



Planning Committee

1 April 2014

Planning application no.	14/00083/OUT
Site	New Cross Car Park, Wolverhampton Road
Proposal	Outline Application – Construction of a Medium Secure Unit and a block of 15 apartments with all matters reserved except for ‘access’
Ward	Wednesfield South
Applicant	Marantomark Group Ltd
Agent	DWA Architects Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Ragbir Sahota Tel 01902 555616 Email Ragbir.sahota@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application Site

- 2.1 The application site is opposite New Cross Hospital and is situated between Wolverhampton Road and the Wyrley and Essington Canal. It is currently used as a “pay-and-display” public car park.
- 2.2 A listed barn used to occupy part of the site but it was demolished following a fire. A former curtilage listed building has been de-listed by English Heritage.
- 2.3 To the east of the site are commercial premises and to the west, a path leading to a footbridge over the canal. On the opposite side of the canal is the Bentley Bridge Leisure Park.
- 2.4 There are numerous protected trees adjacent to the southern, western and northern site boundaries. On part of the boundary with Wolverhampton Road is a low brick wall with decorative railings.

3. Application Details

- 3.1 This is an outline application with all matters except for access reserved for subsequent approval.
- 3.2 The application is for a 20 person medium secure residential unit (Use Class C2A) and an apartment block (Use Class C3). Indicative drawings have been provided for information only and not for determination. They indicate a 3 storey development.
- 3.3 The medium secure residential unit would “provide independent hospital care to people with mental health disorders who require a more secure facility to undergo treatment and rehabilitation”. The application states that 60 full time equivalent jobs would be created.
- 3.4 A block of 15 apartments is proposed (8 with one bedroom and 7 with two). The application states that the apartments may be occupied by former residents of the medium secure unit, who can be offered support as they return to the community. However, the application also states that the apartments may be used as “key worker accommodation for the unit and local health authority as required”.

4. Planning History

- 4.1 12/01486/FUL –Use as a car park. Granted 25 October 2013.
- 4.2 06/0599/FP - Residential development. Granted 9 November 2006.

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 regulations is required.

7 Publicity

- 7.1 A total of ten letters have been received objecting to; loss of car park; increased vehicles on already congested side streets; concern that occupiers may threaten personal safety.

8. Internal Consultees

- 8.1 Environmental Health & Transportation – No objection.

9. Legal Implications

9.1 There are no legal implications arising from this report. (LD/18032014/C)

10. Appraisal

10.1 Although not specifically identified for development within the UDP, the site is in a sustainable location and so apartments are acceptable in principle.

10.2 While not submitted for determination, the illustrative drawings show that a development of this scale could be accommodated on the site.

10.3 Some local residents have expressed the fear that residents of the medium secure unit may pose a risk. They cite incidents which have occurred at New Cross Hospital. The applicants state that residents' movements would be restricted and they will not be allowed outside the building without being attended by care staff and/or their visitors/relatives.

10.4 Access is included for determination at this stage. The access details shown are acceptable.

10.5 There are many protected trees on the site. The illustrative layout demonstrates that the site could be developed without unacceptable detriment. The actual impact on trees would be determined at the reserved matters stage.

10.6 The car park is open to the public and is used by visitors to the hospital. However, it is not owned or operated by the Hospital and there is no requirement for it to be made available to Hospital visitors.

10.7 The NPPF introduces a presumption in favour of sustainable development and states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposal would represent sustainable development, would improve the appearance of this prominent site, provide a socially necessary facility and create jobs.

10.8 In accordance with the development plan, a S106 agreement is required to secure:

- Public open space contribution (for the residents of the apartments)
- 25% of the apartments to be affordable
- 5% renewable energy (whole development)
- Targetted recruitment and training

11. Conclusion

11.1 Subject to a S106 and conditions as recommended, the development would be acceptable and in accordance with the development plan.

12. Detailed Recommendation

13.1 That planning application 14/00083/OUT be granted, subject to:

1) Completion of a S106 Agreement to secure:

- Public open space contribution (for the residents of the apartments)
- 25% of the apartments to be affordable
- 5% renewable energy (whole development)
- Targeted recruitment and training

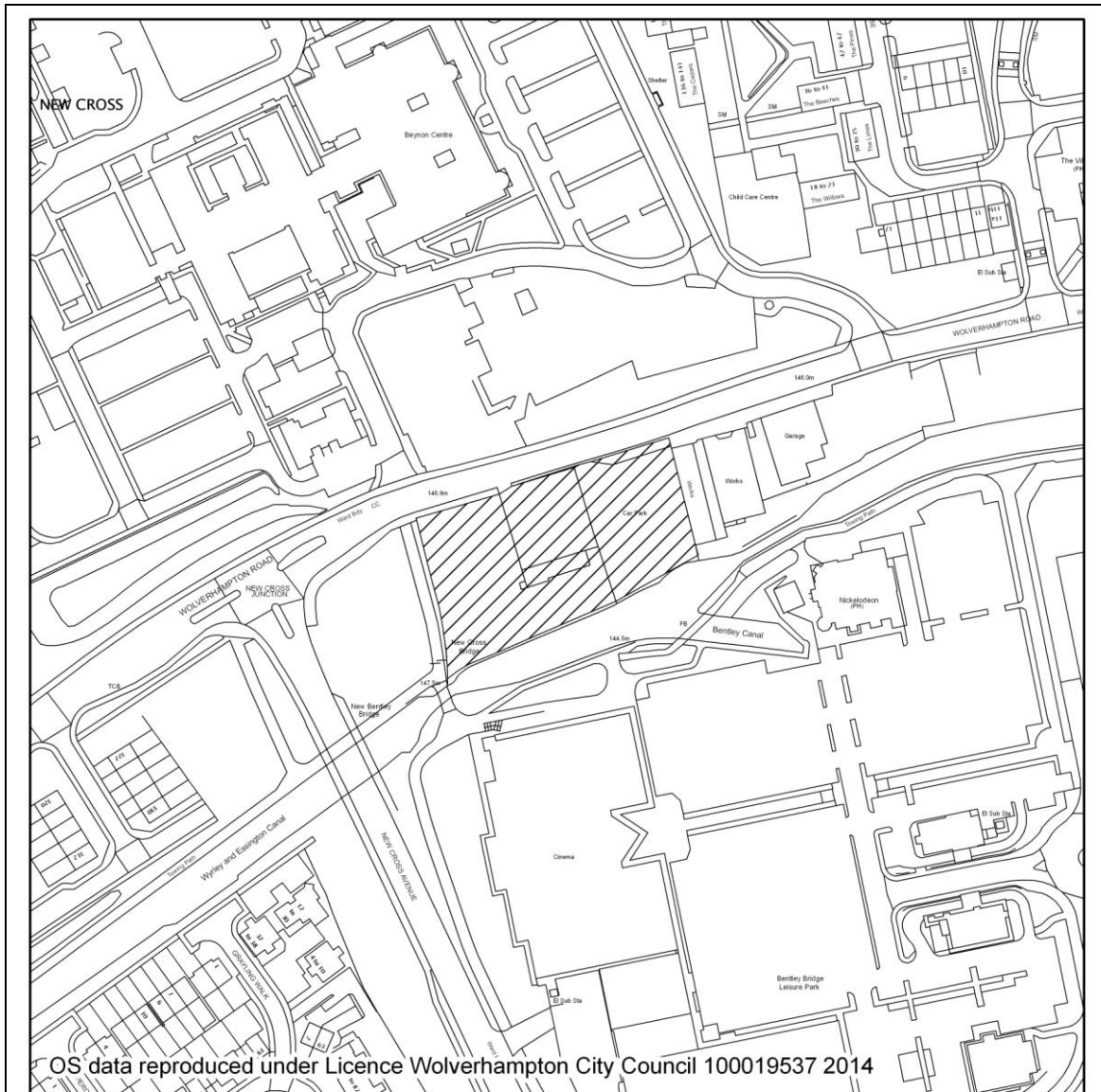
2) Any appropriate conditions including:

- Standard outline conditions
- Drainage
- Levels
- Site waste management plan
- Construction management plan (including hours of construction)
- Landscaping implementation
- Contaminated land remediation
- Control of cooking odour control and ventilation (Medium Secure Unit kitchen only)
- Tree protection measures
- Retention of decorative railings
- Floor plans
- Vehicular pedestrian and visibility splays

Notes for Information

Mining Advice Area

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



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