



# Planning Committee

4 March 2014

<b>Planning application no.</b>	13/01262/FUL	
<b>Site</b>	Former Sunbeam Factory, Paul Street, Wolverhampton	
<b>Proposal</b>	Conversion, part demolition and part new build for residential use, including homes in multiple occupation and learning disability accommodation	
<b>Ward</b>	Blakenhall	
<b>Applicant</b>	Liam Wordley	
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity	
<b>Accountable director</b>	Tim Johnson, Education and Enterprise	
<b>Planning officer</b>	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 19<sup>th</sup> 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 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/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

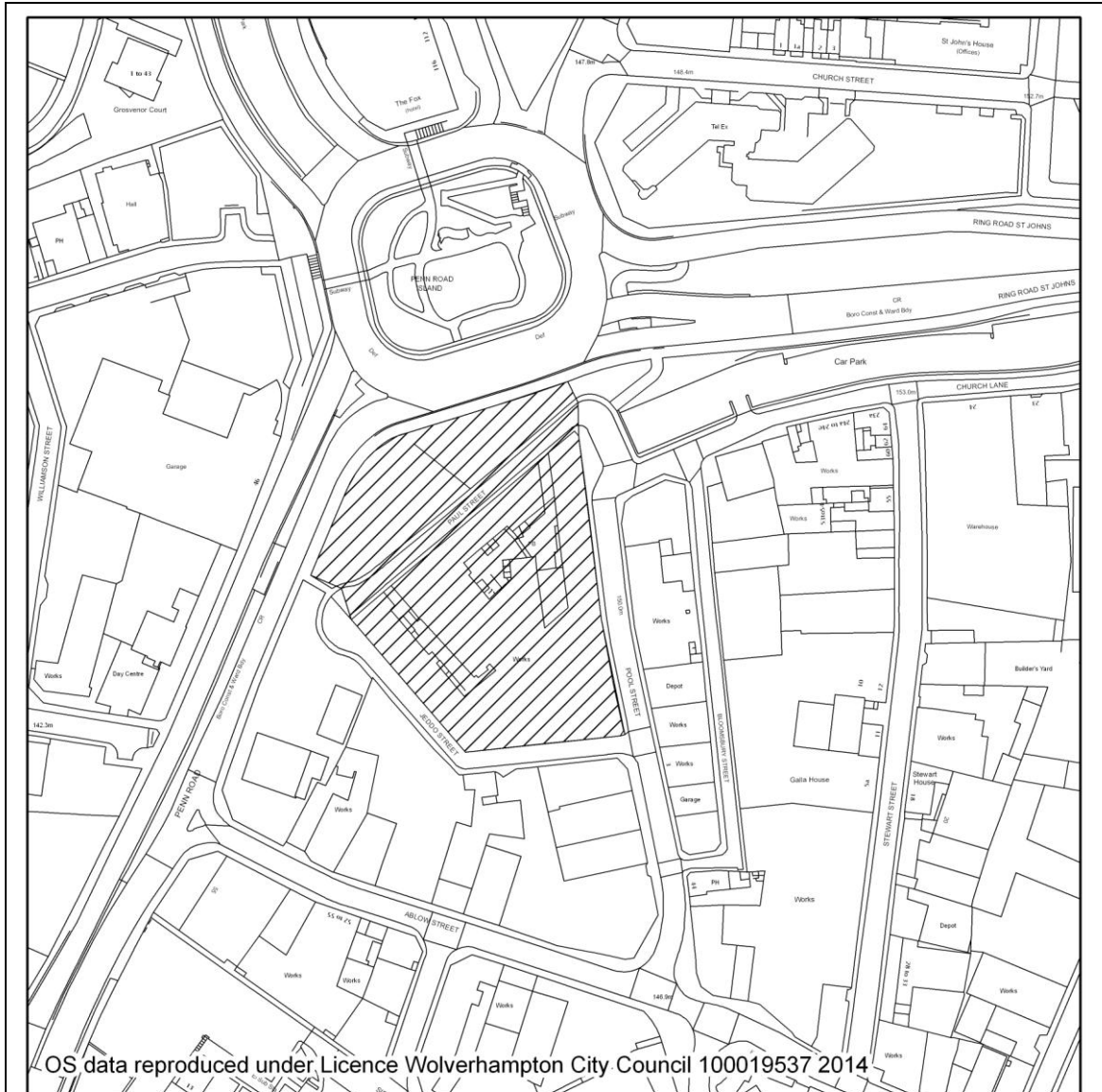
- (ii) If the development is not fully financially viable:

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



**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.