would be 2.1 metres and the overall finished height would be 3.2 metres, projecting out along the boundary by 5m with a hipped roof design. And so, due to the proposed height, massing and design the extension would not appear overbearing, and would not significantly reduce amenities to justify a refusal in this instance.

Impact on the Tettenhall Greens Conservation Area

11.6 Due to the small nature and their location generally out of the public view, the proposed extensions would preserve the character of the conservation area.

**12. Conclusion**

12.1 The proposed extensions are considered to be in keeping with both the existing property and the street scene they relate to; with a sufficient amount of garden space and parking to support both the extensions and their usage. Although the extensions would be clearly evident from neighbouring properties, amenities would not be significantly affected, therefore, the scale and design would preserve the character of the conservation area. The proposal is therefore considered to be compliant with UDP Policies AM12, AM15, D4, D6, D7, D8, D9, D11, H12, HE4, HE5 and BCCS Policies CSP4 and ENV3.

**13. Recommendation**

13.1 That planning application 13/00616/FUL be granted subject to any appropriate conditions including:

- Matching Materials

**Case Officer : Ms Laleeta Butoy**  
**Telephone No : 01902 555605**  
**Head of Planning – Stephen Alexander**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00616/FUL**

Location	Coton Grange Residential Home, Stockwell End, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 388862 300682
Plan Printed	21.08.2013	Application Site Area	1967m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00621/FUL

**WARD:** St Peters

**RECEIVED:** 01.07.2013

**APP TYPE:** Full Application

**SITE:** Land Adjacent To And Behind Wickes, West Street, Wolverhampton

**PROPOSAL:** Formation of a car park on land adjacent to Wickes

**APPLICANT:**

Wolverhampton Central Mosque  
197 Waterloo Road  
Wolverhampton  
WV1 4RA

**AGENT:**

Mr Richard Taylor  
ACP Architects  
Roma Parva  
Level Two  
9 Waterloo Road  
Wolverhampton  
WV1 4DJ

### COMMITTEE REPORT:

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

- 1.1 The site is located approximately 1.15 Km North - West of the city centre. The site is approximately 1.59 acres in size and is bounded by Dunstall Hill to the West and Dunstall Road to the South.
- 1.2 The site comprises an area of urban landscaping which consists of an area planted with a mixture of mature trees including White Poplars, Field Maple, Cherry Laurel, Hawthorn Sycamore, Birch and Ash. The trees are set in rows diagonally orientated to the alignment of the roads and spaced at approximately 10m centres. The site also has a grassed area which is used as an open space amenity area.
- 1.3 The site rises slowly from the South of the site to the North and from east to west. There are residential properties to the West of the site.

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

- 2.1 The proposal is for the creation of a secure car park between Dunstall Hill and the side of the Wickes store and its car park. The proposed car park will provide parking for 76 vehicles solely for the use by visitors to the Mosque. The car park will be closed by the Mosque when it is not in use.
- 2.2 The car park vehicle access will be through West Street with a pedestrian only access onto Dunstall Hill. There will be no vehicle access from Dunstall Hill. The West Street access is to be controlled by a barrier which will be lowered when the car park is not in use by the Mosque. The West Street vehicle access will help to reduce the visitor traffic from the surrounding residential roads. The

car park will be separated into four distinct blocks of car parking with a central spine road.

- 2.3 The creation of the car park will result in the loss of some trees from the site. However, the tree'd effect will be retained which will still screen the large Wickes store from the residential properties. It is also proposed to plant a row of Pyrus Calleryana "Chanticleer" along the boundary with Dunstall Hill. There are no Tree Preservation Orders on the site.
- 2.4 The main central spine road of the car park will have a tarmacadam surface. The car parking bays will be constructed of Infilitia permeable block pavers using a 90 degree herringbone pattern. The bays are to be layed on a sub base replacement system for water infiltration/attenuation.
- 2.5 The proposed boundary treatment is of a 1.5m high hoop top metal rail fence galvanised with powder coated paint finish. New 0.9m high timber bollards splayed at a distance of 1.8m are proposed along Dunstall Road to prevent unauthorised access for vehicles to this part of the site.

### **3. Constraints**

- 3.1 Public Open Space

### **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 Twenty representations and a petition received objecting to the proposal. The objections can be summarised as follows;
  - Loss of open space
  - Loss of trees
  - Increase in crime
  - Light and noise pollution
  - Access road unable to cope with traffic
  - Car park not needed
  - Out of character
  - Unacceptable visual impact



## **7. Internal Consultees**

- 7.1 **Tree Officers** – New tree planting should be native or clones of native deciduous trees.
- 7.2 **Parks** – No comments
- 7.3 **Planning Policy Section** – No objection
- 7.4 **Property Services - Estates** – No comments
- 7.5 **Landscape & Ecology** – New tree planting should be or clones of native deciduous trees for biodiversity reasons.
- 7.6 **Transportation Development** – No objection

## **8. External Consultees**

- 8.1 **PC Angela Hodgetts** – No objections

## **9. Legal Implications**

- 9.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/06082013/H).

## **10. Appraisal**

- 10.1 The key issues are: -

- Design;
- Amenity; and
- Streetscene

### Design

- 10.2 The design and layout of the car park is considered to be acceptable. The proposal is to replace a linear strip of predominately grassland which occupies an area of 0.18 hectares with a hard surface. The proposed hard surface will consist of tarmacadam for the central spine road and permeable block pavers layed in a herringbone pattern. The four separate distinct blocks of car parking areas will have the effect of breaking up the car park into smaller units to improve the appearance.
- 10.3 The car park will be screened by the proposed planting of a row of Pyrus Calleryana “Chanticleer” along Dunstall Hill. Also proposed is a boundary treatment of a 1.5m high hoop top metal fence, galvanised with powder coated paint finish. The proposal complies with UDP policy D9 and BCCS policy ENV3.

### Amenity

- 10.4 The proposed car park is likely to reduce the Mosque visitor vehicular traffic from the surrounding roads and help to improve the amenity of local residents at periods of peak parking demand.
- 10.5 The main area of trees that is located between Wickes and Dunstall Hill will be retained and therefore the Wickes store will be visually screened from the residential properties on Dunstall Hill. The car park will create some visual intrusion but is unlikely to dominate due to the backdrop of the remaining trees. The proposed planting of a row of pear trees along the boundary of Dunstall Hill will help to visually screen the car park. Therefore, it is unlikely to adversely affect the visual amenity of residents within the ground floor rooms.
- 10.6 There will be parts of the open space which will be lost in terms of access and use. However, the main usable open grassland at the western end of the site and adjacent green space will remain open. There is a much larger area of public open space in the vicinity which is located between Waterloo Road, Staveley Road and Dunstall Road. The proposal complies with UDP policy D5, D6 and D9.

### Streetscene

- 10.7 The proposal for the formation of the car park at this location is considered to be acceptable. The main area of trees will remain and will continue to screen the Wickes building from the residential properties. A total of 22 trees will be removed and 19 replacement trees will be planted. The new planting along Dunstall Hill will create a buffer between the residential properties and the proposed car park. The proposal complies with UDP policy D9 and BCCS ENV3.

## **11. Conclusion**

- 11.1 The design of the proposed car park is considered to be acceptable and responds positively to the distinctiveness of the locality. The removal of 22 trees and planting of 19 will provide a buffer and screening between the car park and residential properties. The loss of this proportion of this public open space will not have a serious effect on the overall provision and availability of public open space in the locality

## **12. Recommendation**

- 12.1 That planning application 13/00621/FUL be granted subject to standard conditions.

**Case Officer : Mr Dharam Vir**  
**Telephone No : 01902 555643**  
**Head of Planning – Stephen Alexander**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00621/FUL**

Location	Land Adjacent To And Behind Wickes, West Street, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 391272 299904
Plan Printed	21.08.2013	Application Site Area	6344m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00666/FUL

**WARD:**

Tettenhall Wightwick

**RECEIVED:** 12.07.2013

**APP TYPE:** Full Application

**SITE:** 21 Castlecroft Lane, Wolverhampton, WV3 8JX

**PROPOSAL:** Two storey rear extension

**APPLICANT:**

Mr Carwyn Owen  
21 Casltecroft Lane  
Wolverhampton  
WV3 8JX

**AGENT:**

Mr Martin Faulkner  
TDF Design Associates  
202 Spies Lane  
Halesowen  
B62 9SW

### COMMITTEE REPORT:

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

- 1.1 The application site is a two storey detached house in a residential area set back from the highway.

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

- 2.1 The application is for a two storey rear extension to extend the ground floor kitchen facilities and provide an additional bedroom above.

#### **3. Planning History**

- 3.1 13/00351/FUL for two storey rear extension, Refused, dated 17.05.2013

#### **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)  
SPG No. 4 House Extensions

## **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 1 letter of objection.
- 6.2 Objector has requested to speak at Planning Committee.
- 6.3 The resident at No. 19A has objected on the following grounds:
- Visual impact
  - Adversely affects outlook and enjoyment of garden space
  - Reduce sunlight/daylight into kitchen/dining room

## **7. Legal Implications**

- 7.1 General legal implications are set out at the beginning of the schedule of planning applications. LD/20082013/E

## **8. Appraisal**

- 8.1 The key issue is: -
- Impact on neighbour amenities

### Impact on neighbour amenities

- 8.2 A previous application for a two storey rear extension was refused planning permission at this site, for reasons of overbearing impact and loss of residential amenity to occupants of a neighbouring house, 19A Castlecroft Lane. That extension projected 4 metres from the rear.
- 8.3 This proposal is significantly smaller than the refused extension and is in scale and character with its setting. It would only project 3.3 metres from the rear elevation and be positioned away from the boundaries with 19 A and 23 Castlecroft Lane, with no first floor side windows. There would therefore now be no undue adverse impact upon neighbour amenity.
- 8.4 The proposals comply with UDP policies D4, D6, D7, D8, D9, H6, and BCCS policies CSP4 and ENV3

## **9. Conclusion**

- 9.1 The design is acceptable and there would be no material detriment to neighbour amenity. The proposals comply with the policies of the Development Plan.

**10. Recommendation**

10.1 That planning application 13/00666/FUL be granted subject to any appropriate conditions including;

- Matching materials
- No windows or other form of opening above ground level shall be introduced into the side elevations

**Case Officer : Ms Laleeta Butoy**  
**Telephone No : 01902 555605**  
**Head of Planning – Stephen Alexander**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00666/FUL**

Location	21 Castlecroft Lane, Wolverhampto ,WV3 8JX		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 386950 298120
Plan Printed	21.08.2013	Application Site Area	723m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00767/FUL

**WARD:** Ettingshall

**RECEIVED:** 08.08.2013

**APP TYPE:** Full Application

**SITE:** Open Space Behind 54 To 128, Thompson Avenue, Wolverhampton

**PROPOSAL:** Erection of 120 dwellings

**APPLICANT:**

Mr David Summers  
Kier Partnership Homes  
Tungsten Building  
Central Boulevard  
Blythe Valley Park  
Solihull  
B90 8AU

**AGENT:**

### COMMITTEE REPORT:

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

1.1 This 3ha site comprises the Thompson Avenue Open Space and a small area of additional land on Silver Birch Road, which used to form part of the Silver Birch public house site. To the south, west and north is housing and to the east are allotments. The public open space is currently accessed from Thompson Avenue, Silver Birch Road and Willcock Road.

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

2.1 The application proposes 120 dwellings of which a minimum of 25% will be affordable units.

2.2 The proposed layout is based on a loop road, accessed from Silver Birch Road and Willcock Road. The pedestrian access off Thompson Avenue would be retained.

2.3 The houses would be in red brick, with blue brick detailing.

#### **3. Relevant Policies**

3.1 National Planning Policy Framework (NPPF)

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



- 3.3 Supplementary Planning Guidance  
SPG3 – Residential Development  
Affordable Housing SPD

#### **4. Environmental Impact Assessment Regulations**

- 4.1 "The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824) 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.
- 4.2 This application is considered to be a Schedule 2 Project as defined by the above Regulations. The "screening opinion" of the Local Planning Authority is that a formal Environmental Impact Assessment is not required in this instance as the development is unlikely to have a significant effect on the environment as defined by the above Regulations and case law.

#### **5. Publicity**

- 5.1 No representations received.

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

- 6.1 Transportation - No objections subject to resolution of a minor highway adoption issue.
- 6.2 Environmental Services - No objections subject to hours of construction being controlled and site remediation being conditioned.
- 6.3 Trees – No objections subject to submission of an acceptable tree survey.
- 6.4 Ecology – Comments awaited.

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

- 7.1 Police – No objection.
- 7.2 Coal Authority and Environment Agency – Comments awaited.

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

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications (LM/13082013/U).

## 9. Appraisal

### 9.1 Key issues:

- Acceptability of residential development and loss of open space
- Design
- Planning Obligations

### Acceptability of residential development and loss of open space

9.2 The land is identified in the UDP as an allocated housing site. On 12<sup>th</sup> September 2012 Cabinet approved residential development on Thompson Avenue open space to include new Council housing. Subsequent to this, on 21<sup>st</sup> May 2013, Kier Group was approved as the preferred Delivery Partner for the housing development.

9.3 On 21<sup>st</sup> May 2013 Cabinet agreed a recommendation to transfer a sum of £200,000 from the Housing Revenue Account to the Leisure Services portfolio for the improvement of changing facilities at Rookery Avenue open space to compensate for the loss of the Thompson Avenue Open Space.

### Design

9.4 The layout and house types are acceptable. Car parking provision is also acceptable.

9.5 The positioning of the proposed houses respects the privacy, daylight and outlook from adjacent dwellings as well as providing for the amenities of future occupiers.

9.6 The proposals comply with UDP policies D4, D5, D6, D7, D8, D9, D10, H6 AM12 and BCCS policies CSP4, ENV3 and TRAN2.

### Planning obligations

9.7 An off-site contribution for open space and play is not required as there is adequate open space and play provision in the area. Therefore, in accordance with the development plan there is a requirement for:

- a minimum of 25% affordable housing
- various highway works, including traffic regulation orders
- management of communal areas
- targeted recruitment and training
- 10% renewable energy

9.8 The planning obligations are to be secured through the Development Agreement with the applicant.

9.9 Although the development plan requirement is for a minimum 25% affordable housing the Development Agreement will secure a minimum 30% affordable housing.

9.10 The developer has confirmed they are able to incorporate only 6% renewable energy generation. They state that a variety of sustainable energy sources and generation methods have been assessed and costed but the achievement of the full 10% target would make the proposal financially unviable. On balance, taking into account the wider regeneration, social and

economic benefits of providing new housing, including a minimum 30% affordable housing at this site, it is acceptable in this particular case to accept a reduced requirement for renewable energy generation.

## **10. Conclusion**

10.1 Residential development is acceptable in principle and the details of the proposal are acceptable. Subject to no overriding objections from outstanding consultees and neighbours, resolution of minor highway adoption issue, receipt of an acceptable tree report, conditions and a Development Agreement as recommended, the development would be 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 13/00767/FUL subject to:

- (i) No overriding objections from Neighbours, Ecologist, Coal Authority or Environment Agency
- (ii) Submission of an acceptable Tree Survey
- (iii) Negotiation and completion of a Development Agreement to secure:
  - a minimum of 30% affordable housing
  - various highway works including traffic regulation orders
  - targeted recruitment and training
  - management of communal areas
  - 6% renewable energy
- (iv) Submission of amended plans to resolve minor highway adoption matter
- (v) Any necessary conditions to include:
  - Materials
  - Landscaping
  - Boundary treatment (including car park access gates)
  - Measures to reduce impact of construction on residents, including no construction outside hours of 0800-1800 in including Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
  - Drainage
  - Site investigation and remediation
  - Site waste management plan
  - Levels
  - Travel plan

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



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00767/FUL**

Location	Open Space Behind 54 To 128, Thompson Avenue,Wolverhampton		
Plan Scale (approx)	1:5000	National Grid Reference	SJ 392124 297044
Plan Printed	21.08.2013	Application Site Area	31159m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00654/FUL **WARD:** Penn

**RECEIVED:** 09.07.2013

**APP TYPE:** Full Application

**SITE:** The Warstones Inn, Warstones Road, Wolverhampton

**PROPOSAL:** Demolition of existing public house and erection of 14 dwellings with associated access, parking and amenity areas.

**APPLICANT:**

Mr Carl Tatton  
Tatton Hall Homes Ltd  
c/o agent

**AGENT:**

Mr Otto De Weijer  
Dutch Architecture and Design Ltd  
Barn 5a  
Sutton Hall Farm  
Sutton Maddock  
Shropshire  
TF11 9NQ

### COMMITTEE REPORT:

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

- 1.1 The site consists of the Warstones Inn Public House, car park and rear garden. To the east is open space, and to the north and south are two storey houses. On the opposite side of Warstones Inn are residential flats and houses.
- 1.2 The Warstones Inn has been closed since April 2013.

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

- 2.1 The application seeks full planning permission to replace the public house with 14 two storey houses. The scheme will include four 4 bedroomed houses and ten 3 bedroomed houses, all of which will be of a traditional appearance with a facing brickwork and render finish. All properties will have curtilage parking areas and rear private gardens.
- 2.2 The proposed housing would be focused around a central access road, but with five of the dwellings fronting onto Warstones Road.

#### **3. Planning History**

- 3.1 13/00519/DEM. Demolition of Warstones Inn and associated buildings. Granted 19.06.2013.
- 3.2 11/01198/FUL. Change of use from public house to a Veterinary Practice. Granted 17.12.2012.

#### **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 Supplementary Planning Guidance  
SPG3 – Residential Development

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

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

#### **6. Publicity**

- 6.1 Local Neighbourhood Partnership – Support the proposals.

#### **7. Internal Consultees**

- 7.1 **Transportation Development** – No objection.
- 7.2 **Environmental Health** – No objections subject to hours of construction being controlled and a construction management plan conditioned.

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

- 8.1 General legal implications are set out at the beginning of the schedule planning applications (LD/13082013/A).

#### **9. Appraisal**

- 9.1 Key issues:
  - Acceptability of residential development and loss of public house use
  - Design
  - S106 Obligations

##### Acceptability of residential development and loss of public house use

- 9.2 The site is located in a residential area and is suitable for residential development. The proposal is in accordance with BCCS policies HOU1 and HOU2.
- 9.3 The public house has been closed since April 2013. The required notice has already been submitted and ‘approved’ for its demolition. (Ref 13/00519/DEM)

and planning permission has previously been granted for a redevelopment of the site (ref 11/01198/FUL). The site has been offered for sale on the open market since October 2011 and no interest has been expressed in acquiring the site to operate it as a public house. There are four other public houses within 500 metres of the site. The application complies with policy C3 of the UDP.

#### Design

- 9.4 The layout and house types are acceptable. A minimum of 2 car parking spaces per dwelling would be provided, with 3 spaces for the larger houses.
- 9.5 The positioning of the proposed houses respects the privacy, daylight and outlook from adjacent dwellings as well as providing for the amenities of future occupiers.
- 9.6 The proposals comply with UDP policies D4, D5, D6, D7, D8, D10, H6 AM12 and BCCS policies CSP4, ENV3 and TRAN2.

#### Planning Obligations

- 9.7 In accordance with UDP policies H8 there is a requirement for:
- Public open space contribution up to £102,370.04 (BCIS indexed) dependent upon local need

### **10. Conclusion**

- 10.1 Residential development is acceptable in principle and the details of the proposal are acceptable. Subject to conditions and a S106 agreement as recommended, the development would be 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 13/00654/FUL subject to:
- (i) Negotiation and completion of a S106 Agreement to secure:
- public open space contribution up to £102,370.04 (BCIS indexed) dependent upon local need
  - Management company for communal spaces
- (ii) Any necessary conditions to include:
- Materials
  - Landscaping
  - Boundary treatments
  - Construction management plan
  - No construction outside hours of 0800-1800 including Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
  - Drainage
  - Tree protection measures
  - Targeted recruitment and training

- 10% renewable energy
- Replacement street trees

Note for information: The new access road to be built to Wolverhampton City Council adoptable standards

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





**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00654/FUL**

Location	The Warstones Inn, Warstones Road, Wolverhampton		
Plan Scale (approx)	1:1250	National Grid Reference	SJ 388804 296172
Plan Printed	21.08.2013	Application Site Area	3571m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-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. Background**

- 1.1 This application was deferred by Planning Committee on 30<sup>th</sup> July for a site visit.

#### **2. Site Description**

- 2.1 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.

#### **3. Application Details**

- 3.1 The application seeks permission to construct a BMX cycle track. It would be sited within the north-western part of the site, eighty metres away from the rear gardens of the nearest housing on Hilton Road.
- 3.2 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.
- 3.3 The BMX track would not be used for competitions and no external lighting is proposed.
- 3.4 The existing football and rugby pitches at the site would be retained. The football pitch adjoining the BMX track would be slightly reconfigured such that it

would be positioned approximately 5-10 metres nearer to the rear gardens of housing along Hilton Road and suitable only for 'junior' football.

- 3.5 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.

#### **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 Two letters of support received from Councillor Richard Whitehouse and Phil Bennon MEP.

Comments as follows:

- This is a much needed recreational facility for local people.
- It will be a safe environment close to the local community hall, enabling people to take part in what is now an Olympic sport.
- The proposals are supported by Lanesfield Tenants and Residents Committee and Hilton Hall Community Association.
- The BMX track would be positioned away from housing.
- The existing football pitches would be retained.
- A similar facility has been created at Greenway Playing Fields in Bradley and anti-social behaviour/ noise nuisance has not been a problem there.
- The Police support the proposals.
- The car park at the site would be able to accommodate the likely additional car parking.

Twelve letters of objection received. Comments as follows:

- 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

## **7. Internal Consultees**

7.1 Environmental Services and Transportation – No objection.

## **8. External Consultees**

8.1 Police – No objection.

## **9. Legal Implications**

9.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/07082013/A).

## **10. Appraisal**

- 10.1 The site is currently used for recreational uses and the BMX cycle track would diversify the recreational facilities available at the site. It will be positioned such that the other formal recreational activities at the site, football and rugby, can continue to be played.
- 10.2 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.
- 10.3 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 upon neighbour amenity.
- 10.4 The reconfiguration of the existing 'junior' football pitch would not result in a loss of residential amenity to occupiers of housing along Hilton Road.
- 10.5 A local resident has suggested alternative locations for the BMX track, at Woodcross Park or Springvale Park. Although these locations were considered they were not found to be suitable locations for a BMX track as they are remote from the communities it is intended the BMX track would serve. In addition, Springvale Park is designated as a Site of Importance for Nature Conservation. The construction of a BMX track at that site would have an unacceptable environmental impact.
- 10.6 The proposals comply with UDP policies D6, D7, D8, D10, R9 AM12 and BCCS policies CSP4, ENV3 and TRAN2.

## **11. Conclusion**

- 11.1 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.

## **12. Recommendation**

- 12.1 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**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**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	21.08.2013	Application Site Area	1528m <sup>2</sup>

**PLANNING COMMITTEE - 03-Sep-13**

**APP NO:** 13/00590/FUL

**WARD:** Tettenhall Wightwick

**RECEIVED:** 14.06.2013

**APP TYPE:** Full Application

**SITE:** Land Adjacent 82 White Oak Drive, Wolverhampton, WV3 9AF

**PROPOSAL:** Three bedroom detached house

**APPLICANT:**

Mrs. J.M. Baylis  
39 Mount Road  
Tettenhall Wood  
Wolverhampton  
WV6 8HR

**AGENT:**

Mr. R. West  
268 Henwood Road  
Tettenhall  
Wolverhampton  
WV6 8NZ

COMMITTEE REPORT:

**1. Site Description**

- 1.1 The application site is comprised by land part of 82 White Oak Drive and grassed land with trees in the Council's ownership. The plot is irregular in shape, the maximum depth is approximately 34m by approximately 10m on its wider part.
- 1.2 The site is in close proximity to the Castlecroft Road and White Oak Drive junction.
- 1.3 Although the site is in close proximity to St Columbus United Reformed Church and a community centre, the surrounding area is mainly residential.
- 1.4 The application site is located approximately 50m away from Castlecroft Gardens Conservation Area.
- 1.5 Within walking distance from the application site is the White Oak Drive Open Space, an amenity open space of approximately 0.33ha in size. There is also a children's play area at the White Oak Drive Library opposite this open space.

**2. Application details**

- 2.1 The application proposal consists of a two storey detached 3 bedroom house.
- 2.2 The proposal would involve the demolition of the existing flat roof garage at 82 White Oak Drive and one young tree would be felled as it is located in close proximity to the proposed dwelling. The remaining trees on land in Council's ownership would be retained.

- 2.3 Vehicular access to the new dwelling would be via the existing dropped kerb for 82 White Oaks Drive. Off street parking is also to be provided consisting of two spaces.
- 2.4 The character and appearance of the proposed dwelling would be similar to those detached houses along Castlecroft Road.
- 2.5 The proposed dwelling would have the same height as neighbouring dwellings in White Oak Drive.

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

- 3.1 National Planning Policy Framework (NPPF)
- 3.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)
- 3.3 Supplementary Planning Guidance  
SPG3 – Residential Development
- 3.4 Tettenhall District Community Council Neighbourhood Plan Issues and aspirations Report – September 2012

### **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 Twelve representations and two Councillor objections to the proposal have been received. Objections are made on the following grounds;
  - Contrary to the Neighbourhood Plan
  - Pedestrian Safety
  - Inadequate Visibility
  - Adverse impact on highway safety due to increase in traffic.
  - Loss of open space
  - Loss of trees
  - Neighbour notification incomplete
  - Council owned land – potential conflict of interests
  - Unacceptable visual impact
  - Environmental Impact Assessment
  - Detrimental to residential amenity
  - Increase in the likelihood of new development
  - Loss of privacy
  - Loss of sunlight



- Loss of view
- Out of character
- Undesirable precedent
- Detrimental effect to Castlecroft Gardens Conservation Area
- Loss of hedge
- Wildlife birds and bats affected
- Building too high
- Overlooking
- Overshadowing
- Proximity of building side boundaries
- Noise control
- Backland development

## **6. Internal Consultees**

- 6.1 **Environmental Health** – No objections subject to an operational hours condition during the construction phase.
- 6.2 **Transportation Development** – No objections subject to driveway and dropped kerb being widened by 2 metres.
- 6.3 **Tree Officers** – No objections.

## **7. Legal Implications**

- 7.1 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/20082013/D).

## **8. Appraisal**

- 8.1 The key issues are: -
- Principle of Development
  - Design, Sitting & Appearance
  - Impact on property No. 82 White Oak Drive
  - Implications with regards to the loss of open space
  - Impact on wildlife and loss of trees
  - Highway Safety and kerb requirements
  - Impact on Castle Croft Gardens Conservation Area

### Principle of Development

- 8.2 The land is partially occupied by No. 82 White Oak Drive and a small part of a larger area of open grassed land with trees, which is unallocated in the Unitary Development Plan. The surrounding area is mainly residential. UDP Policy R3 states that development which would result in the loss of part of an open space will not be permitted unless it is surplus to requirements in terms of its existing and potential value to the community. This larger area was not identified as a functional open space (i.e. of value) in the Council's Open Space Audit and Needs Assessment (2008) and there is a sufficient amount of open space in this part of the City to meet standards set out in this Assessment. Therefore, a proposal for residential use at this particular location would be acceptable in principle and in accordance with Wolverhampton's UDP policies and guidance.

### Design, Sitting & Appearance

- 8.3 The width and height of the proposed building would follow existing ones at White Oak Drive.
- 8.4 The design of the proposed house uses similar architectural features such as a fully hipped roof and a ground floor bay window as other detached houses along Castlecroft Road.
- 8.5 The siting of the proposed dwelling will follow existing building line, the plot size and garden provision is in accordance with surrounding residential properties.
- 8.6 Therefore, the proposed detached dwelling responds positively to the established pattern of the buildings, spatial character and building lines.

### Impact on property No. 82 White Oak Drive

- 8.7 Neighbouring residents have raised concerns with regards to privacy and overshadowing.
- 8.8 The proposed building would be sited approximately 1.2m away from the boundary with No. 82 building and 2m from the house at No. 82. The footprint of the proposed building steps out by approximately 2.5m from No. 82 rear elevation. No. 82 rear elevation faces west. There would therefore be some shading effect during the morning time, however, during pre-application discussions the proposed building was amended to have a hipped roof design rather than gabled, to minimise this effect.
- 8.9 No. 82 at first floor level has a bathroom window closest to the proposed building. This window is obscured glazed. If looking from the adjacent bedroom window and drawing a 45 degree angle the proposed building would not seriously affect the view. Therefore, there is no detrimental effect on No. 82 residential amenity or the amenity from other surrounding neighbours further away.
- 8.10 With regard to loss of privacy, there are no windows at first floor level proposed facing towards No. 82; however, to prevent any future windows at first floor level, a condition to remove permitted development rights would be required.

#### Implications with regard to the loss of open space

- 8.11 In accordance with current UDP policies and the Open Space Audit and Needs Assessment published in 2008, the land was not identified as a 'functional' open space.
- 8.12 There is also within walking distance from the application site, the White Oak Drive Open Space and a children's play area.
- 8.13 In accordance with neighbours' objections, the Tettenhall Issues and Aspirations Report was published in September 2012 as a clear expression of local priorities. This document summarised the evidence and issues identified in the production of the Neighbourhood Plan and is being used to inform the preparation of the draft Plan when it is published for public consultation. The Issues and Aspirations Report refers to green and open spaces as an important element of the character of the area. The larger area of open space of which this site forms part has been identified by the local community as contributing to the character of the area as part of the initial work on the Plan.
- 8.14 However, it is considered that the loss of this very limited area of grass (with one tree and hedge to be removed) will not significantly harm the character of the area nor significantly reduce the amount of currently available open amenity space in the locality.

#### Impact on wildlife and loss of trees

- 8.15 There are no eco-records on site or in the immediate vicinity that shows the presence of any protected species. The proposed development would require the loss of one tree. After visiting the site, it is considered that the tree is relatively young which makes extremely unlikely that it would provide for any bat roost.
- 8.16 The flat roof garage was built on the late 1980's. It is a relatively new building, and so this also is unlikely to have roosting bats.
- 8.17 There are no objections regarding to the loss of the tree or the existing hedge running along No. 82 southern boundary line. However, a note for information would be required for any trees or hedges not to be removed during the birds' nesting season.

#### Highway Safety and kerb requirements

- 8.18 Amended plans showing a 5 metre wide access, shared with 82 White Oaks Drive have been received. The proposed access would improve visibility. It is considered that the proposed development would not have a detrimental effect on highway grounds.

#### Impact on Castle Croft Gardens Conservation Area

- 8.19 The proposed dwelling would be sited within 50m proximity to Castle Croft Gardens Conservation Area. It is considered that due to the distance and the sympathetic scale and design of the proposal it would have no adverse impact on the character and appearance of the Conservation Area.
- 8.20 Therefore, for the reasons outlined above, the proposed detached house would be in accordance with UDP policies from the Design Chapter, H6, AM12, AM15, N7, HE3, HE4, and BCCS policies ENV3 and CSP4.

**9. Conclusion**

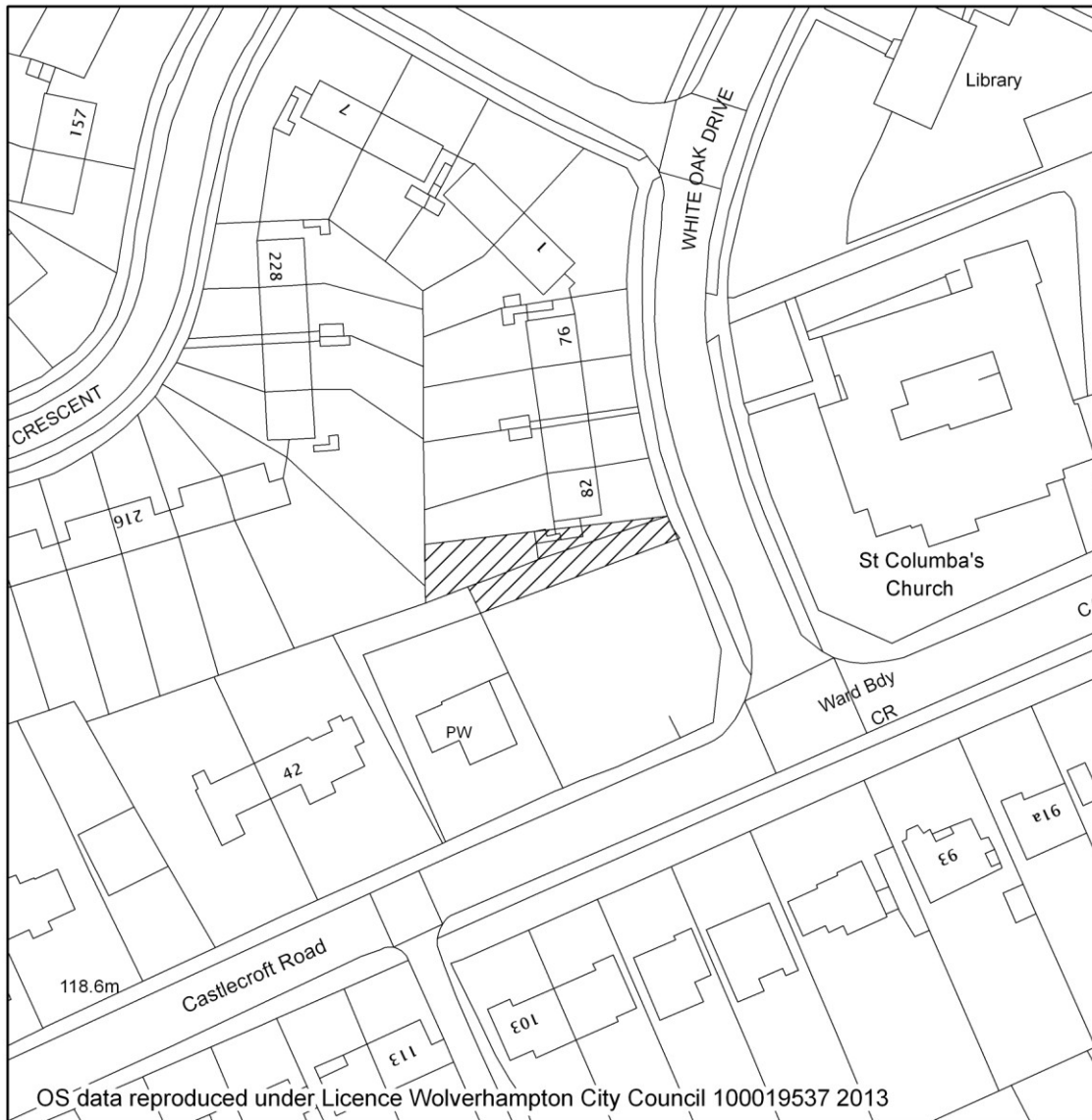
9.1 The development is acceptable and in accordance with the Development Plan, subject to any necessary conditions.

**10. Recommendation**

10.1 That Planning Application 13/00590/FUL be granted, subject to the following conditions:

- Submission of materials
- No side windows at first floor level (removal of permitted development rights)
- Operational hours during the construction phase.

**Case Officer : Ms Marcela Quiñones**  
**Telephone No : 01902 555607**  
**Head of Planning – Stephen Alexander**



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Planning Application No: 13/00590/FUL**

Location	Land Adjacent 82 White Oak Drive, Wolverhampton, WV3 9AF		
Plan Scale (approx)	1:1000	National Grid Reference	SJ 388168 297899
Plan Printed	21.08.2013	Application Site Area	231m <sup>2</sup>

## **PLANNING COMMITTEE - 03-Sep-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

**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. Introduction**

1.1 This application was deferred by Planning Committee on 30 July for a site visit.

#### **2. Site Description**

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

#### **3. Application details**

3.1 Create 13 parking bays.

#### **4. Constraints**

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

#### **5. Relevant Policy Documents**

5.1 National Planning Policy Framework (NPPF)

5.2 The Development Plan:

## **6. Environmental Impact Assessment Regulations**

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

## **7. Publicity**

- 7.1 Four representations received. 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.

## **8. Internal Consultees**

- 8.1 Tree Officer and Transportation Officer: No objections.

## **9. Legal Implications**

- 9.1 General legal implications are set out at the beginning of the schedule of planning applications. LD/31072013/A.

## **10. Appraisal**

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

### Highway safety and obstruction

- 10.2 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.

- 10.3 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

- 10.4 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.

- 10.5 The parking of vehicles on this land would not unduly affect amenity or create undue noise and disturbance for occupants and neighbouring properties.
- 10.6 The proposal is therefore acceptable and in accordance with UDP policies D9, D13, AM12, AM15, EP1, EP5, EP6, BCCS policies ENV3, ENV5 and CSP4.

**11. Conclusion**

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

**12. Recommendation**

- 12.1 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**





**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**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	21.08.2013	Application Site Area	1116m <sup>2</sup>

## Wolverhampton City Council

## OPEN INFORMATION ITEM

Committee / Panel	<b><u>PLANNING COMMITTEE</u></b>	Date 3 <sup>rd</sup> September 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>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	Dharam Vir (Planning Officer) 555643	Ragbir Sahota (Planning Officer) 555616	Ann Wheeldon (Planning Officer) 550348
Mark Elliot (Planning Officer) 555648	Marcela Quinones (Planning Officer) 555607	Tracey Homfray (Planning Officer) 555641	Andrew Johnson (Planning Officer) 551123
	Sukwant Grewal (Trainee Planning Officer) 551676	Laleeta Butoy (Trainee Planning Officer) 555605	Alison McCormick (Tree Officer) 555640
	Tom Podd (Planning Officer) 551128	Nussarat Malik (Planning Officer) 550141	Andy Fisher (Tree Officer) 555621
			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 (3<sup>rd</sup> September 2013)

<u>REFERENCE</u>	<u>SITE ADDRESS</u>	<u>PAGE NO</u>
<b>Bilston East</b>		
13/00577/PDPA	11 Broadmoor Road, Wolverhampton	8
<b>Bilston North</b>		
13/00500/FUL	45 Mountford Lane, Wolverhampton	8
13/00566/FUL	76 Willenhall Road, Bilston, Wolverhampton	9
13/00571/FUL	15 Middleway Green, Wolverhampton	9
13/00600/CPL	Lyndene, Dover Street, Bilston	10
<b>Blakenhall</b>		
13/00556/FUL	48 Stanford Road, Wolverhampton	10
13/00583/FUL	67 Himley Crescent, Wolverhampton	11
13/00592/FUL	1 Beaconsfield Drive, Wolverhampton	11
<b>Bushbury North</b>		
13/00540/TR	1A Northycote Lane, Wolverhampton	12
<b>Bushbury South and Low Hill</b>		
13/00559/FUL	51 Second Avenue, Wolverhampton	12
13/00569/FUL	47 Lambert Road, Wolverhampton	13
13/00607/TR	The Bushbury Arms Public House, Showell Circus, Wolverhampton	13
<b>East Park</b>		
13/00505/FUL	East Park Primary School, Hollington Road, Wolverhampton	14

13/00547/REM	Land Between New Street, South Street, Portobello	15
13/00574/FUL	The Old Dukes Head, Walsall Street, Eastfield	16
13/00570/FUL	35 Cavendish Gardens, Wolverhampton	16
13/00598/FUL	15 York Street, Wolverhampton	17

### **Ettingshall**

13/00495/FUL	Matalan Discount Club, Birmingham Road, Wolverhampton	17
13/00507/LBC	22 Cleveland Road, Wolverhampton	18
13/00520/FUL	159 Parkfield Road, Wolverhampton	18

### **Fallings Park**

13/00528/FUL	7 Elm Avenue, Wednesfield, Wolverhampton	19
13/00565/FUL	152 Cannock Road, Wolverhampton	19
13/00582/FUL	52 Wimborne Road, Wolverhampton	20

### **Graiseley**

13/00496/FUL	9 Claremont Road, Wolverhampton	20
13/00501/FUL	188 Lea Road, Wolverhampton	21
13/00522/FUL	3 Owen Road, Merridale, Wolverhampton	21
13/00533/FUL	60 Hughes Avenue, Wolverhampton	22
13/00541/TN	20 Riley Crescent, Wolverhampton	22
13/00550/FUL	22 Yew Street, Wolverhampton	23
13/00555/FUL	Oaks Court Nursing Home, Oaks Crescent, Wolverhampton	23
13/00593/PDPA	156 Owen Road, Merridale, Wolverhampton	24
13/00633/TN	15 Oaks Crescent, Wolverhampton	24

## Heath Town

13/00513/FUL	New Cross Hospital, Wolverhampton Road, Heath Town	25
13/00558/FUL	New Cross Hospital , Wolverhampton Road, Heath Town	25

## Merry Hill

13/00545/FUL	72 Finchfield Road West, Wolverhampton	26
13/00602/FUL	25 Castlecroft Road, Castlecroft, Wolverhampton	26

## Oxley

13/00552/FUL	48 Oxley Moor Road, Wolverhampton	27
13/00554/PDPA	8 Farmside Green, Wolverhampton	27

## Park

13/00490/FUL	Wolverhampton Grammar School, Compton Road, Wolverhampton	28
13/00529/FUL	62 Park Road West, Wolverhampton	28
13/00544/FUL	72 Hordern Road, Wolverhampton	29
13/00591/TR	29 Park Dale West, Wolverhampton, Wolverhampton	29
13/00653/PDPA	21 Larches Lane, Wolverhampton	30

## Penn

13/00516/FUL	45 Goldthorn Crescent, Wolverhampton	30
13/00518/FUL	530 Penn Road, Wolverhampton	31
13/00535/FUL	288B Penn Road, Wolverhampton	31
13/00538/FUL	6 Coton Road, Wolverhampton	32
13/00549/FUL	439 Penn Road, Wolverhampton	32

13/00553/FUL	231 Mount Road, Penn, Wolverhampton	33
13/00561/FUL	77 Pinfold Lane, Wolverhampton	33
13/00584/FUL	23 Scott Avenue, Wolverhampton	34
13/00594/FUL	13 Braden Road, Wolverhampton	34
13/00597/TR	11 Rebecca Gardens, Wolverhampton	35

### **St Peter's**

13/00437/LBC	27 Queen Street, City Centre, Wolverhampton	35
13/00536/FUL	88 Gorsebrook Road, Wolverhampton	36
13/00560/PDPA	64 Gorsebrook Road, Wolverhampton	36
13/00587/FUL	Land Adjacent 14 Cheyney Close, Wolverhampton	37
13/00604/FUL	25 Darlington Street, Wolverhampton	37

### **Spring Vale**

13/00527/PDPA	11 Mount Road, Lanesfield, Wolverhampton	38
13/00537/FUL	62 Ward Grove, Wolverhampton	38
13/00572/FUL	104 And 106 Childs Avenue, Wolverhampton	39

### **Tettenhall Regis**

13/00498/FUL	110 Wergs Road, Wolverhampton	39
13/00502/FUL	50 Green Lane, Wolverhampton	40
13/00526/FUL	172 Codsall Road, Wolverhampton	40
13/00532/PDPA	90 Coniston Road, Wolverhampton	41
13/00531/FUL	14 Coniston Road, Wolverhampton	41
13/00534/FUL	24 Woodthorne Road, Wolverhampton	42

13/00557/TR	8 Church Hill Road, Wolverhampton	42
13/00543/TR	23A Birchfield Avenue, Wolverhampton	43
13/00551/DWF	Palmers Cross Primary School, Windermere Road, Wolverhampton	43
13/00567/FUL	29 Love Lane, Wolverhampton	44
13/00601/TR	45A Codsall Road, Wolverhampton	44
13/00606/PDPA	43 Derwent Road, Wolverhampton	45

### **Tettenhall Wightwick**

13/00204/FUL	24 Swallowdale, Wolverhampton	45
13/00525/FUL	Dental Practice, 301 Bridgnorth Road, Wolverhampton	46
13/00623/TN	Faircroft, High Street, Tettenhall	46

### **Wednesfield North**

13/00477/FUL	120 Springhill Road, Wolverhampton	47
13/00511/FUL	Ashmore Park Youth Centre, Griffiths Drive, Wolverhampton	47
13/00509/FUL	154 Springhill Road, Wolverhampton	48
13/00515/FUL	25 Rocester Avenue, Wolverhampton	48
13/00548/PDPA	50 Prestwood Avenue, Wolverhampton	49
13/00573/FUL	Grassed Area Fronting Flats At 53 - 63 Newey Road And , 499 - 509 Griffiths Drive, Wolverhampton	49

### **Wednesfield South**

13/00493/TR	12 Lichfield Road, Wednesfield, Wolverhampton	50
13/00494/FUL	Corus Steel, Steelpark Way, Wolverhampton	50
13/00517/ADV	Boat Inn, 27 - 29 Church Street, Wednesfield	51

13/00521/LBC	Boat Inn, 27 - 29 Church Street, Wednesfield	<b>51</b>
13/00539/PDPA	1 Lichwood Road, Wolverhampton	<b>52</b>
13/00568/FUL	1 Brackenwood Drive, Wolverhampton	<b>52</b>
13/00595/FUL	12 Lichfield Road, Wednesfield, Wolverhampton	<b>53</b>
13/00603/FUL	Carvers Timber Production Depot, Neachells Lane, Wolverhampton	<b>53</b>

The fuller version of this report is available on CMIS

[http://wolverhampton.cmis.uk.com/decisionmaking/Meetings/CurrentMeetings/20122013/tabid/131/ctl/ViewCMIS\\_CommitteeDetails/mid/573/id/1387/Default.aspx](http://wolverhampton.cmis.uk.com/decisionmaking/Meetings/CurrentMeetings/20122013/tabid/131/ctl/ViewCMIS_CommitteeDetails/mid/573/id/1387/Default.aspx)



<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>		<b><u>AGENT</u></b>	
	Mr Narinder Singh		
<b><u>DECISION</u></b>	No Objections Received:		
<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>	13/00500/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>		<b><u>AGENT</u></b>	
	Mr Ash Dass		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>	13/00600/CPL	<b><u>WARD</u></b>	Bilston North
<b><u>DATE VALID</u></b>	24th June 2013	<b><u>TARGET DATE</u></b>	19th August 2013
<b><u>TYPE OF APP</u></b>	Certificate Proposed Lawful Use/Dev		
<b><u>SITE</u></b>	Lyndene Dover Street Bilston WV14 6AL		
<b><u>PROPOSAL</u></b>	Application for a certificate of lawfulness for a proposed use, to use property as a residential care home for up to 3 children.		
<b><u>APPLICANT</u></b>	Mr Donald White	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>			
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<b><u>APP REF</u></b>	13/00556/FUL	<b><u>WARD</u></b>	Blakenhall
<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>	48 Stanford Road Wolverhampton WV2 4NF		
<b><u>PROPOSAL</u></b>	Single storey side extension		
<b><u>APPLICANT</u></b>	Mr Balbinder Virk	<b><u>AGENT</u></b>	Mr John Allsop EasyPlan 17 Crane Street Kidderminster Worcestershire DY11 6XT
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	17th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00583/FUL	<b><u>WARD</u></b>	Blakenhall
<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>	Full Application		
<b><u>SITE</u></b>	67 Himley Crescent Wolverhampton WV4 5DE		
<b><u>PROPOSAL</u></b>	Porch, garage, utility, dining room, kitchen and conservatory extension with double storey bedroom on the side. Revision to 12/01207/FUL		
<b><u>APPLICANT</u></b>	Mr A.S Sidhu	<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>	23rd July 2013		
<b><u>CASE OFFICER</u></b>	Mr Tom Podd		

<b><u>APP REF</u></b>	13/00592/FUL	<b><u>WARD</u></b>	Blakenhall
<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>	1 Beaconsfield Drive Wolverhampton WV4 6AE		
<b><u>PROPOSAL</u></b>	Replace existing side flat roof with a pitched roof and extension to create veranda.		
<b><u>APPLICANT</u></b>	Mr D Archer	<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>	22nd July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

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

<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>		<b><u>AGENT</u></b>	
	Mr P Purcell		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>	13/00505/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>	13/00547/REM	<b><u>WARD</u></b>	East Park
<b><u>DATE VALID</u></b>	7th June 2013	<b><u>TARGET DATE</u></b>	2nd August 2013
<b><u>TYPE OF APP</u></b>	Approval of Reserved Matters		
<b><u>SITE</u></b>	Land Between New Street South Street Portobello Wolverhampton		
<b><u>PROPOSAL</u></b>	<p>Variation of condition 5 of planning permission 12/01241/FUL to extend the permitted opening hours for the supermarket as follows: 08.00 hours to 21.00 hours on Mondays to Saturdays (one extra hour in the evening) 10.00 hours to 16.00 hours on Sundays and Bank Holidays</p> <p>Variation of condition 6 of planning permission 12/01241/FUL to extend the permitted hours of deliveries and collection of goods and refuse for the supermarket as follows:</p> <p>07.30 hours to 18.00 hours on Mondays to Saturdays (30 extra minutes in the morning) 09.00 hours to 16.00 hours on Sundays and Bank Holidays (one extra hour in the morning).</p>		
<b><u>APPLICANT</u></b>	Ms Jackie Wellings	<b><u>AGENT</u></b>	Mr Matthew Adams DJD Architects 2 St Oswald's Road Worcester Worcestershire WR1 1HZ
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	30th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Phillip Walker		



<b><u>APP REF</u></b>	13/00574/FUL	<b><u>WARD</u></b>	East 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>	The Old Dukes Head Walsall Street Eastfield Wolverhampton WV1 3LN		
<b><u>PROPOSAL</u></b>	Change of use to hot food take-away (Use Class A5) to include new shop front, roller shutters and external flue		
<b><u>APPLICANT</u></b>	Mr S Dosangh	<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>	23rd July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<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 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>	13/00598/FUL	<b><u>WARD</u></b>	East Park
<b><u>DATE VALID</u></b>	24th June 2013	<b><u>TARGET DATE</u></b>	19th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	15 York Street Wolverhampton WV1 3RN		
<b><u>PROPOSAL</u></b>	Single storey rear extension		
<b><u>APPLICANT</u></b>	Mrs I Meredith	<b><u>AGENT</u></b>	Mr Phil Anderson The Disabled Adaption Service 68 Hartshorn Street Greencroft Bilston WV14 0HD
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	18th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Dharam Vir		

<b><u>APP REF</u></b>	13/00495/FUL	<b><u>WARD</u></b>	Ettingshall
<b><u>DATE VALID</u></b>	22nd May 2013	<b><u>TARGET DATE</u></b>	17th July 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	Matalan Discount Club Birmingham Road Wolverhampton WV2 3LQ		
<b><u>PROPOSAL</u></b>	Refurbishment of 1980s retail warehouse to create 3 no. retail units with associated internal alterations, and alterations to car park and servicing layout, over-cladding of existing elevations and creation of new shopfronts, shop windows and service doors. Extension to create a new loading bay.		
<b><u>APPLICANT</u></b>	Realis Estates Ltd.	<b><u>AGENT</u></b>	Mr Michael Hill The Louis De Soissons Partnership Shoot Lodge Lawrence End Road Wandon Green Hertfordshire LU2 8PH
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	17th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Carter		

<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>	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>	13/00496/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>	9 Claremont Road Wolverhampton WV3 0EA		
<b><u>PROPOSAL</u></b>	Internal works to accommodate new staircase and wc		
<b><u>APPLICANT</u></b>	Mr A Kent	<b><u>AGENT</u></b>	Raymond West R. West 268 Henwood Road Tettenhall Wolverhampton WV6 8NZ
<b><u>DECISION</u></b>	Permitted Development:		
<b><u>DATE OF DECISION</u></b>	28th May 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

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

<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>	13/00555/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>	Oaks Court Nursing Home Oaks Crescent Wolverhampton WV3 9SA		
<b><u>PROPOSAL</u></b>	Installation of a containerised biomass boiler system.		
<b><u>APPLICANT</u></b>	A Shade Greener	<b><u>AGENT</u></b>	Ms Tracey Kay A Shade Greener Unit 6C Shortwood Business Park Dearne Valley Parkway Barnsley S74 9LH
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>			
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		



<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 Received:		
<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>	13/00513/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>	13/00558/FUL	<b><u>WARD</u></b>	Heath Town
<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>	Full Application		
<b><u>SITE</u></b>	New Cross Hospital Wolverhampton Road Heath Town Wolverhampton WV10 0QP		
<b><u>PROPOSAL</u></b>	Proposed IT Hub at New Cross Hospital, Wolverhampton		
<b><u>APPLICANT</u></b>	Mr Ben Flounders	<b><u>AGENT</u></b>	Miss Atea Habibovic IDP Midlands Architects 27 Spon Street Coventry CV1 3BA
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	12th August 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Carter		

<b><u>APP REF</u></b>	13/00545/FUL	<b><u>WARD</u></b>	Merry Hill
<b><u>DATE VALID</u></b>	7th June 2013	<b><u>TARGET DATE</u></b>	2nd August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	72 Finchfield Road West Wolverhampton WV3 8BA		
<b><u>PROPOSAL</u></b>	Rear single storey extension with porch extension		
<b><u>APPLICANT</u></b>	Mr Satwinder Sarai	<b><u>AGENT</u></b>	Mr. Harvi Paul Apex Design PO Box 3922 Wednesfield Wolverhampton WV11 3WX
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	11th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Marcela Quiñones		

<b><u>APP REF</u></b>	13/00602/FUL	<b><u>WARD</u></b>	Merry Hill
<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>	Full Application		
<b><u>SITE</u></b>	25 Castlecroft Road Castlecroft Wolverhampton WV3 8BS		
<b><u>PROPOSAL</u></b>	Single storey side and rear extension		
<b><u>APPLICANT</u></b>	Mr Omlal Kainth	<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>	16th August 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<b><u>APP REF</u></b>	13/00552/FUL	<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>	Full Application		
<b><u>SITE</u></b>	48 Oxley Moor Road Wolverhampton WV10 6TU		
<b><u>PROPOSAL</u></b>	Demolition of existing bungalow and erection of a three bedroom dormer bungalow and single storey detached building/garage at the rear of the site.		
<b><u>APPLICANT</u></b>	Mr Sukhbir Samra	<b><u>AGENT</u></b>	
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	26th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<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>	Mr Wayne Lopez	<b><u>AGENT</u></b>	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>	13/00490/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>	13/00653/PDPA	<b><u>WARD</u></b>	Park
<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>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	21 Larches Lane Wolverhampton WV3 9PX		
<b><u>PROPOSAL</u></b>	Single storey rear extension (Depth - 5.85m, Eaves height - 2.95m less than 3m, maximum height 3.3m less than 4m)		
<b><u>APPLICANT</u></b>	Mr James Fellows	<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 Received:		
<b><u>DATE OF DECISION</u></b>	1st August 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

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

<b><u>APP REF</u></b>	13/00535/FUL	<b><u>WARD</u></b>	Penn
<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>	288B Penn Road Wolverhampton WV4 4AQ		
<b><u>PROPOSAL</u></b>	Two storey rear extension		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr S Gill	Mr Jacob Sedgemore Stoneleigh Architectural Services Ltd Compton Wharf Bridgnorth Road Compton Wolverhampton WV6 8AA		
<b><u>DECISION</u></b>	Refuse:		
<b><u>DATE OF DECISION</u></b>	17th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		



<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>	13/00549/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	7th June 2013	<b><u>TARGET DATE</u></b>	2nd August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	439 Penn Road Wolverhampton WV4 5LN		
<b><u>PROPOSAL</u></b>	Two storey side/rear extension, single storey rear extension and front porch.		
<b><u>APPLICANT</u></b>	Mr Ranjeet Birdi	<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>	19th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

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

<b><u>APP REF</u></b>	13/00561/FUL	<b><u>WARD</u></b>	Penn
<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>	77 Pinfold Lane Wolverhampton WV4 4EN		
<b><u>PROPOSAL</u></b>	Single storey side and rear extension		
<b><u>APPLICANT</u></b>	Mr Krishan Paul	<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>	17th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Laleeta Butoy		

<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>	<b><u>AGENT</u></b>		
Mr M Tibbitts	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>	13/00594/FUL	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	21st June 2013	<b><u>TARGET DATE</u></b>	16th August 2013
<b><u>TYPE OF APP</u></b>	Full Application		
<b><u>SITE</u></b>	13 Braden Road Wolverhampton WV4 4JR		
<b><u>PROPOSAL</u></b>	Two storey side extension		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr & Mrs John Timmins	Mr Carl Higgs CJZ Design Ltd Church View 25 School Road Wombourne South Staffordshire WV5 9EF		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	29th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00597/TR	<b><u>WARD</u></b>	Penn
<b><u>DATE VALID</u></b>	24th June 2013	<b><u>TARGET DATE</u></b>	19th August 2013
<b><u>TYPE OF APP</u></b>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	11 Rebecca Gardens Wolverhampton WV4 5PR		
<b><u>PROPOSAL</u></b>	Lombardy Poplar rear garden: Reduce to suitable pruning point 8 metres from ground level. Repeat pruning may be undertaken to the above pruning points on a 5 - 10 year time scale. Root pruning may be undertaken (if required) 4 metres from the rear of the property.		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mrs Manjit Cheema		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	22nd July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Fisher		

<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>		<b><u>AGENT</u></b>	
	Kiplyn John Earle		
<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>	13/00536/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 WV3 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>	13/00604/FUL	<b><u>WARD</u></b>	St Peters
<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>	Full Application		
<b><u>SITE</u></b>	25 Darlington Street Wolverhampton WV1 4HW		
<b><u>PROPOSAL</u></b>	Proposed change of use of existing first floor bar area into six student rooms with communal kitchen and living facilities.		
<b><u>APPLICANT</u></b>	Mr Matthew Dragoferrante	<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>	6th August 2013		
<b><u>CASE OFFICER</u></b>	Mr Ragbir Sahota		

<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>	13/00498/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<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>	110 Wergs Road Wolverhampton WV6 8TH		
<b><u>PROPOSAL</u></b>	Two storey side and rear extension, ground floor rear extension and detached double garage.		
<b><u>APPLICANT</u></b>	Miss N Patel	<b><u>AGENT</u></b>	Mr Matthew Spinks Johnson Design Partnership Johnson House Bridgnorth Shropshire WV16 5DP
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	24th July 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		



<b><u>APP REF</u></b>	13/00502/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<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>	50 Green Lane Wolverhampton WV6 9HX		
<b><u>PROPOSAL</u></b>	Side and rear ground floor extension		
<b><u>APPLICANT</u></b>	Ms Sonia Patterson	<b><u>AGENT</u></b>	Mr. Nigel Bevan 19 Lime Tree Gardens Codsall Wolverhampton South Staffs WV8 1NR
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>			
<b><u>CASE OFFICER</u></b>	Ms Marcela Quiñones		

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

<b><u>APP REF</u></b>	13/00543/TR	<b><u>WARD</u></b>	Tettenhall Regis
<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>	Lop, Top or Fell Trees Subject to a TPO		
<b><u>SITE</u></b>	23A Birchfield Avenue Wolverhampton WV6 8TE		
<b><u>PROPOSAL</u></b>	Trim Low branches of an Indian Chestnut back to boundary fence (2-3 metres) Silver Birch trim overhanging growth by 300-600mm.		
<b><u>APPLICANT</u></b>		<b><u>AGENT</u></b>	
	Mr A Bagga		
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	22nd July 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>		<b><u>AGENT</u></b>	
	Palmers Cross Primary School		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>	13/00567/FUL	<b><u>WARD</u></b>	Tettenhall Regis
<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>	29 Love Lane Wolverhampton WV6 9PJ		
<b><u>PROPOSAL</u></b>	Single storey side extension.		
<b><u>APPLICANT</u></b>	Mr & Mrs Hocknull	<b><u>AGENT</u></b>	Mr Ian Lewis Lewis Architecture Limited East Wing Wrottesley Hall Holyhead Road Codsall Wolverhampton WV8 2HT
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	19th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

<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>	13/00606/PDPA	<b><u>WARD</u></b>	Tettenhall Regis
<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>	Permitted Development Prior Notification		
<b><u>SITE</u></b>	43 Derwent Road Wolverhampton WV6 9ER		
<b><u>PROPOSAL</u></b>	Single storey rear extension (4.5m rearward projection, 2.8m to the eave and overall height of 3.4m)		
<b><u>APPLICANT</u></b>	Mr Ricky Humphreys	<b><u>AGENT</u></b>	Mr David Jones DJ Building Design 10 Violet Croft Tipton DY4 0DB
<b><u>DECISION</u></b>	No Objections Received:		
<b><u>DATE OF DECISION</u></b>	6th August 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<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>	Mr K Kandola	<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>	24th June 2013		
<b><u>CASE OFFICER</u></b>	Ms Sukwant Grewal		

<b><u>APP REF</u></b>	13/00525/FUL	<b><u>WARD</u></b>	Tettenhall Wightwick
<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>	Dental Practice 301 Bridgnorth Road Wolverhampton WV6 8BW		
<b><u>PROPOSAL</u></b>	Change of use of former Wine Rack to dental practice (Use Class D1) and associated retrospective works		
<b><u>APPLICANT</u></b>	Mrs Parmajit Athwal	<b><u>AGENT</u></b>	Mr Gurdish Johal Matlab Studio On To One 211 Birmingham Road Walsall WS1 2NX
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	21st August 2013		
<b><u>CASE OFFICER</u></b>	Mr Alan Murphy		

<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>	13/00477/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>		<b><u>AGENT</u></b>	
	Alistair Merrick		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>	Mr B Kirk	<b><u>AGENT</u></b>	
<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>	13/00573/FUL	<b><u>WARD</u></b>	Wednesfield 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>	Grassed Area Fronting Flats At 53 - 63 Newey Road And 499 - 509 Griffiths Drive Wolverhampton WV11 2PU		
<b><u>PROPOSAL</u></b>	Create 13 parking bays.		
<b><u>APPLICANT</u></b>	<b><u>AGENT</u></b>		
Mr G Williams	Mr G Williams URS 3 Pemberton House Stafford Court Stafford Park Telford TF3 3AP		
<b><u>DECISION</u></b>	Deferred for decision:		
<b><u>DATE OF DECISION</u></b>			
<b><u>CASE OFFICER</u></b>	Mr Andrew Johnson		

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

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

<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>TYPE OF APP</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>	Punch Taverns Ltd.	<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		

<b><u>APP REF</u></b>	13/00595/FUL	<b><u>WARD</u></b>	Wednesfield South
<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>	Full Application		
<b><u>SITE</u></b>	12 Lichfield Road Wednesfield Wolverhampton WV11 1TF		
<b><u>PROPOSAL</u></b>	Raising the height of the existing wall with new pillars and railing and the construction of a new section of boundary wall.		
<b><u>APPLICANT</u></b>	Mr Sukhminder Gill	<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>	26th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Colin Noakes		

<b><u>APP REF</u></b>	13/00603/FUL	<b><u>WARD</u></b>	Wednesfield South
<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>	Full Application		
<b><u>SITE</u></b>	Carvers Timber Production Depot Neachells Lane Wolverhampton WV11 3RG		
<b><u>PROPOSAL</u></b>	Temporary back-up LPG Installation		
<b><u>APPLICANT</u></b>	Henry Carver	<b><u>AGENT</u></b>	Justin Hughes PJ Barnett Waterloo House 92-94 Chapel Ash WV3 0TY
<b><u>DECISION</u></b>	Grant:		
<b><u>DATE OF DECISION</u></b>	26th July 2013		
<b><u>CASE OFFICER</u></b>	Mr Andy Carter		

## Wolverhampton City Council

## OPEN INFORMATION ITEM

Committee / Panel	<b><u>PLANNING COMMITTEE</u></b>	Date 3 September 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>	

---

**1.0 Purpose of Report**

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

**2.0 Planning Appeals Analysis**

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

**3.0 Financial Implications**

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

**4.0 Equal Opportunities/  
Environmental Implications**

- 4.1 None.

## **ONGOING APPEALS**

	<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.	Land At 200 And Rear Of 192 To 198 Coleman Street Wolverhampton  <b>Park</b>	Gray Ventures Ltd
3.	1 Davenport Road Tettenhall Wolverhampton  <b>Tettenhall Regis</b>	Mr And Mrs Raju



**APPEALS DETERMINED SINCE LAST MEETING**

<b>Appeal Site / Ward / Appellant</b>	<b>Application No / Proposal</b>	<b>Decision and Date of Decision</b>
2 Canterbury Road, Wolverhampton  Penn  Mr C Punter	12/01282/FUL  Erection of a detached bungalow	Appeal Dismissed  01.08.2013



---

# Appeal Decision

Site visit made on 28 May 2013

**by Chris Couper BA (Hons) DiP TP MRTPI**

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

**Decision date: 1 August 2013**

---

**Appeal Ref: APP/D4635/A/13/2194259**

**2 Canterbury Road, Wolverhampton WV4 4EQ**

- 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 C Punter against the decision of Wolverhampton City Council.
  - The application Ref 12/01282/FUL, dated 24 October 2012, was refused by notice dated 29 January 2013.
  - The development proposed is the erection of a detached bungalow.
- 

## Decision

1. The appeal is dismissed.

## Procedural Matters

2. Whilst the proposal is described in the application forms as 'the erection of a dormer bungalow with access off Canterbury Road', the proposal was amended in accordance with drawing reference 824/A/100 Rev A and the description of the development was amended in the appeal forms to 'erection of a detached bungalow'. The Council's decision was based on the amended plans which included the re-siting of the bungalow and the deletion of the dormer windows. I have therefore considered this appeal against the amended plans and description.

## Main Issue

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

## Reasons

4. The surrounding area is characterised by detached and semi-detached properties constructed with a mix of facing materials including render, brickwork and vertically hung tiles. Whilst predominantly two storeys, I noted an exception at 35a Pinfold Lane where a dormer bungalow has been erected in what I understand was formerly part of the rear garden area of 37 Pinfold Lane. Rear gardens in the area are also generally of significant length, although this is not always evident from the street. I also noted that 35a and 37 Pinfold Lane have much smaller rear garden areas.

5. The principal elevations of properties are generally set back a considerable distance from the highway, with the area to the front of the dwellings providing a mix of hard-surfaced parking areas and garden space. This locally distinctive characteristic, together with the presence of highway verges and trees, gives the area a generally spacious feel.
6. In contrast to this prevailing characteristic, the principal elevation of the proposed bungalow would be located significantly closer to the highway than other properties in the vicinity, with only a narrow strip of garden separating it from the pavement. Whilst single storey, it would be prominent in the streetscene, where it would appear cramped on its plot. As a consequence, in my view, it would not respect the context and locally distinctive pattern of development.
7. I observed on my site visit that 2 Regent Road has a two storey extension that, at its closest point, is a similar distance from the highway as the proposed bungalow. However, the extension is angled away from the road, it does not form the principal elevation and it is screened by existing trees. As a result, I do not consider that it appears contrary to the spacious characteristics that I have identified or that it establishes a 'building line' for the appeal proposals.
8. Whilst 2 Canterbury Road would have a smaller rear garden as a result of the proposal, I do not consider that this would cause significant harm to the setting of that property or to the wider character of the area. I have also noted that the proposed bungalow would be constructed with plain clay roof tiles, with render to the elevations to reflect the palette of building materials in the area. However, these attributes do not overcome the harm that I have identified.
9. For the above reasons, the appeal proposal is detrimental to the character and appearance of the area, contrary to policies D4, D6, and H6 of the Wolverhampton Unitary Development Plan 2006 ('the UDP) and policies CSP4, ENV2 and ENV3 of the Black Country Core Strategy 2011. Those policies, together with Wolverhampton City Council's Residential Development Supplementary Planning Guidance No. 3, seek to ensure, amongst other things, that development proposals protect and promote local distinctiveness and respect the pattern of development in the area. I have also considered the proposals against policies D8 and D9 of the UDP. However, as those policies relate principally to the detailed appearance, scale and massing of proposals, together with the impact on living conditions, and I have not found harm in relation to those matters, I consider that the proposal does not conflict with those policies.
10. I have taken into account the concerns raised locally about issues including highway safety, devaluation of properties and the impact on the living conditions of nearby residents. However, they have not led me to any different overall conclusion.
11. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Chris Couper*

INSPECTOR