



Planning Committee

1 April 2014

Planning application no.	14/00242/OUT
Site	45 Rookery Road and land to the rear
Proposal	Outline for residential development with all matters reserved
Ward	Spring Vale
Applicant	Mr M Howell
Agent	Mr J Sedgemore
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Mark Elliot Tel 01902 555648 Email mark.elliott@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to signing of a Section 106 agreement and conditions

2. Application site

- 2.1 The site comprises 45 Rookery Road and an area of undeveloped land to the rear of 29 to 45. It slopes upwards from east to west. At the highest point there is an electricity pylon with its lines extending easterly across the site.
- 2.2 The existing access is from Bayliss Avenue, a narrow residential cul-de-sac off Rookery Road.
- 2.3 There is a larger open space to the south of the site which has an extant outline planning consent for a care home.

3. Application Details

- 3.1 Outline planning permission is sought for residential development with all matters reserved. Three illustrative access points have been detailed from Brynmawr Road, Woodcross Lane and Bayliss Avenue.

- 3.2 On 7 January Planning Committee resolved to refuse application 13/00421/OUT for Residential Development (Outline with 'access' considered) on highway safety grounds due to the intensification of vehicle movements at the junction of Rookery Road and Bayliss Avenue. Permission was refused on 10 January.

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 regulations is required.

6. Publicity

- 6.1 Two objections have been received which can be summarised as follows;
- Land stability
 - Drainage
 - Increase traffic and parking
 - Loss of privacy

7. Consultees

- 7.1 Transportation – No objection.
- 7.2 Environmental Services / Severn Trent Water / Coal Authority – No objection subject to conditions.

8. Legal Implications

- 8.1 Planning Obligations under S106 of the Town and Country Planning Act 1990 must comply with the following tests, namely, they must be:
- Necessary to make the development acceptable in planning terms.
 - Directly related to the development
 - Fairly and reasonably related in scale and kind to the development.

[KR/19032014/S]

9. Appraisal

- 9.1 While the site is not identified in the Development Plan for a specific use, the area is predominantly residential and the land to the south benefits from an

unimplemented outline planning permission for a care home, granted in 2012. Residential development would in principle be in keeping with the area and acceptable.

9.2 This is an outline application with all matters (scale, appearance, layout and access) reserved for subsequent approval. The number and type of dwellings is not specified. Access points are shown indicatively and are not for determination at this stage.

9.3 In accordance with the development plan there would be a requirement for:

- Targeted recruitment and training
- 25% affordable housing (15+ dwellings)
- Off-site contribution for open space and play (10+ dwellings)
- 10% renewable energy (10+ dwellings)
- Management company for communal areas

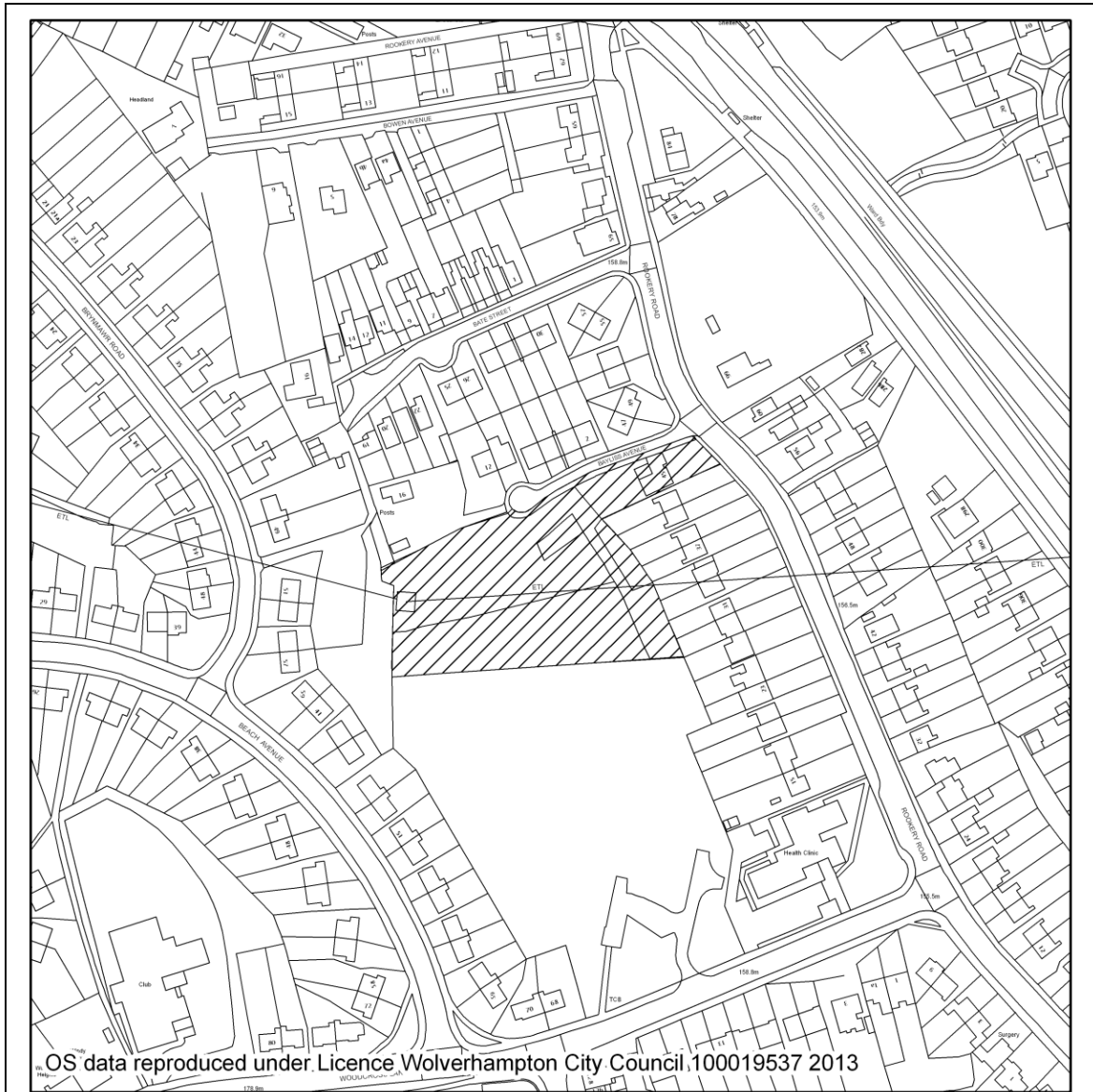
10. Conclusion

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

11 Detailed Recommendation

11.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00242/OUT subject to:

- (i) Completion of a Section 106 agreement to secure;
- Targeted recruitment and training
 - 25% affordable housing (15+ dwellings)
 - Off-site contribution for open space and play (10+ dwellings)
 - 10% renewable energy (10+ dwellings)
 - Management company for communal areas
- (ii) Any necessary conditions to include:
- Standard outline conditions
 - Levels
 - Land contamination
 - Drainage
 - Mining Investigation
 - Resource and waste management plan
 - Measures to mitigate impact on neighbours
 - Floor plans



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