



Planning Committee

1 April 2014

Planning Application No	14/00109/FUL
Site	Wolverhampton Cricket Club, Danescourt Road, Wolverhampton, WV6 9BJ
Proposal	Improvements to existing car park
Ward	Tettenhall Regis
Applicant	Mr Phillip Court, Wolverhampton Cricket Club
Agent	Mr Peter Barnett, PJ Barnett Associates
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable Strategic Director	Tim Johnson, Education and Enterprise
Planning Officer	Name Ian Holliday Tel 01902 555630 Email ian.holliday@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Delegated authority to grant subject to conditions.

2. Application site

21.1 This application relates to the Cricket Club car park, which is located within the Tettenhall Greens Conservation Area and the Green Belt. Between the car park and Danescourt Road is a belt of trees which are protected by a tree preservation order. While some of the car park is surfaced with tar macadam, the majority is of crushed stone which is in need of repair.

3. Application Details

- 3.1 It is proposed to define the edges of the car park with concrete kerbs, provide drainage to soakaways and resurface the car park with asphalt.

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)

A Neighbourhood Plan for the Tettenhall Wards 2014-2016 (NPTW) (at examination stage)

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 No representations received.

7. Legal Implications

- 7.1 When an application is situate 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. [KR/19032014/I]

8. Appraisal

- 8.1 Green Belt
Green Belt serves 5 purposes:
1. to check the unrestricted sprawl of large built-up areas;
 2. to prevent neighbouring towns merging;
 3. to assist in safeguarding the countryside from encroachment;
 4. to preserve the setting and special character of historic towns;
 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

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8.2 The proposed car park improvements would not conflict with the purposes of including land in the Green Belt and so would not be inappropriate.

8.3 **Trees**

It is proposed to re-surface and provide kerbs within the within the root protection zone of protected trees on the site frontage. To avoid harm to the trees the surface within the zone should be permeable, to allow oxygen and water to reach the roots and excavations for the kerbs should not harm the fine roots which are found near to the surface and which are essential for the uptake of oxygen, water and nutrients.

8.4 The plans initially submitted propose an impermeable asphalt surface and deep kerbs within the root protection zones, which would be likely to bring about the premature demise of the trees. However, the agents have shown a willingness to negotiate amended details. Discussions are ongoing regarding the use of permeable asphalt and a shallower kerb within the root protection zone.

8.5 **Conservation Area**

This part of the conservation area is semi-rural in character. Resurfacing the car park with black, smooth asphalt, with concrete kerbs would introduce a more urban appearance, which would be detrimental to the character and appearance of the conservation area.

8.6 The protected trees make an important contribution to the character and appearance of the conservation area. Their premature demise would be detrimental.

8.7 The tree belt on the site frontage screens the car park to some extent from Danescourt Road. However, there are gaps in the tree belt. Providing that the tree belt is reinforced with new planting and the existing protected trees are safeguarded, then on-balance, taking account of the Cricket Club's desire for a durable car park surface which would be accessible for wheelchair users, the car park improvements would be acceptable.

9. Conclusion

9.1 Subject to amended surface and kerb details which would safeguard protected trees and new tree planting on the site frontage, the car park improvements would be in accordance with the development plan and acceptable.

10. Detailed Recommendation

10.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00109/FUL subject to receipt of acceptable amended plans/details and any appropriate conditions including:

- Tree protection
- Tree planting

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Planning Application No:

Location			
Plan Scale (approx)	1:1250	National Grid Reference	
Plan Printed		Application Site Area	