

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

Venue Committee Room 3 - 3rd Floor - Civic Centre

Membership

Chair Cllr Paul Sweet (Lab)
Vice-chair Cllr Gillian Wildman (Lab)

Labour

Cllr Alan Butt
Cllr Rita Potter
Cllr Jacqueline Sweetman
Cllr Tersaim Singh
Cllr Jasbinder Dehar

Conservative

Cllr Wendy Thompson
Cllr Bob Maddox
Cllr Simon Bennett

Independent Member

Cllr Celia Hibbert

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

Copies of other agendas and reports are available from:

Website <http://wolverhampton.moderngov.co.uk>
Email democratic.services@wolverhampton.gov.uk
Tel 01902 550320

Please take note of the protocol for filming, recording, and use of social media in meetings, copies of which are displayed in the meeting room.

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 | 23/00984/OUT - Beckminster House, Birches Barn Road (Pages 9 - 16)
[To consider the planning application]. |
| 6 | 23/00871/FUL & 23/00814/LBC - Stockwell House, Stockwell Road, Wolverhampton (Pages 17 - 24)
[To consider the planning application]. |

Attendance

Councillors

Cllr Paul Sweet (Chair)
Cllr Gillian Wildman (Vice-Chair)
Cllr Alan Butt
Cllr Rita Potter
Cllr Jacqueline Sweetman
Cllr Tersaim Singh
Cllr Jacqui Coogan
Cllr Jasbinder Dehar
Cllr Wendy Thompson
Cllr Bob Maddox

Employees

Donna Cope	Democratic Services Officer
Martyn Gregory	Section Leader
Tracey Homfray	Planning Officer
Marianne Page	Head of Strategic Transport
Ragbir Sahota	Planning Officer
Stuart Evans	Solicitor

Part 1 – items open to the press and public

Item No. *Title*

1 **Apologies for absence**

A minute's silence was observed in memory of Councillor Ian Brookfield, Leader of the Council.

There were no apologies for absence.

2 **Declarations of interest**

Councillor Butt declared a non-pecuniary interest in respect of agenda item 6.

Councillor Thompson declared a non-pecuniary interest in respect of agenda item 8.

3 **Minutes of the previous meeting**

Minute 7 – Councillor Tersaim Singh reported that the resolution for this item was incorrect as the application had been for a Certificate of Lawfulness not planning permission. The wording of the resolution therefore needed amending for accuracy.

Resolved: That the minutes of the previous meeting held on 23 May 2023 be confirmed as a correct record and signed by the Chair subject to the above amendment.

4 **Matters Arising**

There were no matters arising.

5 **22/01166/FUL - Esso, Merry Hill Service Station, 220 - 230 Coalway Road, Wolverhampton, WV3 7NN**

The Committee considered a report regarding 22/01166/FUL - Demolition and decommissioning of existing petrol filling station, retail store and car wash. Erection of Class E(a) retail store and associated development.

Martyn Gregory, Section Leader, Planning, outlined the report.

Councillor Hyatt addressed the Committee and spoke in opposition to the application.

Councillor Dalton addressed the Committee and spoke in opposition to the application.

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

The Section Leader responded to concerns raised in regard to the impact on small businesses and explained that the application site had been properly assessed in regard to the planning policy on this aspect as set out in paragraphs 9.2 to 9.8 of the report. In regard to late night noise and antisocial behaviour he stated that if the application was granted, the local authority would have more control over the site, as issues such as deliveries and bin collections would be restricted by times of use conditions.

Marianne Page, Head of Strategic Transport, confirmed that Transportation had no concerns over the proposal and did not believe it would cause a change in traffic.

Resolved:

That delegated authority be granted for planning application 22/01166/FUL subject to:

1. Any necessary conditions to include:
 - Restriction to retail use only - Class E (a)
 - Decommissioning, demolition and construction management plan
 - Provision and retention of vehicle parking areas
 - Boundary treatments including provision and retention of access gates

- Provision and retention of bin stores
 - Provision and retention of cycle stores
 - Submission and approval of external lighting
 - Restriction of hours of opening to between 07.00 and 23.00 hours Mondays to Sundays only
 - Restrict hours of deliveries to between 07.30 and 20.00 hours
 - Implementation of tree protection measures and hard and soft landscaping scheme
 - Site investigation and implementation of any necessary remediation works and submission of validation reports
 - Implementation in accordance with Service Strategy Plan
 - Electric Vehicle Charging Points
 - Implementation in accordance with the details and recommendations of the submitted noise report
 - No fixed roof plant
 - Full details (including noise emissions and external appearance) of any plant and equipment to be agreed with the local planning authority prior to installation
 - Submission and approval of site levels (including finished floor levels for the retail store)
2. A s106 agreement to secure a financial contribution of £6,000 for any necessary highway works including amendments to existing traffic regulation orders on Coalway Road.

6 22/01049/OUT - Land Behind 2 To 30 Eccleshall Avenue, Wolverhampton,

The Committee considered a report regarding 22/01049/OUT – Proposed Residential Development for One Dwelling (Outline Permission).

Tracey Homfray, Planning Officer, outlined the report and noted that since the agenda had been published a further objection had been received.

Mr Chandard addressed the Committee and spoke in opposition to the application.

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

The Planning Officer responded to comments made and explained that the proposals were acceptable. She stated that Western Power were now happy with the application, and this coupled with amendments received with respect to the statement, was why it was being reconsidered.

The report was debated by Committee, and concerns were raised regarding the access road and its unsuitability for larger vehicles, in particular fire engines, which would not be able to get through it.

The Planning Officer responded to concerns raised and explained that if the application was granted, an internal sprinkler system and traffic management plan would be in place.

Councillor Sweetman moved that the application be refused. Councillor Thompson seconded the motion.

The proposed motion was debated.

Resolved:

That planning application 23/00032/FUL be refused for the following reason:

- Highway Safety access to the proposed development is inadequate to support a development of this nature, having a detrimental impact to highway and pedestrian safety.
- Health and Safety risk in regard to emergency vehicular access.

7 22/00888/FUL - 23 Coppice Road, Wolverhampton, WV3 8BJ

The Committee considered a report regarding 22/00888/FUL – Erection of one replacement detached dwelling with detached outbuilding and new front boundary treatment including gates, railings and wall.

Ragbir Sahota, Planning Officer, outlined the report.

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

A member of the Committee raised concerns regarding the size of the outbuilding and requested that a condition be added stating that the outbuilding was not to be used for residential occupation.

Councillor Butt moved the recommendations within the report subject to the additional proposed condition. Councillor Potter seconded the recommendations.

Resolved:

That planning application 22/00888/FUL be granted subject to the following conditions:

- Materials
- Details of boundary treatments
- Landscaping scheme
- Levels
- Sustainable drainage
- Electrical vehicle charging point
- Construction working hours
- Remove permitted development rights for extensions and outbuilding
- The outbuilding shall only be used in association with the enjoyment of the existing dwelling and shall not be used or converted to a dwelling or for any commercial or business use.

8 23/00350/FUL - 112 Wrottesley Road West, Wolverhampton, WV6 8UR

Having declared an interest, Councillor Thompson left the meeting room whilst the application was considered.

The Committee considered a report regarding 23/00350/FUL – Single storey rear, first floor side, double storey front and roof extensions. (Amendment to 22/00229/FUL - ground floor rear extension increased and has an additional central rooflight).

Martyn Gregory, Section Leader, Planning, outlined the report.

Mrs Jones addressed the Committee and spoke in opposition to the application.

The Section Leader responded to comments made and stated that given the decision made by the Planning Inspector for a similar extension, the proposal in this case was acceptable.

The report was considered by Committee, and the Section Leader responded to questions asked.

Councillor Butt moved the recommendations within the report. Councillor Wildman seconded the recommendations.

Resolved:

That planning application 23/00350/FUL be granted subject to conditions (the same as recommended by the Planning Inspectorate in the allowed appeal for the sake of consistency).

This page is intentionally left blank

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 14 November 2023
--	---

Planning application no.	23/00984/OUT	
Site	Beckminster House, Birches Barn Road, WV3 7BJ	
Proposal	Change of use of Beckminster House from offices to residential apartments, and construction of new apartment block.	
Ward	Graiseley (Outline Application)	
Applicant	Mrs Anita Kaur, GSP Developments Limited.	
Cabinet member with lead responsibility	Councillor Steve Simkins, Leader of the Council	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Stephen Alexander stephen.alexander@wolverhampton.gov.uk	Head of City Planning

1.0 Summary recommendation

1.1 Approve outline consent.

2.0 Application site

- 2.1 Beckminster House was constructed in and around 1845. It has been a family residence, a school for children with special needs, a base for the local Home Guard during World War II and a training facility and offices run by Wolverhampton City Council.
- 2.2 Over the years there have been several additions to the property, the main one being the construction of a large two storey linked wing in the 1970's comprising of additional offices and training / meeting rooms.
- 2.3 In 1992 Beckminster House, together with the boundary wall fronting Birches Barn Road, were Grade II listed for their historical interest and architectural merit.
- 2.4 The site is in a predominantly residential area with a varied mix of housing, the majority of which is traditional detached and semi-detached properties built between the 1930s and the 1950s. Adjacent to the site is a recent development comprising two and three

storey semi-detached and terraced townhouses.

3.0 Application details

- 3.1 This is an outline application with all matters reserved. This means, if this outline application is approved, further details would be subject to a “reserved matters” application.
- 3.2 The full description of the proposed development is “Redevelopment of existing site to include demolition of previous two storey office extension and various outbuildings, access from Birches Barn Road only (no access from Holly Grove). Change of use of Beckminster House from offices to residential apartments, construction of new apartment block and associated hard and soft landscaping. Application is a re-submission based upon amended details”.
- 3.3 The proposals include the conversion of Beckminster House to form six apartments, the demolition of extensions and outbuildings mainly carried out in the 1970s and the construction of a new staggered two and three storey apartment block to the rear portion of the site behind Beckminster House to form 30 apartments. In total 36 apartments are proposed: ten one-bedroom, 25 two-bedroom and one three-bedroom. The layouts of the apartments and the design of the elevations would be subject to a reserved matters application.
- 3.4 The access to the site will be from Birches Barn Road only. An earlier outline planning application, including an access from Holly Grove, was withdrawn by the applicant on the 8 July 2023.
- 3.5 The Lodge was granted planning permission in Dec 2022 for a change of use to a children’s care home for up to four children.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework. This encourages high quality design and “beautiful” buildings. Paragraph 16, Conserving and Enhancing the Historic Environment, encourages the preservation and enhancement of listed buildings.
- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS).
- 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 UDP policy D9 “Appearance” encourages high quality architecture, individual expression and a variety of architectural style. It is proper to reinforce local distinctiveness, but if a design is of a sufficiently high standard it will help create urban richness and diversity.

4.5 UDP policies HE13 “Development Affecting a Listed Building” and HE14 “Alterations and Extensions to a Listed Building” aim to preserve and enhance the internal and external appearance of the listed building and any development proposals should contribute towards the conservation and enhancement of the listed building.

4.6 BCCS policy ENV3 “Design Quality” aims to deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.

5.0 Publicity

5.1 Six representations have been received objecting to the proposal. Whilst the sympathetic restoration of Beckminster House is generally welcomed the objections to the planning application are on the following grounds:

- The three storey height of the proposed residential block to the rear of the site, overdevelopment, out of character with the surrounding area, overbearing impact on neighbouring properties in Holly Grove and the Minster, the site is higher than Holly Grove, overdominance of car parking;
- Overlooking of neighbouring properties, loss privacy;
- Loss of existing trees;
- Impact on wildlife and natural habitats;
- Security concerns;
- Noise disturbance, proximity of parking areas to neighbouring properties;
- Light pollution;
- Lack of detail, including landscaping, elevations, ecology matters, lighting and cctv;
- Concerns about parking and highway safety issues in the area;
- Disturbance and impacts during construction period.

6.0 Consultees

6.1 Transportation:

- The B4161 Birches Barn Road is a classified road that can attract high volumes of traffic throughout the entire day, but especially at peak traffic hours. This section of the B4161 Birches Barn Road is protected from inappropriate parking by existing ‘no waiting at any time’ restrictions, apart from an existing layby located outside of the development site.
- The proposal to have an in and out vehicle access arrangement between 115 and 117 Birches Barn Road can be supported. This vehicle access will be able to

accommodate refuse collection vehicles as well as the smaller sized vans that are likely to be used to service the apartments. The proposal to have a secondary exit for cars only adjacent to 115 Birches Barn Road can also be supported. This vehicle access will help to distribute the vehicle trips over both accesses rather than concentrating the vehicle trips over a single access. This should help minimise the impact that the proposed development will have on Birches Barn Road. The vehicle access arrangements via Birches Barn Road that are mentioned above, will need to be clearly signed both on the Birches Barn Road side and from within the development site.

- Acknowledges that the former Holly Grove access is to be ‘decommissioned’ with the existing gates being removed and a new wall and railings being provided as part of this proposal.
- Parking availability on Birches Barn Road is very limited and is already very heavily subscribed. For the proposed development of 36 apartments, 1.5 spaces per apartment is required in this case. Therefore, the proposed provision of 57 general car parking spaces for the proposed 36 apartments can be supported because it meets the required standard.
- The proposed car parking layout for the entire development including the proposed provision of five disabled parking spaces appears acceptable and can be supported. The disabled parking spaces are located throughout the entire development and are located so that they provide the disabled users with easy access to the proposed entrances to the buildings. Seven electric vehicle charging points would be required.

6.2 Police – comprehensive and detailed security comments including detailed design and construction phase advice.

7.0 Legal implications

7.1 The legal implications arising from this report are set out below [KR/06112023/B].

8.0 Appraisal

8.1 This is an outline application with all matters reserved. It seeks to establish whether the proposal is acceptable in principle. Further details, including the design and appearance of the proposed new residential block, would be subject to a “reserved matters” application. The principle of the proposed residential use is acceptable in this predominantly residential area and the provision of new homes makes a contribution to meeting the housing needs of the city.

8.2 The proposed restoration and reuse of the vacant listed building is welcome. The proposal involves the retention of the listed walls at the front of the site, and the retention and enhancement of the large, landscaped area in front of the listed building. The demolition of the extensions and outbuildings is also welcome and will enhance the

setting of the listed building, along with new areas of landscaping, the retention of mature trees and the provision of communal amenity space.

- 8.3 The proposed layout of the site and the position of the new apartment building has been carefully considered. The building is set in the middle of the site, well away from the boundaries with the neighbouring properties. The three storey element is in the middle of the site with two storey elements either side. The setting of the new building is spacious and includes areas of amenity space, landscaping and parking. The relationship with the historic building is acceptable, creating a formal well-defined space between the buildings and the creation of generous spaces either side of both buildings. The proposal will respect and enhance the setting of the listed building.
- 8.4 Whilst the proposed three storey height of part of the proposed residential block will be taller than the prevailing heights of the surrounding development, it is a free standing building set well away from the neighbouring properties in landscaped grounds. Also, substantial parts of Beckminster House and some of the recently built new houses to the west are three storeys. It would be set at a higher level than the properties on Holly Grove so enhanced screening is proposed on the boundary. It will not appear overbearing or obtrusive from the neighbouring properties, and it will not harm the character and appearance of the area.
- 8.5 Some of the neighbouring properties have relatively short rear gardens and some of the outbuildings that provide some existing screening will be demolished. However, the proposed new buildings, particularly the three storey elements, are set well away from the boundaries and the detailed design of the layouts and elevations can mitigate overlooking to an acceptable level in this suburban location. There would not be a significant loss of privacy that would justify a reason for refusal in this case. The retention of parts of existing outbuilding walls that form common boundaries may be appropriate and can be dealt with by condition.
- 8.6 An earlier application that proposed an access from Grove Lane attracted many objections. That application was withdrawn by the applicant and the scheme redesigned. The revised scheme has an access from Birched Barn Road only. The proposed level of parking and the access arrangements are acceptable.
- 8.7 A preliminary ecology appraisal was submitted with the application; this included an extended Phase 1 Habitat Survey. The recommendations of the report including further surveys required and opportunities for enhancement can be conditioned. The proposal represents an opportunity to improve the biodiversity of the site and is acceptable in principle.
- 8.8 There are mature trees subject to tree preservation orders towards the boundaries that will be retained and protected during construction. There will be some minor tree loss, but this will be more than compensated by new planting and landscaping within the site. The tree screen on the boundary with Holly Grove will be enhanced. An Arboricultural Impact

Assessment and an Arboricultural Method Statement which details how damage to the trees could be prevented during construction can be required by condition.

- 8.9 The established office use included extensive parking areas and would have been subject to vehicle movements that would have caused some noise. The proposed residential use of the site would be less intense overall than the previous use, albeit vehicle movements would occur at any time of the day or night, as would be expected in a suburban residential area. The front doors and windows of the proposed new apartments would be well away from the neighbouring properties. The proposed use, number of apartments and proposed car parking layout would not lead to noise disturbance that would justify a reason for refusal.
- 8.10 The Police have provided comprehensive and detailed security comments including design and construction phase advice. A condition can require the submission of a “secure by design” scheme and secure boundaries with the adjoining residential gardens will be required by condition. A lighting scheme will be required that can be designed to avoid unacceptable light spillage into the neighbouring properties.
- 8.11 Many of the detailed concerns raised by the neighbours relate to disturbance and impacts during construction period. This is understandable as people would prefer not to live next to a development site, however, it is well established in planning law that potential disturbance and impacts during construction cannot justify a reason for refusal. Temporary disbenefits during construction are outweighed by the long term benefits of the scheme. The concerns of residents can be mitigated to a degree by the submission of an acceptable Construction Management Plan.

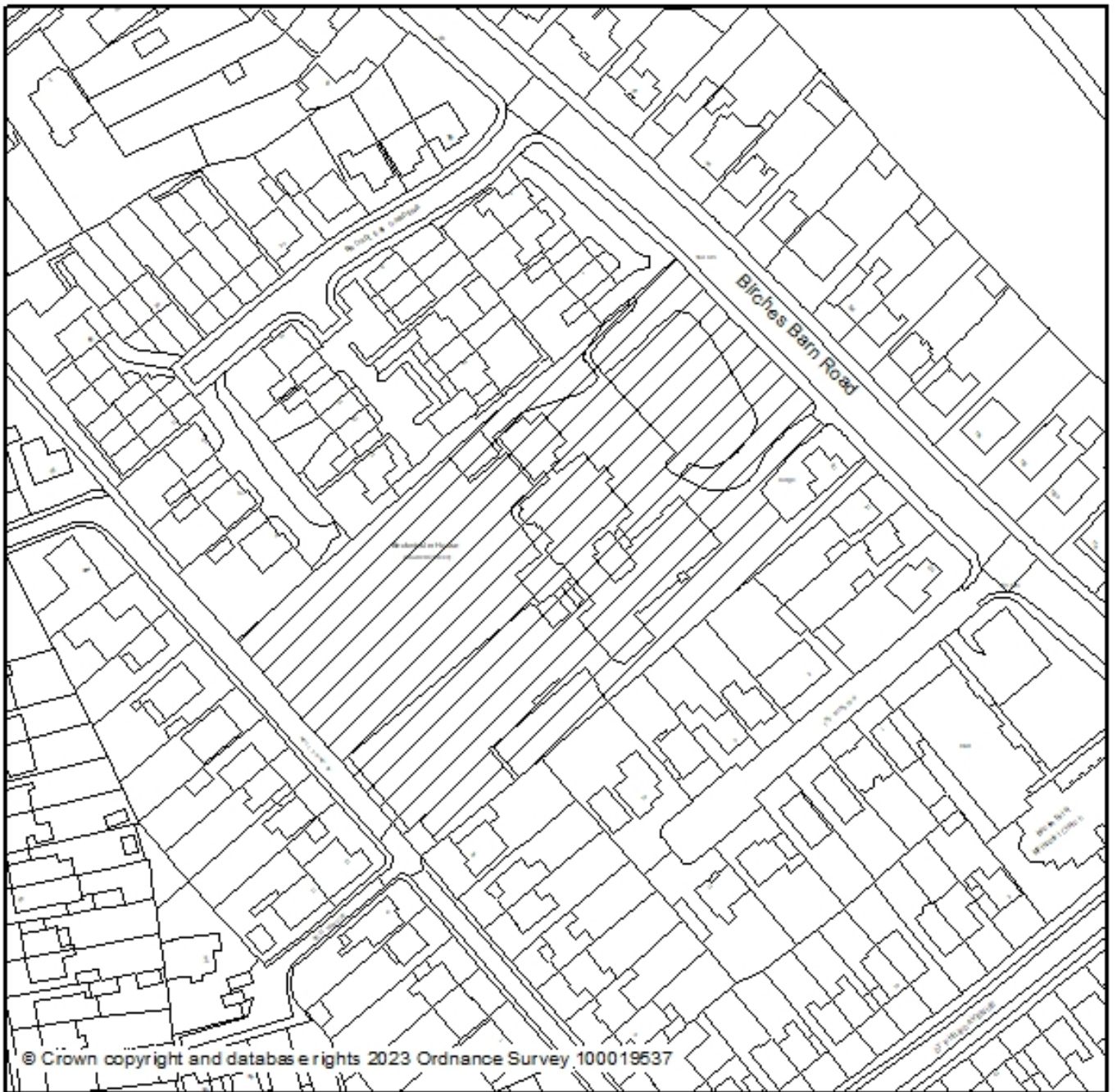
9.0 Conclusion

- 9.1 This is a welcome application that would restore a listed building, retain and enhance its landscaped frontage and provide new homes in a spacious setting. The scheme would provide significant benefits that outweigh any potential disbenefits, including all the relevant material planning considerations raised by objectors, and there are no justifiable reasons to refuse the application. The proposal is acceptable in accordance with the Development Plan subject to the submission of further details and conditions to mitigate the impacts of the development.

10.0 Detail recommendation

- 10.1 Approve outline consent subject to a detailed reserved matters application, the signing of a S106 agreement for 25% “Affordable Housing” (unless this would make the development unviable) and any necessary conditions to cover the following matters:
- Reserved matters including landscaping, scale, design, appearance and means of access;
 - Retention and restoration of listed building and front walls;
 - Landscaping;
 - Materials;

- Boundary treatments including retention of outbuilding walls where appropriate;
- No access from Holly Grove;
- Parking layout, including disabled parking, and associated signage;
- Bin and cycle storage;
- Electric vehicle charging points;
- Lighting;
- Security;
- Construction method statement;
- Ecology;
- Retention and protection of existing trees, and new tree planting;
- Renewable energy;
- Sustainable drainage.



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 14 November 2023
--	---

Planning application no.	23/00871/FUL & 23/00814/LBC	
Site	Stockwell House, Stockwell Road, Wolverhampton	
Proposal	Erection of three detached houses on land at Stockwell House to enable the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage	
Ward	Tettenhall Regis	
Applicant	Mr G Bailey	
Cabinet member with lead responsibility	Councillor Stephen Simkins: Leader of the Council	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Ragbir Sahota	Planning Officer
	Tel	01902 555616
	Email	Ragbir.sahota@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions

2.0 Application site

- 2.1 Stockwell House was built in 1758 with early 19th century alterations and additions as detailed in the Historic Environment Record and is a Grade II Listed Building within the Tettenhall Green Conservation Area.
- 2.2 The site comprises an area of 0.35 hectares and is irregular in shape with the existing detached three storey house with associated gardens, garages and outbuildings and access off Stockwell Road. The existing building is built in brick with rendered elevations.
- 2.3 The existing buildings namely Stockwell House and Grooms Cottage are in a poor state of repair and are in desperate need of modernisation along with the maintenance of the grounds of the properties.

3.0 Application details

- 3.1 The application proposes the erection of three detached houses on land at Stockwell House to enable the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage.
- 3.2 The proposal seeks the extensive refurbishment of the existing Stockwell House and Grooms Cottage with modest extensions to bring the houses into habitable living conditions. The proposal also makes provision for a new access within the boundary wall along Danescourt Road to the proposed three houses at the rear of the site.
- 3.3 The proposed new houses are five bed detached with parking provision and private rear amenity. Parking is also available to Stockwell House and Grooms Cottage with the main Stockwell House retaining substantial grounds for the private rear amenity area.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF). This encourages high quality design and “beautiful” buildings, and that proposed development shall not negatively impact on the significance of the designated asset. Paragraph 16, Conserving and Enhancing the Historic Environment, encourages the preservation and enhancement of listed buildings.
- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS) and the Tettenhall Neighbourhood Plan.
- 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 UDP policy D9 “Appearance” encourages high quality architecture, individual expression and a variety of architectural style. It is proper to reinforce local distinctiveness, but if a design is of a sufficiently high standard, it will help create urban richness and diversity.
- 4.5 UDP policies HE4 “Proposals Affecting a Conservation Area” and HE5 “Control of Development in a Conservation Area” aim to preserve and enhance the design, scale, materials, colour, design and appropriate of any new developments within a Conservation Area.
- 4.6 HE13 “Development Affecting a Listed building” aims to ensure that sufficient detail is provided to fully assess the impact on the listed building and its setting.
- 4.7 HE14 “Alterations Affecting a Listed Building” aims to ensure that proposals will not adversely affect the listed building.
- 4.8 BCCS policy ENV3 “Design Quality” aims to deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.

- 4.9 BCCS policy ENV2 “Historic Character and Local Distinctiveness” aims to protect and promote the special qualities and historic character of the Black Country and require all new proposals to have been designed on the basis of adequate assessment of a site’s existing contribution to local distinctiveness and local setting, with a view to preserving and enhancing any valued local distinctiveness, especially on designated sites or proposals adjacent to such sites.
- 4.10 Policy CPS4 “Place-Making” seeks to ensure that all development demonstrates a clear understanding of the historic character/local distinctiveness of an area and show how proposals make a positive contribution in these respects.
- 4.11 Tettenhall Neighbourhood Plan Policies TNP12 “Protecting Locally Important Views” requires development to respect the local character with scale, density, massing and the use of innovative designs respecting the local context and views and TNP15 “Trees” aims to preserve, enhance and protect trees and support their removal for new developments subject to the submission of an appropriate landscaping scheme to compensate for any loss.

5.0 Publicity

- 5.1 Nine letters of objections have been received objecting to the proposal. The main causes for concerns were:
- Impact of the development on badgers;
 - Impact of the development on the conservation area;
 - Impact on the setting of a listed building;
 - The development is merely a profit making scheme;
 - Traffic, access and construction traffic;
 - De-valuation of adjoining properties.
- 5.2 A 12-signature petition raises no objection to the development to refurbish the Grade II Listed Building, the Grooms Cottage and the building of three detached properties as it will improve the local area, however, raise the following concerns/objections:
- Traffic calming to be considered;
 - Impact of the development on badgers, more people/badger encounters and protection to residents of Clock Gardens.

6.0 Legal implications

- 6.1 There are no legal implications arising from this report. (SE/02112023/A)

7.0 Appraisal

Urban Design and Conservation

- 7.1 The planning application and listed building consent have been submitted to support the proposal for the erection of three detached houses on land at Stockwell House to enable

the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage and the demolition of a section of the curtilage listed wall for the new access.

- 7.2 The NPPF requires that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.
- 7.3 The proposed development to the works at Stockwell House and Grooms Cottage are welcomed as the buildings are in a poor state of repair and in need of desperate refurbishment. The proposed extension and alterations have been considered by the Councils Urban Designer and Conservation Officer and subject to the use of appropriate materials and detailing, the development in this respect is considered to be acceptable.
- 7.4 It is accepted that the curtilage listed wall must be breached at a suitable point in order to provide an access point to the new houses, rather than providing the access via the current driveway access. These measures are considered appropriate and would not result in significant harm to the listed building or conservation area.
- 7.5 The scale, massing and spacious layout of the new houses have been carefully designed and considered so as not to compete with the host dwelling and is in-keeping with the established pattern of development thereby preserving and enhancing the conservation area. The submitted drawings and visuals show that in particular Plot 1 which is closer to the listed building and the streetscene is set over 9.7m back from the front wall on Dansecourt Road with the single storey catslide element a little closer. Plots 2 and 3 are set further back into the site and have no adverse impact on the listed building or the character and appearance of the conservation area.
- 7.6 On balance, the proposed high quality development would result in less than substantial harm to the significance of the listed building and conservation area which have been weighed against the public benefits of this proposal whereby the listed building will be restored and brought back to a habitable condition, securing the future of this listed building.

Ecology

- 7.7 Habitat works are proposed to protect badger activity on the site in response to the concerns raised by residents about the impact on badgers and badger surveys commissioned by the applicant. The habitat works include the construction of an above ground artificial badger sett and the installation of an underground badger barrier. These works are also subject to licence approval from Natural England
- 7.8 Whilst it is acknowledged that there is significant badger activity on site, the mitigation measures and habitat works required, mitigate the effects of this development on the conservation status of the badgers that occupy this site. Subject to appropriate conditions to protect the badger activity, the proposal is considered to be acceptable.

Transportation

- 7.9 The concerns from residents in respect of speeds and volume of traffic along Stockwell Road have been noted and it is considered that this is an existing behaviour by drivers using the roads and not as a result of the development. The construction of a new access with appropriate visibility splays will not adversely impact the adjacent highway along with the erection of the three houses as the additional vehicular traffic is considered to be insignificant given the existing residents, sports club and through traffic.
- 7.10 The additional residents' concerns about the damage and disruption caused by construction traffic have been noted. Whilst disruption is inevitable, the proposal will be conditioned with a construction management plan to control large vehicular movements and parking for contractors amongst other measures.
- 7.11 The private road into the site is considered to be acceptable and allows for the provision of vehicles to pass and subject to the provision of an acceptable visibility splay/mitigation measures, the proposed development is considered to be acceptable in respect of pedestrian and highway safety.

Trees

- 7.12 The proposals involve the removal of twenty five of the fifty mature trees on site. It is essential that the loss of trees is mitigated by the same number of replacement trees either on site or to enhance the woodland or open green space nearby; this can be secured by condition. The loss of any mature trees is regrettable, but in this case the benefits of restoring the listed building and replacement tree planting mitigation which can be secured by condition make the proposal acceptable, in accordance with the policies of the development plan documents, including the Tettenhall Neighbourhood Plan.
- 7.13 It is possible to construct the badger sett without harming the tree roots subject to the submission of a detailed working methodology which can be secured with a condition requiring the submission of a tree protection scheme prior to the commencement of the development.

8.0 Conclusion

- 8.1 In concluding this report, the less than substantial harm to the heritage assets as a result of this development to erect three houses on the land at Stockwell House is considered to be outweighed by the public benefits it affords and would also seek to preserve and enhance the character and appearance of the conservation area and, the setting of the listed building.
- 8.2 The matters in respect of highway safety, badgers and trees have all been carefully considered and whilst there will be some impact on all these, subject to suitable conditions, mitigation measures can be controlled.

8.3 On balance, the benefits of the development have been considered and the refurbishment and restoring of the listed building namely Stockwell House and the Grooms Cottage are considered to be acceptable as it will bring these properties back into habitable use and make a positive contribution to the local area.

9.0 Detail recommendation

9.1 Grant subject to the following conditions:

- Retention and restoration of listed building
- Prior to the commencement of developing the houses, the works to the listed buildings shall be completed
- Materials
- Large scale drawings of internal and external architectural elements
- Details of external joinery
- Details of boundary treatments
- Badger Mitigation Scheme/Ecology
- Retention and protection of existing trees, and new tree planting
- Renewable energy
- Tree Protection/Landscaping Scheme
- Access Arrangement
- Levels
- Lighting
- Sustainable drainage
- Construction Method Statement
- Remove permitted development rights for extensions and outbuildings



This page is intentionally left blank