



Planning Committee

4 March 2014

Time 2.00pm
Regulatory

Public meeting? YES

Type of meeting

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

Room Committee Room three (3rd floor)

Membership

Chair Cllr Linda Leach (Labour)
Vice-chair Cllr Harman Banger (Labour)

Labour
Cllr Claire Darke
Cllr Michael Hardacre
Cllr Julie Hodgkiss
Cllr Keith Inston
Cllr John Rowley
Cllr Bert Turner

Conservative
Cllr Matthew Holdcroft
Cllr Mrs Wendy Thompson
Cllr Jonathan Yardley

Liberal Democrat
Cllr Malcolm Gwinnett

Quorum for this meeting is three Councillors.

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
Address Democratic Support, Civic Centre, 2nd floor, St Peter's Square,
Wolverhampton WV1 1RL

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Website <http://wolverhampton.cmis.uk.com/decisionmaking>
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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 (4 February 2014)**
 [For approval]
4. **Matters arising**
 [To consider any matters arising from the minutes]

DECISION ITEMS

5. **Planning Application 13/01248/FUL 69 Mount Road, Penn
Wolverhampton**
 [To determine the application]
6. **Planning Application 14/00015/FUL 7 Rookwood Drive, Wightwick,
Wolverhampton**
 [To determine the application]
7. **Planning Application 13/01231/FUL 59 Stubby Lane, Wolverhampton**
 [To determine the application]
8. **Planning Application 13/01125/FUL Block 10 – Land at junction of
Victoria Square and Railway Drive Wolverhampton**
 [To determine the application]
- 9 **Planning Application 13/01262/FUL Former Sunbeam Factory, Paul
Street, Wolverhampton**
 [To determine the application]



Planning Committee

Minutes – 4 February 2014

Attendance

Members of the Committee

Cllr Linda Leach (Chair)	Cllr Matthew Holdcroft
Cllr Harman Banger (Vice Chair)	Cllr Keith Inston
Cllr Claire Darke	Cllr John Rowley
Cllr Malcolm Gwinnett	Cllr Mrs Wendy Thompson
Cllr Michael Hardacre	Cllr Bert Turner
Cllr Julie Hodgkiss	Cllr Jonathan Yardley

Staff

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Mark Elliot	Planning Officer
Marianne Page	Section Leader – Transportation
John Wright	Democratic Support Manager

Apologies

No apologies for absence were received

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

1. **Declarations of interest**

Councillor Mrs Thompson declared a personal non pecuniary interest in Planning Application 13/01240/FUL The White Cottage, Stockwell End Wolverhampton as she knew the applicant.

Councillor Yardley declared a personal non pecuniary interest in Planning Application 13/01240/FUL The White Cottage, Stockwell End Wolverhampton as he knew the applicant.

Councillor Yardley declared a personal non pecuniary interest in Planning Application 13/01192/FUL 20 Glyme Drive Wolverhampton as he knew the

applicant.

2. **Minutes of the previous meeting**

Resolved:-

That the minutes of the meeting held on 7 January 2014 be approved as a correct record and signed by the Chair.

3. **Matters arising**

There were no matters arising.

DECISION ITEMS

4. **Planning Application 13/01192/FUL 20 Glyme Drive Wolverhampton**

Having declared an interest Cllr Yardley left the meeting and took no part in the consideration of this application.

Resolved

That planning application 13/01192/FUL be granted, subject to any appropriate conditions including:

- Materials
- Drainage
- Levels

5. **Planning Application 13/01240/FUL The White Cottage, Stockwell End Wolverhampton**

The Planning Officer reported receipt of an additional letter of objection and a letter expressing no objection.

Mr Close spoke in opposition to the application.

Mr Che Dan spoke in support of the application.

Councillors were of the opinion that development on the site was appropriate.

Resolved

That planning application 13/01240/FUL be granted, subject to any appropriate conditions including:

- Materials
- Levels
- Landscaping
- Surface water disposal

6. **Planning Application 14/00017/TR Tettenhall College, Wood Road, Tettenhall Wolverhampton**

Resolved

That planning application 14/00017/TR be granted, subject to the following conditions

- Tree felling works shall be undertaken in accordance with BS 3998: 'Tree Work Recommendations': 2010
- Replacement planting shall consist of native species (to the approval of the Forestry Commission), and be maintained for a period of 10 years after planting.



Planning Committee

4 March 2014

Planning Application No	13/01248/FUL	
Site	69 Mount Road, Penn.	
Proposal	Erection of four bedroom detached dwelling adjacent to 69 Mount Road	
Ward	Penn	
Applicant	Mr R Aithal	
Agent	Mrs Andrea Millner	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Nussarat Malik	
	Tel	01902 55(0141)
	Email	Nussarat.Malik@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The application site consists of a plot of land adjacent to 69 Mount Road on a corner site with the junction of Sandringham Road also meeting Muchall Road.

2.2 The boundary along this corner currently consists of a low brick built wall with a closed boarded fence above and set behind the wall are trees and shrubs. The land is currently used as domestic garden for 69 Mount Road.

2.3 There is currently a double detached garage at the entrance of the site which is accessed from the Sandringham Road.

2.4 Planning Committee visited the site on 11 February 2014

3. Application Details

- 3.1 The proposal is for a detached four bedroom dwelling on the site. This will consist of a living room, dining room, kitchen, guest wc and one bedroom with en-suite on the ground floor. To the first floor the proposal will have a further three bedrooms one with en-suite and a family bathroom.
- 3.2 The dwelling will have a pitched slate roof and grey powder coated aluminium windows, this will contrast with an off-white silicon render to the western boundary with a grounding red brick and grey mortar two storey centre block.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 4.3 Other relevant policy documents:
SPG 3 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 Four letters of objections received.
- Proposal is too large, too close to the neighbouring property
 - Out of character with existing, very intrusive and overly prominent
 - Design is too modern
 - Loss of outlook, daylight and sunlight
 - Loss of privacy from overlooking
 - Busy junction
 - Impact on trees

7. Legal Implications

- 7.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply the presumption in favour of sustainable development.
- 7.2 In determining planning applications local planning authorities should positively seek opportunities to meet the local development needs of their areas unless any adverse impacts of doing so would significant and demonstrably outweigh the benefits when assessed against the policies in the

National Planning Policy Framework, or when taken as a whole or specific policies indicate that the proposed development should be restricted.
[JA/20022014/P]

8. Appraisal

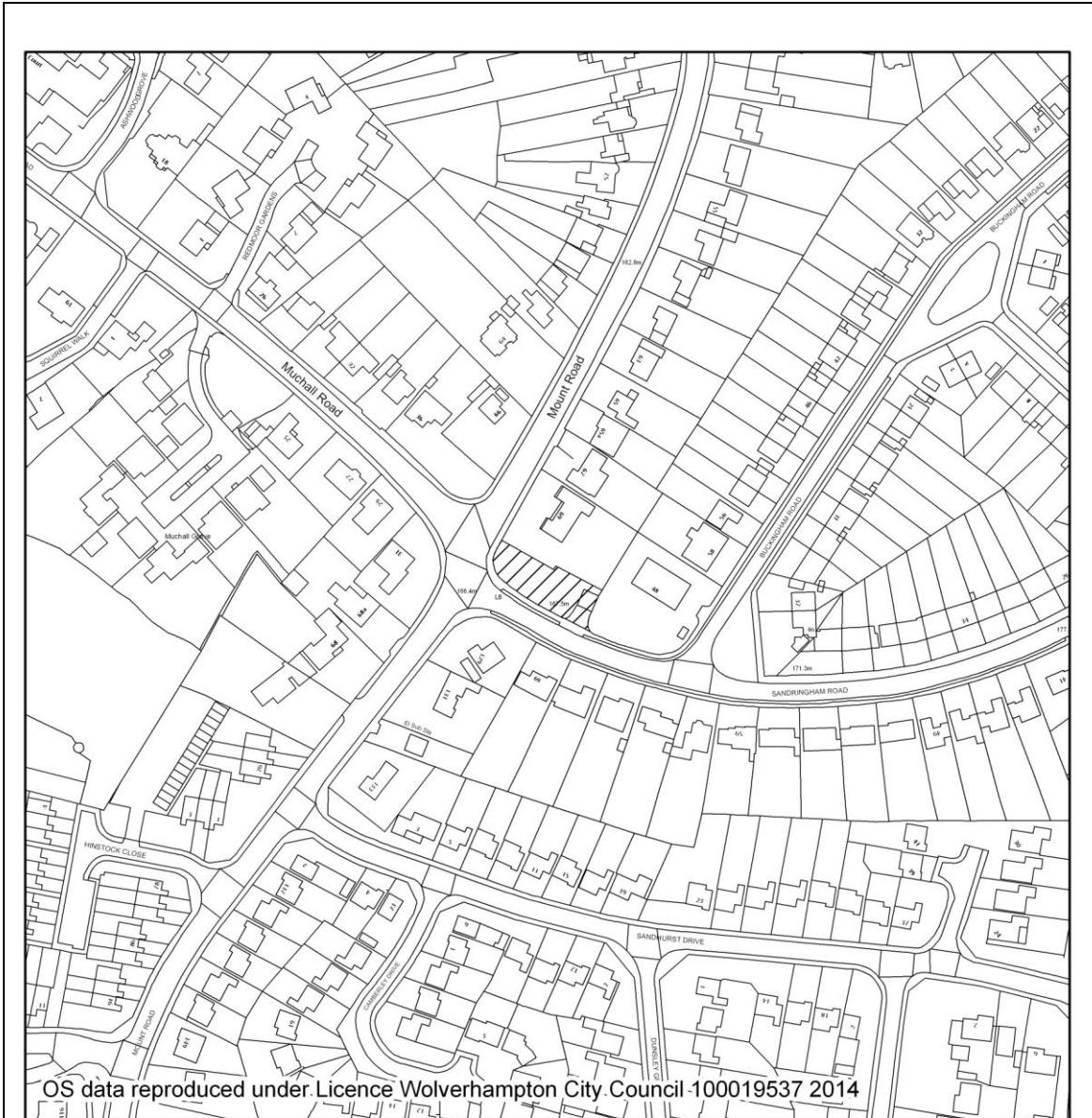
- 8.1 The key issues are:
The principle of the development
Design
Neighbour Impact
- 8.2 The principle of the development
The proposal is to be constructed on the garden land of 69 Mount Road, this currently a well maintained garden with mature trees and shrubs to the boundary of the site which screens the site from the immediate street.
- 8.3 The plot is reasonably consistent in size and its layout with other properties within the vicinity and will not therefore detract from the established character of the locality.
- 8.4 The entrance to the new dwelling will be from Sandringham Road where the detached garage currently is therefore no new access to the site is required.
- 8.5 Therefore, on balance it is considered that the principle of residential development is acceptable, and compliant with UDP Policy D4, H6, BCCS, ENV3.
- 8.6 Design
The design of the new dwelling is modern and with large sloping roofs which are different heights, this, breaks up the roof line. There are large glass panes to maximise the light entering the house this also creates a better overall look of the proposal breaking up the brickwork on the front and side elevations.
- 8.7 The house will be on higher level due to the slope of the land, however the dwelling will not be dominant within the street scene and sits well within it.
- 8.8 This design approach is considered to be appropriate and compliant with UDP Policy D4, D6, D7, D8, D9 and BCCS ENV3.
- 8.9 Neighbour impact
Given the location and separating distances involved, the scheme will not have a detrimental impact on other neighbouring properties in terms of loss of light or privacy. Nor will traffic from one dwelling add significantly to disturbance to any neighbour. The proposed dwelling will have its own two on-site parking. Transportation have no issues relating to parking and access to the site.

9. Conclusion

- 9.1 The proposed plot is considered suitable in location and size for residential development of the scale and nature proposed. The layout and setting of the proposed dwelling would provide sufficient distances between the existing and proposed dwelling. The design relates well to its surroundings and sits well within the street scene.
- 9.2 It is considered that the proposed dwelling would be compliant with UDP Policies AM12, AM15 D3, D4, D6, D7, D8, D9, H6, and EP9 NPPF, SPG3, BCCS CP4, ENV3.

10 Detailed Recommendation

- 10.1 That planning application 13/01248/FUL be granted, subject to any appropriate conditions including:
- Submission of materials.
 - Landscaping



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Planning Committee

4 March 2014

Planning Application No	14/00015/FUL	
Site	7 Rookwood Drive, Wightwick, Wolverhampton.	
Proposal	Single storey and two storey rear extensions.	
Ward	Tettenhall Wightwick	
Applicant	Mr Pietro Corbelli	
Agent	Mr Adam Routley	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Nussarat Malik	Planner
	Tel	01902 550140
	Email	Nussarat.Malik@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Refuse

2 Application site

2.1 Planning Committee visited the site on 11 February 2014.

2.2 The application site is a detached property at the end of a cul de sac. The property is set on an elevated position to the neighbouring residential property.

2.3 There is a drive to the front of the house and the property slopes down to the side and rear garden. The property has previously had permission for a first floor side and single storey front extension and a detached garage 08/00358/FUL. The conservatory was permitted development.

3. Application Details

- 3.1 The proposal is for a single storey rear extension and a two storey rear extension. The single storey rear extension will extend across the whole width of the house. The proposal is “L” shaped and measures 2.35 metres along the neighbour side and steps in for 5.5 metres and then projects out 4 metres and across again by 7 metres.
- 3.2 The single storey rear extension will project out a further 2.3 metres from the existing extension to the rear along the side by the neighbour at number 8 Rookwood Drive. The orangery will replace the conservatory and there will be a total projection of 7.5 metres with a width of 7 metres. This will project further into the garden up to the start of the steps that lead to the patio area. The proposal will be used for a sitting area orangery and store room.
- 3.3 The two storey rear extension will be set above the orangery and will be an extension to the master bedroom this will project out by 3.3 metres and will be 4.2 metres in width. The two storey rear extension will have a pitched roof which will project out 7 metres from the existing roof line.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 4.3 Other relevant policy documents:

SPG 4 Extensions to Houses

5. Environmental Impact Assessment Regulations

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

6. Publicity

- 6.1 Three representations received. The concerns raised are the design of roof of the two storey extension, overlooking, potential for collapsing of the garden on to the property at the rear and surface flooding.

7. Legal Implications

- 7.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply the presumption in favour of sustainable development.

- 7.2 In determining planning applications local planning authorities should positively seek opportunities to meet the local development needs of their areas unless any adverse impacts of doing so would be significant and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework, or when taken as a whole or specific policies indicate that the proposed development should be restricted.
[JA/20022014/T]

8. Appraisal

- 8.1 The key issues are design and impact on neighbours
- 8.2 Design and impact on neighbours
The property has been extended before however whilst it is felt that there is room for a further single storey and the two storey extensions to the house the size and design would require amendments.
- 8.3 The proposed two storey extension has been designed with a pitched roof this does not match the hipped roof of the existing and will therefore be out of character with the property. The large mass of the roof thereby created will be dominant and overbearing on the neighbour at number 8 Rookwood Drive and is not in keeping with the street scene. The proposal is therefore contrary to policies D7, D8, D9 of the UDP and ENV3 of the BCCS.
- 8.4 As there is a difference in levels between the application property and the neighbouring property the single storey rear extension on the side with the neighbour will also be unacceptably overbearing and dominant. The proposal is therefore contrary to UDP policies D7, D8, D9 and ENV3 of the BCCS policies.
- 8.5 There is currently a tree along the boundary with the neighbour at number 8 Rookwood Drive and should the proposal be permitted in its current form there would be damage to the roots of the tree leading to issues about the health of the tree and probable loss.
- 8.6 The property has a small garden and the house is large with the addition of the proposed extensions there would be an overdevelopment of the plot.

9. Conclusion

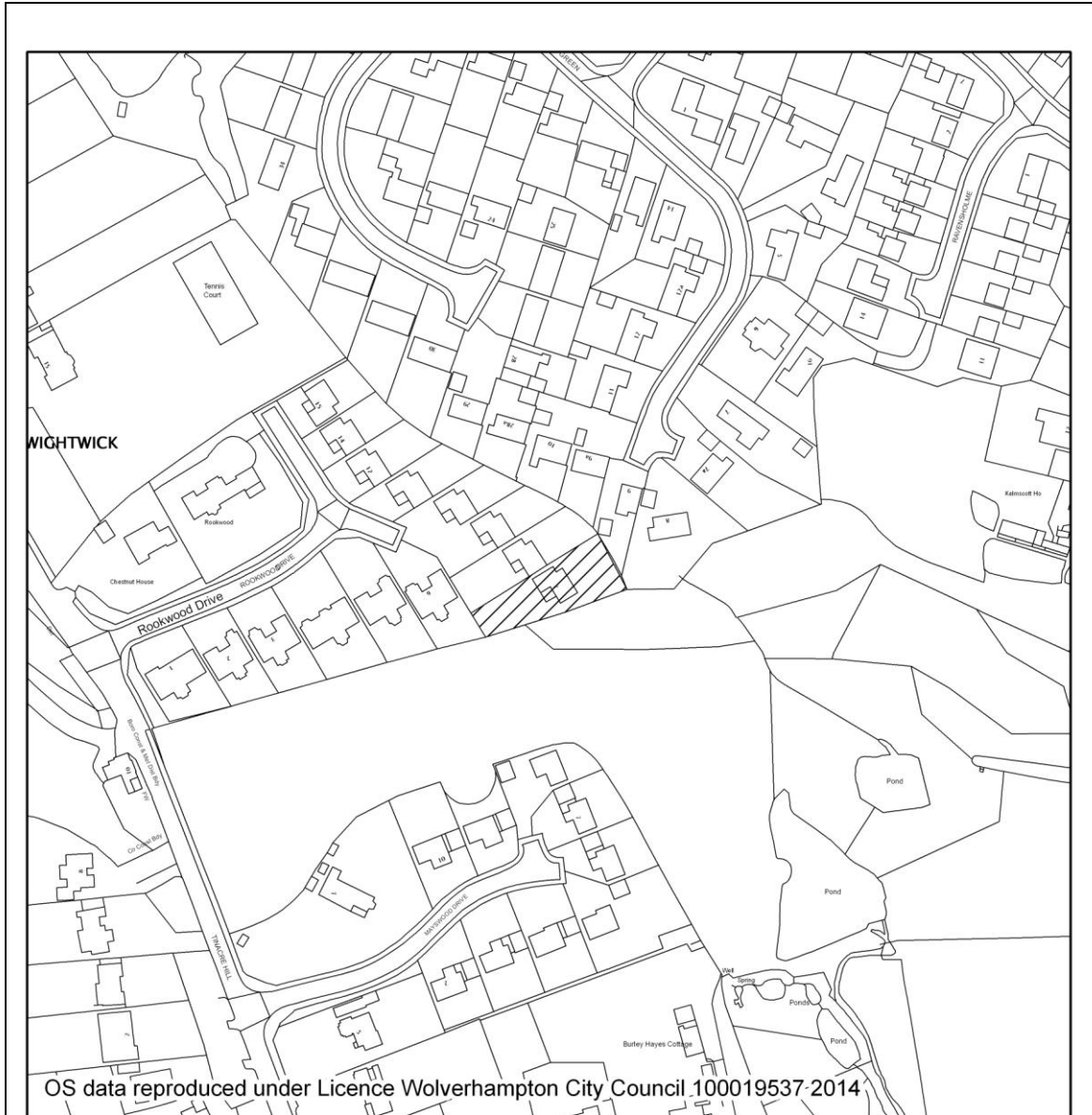
- 9.1 The proposal in its current form is overbearing, dominant and out of character with the site it would be an overdevelopment of the site and is therefore contrary to the UDP and BCCS policies set out above.

10 Detailed Recommendation

- 10.1 That planning application 14/00015/FUL be refused for the following reason:
- The proposed extensions would, by reason of their height/bulk and position relative to the garden/house at 8 Rookwood Drive having an overbearing effect on the outlook presently enjoyed from the rear

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garden and house at No 8 Rookwood Drive, and therefore is contrary to UDP Policies: D7, D8, D9 and ENV3.



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Planning Committee

4 March 2014

Planning Application No	13/01231/FUL	
Site	59 Stubby Lane, Wolverhampton.	
Proposal	Proposed Change of use from A1 (Retail) to A5 (Hot-Food Takeaway)	
Ward	Wednesfield South	
Applicant	Mr V Patel	
Agent	Mr Andy Law	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Nussarat Malik	
	Tel	01902 550141
	Email	Nussarat.malik@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Refuse

2. Application site

2.1 The application site is detached A1 retail outlet which is currently vacant and was previously used as a newspaper shop. It is set back from the main road and has parking available to the front forecourt.

2.2 The Site is located within the Stubby Lane shopping parade at the junction of Stubby Lane; it is however a detached shop set away from the row of shops with residential properties adjacent to it.

3. Application Details

3.1 The proposal is to change to the use of the shop to a hot-food takeaway.

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 Nine objections and a petition of approximately 282 signatures received. Concerns raised were
 - Parking problems
 - Litter
 - Already one chip shop and Chinese takeaway
 - Smells
 - Noise and disturbance

7. Internal Consultees

- 7.1 Environmental Health
Adequate provision of the storage and disposal of waste is required.

8. Legal Implications

- 8.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply the presumption in favour of sustainable development.
- 8.2 In determining planning applications local planning authorities should positively seek opportunities to meet the local development needs of their areas unless any adverse impacts of doing so would significant and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework, or when taken as a whole or specific policies indicate that the proposed development should be restricted.
[JA/20022014/L]

9. Appraisal

- 9.1 The key issues are:
 - The principle of the use
 - Neighbour impact
 - Parking

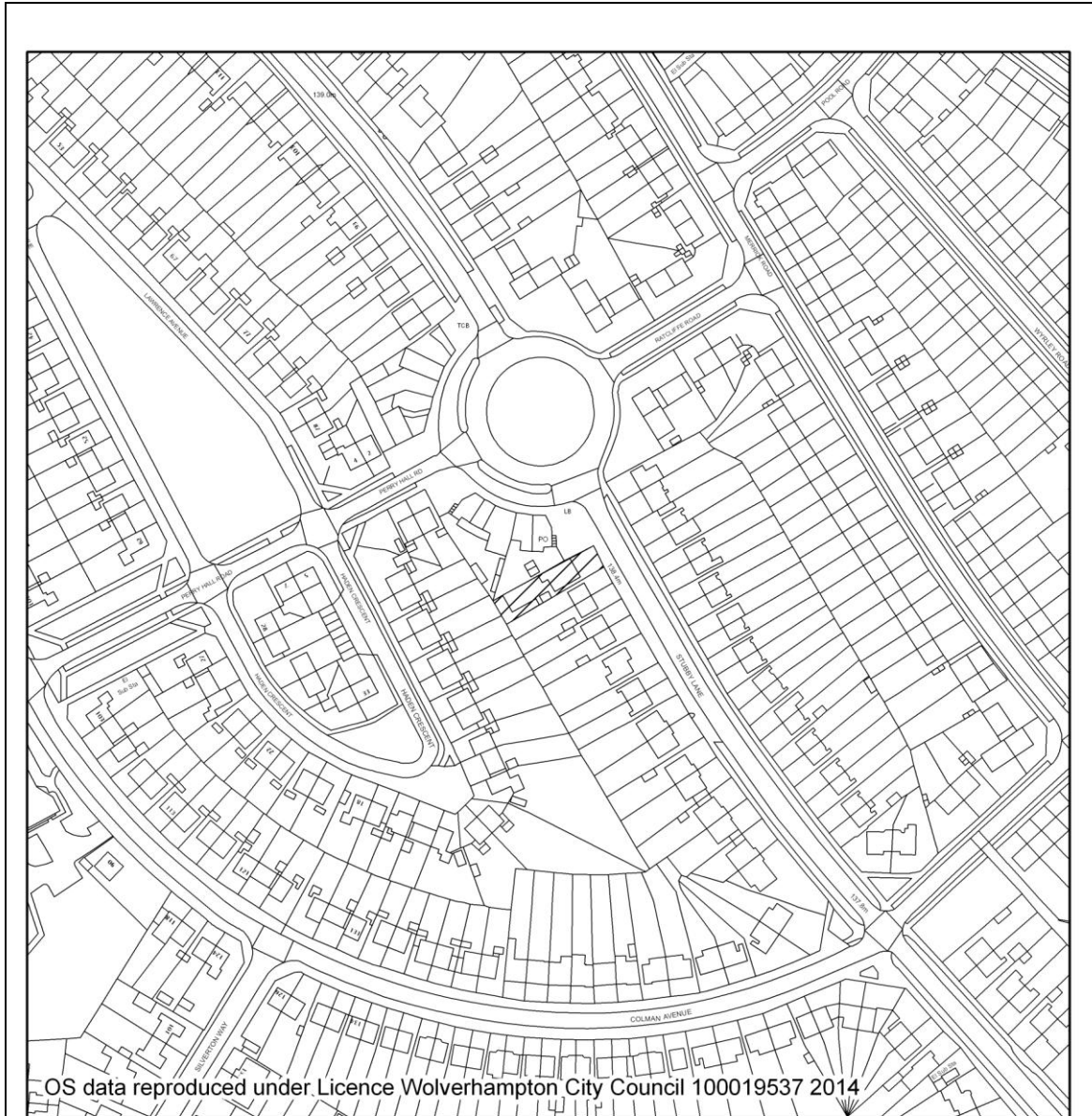
- 9.2 **The principle of the use**
The shop has been vacant for several months and the principle of reopening the premises is considered to be welcomed, however the use that the applicant has applied for while normally acceptable within a retail location is not one that would be suitable at this particular location so close to residential occupiers.
- 9.3 **Neighbour impact**
The shop is a detached shop set away from the main parade of shops. It is adjacent to residential properties and will give rise to disturbance to the residential properties along this section of the street. Transportation have no objections to the proposal on grounds of parking as the proposal shows parking for three vehicles on the forecourt.
- 9.4 **The proposed change of use from retail to a hot food takeaway will be detrimental to the neighbouring properties by virtue of additional noise disturbance from vehicular traffic and the comings and goings of customers which is generated with this type of business particularly during unsociable hours of the day. The applicant has, since the receipt of the application, offered to restrict the hours of opening to 1200 to 2100 at the latest and remain closed on Sundays and Bank Holidays. However, this is considered not to be sufficient to remove the likelihood of disturbance to residents in flats above the shops and the closest houses.**

10. Conclusion

- 10.1 The proposed change of use would be unacceptably detrimental to the residential properties by virtue of noise and disturbance particularly in the evenings and is contrary to UDP B5, EP1, EP5 and SH14.

11 Detailed Recommendation

- 11.1 That planning application 13/01231/FUL be refused for the following reason
The proposed hot-food takeaway use would be detrimental to residential amenity by virtue of additional noise disturbance from the additional vehicular traffic and pedestrian activity generated by the use particularly during unsociable hours would therefore be detrimental to the neighbouring properties. The proposal is contrary to the provisions of the Councils Unitary Development Plan, policies UDP B5, EP1, EP5 and SH14.



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Planning Committee

4 March 2014

Planning application no.	13/01125/FUL
Site	Land at corner of Victoria Square and Railway Drive
Proposal	A mixed use office development, with retail and leisure uses at ground floor and three storeys of office space above.
Ward	St Peters
Applicant	Neptune Projects Ltd
Agent	Richard Gee
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The site is located at the junction of Victoria Square and Railway Drive and comprises highway related land that was most recently used as a contractor's compound during the construction of the new bus station (Interchange).

2.2 The site is at a prominent position within the city centre, and is bounded by the bus station, ring road, Britannia Hotel, and the surface car park in front of the Chubb building.

3. Application Details

3.1 The proposals comprise a three storey office building, with a mixture of town centre uses at ground floor. The ground floor would be split into between four and eight units depending on operator requirements. One large unit (approx. 642 sqm) is intended for a family public house/restaurant (A4), whilst the remaining smaller units are intended for a mixture of shops (A1), financial and professional services (A2), restaurant and cafes (A3) and takeaways (A5).

- 3.2 A number of commercial units would front onto the pedestrian walkway which links the Queens building with the railway station, thereby creating an arcade of shops opposite the existing Sainsbury's Local store. The largest unit would have a number of active frontages. It would utilise the public realm space within Victoria Square for outdoor tables and chairs. Further units and the entrance to the office space would be accessed from Railway Drive.
- 3.3 The lobby to the office space would comprise the lifts and stair access point, and concierge desk. The three floors above would provide a total of 3,382sqm (approx.) of B1(a) office space. Floors one and two would be laid out roughly in an 'L' shape with 1256sqm on each floor. Floor three would be slightly smaller (910sqm) in size owing to the step down on the elevation closest to the Queens building.
- 3.4 The applicant proposes a BREEAM (Building Research Establishment Environmental Assessment Methodology) 'Excellent' rated building. Although not a planning requirement this would represent a highly sustainable office building.

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 Wolverhampton City Centre Area Action Plan (emerging)

5. Environmental Impact Assessment Regulations

- 5.1 A "screening opinion" was issued by the Local Planning Authority on 19 September 2014 advising that a formal Environmental Impact Assessment was not required.

6. Publicity

- 6.1 No representations have been received.

7. Consultees

- 7.1 Transportation, Environmental Services, English Heritage, Canals and Rivers Trust – All no objection
- 7.2 Centro – Comments awaited

8. Legal Implications

- 8.1 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
- 8.2 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
[LD/18022014/A]

9. Appraisal

- 9.1 The key issues are:-
- Principle of development
 - Retail tests
 - Design and Heritage
 - Transportation
 - Renewable Energy
- Principle of development
- 9.2 The site is in a prominent and strategic location alongside the Interchange, and is within a short walking distance of the railway station. Although not specifically identified for development within the UDP the site has been promoted for redevelopment since the new bus station project was considered, and forms part of a comprehensive Masterplan for the area. The Interchange has been identified as a development priority in Appendix 2 of the Black Country Core Strategy and the City Centre Prospectus (July 2012), and as a development opportunity in the Interchange & Commercial Gateway character area of the emerging City Centre Area Action Plan
- 9.3 Offices in this location are acceptable in principle (UDP policy SH4) and would be sustainable given the proximity of transport links, the city centre, and other commercial uses including the Chubb building.
- 9.4 The re-use of the brownfield site would constitute sustainable development, be complementary to the other uses in this city centre location, and assist in the regeneration of the Interchange Gateway area. The proposals are in accordance with policy CC2 and SH4 of the UDP and policy CEN3 and CEN4 of the BCCS.
- Retail tests
- 9.5 The site occupies an edge-of-centre location in retail terms (policy SH4). The ground floor uses would be a combination of retail and other town centre type

uses such as restaurants and cafes. These uses would be ancillary to the main destination use which is B1(a) office provision.

9.6 As the proposed ground floor uses would be a complementary part of the Interchange scheme to specifically serve the demand generated from the public transport development, it is not appropriate to apply the sequential test.

9.7 The scale of the ground floor units would not be sufficient to cause a significant adverse impact on either investment in or the vitality and viability of Wolverhampton City Centre, particularly because of their complementary nature and because it is proposed to impose a condition restricting A1 retail use to a maximum of 604 sqm.

Design and Heritage

9.8 The site has three principle sides, each visible and accessible from the public realm. The building would have active frontages on the sides facing Railway Drive and the pedestrian walkway. The result is that there are three elements which together create a cohesive single building. The first element is four storey facing Railway Drive and consists of a part glazed, part clay clad elevation which concludes in a sweep curve meeting the junction with Queens Square. This seeks to address the four storey Britannia Hotel on the opposite site of the junction, and also to respect the listed Prince Albert Public House (four storey).

9.9 The second element is three storey, facing Pipers Row, and creates a visual link by being of relatively equal height and mass to the bus station and the listed Queens building. The materials in the second element would mimic those of the bus station, to achieve a design consistency. The third and final element is single storey and addresses the commercial colonnade along the pedestrian walkway leading to the footbridge. Clear glazed facades in this frontage would maximise the commercial visibility of the retail space on this elevation.

9.10 The apex of the site fronts onto the ring road, and is four storeys in height. The internal layout of the building dictates that a second stair access is located on this elevation. The stair core has been offset within the elevation to maximise views out of the building at this elevated position, and show activity within the building. The visual prominence of this elevation presents an arrival to the commercial centre of the city for those approaching from the Railway Station.

9.11 The design of the building is modern, drawing on the recently completed Interchange and footbridge. However the scale, mass and form of the proposals respect and enhance the setting of the listed Queens building, and enhance the context of the City Centre Conservation Area. The proposals are in accordance with UDP design policies D6, D7, D8, D9 and UDP heritage policies HE3, HE4 & HE13.

Transportation

- 9.12 Part of the new pedestrian walkway (alongside the ring road) would be utilised to deliver ten cycle spaces. This is below standard requirements for a building of this size, but given the site's location next to the bus station and a short walk to the railway station the number of cycle spaces are sufficient. Alternative cycle parking exists alongside the Queens building.
- 9.13 Owing to the highly accessible location no vehicle parking is provided within the development. Servicing would be provided from the existing vehicle bay on Pipers Row, currently utilised by Sainsburys, this solution is judged to be acceptable. The proposals are sustainable in transport terms and in accordance with AM12 of the UDP.

Renewable Energy

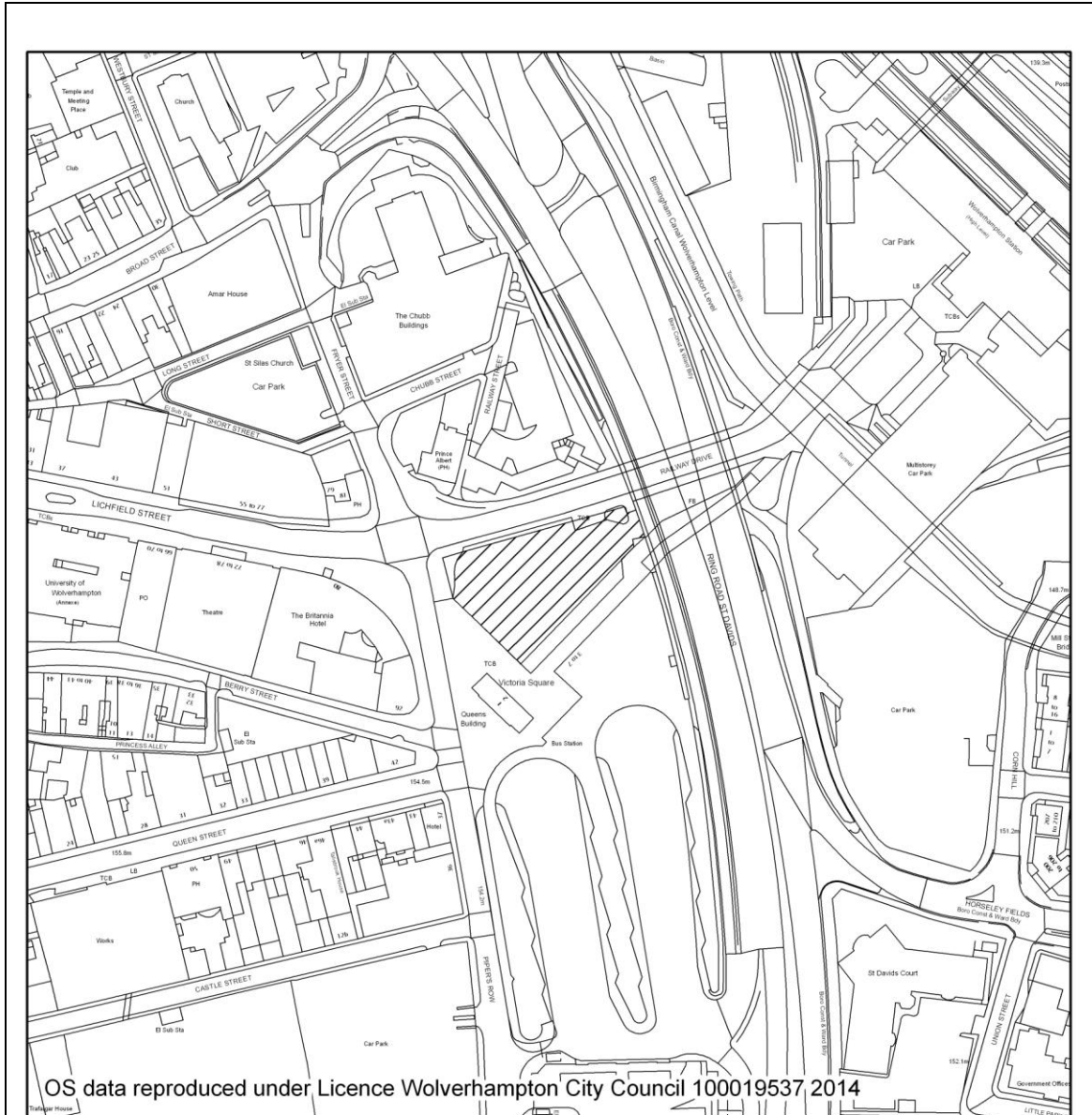
- 9.14 The applicants are proposing air source heat pumps for space heating of the offices. This is estimated to provide 2% of the developments residual energy requirements. Although this is short of the 10% requirement set out in policy the building is proposed to be rated BREEAM 'Excellent' which would make it one of the most sustainable structures within Wolverhampton. In this context the 10% renewable energy requirement set out in policy ENV7 can be relaxed.

10. Conclusion

- 10.1 The proposal would be acceptable and would be in accordance with the development plan.

11. Detailed Recommendation

- 11.1 That planning application 12/01225/FUL be granted, subject to any appropriate conditions including:
- Materials to be submitted prior to above ground works
 - External landscaping details to be submitted prior to above ground works
 - Floorspace restriction setting out the maximum areas for each use class (A1/A2/A3/A4 and A5)
 - Details of shop fronts prior to occupation
 - Details of internal floor layouts prior to occupation
 - Noise levels for plant and ventilation
 - Construction Method Statement prior to commencement of development
 - Hours of construction: 0800 to 1800 hrs Mondays to Fridays, and 0800 to 1300 hrs Saturdays, and at no time on Sundays or Bank and Public Holidays
 - Covered cycle parking details prior to above ground works
 - Targeted recruitment and training



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Planning Committee

4 March 2014

Planning application no.	13/01262/FUL	
Site	Former Sunbeam Factory, Paul Street, Wolverhampton	
Proposal	Conversion, part demolition and part new build for residential use, including homes in multiple occupation and learning disability accommodation	
Ward	Blakenhall	
Applicant	Liam Wordley	
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable director	Tim Johnson, Education and Enterprise	
Planning officer	Name	Andy Carter
	Tel	01902 551132
	Email	andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions and a viability case.

2. Application site

2.1 The site is located opposite the Penn Road Island, at an important gateway location for the city. The building, known as Sunbeamlan, is locally listed. It has had a number of industrial uses since the mid 19th century including japanning works, and cycle and car manufacturing. The site has been vacant since 1997.

2.2 The site is an irregular quadrangular shape formed by Paul Street to the north, Pool Street to the east and Jeddo Street to the south and west. The height of the building varies from three to four storey depending on the levels of the land. The most prominent elevation to Paul Street is three storey. Within the large central courtyard are a number of additional structures and extensions which are later additions to the main building.

2.3 The surrounding area is a mixture of industrial uses, car showrooms, and edge of city centre commercial uses. The land fronting the site (formerly the Paul Street car park) is included with the application.

3. Application Details

- 3.1 It is proposed to convert the building to residential uses in the form of private rental apartments, and learning disability housing. The conversion would create a total of 115 dwellings, 32 of which would provide learning disability accommodation.
- 3.2 Parts of the existing building would be demolished including the majority of the more recent single storey structures within the internal courtyard. The cleared space would create areas of amenity for residents and 37 parking spaces. The courtyard would also have an outdoor games area, cycle parking and charging space for mobility scooters. Other support facilities include a laundry, a small shop combined with the concierge office, and a decked level of amenity space above the courtyard at first floor.
- 3.3 The demolition also includes part of the elevation onto Jeddo Street with a four storey new build replacement. Seventy two car parking spaces would be provided on the former Paul Street car park which fronts the Penn Road Island.
- 3.4 Owing to the size of the building, it is proposed to phase the conversion in five stages. The first phase would be the prominent corner element at the junction of Paul Street and Pool Street.

4 Planning History

- 4.1 10/01234/FUL - Partial demolition of existing building and erection of new pedestrian and vehicular entrance from Jeddo Street. Creation of car park and landscaping improvements to Paul Street. Granted 22 March 2011.

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)
- 5.3 Wolverhampton City Centre Centre Area Action Plan (emerging)

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 in support has been received which discussed the importance of the building to Wolverhampton's industrial history.

8. Internal Consultees

8.1 Transportation, Environmental Services & Conservation – No objection

9. Legal Implications

9.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply the presumption in favour of sustainable development.

9.2 In determining planning applications local planning authorities should positively seek opportunities to meet the local development needs of their areas unless any adverse impacts of doing so would significant and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework, or when taken as a whole or specific policies indicate that the proposed development should be restricted.
[JA/20022014/V]

10. Appraisal

10.1 The key issues are:-

- Principle of development
- Design and Heritage
- Transport
- Section 106

Principle of development

10.2 The principle of the re-use of the industrial building for residential is appropriate.

10.3 The site and the surrounding area are identified within the emerging Town Centre Area Action Plan as a location for residential development and employment uses. Consequently the proposals are consistent with the emerging document and UDP policy H7.

Design and Heritage

10.4 The building is locally listed due to its importance to the city. The proposals retain the majority of the historic buildings. The small amount of demolition is necessary to enable the re-use of the building and so is acceptable. This would allow for a four storey new build addition with a similar height, mass and scale as the rest of the building. It would also allow for the creation of a new vehicular access into the central courtyard for residents parking and service vehicles.

10.5 The single storey buildings within the courtyard which are proposed for demolition are of little merit architecturally; their removal would enhance the

courtyard space, and is therefore justified. A three storey stand-alone building within the courtyard would be retained owing to its historic value. The proposals would see this converted into a community hub at ground floor with two apartments above.

- 10.6 A 6m privacy distance would exist between the stand-alone building and the main building. This is below standard, however the aspect of the two apartments within the stand-alone building has been designed to avoid living space looking onto bedroom space, and a light well would be added to ensure sufficient daylight into those apartment.
- 10.7 To limit the number of major internal changes to the historic fabric of the buildings, the applicants are proposing five external stair cores within the courtyard space. These cylindrical features would comprise a central lift core, and a spiral staircase. The structures, although of modern design, would offer some design contrast with the historic buildings and are therefore appropriate. The proposals are consistent with UDP policies HE18 and HE19.

Transportation

- 10.8 Parking provision (109 spaces) at just below one space per dwelling is acceptable for this edge of the city centre site, with good pedestrian and cycle links.
- 10.9 To avoid vehicle conflict on the road network around the site the proposals include making Jeddo Street and Paul Street one way. This will create a clockwise circulation around the building. The external car park would operate on a similar circulatory system with a one way 'in' at the corner of Jeddo Street and Paul Street, and a one way 'out' at the corner of Paul Street and Pool Street.
- 10.10 Traffic calming measures along Paul Street would make the route more pedestrian friendly, enhancing the links into the footway entrances to the building within the main elevation of the building.
- 10.11 The proposed one-way system and traffic calming would make the proposal acceptable in highway terms and compliant with policy AM12 of the UDP and TRAN4 of the BCCS.

Section 106

- 10.12 In accordance with development plan policies there is a requirement for the following:
- Affordable housing at 25%
 - Off-site open space and play - £286,697
 - 10% Renewable energy
 - Public Art
- 10.13 The applicant has requested that these requirements are waived on the basis of financial viability and has submitted a financial viability appraisal, which is being assessed by the District Valuer. It would be appropriate and in

accordance with local and national policy to reduce S106 requirements commensurate with the lack of financial viability.

11. Conclusion

- 12.1 The proposal would be acceptable and would be in accordance with the development plan.

12. Detailed Recommendation

- 13.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/01262/FUL subject to:

- (i) The findings of the District Valuer the applicant entering into a Section 106 Agreement for the following:

- Affordable housing at 25%
- Off-site open space and play - £286,697
- 10% Renewable energy
- Public Art

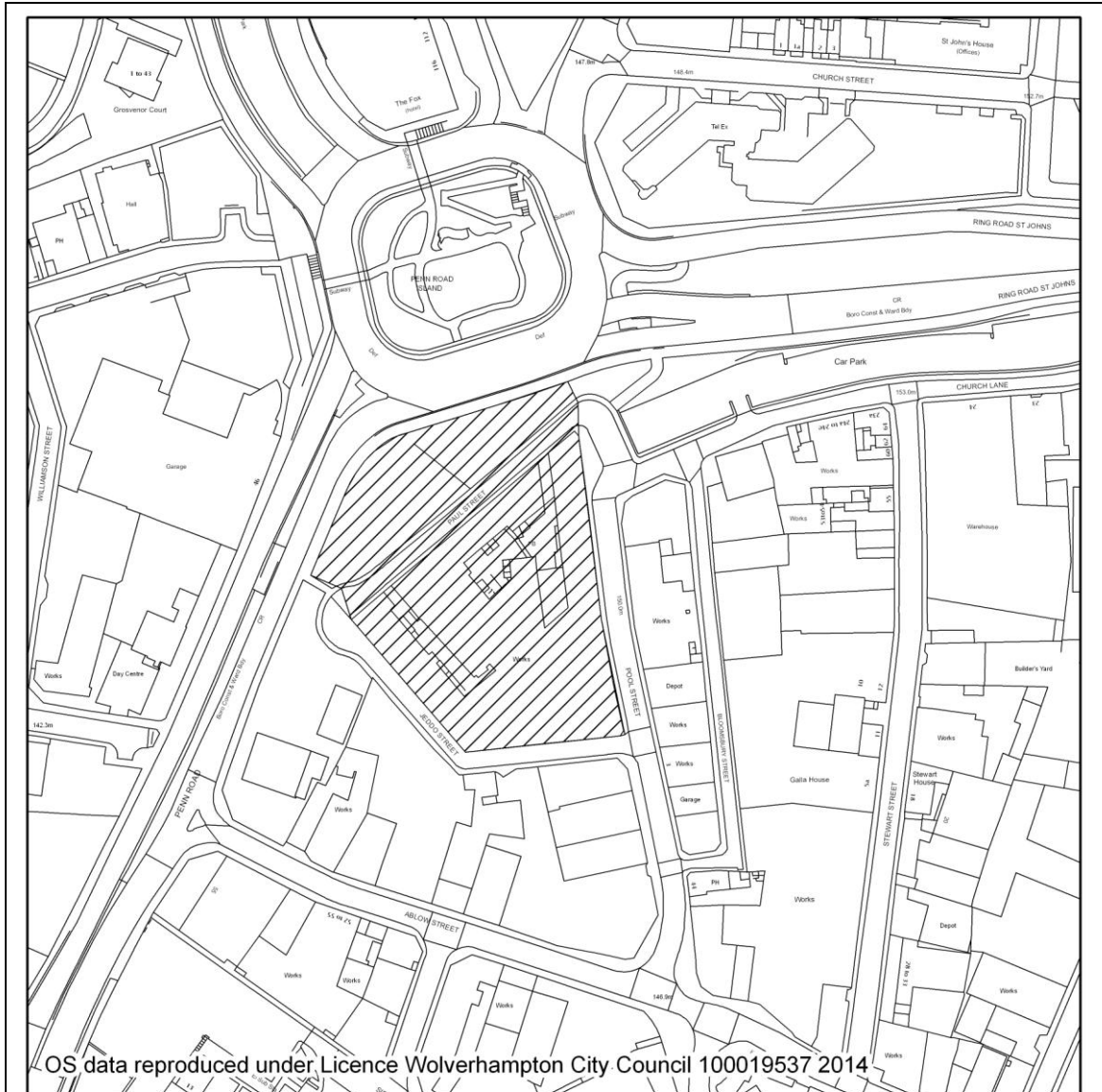
- (ii) If the development is not fully financially viable:

A reduction in Section 106 requirements commensurate with the shortfall in viability of a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date

- (iii) Any appropriate conditions including:

- Materials;
- Window details;
- Temporary window/facade covering details;
- Cycle and motorcycle storage;
- Bin stores;
- Residential travel plan
- Landscaping
- Car Park Management Plan
- Provision of car park spaces in relation to phased apartment delivery
- Traffic calming measures on Jeddo Street
- Traffic regulation order for one way system
- Amendment of existing traffic regulation orders
- Land contamination
- Details of multi-use games area

- Targeted recruitment and training



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