

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

Venue Council Chamber - 4th Floor - Civic Centre

Membership

Chair Cllr Anwen Muston (Lab)

Vice-chair Cllr Gillian Wildman (Lab)

Labour

Cllr Olivia Birch
Cllr Lovinyer Daley
Cllr Celia Hibbert
Cllr Rashpal Kaur
Cllr Phil Page
Cllr Tersaim Singh
Cllr Jacqueline Sweetman

Conservative

Cllr Andrew Randle
Cllr Wendy Thompson
Cllr Jonathan Yardley

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:

Contact Donna Cope
Tel/Email Tel 01902 554452 or email donna.cope@wolverhampton.gov.uk
Address Democratic Services Civic Centre, 1st floor, St Peter's Square,
Wolverhampton WV1 1RL

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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 - 6)
[To approve the minutes of the previous meeting as a correct record] |
| 4 | Matters Arising
[To consider any matters arising] |
| 5 | 22/00155/FUL - Wednesfield Technology Primary School, Lichfield Road, Wolverhampton, WV11 1TN (Pages 7 - 14)
[To consider the planning application] |
| 6 | 22/00229/FUL - 112 Wrottesley Road West, Wolverhampton, WV6 8UR (Pages 15 - 20)
[To consider the planning application] |

Attendance

Councillors

Cllr Anwen Muston (Chair)
Cllr Gillian Wildman (Vice-Chair)
Cllr Celia Hibbert
Cllr Rashpal Kaur
Cllr Phil Page
Cllr Andrew Randle
Cllr Tersaim Singh
Cllr Jacqueline Sweetman
Cllr Wendy Thompson

Employees

Donna Cope	Democratic Services Officer
Jas Kaur	Democratic Services Manager
Stuart Evans	Solicitor
Gerwyn Owen	Professional Lead - Transport Development
James Dunn	Tree Officer
Phil Walker	Senior Planning Officer
Charlotte Morrison	Section Leader Planning

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

Apologies for absence were received from Councillors Daley and Yardley.

2 **Declarations of interest**

There were no declarations of interest.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 24 May 2022 be confirmed as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising.

5 **22/00584/LDO - Land At Inkerman Street, Heath Town, Wolverhampton**

The Committee considered a report regarding 22/00584/LDO - Local Development Order for a residential development of up to a maximum of six dwellings.

Phil Walker, Senior Planning Officer, outlined the report.

Councillor Wildman moved the recommendations within the report and Councillor Page seconded the recommendations.

Members of the Committee welcomed the application and fully supported the scheme.

Resolved:

That the adoption of a Local Development Order, granting planning permission for a maximum of six dwellings on land at Inkerman Street, Heath Town be authorised.

6 **22/00016/FUL - 147 Yew Tree Lane, Wolverhampton, WV6 8UW.**

The Committee considered a report regarding 22/00016/FUL - Two storey front, side, rear, and single storey rear extensions.

Charlotte Morrison, Section Leader Planning, outlined the report.

Mr Dhillon addressed the Committee and spoke in support of the application.

The Section Leader responded to comments made and explained that the proposals were unacceptable.

Councillor Thompson moved the recommendations within the report and Councillor Wildman seconded the recommendations.

Resolved:

That planning application 22/00016/FUL be refused.

7 **22/00740/TR - 21 Maythorn Gardens, Wolverhampton, WV6 8NP**

The Committee considered a report regarding 22/00740/TR - Cedar in rear garden - Fell because of condition.

James Dunn, Tree Officer, outlined the report and asked members that should they decide to grant the application, to also consider adding a condition that the tree be replaced.

Mr Humphries addressed the Committee and spoke in support to the application.

The Tree Officer responded to the comments made and suggested that regular pruning of the tree should improve the situation.

The report was debated by Committee, and despite their passion for trees, members felt that it was extremely dangerous and sympathised with the applicant.

Councillor Thompson moved that the application be granted, and the tree replaced.

Councillor Wildman seconded the motion.

Councillor Sweetman sympathised with the applicant but stated that the council had a duty of care to protect trees. She moved the recommendation within the report and requested that the council assisted the applicant with future maintenance of the tree.

Resolved:

That the planning application 22/00740/TR be granted subject to the tree being replaced.

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CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 13 September 2022
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Planning application no.	22/00155/FUL	
Site	Wednesfield Technology Primary School, Lichfield Road, Wolverhampton, WV11 1TN	
Proposal	New School	
Ward	Wednesfield South;	
Applicant	Tilbury Douglas Construction Ltd on behalf of Shireland Collegiate Academy Trust	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planner
	Tel	01902 555641
	Email	Tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to a Unilateral Undertaking and conditions.

2.0 Application site

2.1 The site is the former Edward the Elder Primary school, which is on a main arterial route. Much of the site is bounded by residential dwellings, and along the north/eastern boundary runs the Wyrley and Essington Canal. The surrounding area is a mix of residential and commercial properties. The original school has been demolished.

3.0 Application details

3.1 The proposed new Wednesfield Technology Primary School has been developed to provide teaching spaces for Early Years children through to end of Key Stage 2:

- Nursery – 26 children
- Reception – 60 children
- Key Stage 1 – 120 children
- Key Stage 2 – 240 children.

- 3.2 The design of the building incorporates a two-storey block, with single storey to the hall and kitchen element equating to 2179m², which corresponds to a gross external area of 2374m². The design is Passivhaus, which aims to achieve a very high level of energy efficiency.
- 3.3 The external layout incorporates parking to the frontage with access/exit off Lichfield Road and a drop off/pick up area. There is a soft outdoor PE area along the canalside to the north of the building and a hard outdoor PE area directly to the north of the hall, along with soft and hard informal and social areas. There are also habitat areas, which are wooded areas to the northwest, northeast and southeast corners of the site. There is a service access north of the site from Lichfield Road.

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).
- 4.3 UDP C4 and BCCS HOU5 "Education and Health Care Facilities".

5.0 Publicity

- 5.1 Nine letters of concern, raising the following issues:
- Loss of historic building;
 - Disruption to adjacent roads from parking and increased traffic;
 - Disruption to parking for the adjacent shops due to parents parking;
 - Highway and pedestrian safety;
 - Suitable drop off and pick point;
 - CCTV required on site;
 - Mud and dust from construction;
 - Keep the historic date sign and incorporate it into the development;
 - Security and maintenance of the site;
 - Loss of wildlife;
 - Previous school resulted in accidents, therefore parking access etc needs to be improved;
 - Traffic regulation orders would have a negative impact on parking for both residents and businesses, which will also increase the usage of the shops for parking;

- Increase the width of the access to provide vehicular drop off and pick up required on site;
- Design of the access should be improved for the presentation of the village.

6.0 Consultees

- 6.1 Coal – place mining advice note on decision.
- 6.2 Drainage/Flood Risk – acceptable subject to conditions.
- 6.3 Canal Society – no objection subject to note for information.
- 6.4 Highway and Transportation – no objection subject to Traffic Regulation Order, pedestrian crossing, and commitment to the schools Travel Plan. Detailed comments are addressed in the Appraisal section below at 8.5 to 8.9.
- 6.5 Ecology – no objections subject to the recommendations of the relevant reports.
- 6.6 Tree Officer – no objection subject to new planting scheme on and off site, and tree protection during development.
- 6.7 Sports England – no objection.
- 6.8 Strategic Health – no objections subject to replacement trees, either on-site or a payment for planting off-site.
- 6.9 Conservation Officer - no objection subject to retaining the lodge house at the front entrance to the property, due to its relationship with the listed building opposite.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report [SE/05092022/A].

8.0 Appraisal

Principle of Development

- 8.1 This is an established school site. Its redevelopment would therefore accord with UDP C4 and BCCS HOU5 “Education and Health Care Facilities” which supports improvements to educational facilities in the city.

Design

- 8.2 The proposed building would be higher and have a larger footprint than the original school. This would be appropriate in the context of nearby housing. It would front onto Lichfield Road, set well back from the highway to accommodate access, parking and circulation areas. The frontage would be broken up by landscaping to soften the visual appearance of the parking/circulation area.
- 8.3 The proposal has a modern approach, especially with respect to sustainability, with a Passivhaus design. Some of the key characteristics of this approach include thermal

comfort, low energy demands, fresh air throughout the building, appropriate insulation, airtight design and low energy costs. The design is welcomed and is acceptable.

- 8.4 The development has resulted in the loss of most of the former school. The school was not listed but did have some historic relevance in the area. The retention of the small coach house maintains a part of the historic fabric, especially as this has visual links with the listed Vine Public House across the road. The date plaque from the school is to be retained and erected on site.

Access and Parking

- 8.5 The proposed parking provision would be sufficient to accommodate the likely staff and visitor demand for parking during the school day.
- 8.6 In the interests of ensuring highway safety and free flow of traffic, the approach to the school along Lichfield Road needs to be kept clear of parked vehicles during the times when children are delivered and collected. A Unilateral Undertaking requiring waiting restrictions on this section of the highway will be required..
- 8.7 The development would intensify traffic movements, particularly at peak times, at the entrance to the school along Lichfield Road which is a main arterial route. In response to this, the applicant has allocated a drop off and pick up point within the school grounds, with a suitable circulation area, which should help to mitigate against congestion within the surrounding roads. The Unilateral Undertaking would also include the provision of a pedestrian crossing, to provide safe access across a busy arterial route for pupils and families making their way to school on foot; this would also be conditioned.
- 8.8 A Travel Plan has been devised for the school to monitor and adjust, if necessary, once the school is at full capacity. The school must ensure the Travel Plan is understood by employees and parents, and promote alternative methods of travelling to and from school for the benefit of the environment and neighbour amenity. The plan would be conditioned as part of the proposal. The plan would make clear the areas of access for parents with respect to parking and dropping children off for school and collecting them at the end of the day, and highlight other areas to park within suitable distance to the school.
- 8.9 Local shop owners have raised concern regarding possible encroachment of car parking areas which are available for customers. The car parking provided for the new school is sufficient. The applicants have also taken on board the concerns which have been raised and amended the car park layout to include an onsite drop off/pick up point, which would be managed by the school via marshals. This should keep the flow of traffic on and off the site and mitigate against any overflow parking onto neighbouring streets/sites, with parents parking up to get their children into school. The school must ensure that parents are fully aware of the Travel Plan and promote alternative methods of travel. The Travel Plan will also highlight other sites of appropriate parking within Wednesfield Village, which are within walking distance to the school, as an alternative option if

necessary. The reintroduction of a school at this location, with additional passing traffic and pedestrians, would benefit local shops, particularly during or after the school run, which is positive for the local economy.

Residential Amenity

- 8.10 The building would be 19m away from the boundary with residential properties along the Halecroft Avenue, and more than 22m from the rear of those dwellings; the boundary at this point would also be screened with landscaping. Properties in Lichfield Road along the western boundary have rear gardens longer than 40m. Considering the separation distances and the intervening tree and fence screens, the building would not have any significant detriment through shadowing or loss of light, privacy or outlook impact upon neighbours.
- 8.11 A grass playing pitch is proposed along the eastern boundary with the canal, and there is a hard surface play area along the western boundary with properties along Lichfield Road. A noise report and lighting report have evidenced no significant impact to neighbouring amenities. Acoustic fencing is proposed along the western boundary with those properties adjacent to the play areas, to reduce the impact of noise, light and general disturbance on surrounding housing. A restriction can be placed on the hours of use through a condition and restrict how many children that can play outside at any one time.

Drainage

- 8.12 The proposed drainage is acceptable with no detriment to the surrounding area, including the neighbouring canal, subject to conditions.

Ecology/Landscaping

- 8.13 The proposal would result in the loss of some trees on site and vegetation. A landscaping scheme has been produced to mitigate some of the loss. To compensate for the loss of trees and biodiversity, additional planting off site will be financed by the applicant via a Unilateral Undertaking, which would be conditioned as part of the proposal. Conditions would require the recommendations of all ecological reports to be carried out, and new reports (if time constrained) to be redone as necessary.

9.0 Conclusion

- 9.1 The new school would improve educational provision in this part of the city, updating the existing school site and providing good quality facilities for the benefit of future generations of children. The Passivhaus approach is welcome. The proposal would improve the current parking and access/circulation provision for the school. Ecology and neighbouring amenity have been satisfactorily considered. Subject to a Unilateral Undertaking and any necessary conditions, the proposal is acceptable and in accordance with the development plan.

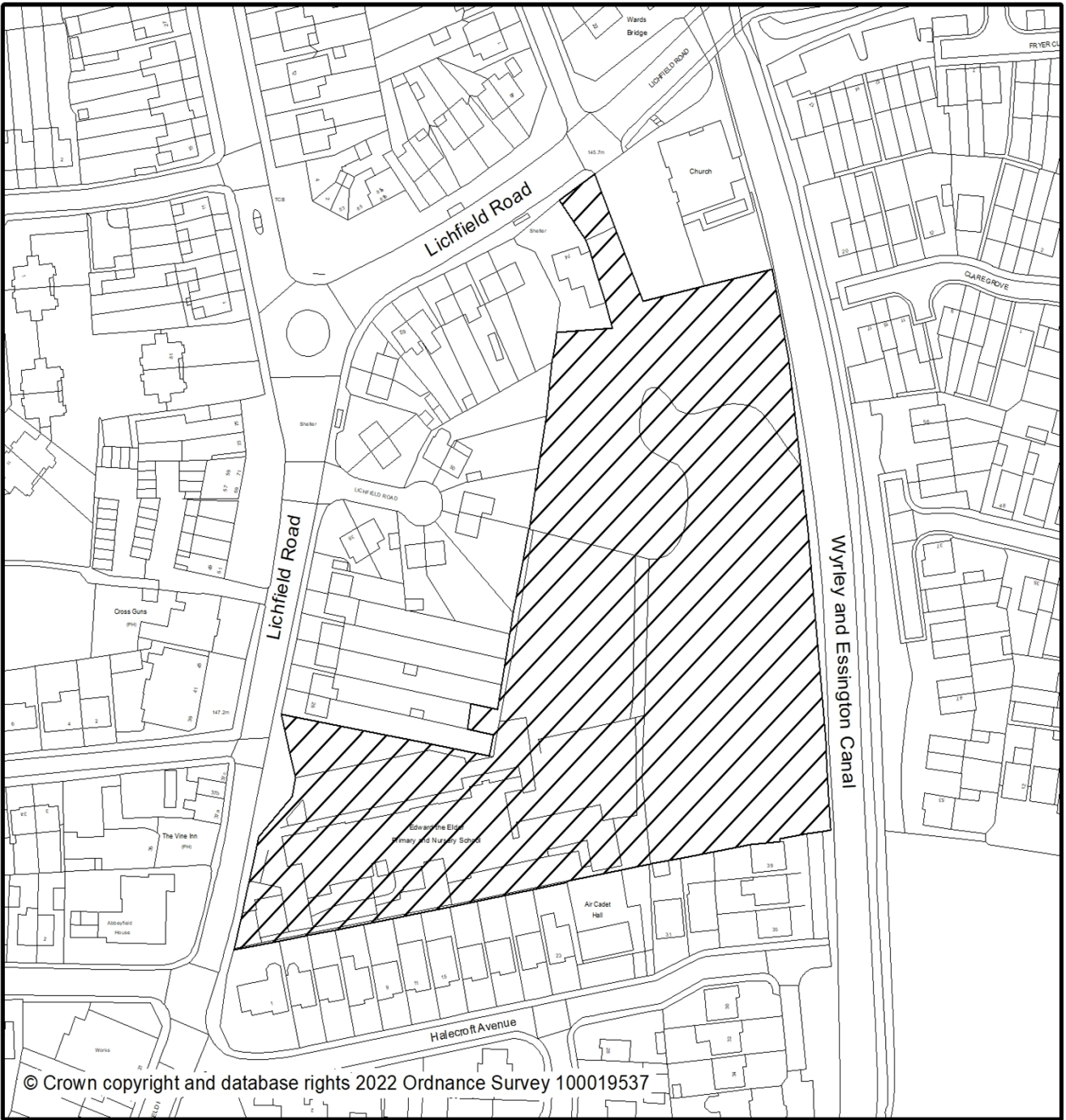
10.0 Detail Recommendation

10.1 Grant subject to the signing of a Unilateral Undertaking including:

- Traffic Regulation Orders
- Pedestrian crossing
- Offsite planting for the loss of biodiversity on site

and any necessary conditions including:

- Unilateral Undertaking
- Removal of permitted development rights
- Materials
- Flood risk and drainage
- Recommendations of ecology reports
- Landscaping/Fencing/Acoustic Fencing
- School Travel Plan: access, circulation, drop off and pick up, and parking to be provided prior to occupation and managed as part of the Travel Plan
- Passivhaus design
- Commercial deliveries and collections time
- External lighting
- Acoustic fencing
- Construction Method Statement
- Restricted outside play times
- Electric charging points
- Traffic Regulation Orders
- Pedestrian crossing
- Bellmouth access
- Vehicular Circulation and drop off/pick up area to be provided and retained
- CCTV
- Protective fencing
- Cycle and motorcycle parking
- Hours of operation during construction
- Hours of deliveries and collections.



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CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 13 September 2022
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Planning application no.	22/00229/FUL	
Site	112 Wrottesley Road West, Wolverhampton, WV6 8UR	
Proposal	Single storey rear, first floor side, double storey front and roof extensions.	
Ward	Tettenhall Wightwick	
Applicant	Mr and Mrs K Kandola	
Cabinet member with lead responsibility	Councillor Steve Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Stephen Alexander	Head of City Planning
	Tel	01902 555610
	Email	stephen.alexander@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 Large detached single dwelling house with a large garden, in a row of similar properties, in a wide, tree-lined residential street with grass verges. The character of the area is generally open, green and spacious.

3.0 Application details

3.1 The flat rooved single storey rear extension with two roof lanterns and a central chimney is six metres long, extends across the width of the house and is set approximately 1.5m away from the neighbouring boundary to the east. The first floor side extension is above an existing garage and is set back slightly from the front of the house and set in from the neighbouring boundary to the east. The double storey front extension brings the existing porch forward by 1.2m. The roof extensions include a rear facing dormer and a total of seven Velux type windows.

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 and the Tettenhall Neighbourhood Plan (TNP).
- 4.3 UDP policy D8 “Scale - Massing” aims to ensure that proposals make a positive contribution to an area through appropriate scale buildings that do not harm people's amenities.
- 4.4 TNP policy 12A “New Development to Respect Existing Local Character” aims to ensure that extensions respect and reinforce the established character of an area by taking into account the spacing between buildings and domestic gardens (including the proportion of garden area to building).

5.0 Publicity

- 5.1 Two representations have been received objecting on the following grounds:
- Size and height of the proposed porch forward of the building line obtrusive in the street scene;
 - Proposed first floor extension above the garage reduces spacing between the houses and overbearing to the detriment of the open character of the area;
 - Excessive depth of the proposed single storey rear extension, too high and too close to the boundaries;
 - Loss of privacy from overlooking from the proposed large rear facing windows;
 - Obtrusive massing of the roof extensions out of keeping with the neighbouring properties;
 - Loss of light, impact on outlook;
 - Conflict with the Tettenhall Neighbourhood Plan;
 - Previous extensions combined with proposed extensions excessive turning a three bedroom house into a six bedroom house;
 - Insufficient parking;
 - Concern re possible access to the roof of the proposed single storey rear extension leading to overlooking;
 - Concern about means of drainage of rainwater from proposed roof.

6.0 Legal implications

- 6.1 No legal implications [TC/02092022/D]

7.0 Appraisal

- 7.1 This house has been previously extended and there have been previous planning applications which are not the same as the current proposal. This application has been

amended. The current proposal is shown by the amended plans and is to be considered on its individual merits. The key issues are the impact of the proposal on the character and appearance of the area and the impact on neighbours' amenities.

Character and Appearance

- 7.2 The two storey front extension is in the centre of the property. The 1.2m forward projection into the existing driveway area will be visible in the street scene but will not appear unduly obtrusive.
- 7.3 The proposed first floor extension over the garage has been set back and set in, but will reduce the gap between the neighbouring property. When viewed from the street immediately in front of the property there would be less sky visible between the properties. In this case, this will not significantly reduce the sense of spaciousness that characterises the area. The gap is set back from the street and the view of this gap along the street is partial obscured, particularly in the summer, by the existing houses, the street trees, the large tree in the applicant's front garden and the attractive mature planting in the neighbours' front garden. The extension has been set in from the boundary. The open and pleasant character of the area largely derived from the large front gardens and the wide tree lined street would be preserved.
- 7.4 The size and position of the proposed single storey rear extension will appear as a large projection into the existing garden. The applicant and the neighbours have large rear gardens with long lawns, pergolas, outbuildings and some mature planting and trees. The proposed extension is single storey, is set away from the boundaries and will not harm the open and verdant character of the area in this case.
- 7.5 The proposals include two bedrooms in the roof space which involve enlarging the existing roof space. The proposed rooves are pitched away from the neighbouring properties and respect the design of the existing house. Overall, the size and appearance of the proposed extension is acceptable in the street scene street and will not harm the character and appearance of the area.
- 7.6 The large frontage has sufficient space to safely accommodate several parked cars whilst maintaining sufficient landscaping.

Neighbours' amenities

- 7.7 The projecting two storey porch is set well away from the neighbouring boundaries and will not harm the outlook from those properties.
- 7.8 The two storey extension above the garage will not reduce the light to any of the habitable rooms of the neighbouring property and will not appear overbearing or intrusive, such that the outlook enjoyed by the occupiers would be significantly adversely affected.
- 7.9 The proposal involves two full length rear facing first floor bedrooms windows. They have balustrade screens higher than the cill level of a window so they could not be readily used to access the roof of the proposed ground floor rear extension. A condition

can secure this. There is also a proposed centrally located rear facing dormer to a sitting area in the roof space. Any overlooking from these windows of the neighbouring properties would be at an oblique angle and would not result in a significant loss of privacy that would justify a reason for refusing planning permission. There are two side facing Velux type roof windows that can be obscure glazed via a condition.

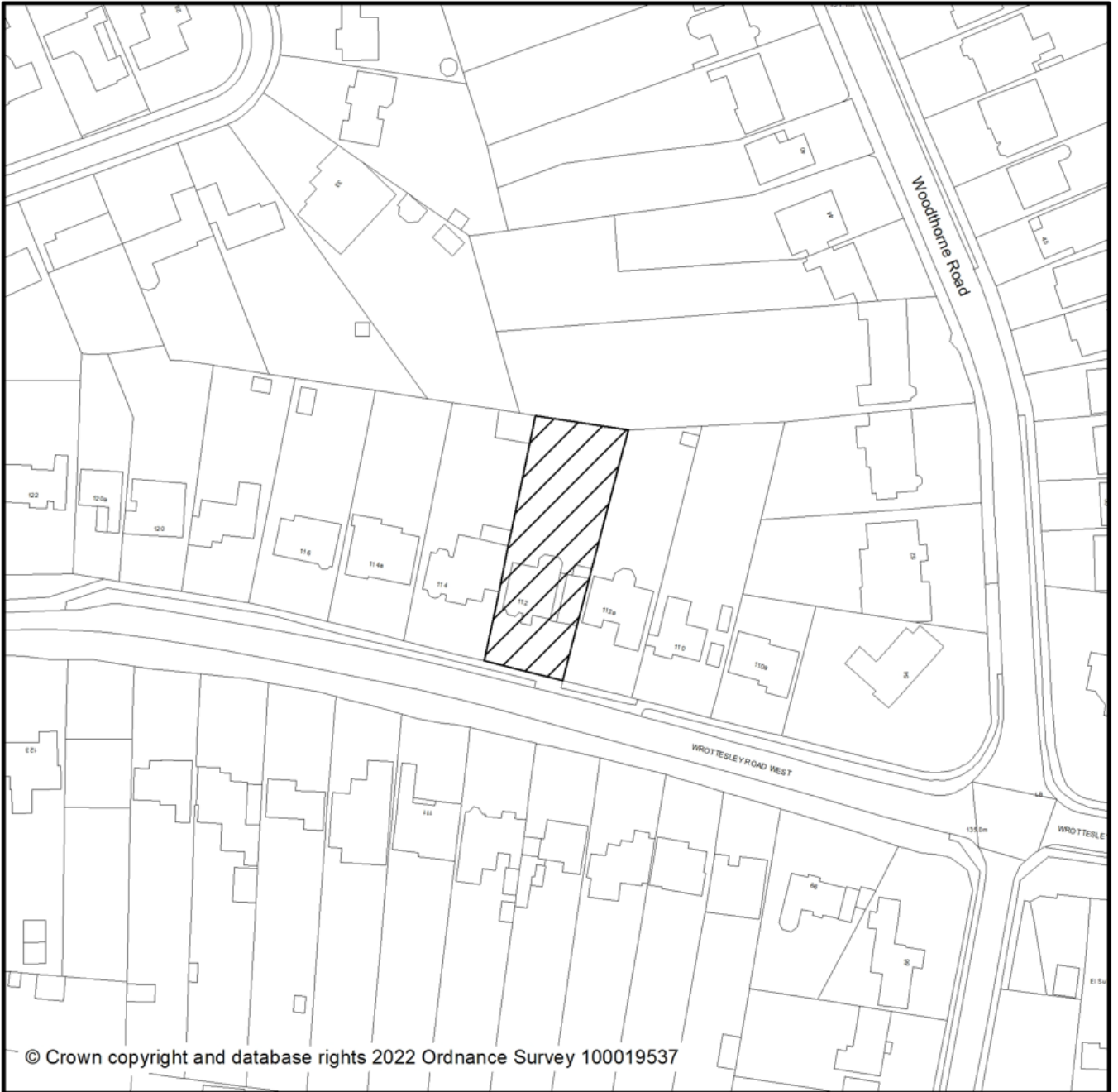
- 7.10 The large roof, lanterns and chimney of the proposed single storey rear extension will be readily visible from the first floor bedroom windows on both sides, albeit at an oblique angle. However, this will not appear unduly obtrusive such that there would be significant detriment to the immediate outlook enjoyed by the existing and future occupiers. A reason for refusal on this basis is not justified in this case.
- 7.11 The applicant's agent has noted on the amended plans that the proposed extension would not drain onto the neighbour's property. Drainage would also be addressed through the Building Regulations approval process.

8.0 Conclusion

- 8.1 This is a significant enlargement of an existing house that has previously been extended. The amended proposal has been carefully designed taking into account the spacing between buildings and gardens (including the proportion of garden area to building), in accordance with TNP policy 12A "New Development to Respect Existing Local Character". Whilst the introduction of new built form will result in some loss of space around the building, it will not detract from the open and verdant character of the area.
- 8.2 There will be no harm to the amenities of the existing and future occupiers of the neighbouring properties and there is no planning reason that would justify a reason for refusal in this case. The proposal is in accordance with the Development Plan and is acceptable.

9.0 Detailed recommendation

- 9.1 Grant subject to any necessary conditions including:
- Materials;
 - Side facing Velux type windows to be obscure glazed;
 - Roof of first floor roof extension to be accessed for maintenance only.



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