



Planning Committee

1st October 2013

Planning Application No	13/00751/FUL
Site	Site Of 12, 14 and 16 Pickwick Gardens and 21, 23 and 25 Copperfield Close, off Compton Park, Wolverhampton, WV3 9EB
Proposal	Replacement of 4 dwellings with 6 dwellings within the existing approved development 11/00828/FUL
Ward	Park
Applicant	Dean Shaw Redrow Homes Midlands
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable Strategic Director	Tim Johnson, Education and Enterprise
Planning Officer	Name Jenny Davies Tel 01902 555608 Email jenny.davies@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to signing a Deed of Variation.

2. Application site

- 2.1 The application site is located approximately 2.5km to the west of the City Centre and located in the Green Belt. The site is under construction to provide new houses by virtue of planning permission 11/00828/FUL.

3. Application Details

- 3.1 The proposal is to amend the approved layout to provide an additional two dwellings in the later phase of development. Four large detached

dwellings which have been approved would be replaced by six slightly smaller detached dwellings in two different areas of the site.

4 Relevant Planning History

- 4.1 11/00828/FUL - Demolition of the existing St Edmund's Catholic School & the erection of an indoor training pitch & associated building, the provision of an all-weather football pitch & replacement of the existing flood lights, reorganisation & upgrading of existing pitches, associated staff & parent & visitor parking & the erection of a replacement pavilion & three floodlit tennis courts. Demolition of University halls of residence, buildings & redevelopment to provide replacement school for St Edmund's comprising the conversion, reconfiguration & extension of the retained University buildings together with external sport, recreation areas, car parking & the erection of 55 four & five bedroom two storey dwellings, access roads & open space. Granted 21.12.2011 subject to a Section 106 Agreement also dated 21.12.2011.

5. Constraints

- 5.1 Green Belt
Tree Preservation Order

6. Relevant Policy Documents

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

7. Environmental Impact Assessment Regulations

- 7.1 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 is required as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

8. Publicity

- 8.1 No representations received.

9. Internal Consultees

- 9.1 Transportation – no objections

10. Legal Implications

10.1 The consideration of application site being situated within the Green Belt, having regard to the National Planning Policy Framework, is set out at paragraphs 11.2 to 11.8 below

10.2 In accordance with S106A of the Town and Country Planning Act 1990 a planning obligation may not be modified except by agreement between the authority by whom the obligation is enforceable and the person or persons against whom the obligation is enforceable. Accordingly any proposed amendments to the existing S106 Agreement, need to be regularised by a Deed of Variation [KR/18092013/P]

11. Appraisal

11.1 The key issues are: -

- Green Belt
- Design and Layout

11.2 Green Belt

The proposed development would result in inappropriate development in the Green Belt. National Planning Policy Framework states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*.

11.3 When considering any planning application, substantial weight should be given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.

11.4 Impact on openness

The proposal has been assessed against the extant planning permission and how the 'up lift' in massing of the additional buildings would impact on openness. The proposal would result in an additional dwelling in two areas of the development; one on the north east boundary and one on the north-west.

11.5 The additional dwellings would increase the massing and bulk of buildings and reduce the spaciousness between the dwellings however, the increase is minimised as they are in different parts of the site and would be seen against the backdrop of the new St Edmunds school buildings and dense established woodland which screen the site from various viewpoints. Therefore the impact overall would be minimal.

11.6 Very special circumstances

NOT PROTECTIVELY MARKED

The applicant has stated that since the grant of the original planning permission the expected improvement in the market for larger houses is proving too weak to achieve the level of sales necessary to generate the returns that were implicit in the original scheme appraisal. The Very Special Circumstances which justified the original development are still relevant and the development could not be realised without the proposed change in house types to make the development feasible.

11.7 It is considered that on balance the minimal harm to the openness of the green belt is out-weighed by the very special circumstances such that development is acceptable.

11.8 Design and layout

The proposed houses would be consistent in terms of scale height and external appearance with the house types already constructed on the site which is acceptable and complies with design policies.

12. Conclusion

12.1 On balance the minimal harm to the openness of the green belt is out-weighed by the very special circumstances. The design and layout of the dwellings is in-keeping with the character of the area and is acceptable in accordance with development plan policies.

13 Detailed Recommendation

13.1 That the Strategic Director Education and Enterprise be given delegated authority to grant planning application 13/00751/FUL subject to the signing of a Deed of Variation to the existing Section 106.



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