

Planning Committee

23 March 2021

Time 2.00 pm **Public Meeting?** YES **Type of meeting** Regulatory
Venue Online Meeting

Membership

Chair Cllr Keith Inston (Lab)
Vice-chair Cllr Anwen Muston (Lab)

Labour

Cllr Alan Butt
Cllr Celia Hibbert
Cllr Clare Simm
Cllr Mak Singh
Cllr Martin Waite
Cllr Olivia Birch
Cllr Roger Lawrence
Cllr Phil Page

Conservative

Cllr Jonathan Yardley
Cllr Wendy Thompson

Quorum for this meeting is four Councillors.

Information for the Public

If you have any queries about this meeting, please contact the Democratic Services team:

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Some items are discussed in private because of their confidential or commercial nature. These reports are not available to the public.

Agenda

Part 1 – items open to the press and public

- | <i>Item No.</i> | <i>Title</i> |
|-----------------|--|
| 1 | Apologies for absence |
| 2 | Declarations of interest |
| 3 | Minutes of the previous meeting (Pages 3 - 8)
[To approve the minutes of the previous meeting as a correct record] |
| 4 | Matters Arising
[To consider any matters arising] |
| 5 | 20/01296/FUL and 20/01297/LBC - Rock House, Old Hill, Tettenhall, Wolverhampton, WV6 8QB (Pages 9 - 12)
[To consider the planning application] |
| 6 | 21/00026/FUL - 12, Yew Tree Lane, Wolverhampton, WV6 8UF (Pages 13 - 16)
[To consider the planning application] |
| 7 | 20/01519/RC - Aldi, Goldthorn Hill, Wolverhampton, WV2 3HP (Pages 17 - 20)
[To consider the planning application] |
| 8 | 20/00944/FUL - 44 Redhouse Road, Wolverhampton, WV6 8ST (Pages 21 - 24)
[To consider the planning application] |
| 9 | 21/00165/TR - 6 Church Hill Drive, Wolverhampton, West Midlands WV6 9AS
(Pages 25 - 28)
[To consider the planning application] |
| 10 | 21/00100/FUL - Equipment south of U S A M Trading Estate, Wood Lane, Wolverhampton (Pages 29 - 32)
[To consider the planning application] |

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Minutes - 12 January 2021
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Attendance

Councillors

Cllr Keith Inston (Chair)
Cllr Anwen Muston (Vice-Chair)
Cllr Alan Butt
Cllr Jonathan Yardley
Cllr Martin Waite
Cllr Olivia Birch
Cllr Roger Lawrence
Cllr Phil Page
Cllr Wendy Thompson

Employees

Stephen Alexander	Head of City Planning
Tracey Homfray	Planning Officer
Phillip Walker	Senior Planning Officer
Jenny Davies	Section Leader Planning
James Dunn	Tree Officer
Vijay Kaul	Senior Planning Officer
Gerwyn Owen	Professional Lead - Transport Development
Marianne Page	Service Lead - Transportation Strategy
Donna Cope	Democratic Services Officer
Jaswinder Kaur	Democratic Services Manager
Stuart Evans	Solicitor

Part 1 – items open to the press and public

Item No. *Title*

1 Apologies for absence

Apologies for absence were received from Councillors Mak Singh and Clare Simm.

2 **Declarations of interest**

Councillor Olivia Birch declared a non-pecuniary interest in respect of agenda items 5 and 8 as a ward member of Bilston North however, the Chair confirmed that this was not required.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 17 November 2020 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

Councillor Alan Butt requested that Planning Officers include post codes within their reports.

5 **20/01170/FUL - 1 Waite Road, Wolverhampton**

The Committee considered a report regarding 20/01170/FUL - Change of use from a private dwelling house into a children's home for two children.

Tracey Homfray, Planning Officer, reported that since the agenda had been published, a response had been received from Children's Services confirming they had no objections to the proposal.

Mr Anthony Buckley addressed the Committee and spoke in support of the application.

Councillor Muston moved the recommendations and the Chair seconded the recommendations.

Councillor Waite welcomed the proposal.

Resolved:

That planning application 20/01170/FUL be granted.

6 **20/00467/FUL - Land Adjacent 118 Woodthorne Road South, Wolverhampton**

The Committee considered a report regarding 20/00467/FUL - Erection of one, three-bedroom dormer bungalow.

Mr Nigel Morris addressed the Committee and spoke in opposition to the application.

Due to technical issues Councillor Inston, Chair of the Planning Committee, became disconnected from the meeting so Councillor Anwen Muston, Vice Chair, took over.

Councillor Thompson felt that the proposals were extremely unacceptable and was frustrated that Members could not access the site during their visit.

Mr Jake Sedgemore addressed the Committee and spoke in support of the application.

Jenny Davies, Section Leader Planning, responded to statements made and explained that the proposals had been amended throughout its course of consideration and were acceptable.

Marianne Page, Service Lead - Transport Strategy, confirmed that the proposals were satisfactory, and that Highways had no objections.

Councillor Yardley felt that the proposals were not appropriate and raised concerns regarding land ownership and overdevelopment.

Councillor Page felt that the proposals were satisfactory and moved the recommendations. Councillor Birch seconded the recommendations.

Resolved:

That planning application 20/00467/FUL be granted subject to the following conditions:

- Submission of materials
- Electric charging point
- Boundary treatment to demonstrate visibility splays
- Construction Method Statement
- Landscaping
- Tree Protection measures

Councillor Keith Inston returned to the meeting and resumed his role as Chairman.

7 20/00786/RC - Dunton Environmental Limited, Union Mill Street, Horseley Fields, Wolverhampton, WV1 3DW

The Committee considered a report regarding 20/00786/RC - Proposed variation of condition 3 of planning permission 15/00305/FUL (waste treatment hub and site remediation) to allow for the continued use of the site as a waste treatment hub and the carrying out of site remediation works, until 18.09.2021.

Councillor Lawrence stated that he had no objections to the application in principle but wanted assurance that works on the site would finish as the next phase of regeneration needed to commence.

Phillip Walker, Senior Planning Officer, responded to statements made and explained why there had been delays with the site. He agreed with Councillor Lawrence and stated that a condition should be applied requiring that the site remediation scheme be commenced no later than June 2021 and be fully implemented by September 2021. The use would also be required to cease in September 2021.

The Chair requested that the Senior Planning Officer provided Members with an update on this and he moved the recommendations. Councillor Page seconded the recommendations.

Resolved:

That planning application 20/00786/RC be granted subject to the following conditions:

- The use shall cease, and any associated plant, materials and equipment shall be removed on or before 18th September 2021.
- The approved site remediation (report and recommendations by Tim Cawood) scheme shall be commenced no later than 18th June 2021 and to be fully implemented by 18th September 2021.
- Site operations to be carried out in accordance with the submitted operational working plans.
- Drainage plan
- No treating and composting of organic material
- Noise condition
- Outside storage and treatment of waste in the designated areas
- Stock piles maximum height of 5m;
- Wheel cleaning facilities
- All non-road vehicles and stationary plant shall comply with emissions requirements
- Hours of operation shall be limited to:
08:00 to 17:00 Monday to Friday
08:00 to 13:00 Saturday
No hours on Sundays and Bank Holidays.
- External lighting shall be in accordance with the lighting installation report dated 26th May 2015;
- Air quality monitoring;
- Union Mill Street entrance shall be restricted to staff access only.
- Archaeological Evaluation
- No more than 29,999 tonnes of hazardous waste to be received by the site per annum (for the year up to the proposed ceasing of the use on 18th September 2021).

8 **20/00673/FUL - Site of Former Bilston Tennis Courts, Villiers Avenue / Harper Road, Wolverhampton**

The Committee considered a report regarding 20/00673/FUL - Erection of 10 two-bedroom dwellings with associated landscaping and parking.

Vijay Kaul, Senior Planning Officer, reported the following updates since the agenda had been published:

1. A further representation had been received following the consultation on the amended plans raising concerns about congestion, the sewerage system and lighting.
2. To address the lighting concerns a condition could be added requesting details of external lights to be submitted.

3. The payment referred to at paragraph 9.3 of the report had been transferred from HRA funds to mitigate for the loss of the tennis courts.

Members of the Committee praised the Senior Planning Officer and welcomed the application.

Councillor Page moved the recommendations and Councillor Butt seconded the recommendations.

Resolved:

That planning application 20/00673/FUL be granted subject to the following conditions:

- External materials
- Levels
- Construction Management Plan (inc operational hours)
- Land contamination and ground gas
- Detailed remediation scheme (coal mining)
- Drainage
- Landscaping
- Tree protection measures
- Ecological Mitigation and Enhancement
- Visibility Splays
- Implement access and parking
- Agree street furniture to be removed or relocated
- Boundary/retaining treatments
- Electric charging points
- Renewable energy
- Remove PD rights for rear extensions
- Obscure glazing / top openers (1.7m from room level) to first floor side elevation windows
- Submission of a Passivhaus certification
- External lighting scheme

9 **20/01421/FUL - St Edmunds Catholic Academy, Compton Park, Wolverhampton**

The Committee considered a report regarding 20/01421/FUL – Extensions to existing buildings to provide four additional classrooms, an extended dining area and an additional changing room.

Stephen Alexander, Head of City Planning, reported that since the agenda had been published, a written update detailing the response from Transportation had been circulated to Members. He explained that in response to their concerns, Transportation had set out a comprehensive package of mitigation measures which the applicant had agreed to and would be secured by way of condition.

Councillor Waite highlighted the importance of facilitating secure cycle storage and sought commitment from the school that the promotion of active transport would be

sustained. In response to this, it was agreed that the Travel Plan would be amended and a copy sent to Members.

Councillor Page moved the recommendations and Councillor Waite seconded the recommendations.

Resolved:

That planning application 20/01421/FUL be granted subject to following conditions:

- Materials
- Drainage
- Construction Management Plan (including traffic control measures)
- Travel Plan
- Transportation mitigation measures

10 **20/01541/TR - Land South Of Junction With Bankfield Road, Nettlefolds Way, Bilston, Wolverhampton**

The Committee considered a report regarding 20/01541/TR – Fell 28 Lombardy Poplars due to concerns regarding the condition and safety of the trees following the failure of one of the trees in August.

James Dunn, Tree Officer, reported the following updates since the agenda had been published:

- The application was for 33 trees, not 28 as stated in the original application.
- The agent had undertaken further survey work on the trees, identifying that 27 had decay in their bases and 20 had enough decay that was sufficient to justify their removal.
- The agent still proposed to remove all 33 trees due to the group dynamic of the trees.

In response to questions asked, the Tree Officer detailed the tree failing incident in August and stated the following:

- The lost trees would be replaced.
- A copy of the tree replacement plan would be circulated to Members.
- There would be an unavoidable short-term impact on bird nesting but the replacement trees were good for habitat and in the interim period, there were other trees on site to facilitate nesting.

Members understood the situation albeit sad and welcomed the replacement of trees.

Councillor Butt moved the recommendations and Councillor Page seconded the recommendations.

Resolved:

That planning application 20/01541/TR be granted subject to a condition requiring the planting of appropriate replacement trees.

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	20/01296/FUL and 20/01297/LBC	
Site	Rock House, Old Hill, Tettenhall, Wolverhampton, WV6 8QB	
Proposal	Part change of use of a Grade II listed building to create 8 apartments with associated internal and external works.	
Ward	Tettenhall Wightwick;	
Applicant	Deol Developments Ltd	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Colin Noakes	Senior Planning Officer
	Tel	07779974652
	Email	Colin.noakes@wolverhampton.gov.uk

1.0 Summary recommendation

Grant

2.0 Application site

- 2.1 Rock House is located on the corner of Old Hill and The Rock, close to the centre of Tettenhall. The property is on two levels with the main Georgian building fronting onto Old Hill and a higher-level, single storey building, which is currently in use as a dental practice, accessed from The Rock.
- 2.2 The building originally dates to the 18th Century, is Grade II listed and situated within the Tettenhall Greens Conservation Area. The principle elevation of the Georgian town house is three storeys in height with a basement. There are two entrances to the application building one off Old Hill and one accessed via the property's car park on The Rock. The main building on the application site was last used as commercial offices but is currently empty.

3.0 Application details

3.1 The application seeks to convert the main Rock House building into eight apartments. The dentist surgery will continue to operate from the building on The Rock.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

4.2 Black Country Core Strategy (BCCS)

4.3 Unitary Development Plan (UDP)

4.4 Tettenhall Neighbourhood Plan (TNP)

5.0 Publicity

5.1 There has been one objection and eight letters in support of the application.

5.2 The reason for objection is parking provision.

6.0 Consultees

6.1 Transportation – no objection subject to conditions

6.2 Conservation – no objection subject to conditions

7.0 Legal implications

7.1 The legal implications are detailed in the main body of this report KR/10032021/C.

8.0 Appraisal

8.1 The area is predominantly residential in character. The property was originally a residential property but has recently been used as commercial offices. The proposal would return the building to its original residential use and is therefore acceptable in principle.

8.2 Rock House is a Grade II listed building. There are three main elements to the site: the 1750's Georgian town house, a 19th Century extension to the west and a 20th Century extension to the north. The Georgian part of Rock House has a high level of significance due to its heritage values. The significance arises mainly from its impressive elevation along Old Hill. The application seeks to reinstall the basement windows to this elevation, which will enhance the current appearance of the building and reinstate its original appearance.

8.3 The heritage value of the interior has been reduced over time by unsympathetic alterations undertaken by past occupiers as they changed its use from residential to commercial office use. Although the conversion of the property will result in the removal of some walls and the introduction of new ones, the original flow of the house will continue with the main internal staircase remaining in place. Other historic internal features such as fireplaces and architrave will be incorporated into the new apartments.

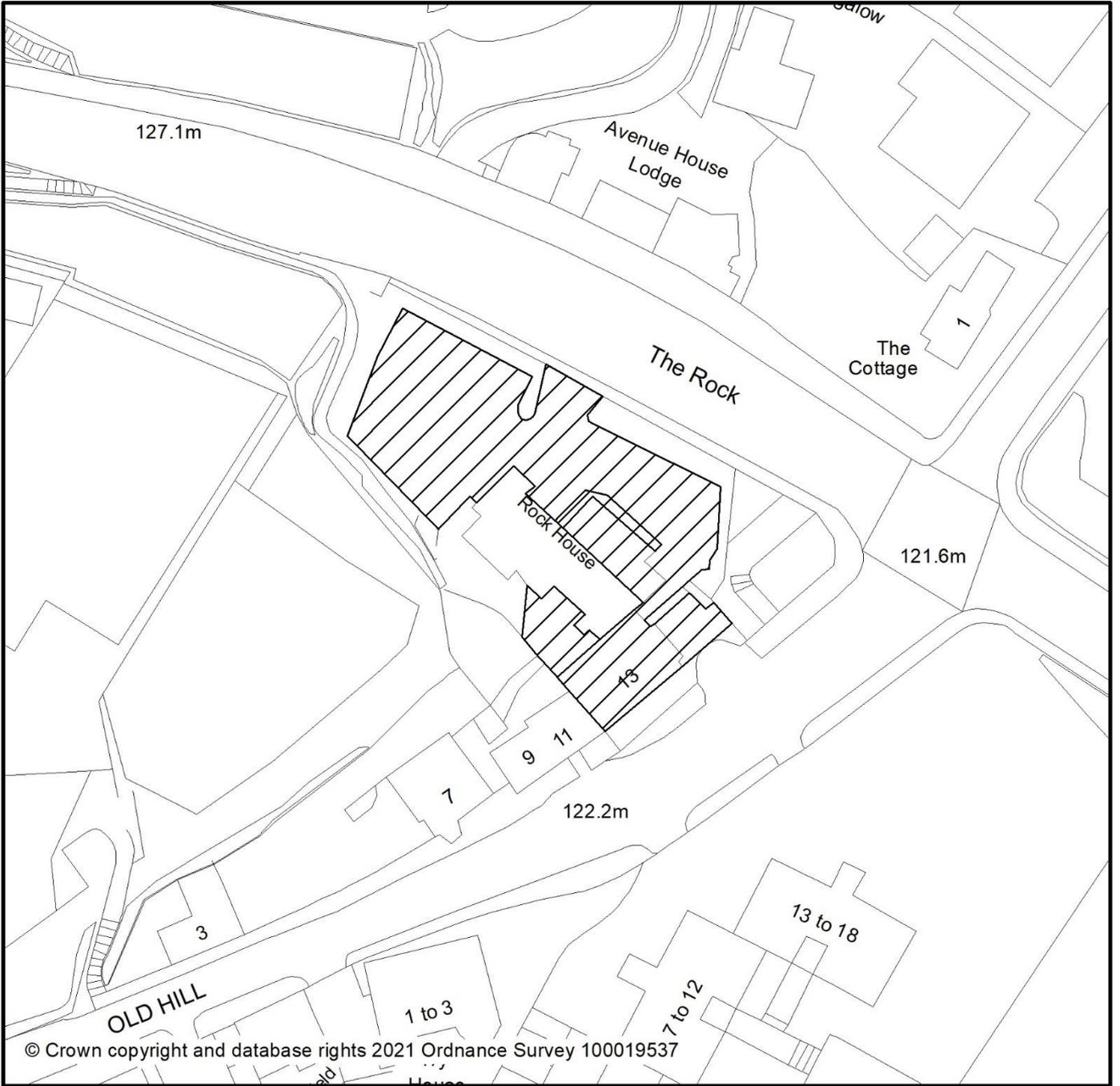
- 8.4 The site is highly accessible according to the standards set out in the UDP. It is located at the junction of the A41 The Rock, which is a main arterial route into the City Centre, and Old Hill. Bus stops are located in close proximity to the site and the junction of The Rock and Old Hill is covered by existing parking restrictions. The nearby Church Road is also covered by existing parking restrictions.
- 8.5 Vehicle parking for residents is sited within the existing parking area accessed from The Rock and will be shared with the dental practice. There will be one additional vehicle parking space accessed off Old Hill. The proposed residential parking provision meets the standard set out in the UDP, and the total of 22 parking spaces can accommodate both the residential and dental practice uses.

9.0 Conclusion

- 9.1 The proposal will allow this empty Grade II building to be brought back into the use it was originally intended for. The design of the conversion is sympathetic to the remaining internal historic features and the property's frontage along Old Hill will be enhanced by the reintroduction of the basement windows. Resident vehicle parking and servicing for the apartments and the existing dental practice are all accommodated on the site. The proposal is therefore acceptable and in accordance with the relevant planning policies.

10.0 Detail recommendation

- 10.1 That Planning Permissions 20/01296/FUL and 20/01287/LBC are granted subject to the following conditions:
- Design of new windows to be agreed with the LPA
 - External materials to be agreed
 - Prior to occupation car parking spaces to be provided
 - Prior to occupation electric charging point to be installed
 - Design of cycle parking to be approved



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	21/00026/FUL	
Site	12 Yew Tree Lane, Wolverhampton, WV6 8UF	
Proposal	Proposed Double Storey Side and Rear Extension and Loft Conversion.	
Ward	Tettenhall Regis;	
Applicant	Mr Charnjit Ram	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Jennifer Nicholds	Planning Officer
	Tel	01902 555699
	Email	Jennifer.Nicholds@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions

2.0 Application site

2.1 The site is a semi-detached dwelling as part of a group of four properties with similar design. The surrounding area is predominantly residential with a mixture of dwelling types of different design and scale

3.0 Application history

3.1 A planning application (19/01285/FUL) was approved 9th January 2020 for a two-storey side and rear extension a loft conversion.

3.2 A resubmission (20/00063/FUL) was refused on 17th February 2020. This application was to change the design of the front and to increase the width of the two-storey rear extension. The front design had an unacceptably adverse impact on the character of the area and the rear extension would be too overbearing.

3.3 An appeal was dismissed based on the front design only. The Inspectorate stated that the 2-storey extension was acceptable in terms of outlook, loss of light or privacy. The appeal decision has formed the basis of the current planning application and is a material consideration which carried a great deal of weight in the determination of the new application.

4.0 Application details

4.1 The application is in accordance with the inspectorate's comments, to increase the width of the two-storey rear extension including the width of the dormer windows.

4.2 The majority of the work on the plans has been approved under application 19/01285/FUL) so this application is to consider the increase in width of the rear extension

5.0 Relevant policy documents

5.1 National Planning Policy Framework (NPPF)
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

6.0 Publicity

6.1 Eight objections from six different neighbours have been received raising the following issues. This application has come to committee as a result of a neighbour requesting to speak.

- The scale is out of character in relation to nearby houses
- Loss of privacy to houses and gardens
- Noise
- Increase in cars causing congestion and highway safety
- Design out of character with street scene- particularly in relation to the materials
- Loss of light to house and garden

7.0 Consultees

7.1 Transport: No objections subject to conditions

7.2 Trees: No objections subject to conditions

8.0 Legal implications

8.1 There are no legal implications arising from this report KR/10032021/B

9.0 Appraisal

- 9.1 Yew Tree Lane is predominantly residential with houses of different sizes, scale and design. Many of these properties have already been extended.
- 9.2 This application is to increase in the width of the two-storey rear extension by 900mm.
- 9.3 The increase in width of the extension would not have any additional undue effect to neighbouring amenity in terms of overbearing impact, loss of light or privacy due to the distance and relationship between the proposed extension and neighbouring property.
- 9.4 There is a mixture of house types and garden sizes in the area with a large property adjacent to the site of larger scale to the proposed extension meaning the proposed extension would not have an unreasonable negative impact to the established built form.
- 9.5 The approved plans already include dormer windows and the increase in width of these windows would not increase the impact of privacy to neighbouring properties.
- 9.6 The property is already part built with matching materials and part of the extension will be rendered at the front to fit in with the existing street scene.

10.0 Conclusion

- 10.1 The proposed extension would not have an unreasonably negative impact on the character of the area. The design, scale and appearance of the development will respect and relate to Yew Tree Lane. Sufficient parking and amenity space is provided to support the property. The development would not have any adverse impact on neighbour amenity.

11.0 Detail recommendation

- 11.1 Grant planning subject to conditions
- Build in line with Tree plan to protect the preserved tree
 - Remove Permitted Development rights to convert the garage
 - Part of the property to be rendered



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	20/01519/RC	
Site	Aldi, Goldthorn Hill, Wolverhampton, WV2 3HP	
Proposal	Material Amendment to recently approved planning application 19/01048/FUL To revise the proposal to retain the existing Loading Bay and associated delivery ramp, at the rear of the store, and to extend the store at the rear to provide a meeting Room, together with relocation of external services plant area.	
Ward	Blakenhall;	
Applicant	Aldi Stores Limited	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planning Officer
	Tel	01902 555641
	Email	Tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The majority of the site is occupied by the existing Aldi retail store, car parking, and landscaping. Two additional residential properties, numbers 11 and 13 Goldthorn Hill, and part of a residential garden area to number 15 Goldthorn Hill, would be incorporated into the site for development, as granted under application 19/01048/FUL. The site has a prime corner position, at the traffic light junction to Dudley Road Local Centre, and Goldthorn Hill. The site abuts boundaries with residential properties on Goldthorn Hill, Neville Avenue and Longdon Avenue.

3.0 Application details

3.1 The previous planning application which was granted at Planning Committee related to the following.

3.2 The current size of the Aldi store retail area would increase from 940 to 1260 square metres, with the gross external site area increasing from 1394 to 1767 square metres. The proposal incorporates design changes to the northern elevation facing Goldthorn Hill, a 42m² extension to the service area along the southern elevation for a new loading dock, an extension/relocation of the existing car park and formalising a new vehicular/service access from Goldthorn Hill.

3.3 This application is for the removal of the previously approved works to the service area along the southern elevation which included a new loading dock. This will now remain as existing, apart from a single storey flat roof extension, to the rear south/eastern corner of the store for a meeting room, and the repositioning of plant equipment adjacent to it.

4.0 Relevant policy documents

4.1 National Planning Policy (NPPF)
Black Country Core Strategy (BCCS)
Wolverhampton Unitary Development Plan (UDP)

5.0 Publicity

5.1 Two objection letters received, objecting to the following:

- The store is visible therefore additional landscape screening to neighbouring gardens required.
- Disturbance from noise
- Concerns that conditions placed on the previous permission would not be on any new permission.

6.0 Consultees

6.1 Environmental Health – No Objections

6.2 Highway and Transportation – No Objections

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/10032021/A.

8.0 Appraisal

9.1 The key issues with this amendment are design and the impact on neighbours' amenities.

Design

9.2 The position of the proposed single storey rear extension would not be easily viewed from the street scene, as the store is set far back from the surrounding streets to the south/western corner, along the southern boundary and is screened by parking. The extension is relatively small with a flat roof design, which would not detract from the

overall appearance of the store, or surrounding area. The proposed plant to the side of the extension would also be appropriately enclosed by an acoustic fence, screening is from the car park and surrounding area.

Neighbour Amenities

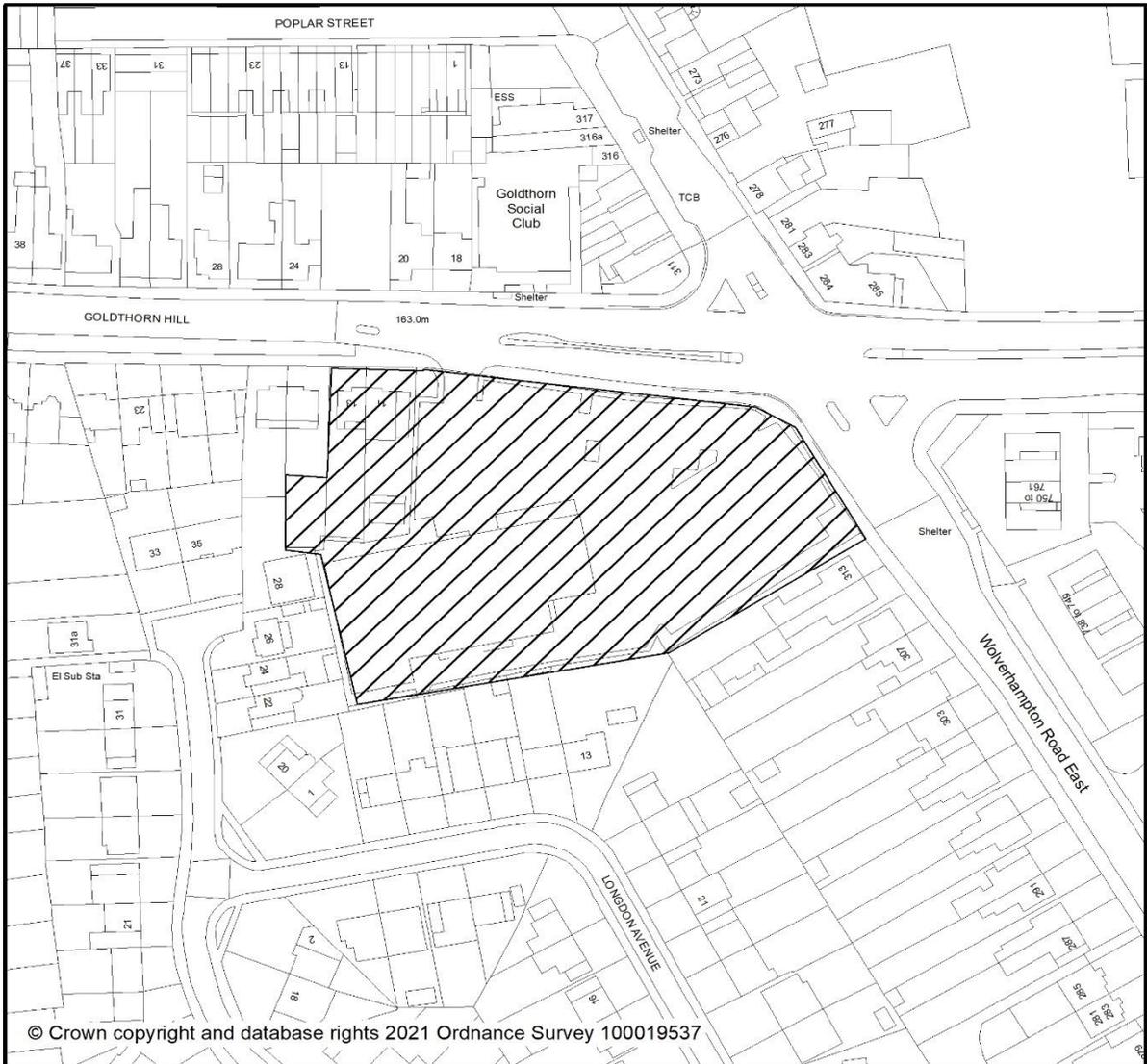
- 9.3 The extension would be set well in from the common boundary with those properties along the southern boundary, and the repositioned plant would also be further away from those boundaries and enclosed with acoustic fencing. Therefore, there would be no significant detriment to the current outlook.
- 9.4 The noise assessment submitted with the application concludes that there would be no significant noise impact, and Environmental Health have confirmed that they have no objection to the reposition of the plant.

9.0 Conclusion

- 9.1 The proposed amendments to the previously approved application, would have no significant impact on the character/appearance of the building or the surrounding street scene, along with neighbouring amenities, which have also been considered by the inclusion of conditions, to help mitigate any disturbance from noise etc, as per the previous planning approval.

10.0 Detail recommendation

- 10.1 Grant planning permission subject to conditions as included on the previous approved planning application 19/01048/FUL.



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	20/00944/FUL	
Site	44 Redhouse Road, Wolverhampton, WV6 8ST	
Proposal	First floor side and single storey front extensions	
Ward	Tettenhall Regis;	
Applicant	Mr & Mrs Sangha	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Environment	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Jenny Davies	Section Leader (Planning)
	Tel	07976883122
	Email	Jenny.Davies@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant

2.0 Application site

- 2.1 The site is located in a residential area on the north side of Redhouse Road and is bounded to the east and north by detached houses and to the west by a detached bungalow situated on the corner of Redhouse Road and Greenacres. Opposite the site are Redhouse Road allotments.
- 2.2 The site comprises a detached house of modern appearance which is set back approx. 22m from the pavement similarly to other properties to the east. The house is two-storey in height with the first floor set back from the main elevation.
- 2.3 The site is level at the front but the rear garden steps up approx.150mm.

3.0 Application Details

- 3.1 The proposal involves a ground floor extension at the front of the house to provide a garage, wet room, storage and living room and hall extension in an 'L' shape projecting 3m on the east side and 6m on the west side. The extension would have a pitch roof over the living room and apex roof over the garage and hall extending 2.4m in height to eaves and 3.4m at the centre and highest point of the pitch. The footprint of the ground

floor has recently been amended and would be set in 200mm from the boundary with 1 Greenacres.

- 3.2 The existing garage will be converted to a dining and utility room with a first floor bedroom and en-suite bathroom extension proposed above. The first floor would project 1.25m forward of the front of the original house and be set in 200mm from the boundary. A first floor obscurely glazed window to the en-suite is proposed in the side elevation.
- 3.3 A single storey rear extension is shown on the submitted drawings but will be built under permitted development rights and so is not for consideration as part of this application.
- 3.4 The materials will comprise roof tiles and render to match the existing house.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
Tettenhall Neighbourhood Plan
Supplementary Planning Guidance 4 – Extensions to Houses

5.0 Publicity

- 5.1 Letters of objection have been received from the occupiers of 1 Greenacres who object on the grounds of loss of light and sunlight to a side facing kitchen, veranda and two bathrooms. Concerns have been raised about building works and maintenance which are not material planning considerations in determining the proposal.
- 5.2 Amended drawings were submitted on 6th March 2021 which brings the side elevation 200mm away from the boundary with 1 Greenacres. The neighbour is concerned that the 200mm gap will allow open access or become a breeding ground for vermin or rotting vegetation.

6.0 Consultees

- 6.1 No consultees

7.0 Legal implications

- 7.1 There are no legal implications arising from the recommendations of this report.
KR/11032021/E

8.0 Appraisal

- 8.1 The proposed design, scale and massing of the development is acceptable and does not appear out of character with the original house or street scene. The ridge height of the proposed first floor extension would be 250mm lower than the original roof resulting in a subordinate extension.
- 8.2 The first floor extension would project forward 1.25m from the front of the existing house and the ground floor would project 6m from the original house however, the pattern of

development to the east of the application site is staggered and the extension would not project forward of 1 Greenacres to the west so the forward projection would not appear out of keeping with its surroundings.

- 8.3 The proposed first floor extension, as amended, would be set in 200mm from the boundary with 1 Greenacres, a detached bungalow with a kitchen and covered walkway (veranda) approx. 1.5m wide, and two bathrooms on the side elevation. The kitchen, which is east facing, is small and looks onto a veranda which has a glass roof which allows some light into the kitchen. The proposed first floor extension would be set back sufficiently to result in no impact on the kitchen and veranda from loss of light/sunlight.
- 8.4 The ground floor garage extension would be set in 200mm from the neighbour's boundary in front of the kitchen and veranda with a height of 2.4m to eaves. The roof on the garage would be angled away from the neighbour to a height of 3.4m at the centre of the pitch. The brickwork would be approx. 400mm higher than the eaves of the veranda. This increase in height and taking account of the massing of the roof will alter the outlook from the neighbour's kitchen and slightly reduce early to mid-morning sunlight to this room in the winter months. However, the kitchen is already dark as a result of the existing veranda and closeness to its boundary. Given the proposed angle of the roof over the garage, with the pitch sloping away from the neighbour, daylight and sunlight will still enter this space. However, the kitchen and veranda are not habitable rooms and therefore on balance the harm to the amenities of the occupiers is not so detrimental to justify refusal on these grounds.
- 8.5 There will be some loss of light to the ground floor bathroom as a result of the ground and first floor extension but it is not considered there will be any loss of daylight or sunlight to the first floor bathroom from the proposed first floor extension which has been set back to prevent any loss of daylight and sunlight to this room. However, as bathrooms are not habitable rooms any refusal on these grounds would be unjustified.
- 8.6 The amended proposal providing a 200mm gap along the boundary with the neighbour to allow for guttering is too narrow for access to undermine security but is sufficient to prevent any incursion from the guttering, on the neighbour's land.
- 8.7 The internal dimensions of the proposed garage would be 3.2m wide by 5.7m long which is acceptable and meets the Councils parking standards.

9.0 Conclusion

- 9.1 The proposed extension is acceptable in design terms and would not give rise to an unacceptable level of loss of sunlight or daylight to the occupiers of 1 Greenacres. The development is in accordance with the development plan.

10.0 Detailed recommendation

- 10.1 That planning application 20/00944/FUL is granted subject to a condition requiring matching materials and preventing any side facing windows in the west facing elevation.

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	21/00165/TR	
Site	6 Church Hill Drive, Wolverhampton, WV6 9AS	
Proposal	06/00467/TPO (A14) - T1 - Horse Chestnut - Crown reduce via the 'drop-crotching' method to reduce the Height and Northeast - Southwest spread of the tree by no more than 2.5 metres. T2 - Oak - Crown reduce via the 'drop-crotching' method to reduce the Height and spread of the tree by no more than 1.5 metres. T3 - Sycamore - Crown reduce via the 'drop-crotching' method to reduce the Height and spread of the tree by no more than 2.5 metres. T4 - Sycamore - Crown reduce via the 'drop-crotching' method to reduce the Height and spread of the tree by no more than 2.5 metres.	
Ward	Tettenhall Regis;	
Applicant	Miss Rebecca Thorne	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	James Dunn	Tree Officer
	Tel	07976750934
	Email	James.dunn@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Approve with conditions.

2.0 Application site

2.1 The four trees subject to this application are situated within the garden of 6 Church Hill Drive, close to the boundary with the properties of 2 and 3 Redacres and 1 The Orchard. The property of 6 Church Hill Drive is elevated above the general level of the adjacent properties. Due to the elevated positions the trees are visible above and between the surrounding properties from Redacres.

2.2 The trees subject to this application are protected by virtue of being located within Area 14 of The Wolverhampton, Tettenhall Urban District No.4, Tree Preservation Order 1963 [02/2/023], and within the Tettenhall Greens Conservation Area.

3.0 Application details

3.1 The applicant who is the occupier of the adjacent property at 2 Redacres has proposed to crown reduce the trees by between 1.5 and 2.5 metres in order to limit the shading and overbearing impact of the trees on the rear garden. The works are a repetition of similar works that have been previously approved and undertaken.

4.0 Relevant policy documents

4.1 None

5.0 Publicity

5.1 No comments received.

6.0 Consultees

6.1 No officer consultation

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/11032021/D.

8.0 Appraisal

8.1 The proposed pruning is essentially a repeat of previously approved works that were last undertaken in 2017.

8.2 The trees subject to the application are well formed and apparently healthy trees with no obvious signs of impaired vitality or structural defect. The proposed works are considered to be a reasonable and appropriate form of management for the trees and will maintain them at an appropriate size for their location.

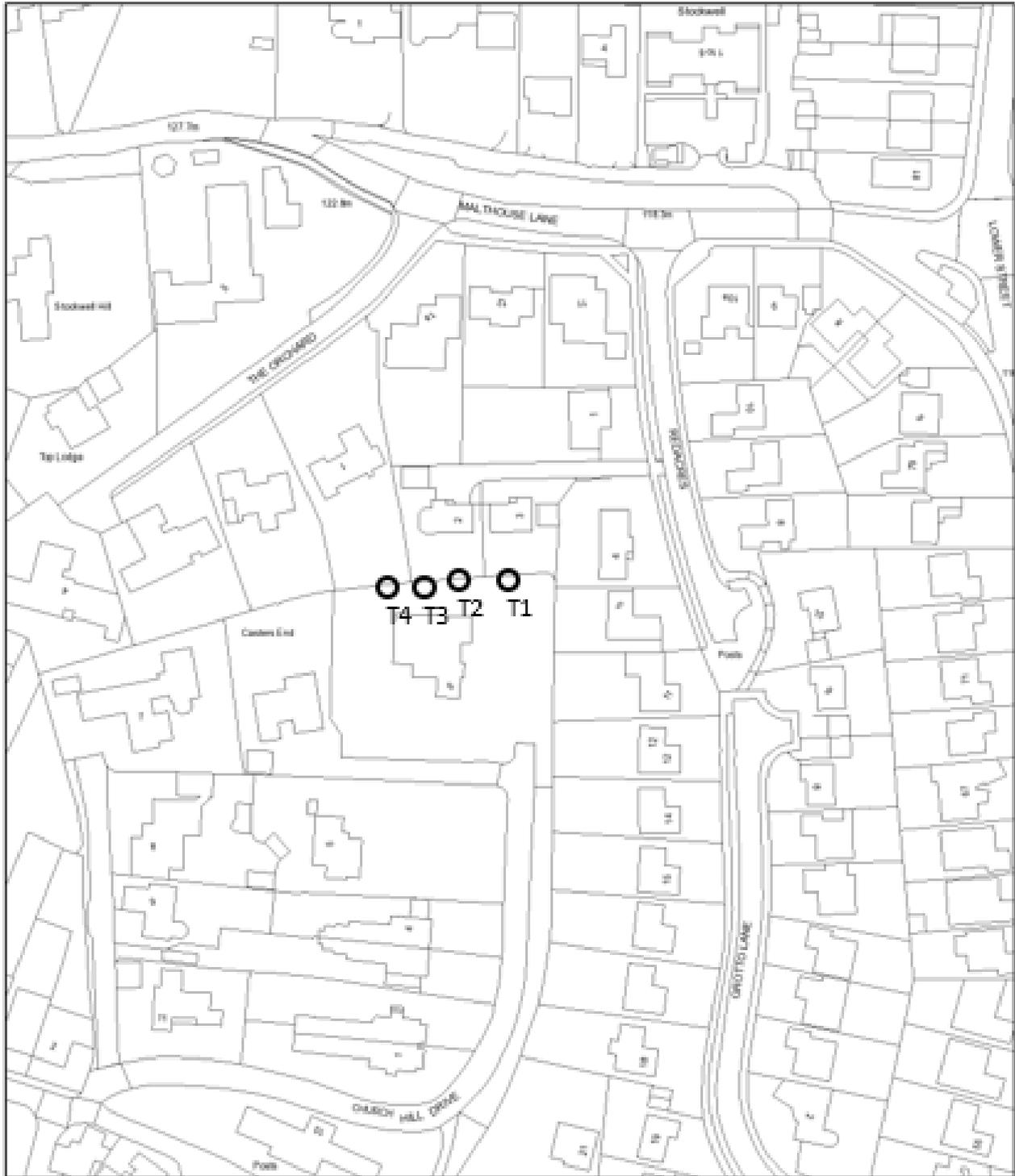
8.3 The proposed works will not have any significant impact on the health or amenity value of the trees, and they are in accordance with good arboricultural practice.

9.0 Conclusion

9.1 The proposed pruning of the four trees, is justified and appropriate for the trees given their location, size, species and condition. There will not be any detrimental impact on the health of the trees or their amenity value, and therefore the works are in accordance with good arboricultural practice.

10.0 Detail recommendation

10.1 Approve subject to standard conditions.



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CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	21/00100/FUL	
Site	Equipment south of U S A M Trading Estate, Wood Lane, Wolverhampton	
Proposal	The removal of an existing 20m high Phosco Phase 1 Monopole and the replacement with an 18.60m high Phosco Phase 4.5 Monopole c/w a new 3.4m high headframe; associated equipment and development ancillary thereto.	
Ward	Bushbury North;	
Applicant	Telefonica UK Ltd	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Nyhiem Howl	Trainee Planning Officer
	Tel	07811 807546 01902 556649
	Email	nyhiem.howl@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The land consists of a grass verge area located to the south of the U S A M Trading Estate adjacent to residential bungalows.

2.2 The site is situated in a fairly residential location on Wood Lane adjacent to a railway track used by train operators and an industrial trading estate.

3.0 Application details

3.1 The application seeks full planning consent to remove the existing 20m telecommunications mast and replace this with an 18.60m telecommunications with a new 3.4 metre headframe and ancillary equipment to support the works.

3.2 This application has been made by Vodafone who are a licensed electronic communications code system operator.

4.0 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)

5.0 Publicity

5.1 One objection consisting of numerous signatures of local residents in relation to health effects and visual impacts. The letter also raises noise issues, health issues and devaluation of property. A third party has requested to speak at Planning Committee.

6.0 Consultees

6.1 Transportation/Highways; No Objections

7.0 Legal implications

7.1 There no Legal implications arising from the recommendations of this report.
KR/11032021/F

8.0 Appraisal

8.1 The proposed development improves the existing mobile phone signal requirements for the local area enabling enhanced 3G/4G coverage as well as the upgraded 5G network. Given the concerns raised the agent has responded: "*With regards to this and other sites, Telefonica and Vodafone both radiate on frequency bands and at power levels dictated in their licences from Ofcom. An ICNIRP Declaration has been included with the planning application submission*". In these circumstances, where the operator has provided an ICNIRP certificate it is not generally necessary to consider the health implications further, in accordance with the relevant guidance. Although health issues are capable of being a material consideration. The current mast was allowed on appeal following a refusal on health grounds. As this mast is a replacement it is not considered necessary to consider the health issues further in this case.

8.2 Siting and design are the main material considerations, a telecommunications mast has been in this location for the past 15 years. The orientation of the mast is set back from the public highway, which minimises any detrimental impacts on visual amenities. There are a number of mature trees which screen the development. The site is fenced and accessed via the parking area within a private commercial area. We negotiated with the agent to see if we could perhaps address the concerns in relation to visual amenity by suggesting a GPR Shrouds style at the highest point of the mast, however this was not possible due to the requirements of the upgraded network. The proposed mast is

reduced to 18.6 metres from its current 20 metres; however, it will include the addition of a larger head frame. Given the reduction in height the increased size of the headframe would not cause an unreasonable reduction in visual amenity.

9.0 Conclusion

- 9.1 This development creates an improvement for mobile phone signals for local residents, businesses and is sited appropriately. The removal of the existing pole, which will be replaced with a pole where there is no significant increase of height, is deemed acceptable for the location as it is already an existing site for the nature of the proposed works.
- 9.2 The upgrade has been designed in a way which visual impacts have been kept to a minimum and the technical objectives are still complete to ensure coverage requirements are met.

10.0 Detail recommendation

- 10.1 Grant subject to the following conditions.
- The development hereby permitted shall be in accordance with the particulars submitted within the application – 21/00100/FUL.
 - Structure to be removed and the land restored should it no longer be required.
 - Subject to the condition that any apparatus or structure provided in accordance with that permission must, at the expiry of the relevant period, be removed from the land and the land restored to its condition before the development took place.
 - This development shall commence before the expiration of three years from the date of this permission. Reason: - Pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (PCPA).

