



Planning Committee

17 June 2014

Time 2.00 pm **Public Meeting?** YES **Type of meeting** Regulatory
Venue Committee Room 3 - Civic Centre

Membership

Chair Cllr Linda Leach (Lab)
Vice-chair Cllr Harman Banger (Lab)

Labour

Cllr Ian Claymore
Cllr Claire Darke
Cllr Dr Michael Hardacre
Cllr Keith Inston
Cllr John Rowley
Cllr Judith Rowley
Cllr Bert Turner

Conservative

Cllr Christopher Haynes
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 support team:

Contact John Wright
Tel/Email Tel 01902 555048 or email John.wright@wolverhampton.gov.uk
Address Democratic Support, Civic Centre, 2nd floor, St Peter's Square,
Wolverhampton WV1 1RL

Copies of other agendas and reports are available from:

Website <http://wolverhampton.cmis.uk.com/decisionmaking>
Email democratic.support@wolverhampton.gov.uk
Tel 01902 555043

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 1 - 6)
[To approve the minutes of the previous meeting as a correct record] |
| 4 | Matters Arising
[To consider any matters arising] |

DECISION ITEM

- | | |
|---|--|
| 5 | Planning application 14/00288/FUL Bilston Urban Village (Pages 7 - 12)
[To determine the planning application] |
| 6 | Planning application 14/00384/FUL High Street/College Road Tettenhall
(Pages 13 - 20)
[To determine the planning application] |
| 7 | Planning application 14/00303/FUL 2 Limes Road Wolverhampton (Pages 21 - 24)
[To determine the planning application] |
| 8 | Planning application 14/00310/FUL Mander Centre (Pages 25 - 30)
[To determine the application] |
| 9 | Planning application 13/01181/FUL Land Rear Of The Cedars, Compton Road West (Pages 31 - 40)
[To determine the application] |



Meeting of the Planning Committee

Minutes - 6 May 2014

Attendance

Members

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Malcolm Gwinnett
Cllr Dr Michael Hardacre
Cllr Julie Hodgkiss
Cllr Matthew Holdcroft
Cllr Keith Inston
Cllr John Rowley
Cllr Wendy Thompson
Cllr Bert Turner

Employees

Stephen Alexander	Head of Planning
Andy Carter	Senior Planning Officer
Lisa Delrio	Senior Solicitor
Jenny Davies	Senior Planning Officer
Nick Edwards	Assistant Director, Regeneration, Education and Enterprise
Andy Fisher	Tree Officer
Martyn Gregory	Section Leader
Marianne Page	Section Leader - Transportation
Ragbir Sahota	Planning Officer
Phillip Walker	Planning Officer
John Wright	Democratic Support Manager

Part 1 – items open to the press and public

Item No. *Title*

1. **Apologies for absence**

Apologies for absence were received from Cllrs Darke and Yardley

2. **Declarations of interest**

There were no declarations of interest

3. **Minutes of the previous meeting**

Resolved:

That the minutes of the meeting held on 1 April 2014 be approved as a correct record and signed by the Chair.

4. **Matters Arising**

There were no matters arising

5. **Planning Application 14/00068/OUT Land adjacent to Sunnyside, Taylor Road Wolverhampton**

Mr Brakenridge spoke in opposition to the application.

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00068/OUT subject to:

- (i) Completion of a Section 106 agreement to secure;
 - Targeted recruitment and training
 - Off-site contribution for open space and play
 - 10% renewable energy

- (ii) Any necessary conditions to include:
 - Standard outline conditions
 - Levels
 - Floor Plans
 - Land contamination
 - Drainage
 - Mining Investigation / Mitigation
 - External lighting
 - Noise survey and remedial measures
 - Vehicular and pedestrian visibility splays
 - Detailed highway design to link the site to Taylor Road
 - Tree root protection measures

6. **Planning Application 14/00053/FUL 1 Waterdale, Wolverhampton**

Mrs Bailey spoke in opposition to the application.

Resolved

That planning application 14/00053/FULL be granted, subject to appropriate conditions including:-

- Matching materials
- No windows or other form of opening above ground level shall be introduced into the side elevation
- No creation of balcony over flat roof extension.

7. **Planning Application 14/00194/FUL Greenway Road/Bankfield Road Bilston**

Resolved

That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00194/FUL subject to:

(i) if the development is financially viable, the applicant entering into a Section 106 Agreement for the following:

- Affordable housing at 25%
- Off-site open space and play - £110,847
- 10% Renewable energy
- Public Art
- Management Company
- Targeted recruitment and training

(ii) if the development is not financially viable:

A reduction in Section 106 requirements commensurate with the shortfall in viability on a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date.

(iii) any appropriate conditions including:

- cycle parking
- implementation of landscaping
- written brief for archaeology
- coal authority
- boundary treatment
- tree protection measures
- no dig around protected trees
- heavy duty footway crossing completed prior to occupation
- drainage
- specification for glazing on south elevation
- south elevation windows obscurely glazed
- south elevation windows shall be non-opening
- remove permitted development rights for rear extensions on plots 24 to 35
- site investigation
- no vents, trickle vents or air intakes on south elevation

8. **Planning Application 13/00763/FUL Former Police Station, Birmingham Road Wolverhampton**

Councillors expressed concerns about the application and in particular the lack of amenity space, overdevelopment of the site, air quality, road safety and lack of parking spaces.

Resolved

That planning application 13/01262/FUL be refused for the following reasons:

- Overdevelopment
- Absence of amenity space for residents

- Environmental quality
- Inadequate parking provision
- Road safety

9. **Planning Application 14/00234/FUL The Mitre Public House, Lower Green, Wolverhampton**

Resolved

That planning application 14/00234/FUL be granted, subject to any appropriate conditions including:

- Restrict any alteration of the building frontage
- Matching materials
- Submission of landscaping and implementation
- Bin store design
- Cycle store design
- Parking provision as shown
- Hours of operation during construction

10. **Planning Application 14/00190/FUL Former Retail Store and Flat 71 Rooker Avenue Wolverhampton**

Resolved

That planning application 14/00190/FULL be granted, subject to appropriate conditions including:

- No more than four children aged between 6 and 12 years and two members of staff
- The parking and amenity spaces shown shall be provided before the use commences.

11. **Wolverhampton City Council (9 Pentland Gardens) Tree Preservation Order (TPO) 2014**

The Committee considered a report on the proposed confirmation of a Tree Preservation Order to continue the protection of a single pine tree in the garden of 9 Pentland Gardens identified as being of high amenity value and worthy of protection.

The Committee was informed that a letter had been received regarding the tree. The letter was not from a qualified tree surgeon and it suggested possible reasons for removal although these matters may have been resolved by pruning

Councillors expressed concerns regarding the proposed confirmation of the Order. Councillors were of the opinion that the tree was not worthy of protection.

Resolved

That the Wolverhampton City Council (9 Pentland Gardens) Tree Preservation Order (TPO) 2014 not be confirmed

12. **Exclusion of Press and Public**

Resolved:

That in the press and public be excluded from the meeting for the following item of business as it involves the likely disclosure of exempt information as defined in Part 1, Paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended)

13. **Revocation Consent**

The Committee received a report on the proposed revocation of a Hazardous Substance Consent.

Resolved

1. That the Strategic Director of Education and Enterprise be authorised to make an Order for the revocation of the Hazardous Substance Consent detailed in the report.
2. That the Strategic Director of Education and Enterprise be authorised to make representations at a Public Inquiry (if required);
3. That the Strategic Director of Education and Enterprise be authorised to enter into a Section 106 Agreement with all persons with an interest in the land relating to the relinquishment of claims to compensation.

This page is intentionally left blank



Planning Committee

17 June 2014

Planning application no.	14/00288/FUL
Site	Bilston Urban Village Land Between Coseley Road and Midland Metro Line, Bilston
Proposal	Engineering works comprising cut and fill ground works, site remediation including ground engineering and treatment of mine shafts, creation of new access junctions off Coseley Road, Highfields Road and Dudley Street, creation of a distributor road linking Coseley Road to Highfields Road, creation of bus link and footpath / cycleway to Dudley Street, surface water drainage and attenuation and foul water sewers, tree felling and woodland management
Ward	Bilston East
Applicant	Homes and Communities Agency (HCA)
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Jenny Davies Tel 01902 555608 Email Jenny.davies@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to revised details for the attenuation pond and conditions

2. Application site

- 2.1 The site covers an area of just over 35 hectares and is located south of the Black Country Route and Bilston Town Centre. The site is bounded on the south by the Bradley Arm of the Birmingham Canal and to the west by Coseley Road and the east by the Midland Metro line.
- 2.2 There are a large number of trees across the site, some of which have recently been cut back. The levels across the site currently vary significantly with a difference of up to 8m between land towards the north-west and the west and east of the site.

2.3 A culverted watercourse runs through the site from south west to north east.

3. Application Details

3.1 The application proposes the following:-

- Removal of approximately 90,000 cubic metres of soil at the site of the former railway embankment between the Academy and Coseley Road and its reuse elsewhere within the site to create new land forms.
- The construction of a drainage system which will take rain water run-off from future development and creation of a balancing pond south of Nettlefolds Way.
- The construction of three road junctions to provide access into the site at Coseley Road, Highfields Road and Dudley Street. The Dudley Street junction will be for bus traffic only.
- The construction of a new road which would be 14.7m wide (including cycle, footways and verges) through the site allowing access for future housing.
- Various remediation works associated with old mine workings.
- The removal crushing and reuse on site of substantial concrete foundations of the former Metabrasives factory

3.2 The proposed works are intended to improve the site conditions, reduce risks and remove costs associated with the development of the site to attract future developers and assist in the regeneration of this strategic site.

4. Planning History

4.1 07/00458/OUT for Mixed use development comprising residential development, erection of light industrial units and associated infrastructure, landscaping, parking, creation of public open space and retention of existing car park. (Outline Application), Granted 16.01.2008.

5. Relevant Policy Documents

5.1 National Planning Policy Framework (NPPF)

5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5.3 Bilston Urban Village Supplementary Planning Document

5.4 Bilston Corridor Area Action Plan including Bilston Neighbourhood Plan (emerging)

6. Environmental Impact Assessment Regulations

6.1 This application is considered to be a Schedule 2 project as defined by the above Regulations. The "screening opinion" of the Local Planning Authority is that a formal Environmental Impact Assessment is not required in this instance as the

development is unlikely to have a significant effect on the environment as defined by the above Regulations.

7. Publicity

7.1 Six letters of objections and a petition of 91 signatories from 60 addresses have been received. One objector has requested to speak to Planning Committee.

7.2 The main objections are:-

- Overlooking and loss of privacy
- Noise from construction
- Position of main link road affects residents by reason of increased traffic noise and additional through traffic.

8. Internal Consultees

8.1 Transportation, ecology, structures and environmental health have no objections subject to conditions.

8.2 Landscape has concerns about the design of the attenuation pond. A revised detail is expected.

9. External Consultees

9.1 The Coal Authority, Environment Agency and the Canal and Rivers Trust have no objections subject to conditions.

10. Legal Implications

10.1 The Planning Authority is a competent authority for the purposes of The Conservation of Habitats and Species Regulations 2010 ("the Habitat Regulations") and the Planning Authority is under a duty to have regard to the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) in the exercise of its function so far as any requirements of the Habitats Directive may be affected by the exercise of those functions. Planning authorities should give due weight to the presence of protected species on a development site to reflect these requirements in reaching planning decisions. Regulation 40 of the Habitats Regulations defines European Protected Species. For example Great Crested Newts and Bats are a protected species and are in addition also protected under part 1 of the Wildlife and Countryside Act 1981

10.2 It should be noted Paragraph 99 of Circular 06/2005 Biodiversity and Geological Conservation - Statutory Obligation and their impact within the Planning System provides that It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted otherwise all the relevant material considerations may not have been addressed before making the decision. The need to carry out ecological surveys should only be left to planning conditions in exceptional circumstances. KR/03062014/O

11. Appraisal

- 11.1 The site is defined in the Black Country Core Strategy (BCCS) policy CSP1- The Growth Network as a regeneration corridor and in the emerging Bilston Corridor Area Action Plan (AAP) as a regeneration area. The Bilston Urban Village Supplementary Planning Document identifies the site for housing and open space. Consequently the proposals are consistent with BCCS policies and the emerging AAP.
- 11.2 The Transport Assessment undertaken has demonstrated that new road junctions are necessary at Coseley Road and Highfields Road to deal with the future capacity of the road network should the Bilston Urban Village be developed consistent with BCCS policies TRAN2 and TRAN4.
- 11.3 The proposed road through the site linking Coseley Road and Highfield Road appears as a through road but it is intended to serve the new development and future traffic generated by new housing. The traffic flows should distribute evenly between the two new junctions. It is not designed to be a new spine road, diverting existing traffic flows away from The Black Country Route. Traffic calming measures and priority junctions can be installed when new development comes forward to reduce and control speeds within the site.
- 11.4 The proposed design of the carriageway is necessary to accommodate buses, a cycle way and footways and to create an attractive functional route through the new development. The applicant has demonstrated that a high standard of design can be achieved and future housing layouts will not be dominated by a wide traffic corridor.
- 11.5 The habitat and badger surveys satisfactorily demonstrate that the site could be developed without resulting in harm to any protected species or its habitat, subject to conditions. The proposals are consistent with UDP policies N1 and N9
- 11.6 The slopes of the proposed attenuation pond would be too steep to be safe and would have an over-engineered solution. A revised detail has been requested which would be safe and have a more natural appearance.

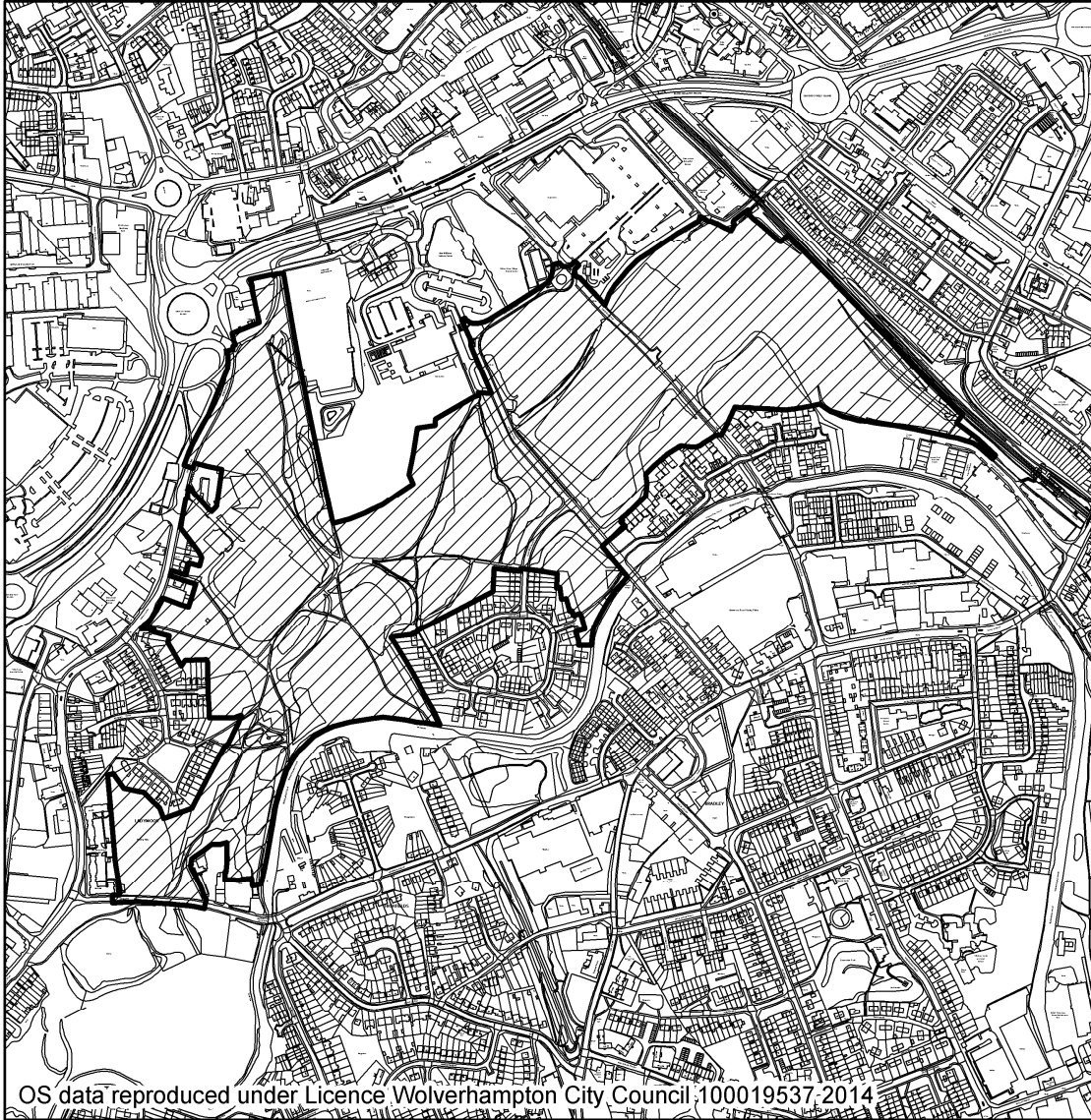
12. Conclusion

- 12.1 Subject to revised details for the attenuation pond and conditions as recommended, the proposal would be acceptable and in accordance with the development plan.

13. Detailed Recommendation

- 13.1 That planning application 14/00194/FUL be granted subject to any appropriate conditions including:
- mining mitigation
 - tree protection measures
 - drainage
 - soil samples

- habitat mitigation and management plan
- construction method statement (including site compound location, site management plan, routing of construction traffic, wheel wash equipment and hours of construction and lighting)
- re-use of furnace slag removed from the wall on Dudley Street as facing material for headwalls
- restrict stockpile height
- completion report for stabilisation works



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Planning Committee

17 June 2014

Planning application no.	14/00384/FUL
Site	Land at the corner of High Street and College Road, Tettenhall
Proposal	Demolition of three dwellings and erection of retirement apartments, with landscaping and car parking
Ward	Tettenhall Wightwick
Applicant	McCarthy & Stone Retirement Living Lifestyles Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to a S106 agreement.

2. Application site

- 2.1 The development site is located within the Tettenhall Greens Conservation Area. The site comprises three existing detached dwellings at the corner of High Street and College Road. The site is roughly triangular in shape, and is defined on two sides by a high boundary wall. Mature trees, protected by a tree preservation order, dominate the site.

3. Application Details

- 3.1 The proposed development involves the demolition of the three dwellings. The replacement building would be two and half to three storeys in height, laid out in an 'L' shape. The accommodation would comprise 5 one bedrooomed apartments and 17 two bedrooomed apartments.
- 3.2 Vehicular access to a 20 space car park (with four disabled spaces) would be from High Street. In addition to the flats there would be a residents' lounge, guest suite, buggy/cycle room, and waiting area. Mature trees would be retained.
- 3.3 A substation would be located to the alongside the car park to serve the power needs of the development

4 Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 4.3 Tettenhall Neighbourhood Plan (emerging)
Supplementary Planning Guidance 3 – Residential Development

5. Environmental Impact Assessment Regulations

- 5.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

6. Publicity

- 6.1 23 representations have been received; eleven in support, eleven in objection and one neutral comment. The content of the objections is summarised as follows:

- Contrary to the intentions of the conservation area;
- Impact on nearby listed buildings;
- No requirement for the proposed accommodation type;
- Surface water flooding;
- Increased traffic and parking on High Street and College Road;
- Over-development;
- Scale too great relative to surroundings;
- Overlooking of adjacent properties;
- Design and aesthetic concerns;
- Loss of trees and gardens; and
- Inappropriate boundary treatments

- 6.2 The content of the representations in support is summarised as follows:

- Would meet a need in Tettenhall;
- Would release larger properties for families and younger people; and
- Extra residents would support businesses on the High Street

- 6.3 The content of the neutral representation is summarised as follows:

- Materials should be in keeping with surrounding dwellings;
- Vehicle speed reduction needed along High Street; and
- Tree management required to maintain protected trees

7. Internal Consultees

- 7.1 Transportation – No objection subject to a 20mph zone on High Street
- 7.2 Environmental Health – No objection

8. Legal Implications

- 8.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act.
[KR/03062014/F]

9. Appraisal

- 9.1 The key issues are:-

- Impact on the Tettenhall Greens Conservation Area
- Scale
- Impact on protected trees / loss of gardens
- Privacy of neighbouring properties
- Highways and parking
- Need for the development
- Surface Water Flooding
- Bats
- Archaeology
- Section 106 requirements

Impact on the Tettenhall Greens Conservation Area

- 9.2 The three existing dwellings are of no architectural merit and are neutral in terms of their contribution to the conservation area. The proposed building has a bespoke design to respond to the local context, with the elevation fronting High Street designed to reflect the Victorian terrace on the opposite side of the road. The proposed building is of an architectural quality which would enhance the appearance of the conservation area.
 - 9.3 A key feature within this part of the conservation area is the high brick and stone boundary walls. It is proposed to remodel part of the wall, to create the entrance to the car park. This part of the wall is of the lowest quality, owing to previous alterations. The remodelling and the closure of other gateways would be conditioned to ensure materials are appropriate to the local vernacular. The condition would also include a necessary monitoring role by the Local Planning Authority.
- Scale
- 9.4 The proposed building would be bigger (height and footprint) than those that it would replace. The buildings surrounding the site vary from two storey (terraces on High

Street) to four storey (listed Tettenhall College) and so the proposed maximum of three stories would be in keeping with the context. The use of staggered elevations as proposed would reduce the apparent bulk of the building. Sufficient space would be retained for landscaping, amenity space, parking and circulation.

Impact on protected trees / loss of gardens

9.5 The proposed elevation to High Street follows the existing building line. The building would therefore be between 6m and 8m from four mature protected trees (3 lime and an Ash), which would be retained. Owing to their size, the trees' crowns would require regular and intensive pruning to ensure light is able to reach habitable rooms. The applicant has submitted an Arboricultural Report which is acceptable. A condition would require the submission of a detailed Arboricultural Method Statement.

9.6 Although the area of gardens would be reduced the landscaped areas would be appropriate.

Privacy of neighbouring properties

9.7 SPG3 recommends a minimum separation distance of 22m between upper floor windows to achieve privacy for new build residential development. The upper floor of the proposed building would be 24m from 22 College Road, 32m from Blair House and The Old House, and 22m from the Victorian terrace on High Street. The development would not result in an undue loss of privacy for neighbouring residents.

Highways and Parking

9.8 Twenty parking spaces are proposed for the 22 apartments. This level of provision is sufficient based on the proximity to shops and bus routes into the city centre.

9.9 The remodelled entrance to the site does not achieve the minimum visibility standard for a 30mph road. However, the applicants have agreed to fund the introduction of a 20mph speed limit along High Street, speed cushions and a raised pedestrian crossing. On that basis the visibility at the access would be acceptable.

Need for the development

9.10 This part of Tettenhall is characterised by large family housing and the area has an ageing population. The emerging Tettenhall Neighbourhood Plan has identified a need for smaller housing and apartments for the elderly. The proposals would allow residents to "downsize" while staying in the area, releasing their vacated properties to meet the need for family housing.

Surface Water Flooding

9.11 Surface water drainage would be provided in the form of on-site soakaways.

Bats

9.12 A Bat Survey is being carried out to assess the potential for roosting bats within the trees and buildings.

Archaeology

9.13 The site lies in the medieval settlement of the village of Tettenhall. The Archaeological Assessment provided by the applicant is acceptable. The Assessment recommends the

recording of any buried archaeological deposits on the site in advance of the development. A scheme of archaeological works would secure this detail through condition.

Section 106 requirements

- 9.14 There is a policy requirement for the following to be secured through a S106 agreement:
- Funding a TRO for traffic calming and 20 mph limit
 - Affordable housing (25%)
 - Public Open Space Contribution (£46,517)
 - 10% renewable energy
 - Public Art
 - Management company for communal areas
 - Targeted recruitment and training
- 9.15 The applicants have advised that they will submit a financial viability appraisal with the intention of demonstrating that the development is not sufficiently viable to fund all of the normal S106 requirements and this will be considered by the District Valuer.
- 9.16 It would be appropriate to reduce the S106 requirements commensurate with any lack of viability which may be demonstrated, with such a reduction being for a 3 year period only, to reduce the likelihood that the developers would benefit unduly from rising home prices making the development viable.

10. Conclusion

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

11. Detailed Recommendation

- 11.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00384/FUL subject to:
- (i) A S106 agreement for the following (if the development is sufficiently financially viable) :
- Funding a TRO for traffic calming and 20 mph limit
 - Affordable housing at 25% (or off-site contribution)
 - Off-site open space and play - £46,517
 - 10% renewable energy
 - Public Art
 - Management company for communal areas
 - Targeted recruitment and training

If the development is not fully financially viable:

A reduction in Section 106 requirements (except for TRO funding and management company) commensurate with the shortfall in viability on a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that

a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date

(ii) the submission of an acceptable Bat Survey & necessary mitigation measures

(iii) any appropriate conditions including:

- Materials;
- Window and door details;
- Bin stores;
- Landscaping;
- Boundary treatments including monitoring of wall;
- Arboricultural Method Statement;
- Details of electricity sub-station;
- Measures to mitigate impact of construction on neighbours' amenity;
- Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
- Scheme of Archaeological Works



This page is intentionally left blank



Planning Committee

17 June 2014

Planning Application No	14/00303/FUL	
Site	The Limes, 2 Limes Road, Tettenhall, Wolverhampton.	
Proposal	New raised roof and external works to existing outbuildings.	
Ward	Tettenhall Wightwick	
Applicant	Mr D Ashworth	
Agent	Mr ST Wright	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Name	Laleeta Butoy
	Tel	01902 555605
	Email	Laleeta.butoy@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 2 Limes Road is a large detached property which is separated into three flats. It is set back from the street and sits within a spacious plot at the corner of Limes Road and Upper Green in Tettenhall Greens Conservation Area.

2.2 To the rear of the property and out of general view there is a small brick built outbuilding. This is currently used as storage space, utility room and toilet. A timber constructed garage is attached to the brick built outbuilding.

3. Application Details

3.1 The applicant proposes minor improvement works to the existing outbuilding.

NOT PROTECTIVELY MARKED
[PROTECT]

- 3.2 The improvement works include increasing the height of the existing outbuilding roof by 0.75m giving a total building height of approximately 6 metres. Facing brick work would be repaired.
- 3.3 The outbuilding is to be used in association with the main house and include storeroom, office/study, utility, w.c. and games/play room. No new residential accommodation would be created.
- 3.4 Some repair works would also be made to the existing timber constructed garage. The applicant proposes to make the structure good and to insert new double doors and a window. The garage would continue to be used as existing.

4. Constraints

- 4.1 Tettenhall Greens Conservation Area

5. Relevant Policy Documents

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

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

- 7.1 Eight representations received objecting and one requesting to speak at planning committee. The objections can be summarised as follows:-
- Noise disturbance
 - Inadequate usage of outbuildings
 - Loss of light

8. Internal Consultees

- 8.1 Historic Environment Team- No objections subject to condition requiring joinery details

9. Legal Implications

- 9.1 When an application is situate in or affects the setting of a Conservation Area by virtue of S72 and S73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of

NOT PROTECTIVELY MARKED
[PROTECT]

preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act (LD/28052014/A)

10. Appraisal

10.1 The key issues are: -

- Impact on character and appearance of the area
- Neighbour amenity

Character and Appearance

10.2 The outbuildings are positioned to the rear of the existing house, out of general view, are small in scale and in need of repair. These proposals will physically improve the condition of the outbuildings. Although there will be an increase in roof height this will be small scale. The proposals would preserve and enhance the character and appearance of the Tettenhall Greens Conservation Area and be in accordance with UDP Policies HE1, HE2, HE3 and HE4.

Neighbour Amenity

10.3 The outbuildings are situated in a secluded position at the rear of Limes House. The nearest dwelling is approximately nine metres away and is set behind a high wall and hedge. Although the roof height is to be extended by 0.75 metres the overall building height would only be 6 metres. Given the context of the site and the separation distance from neighbouring properties there would be no adverse impact on surrounding residential amenity.

10.4 The impact on neighbour amenity is acceptable and in accordance with UDP policies D7, D8 and H6. BCCS ENV3 and SPG4

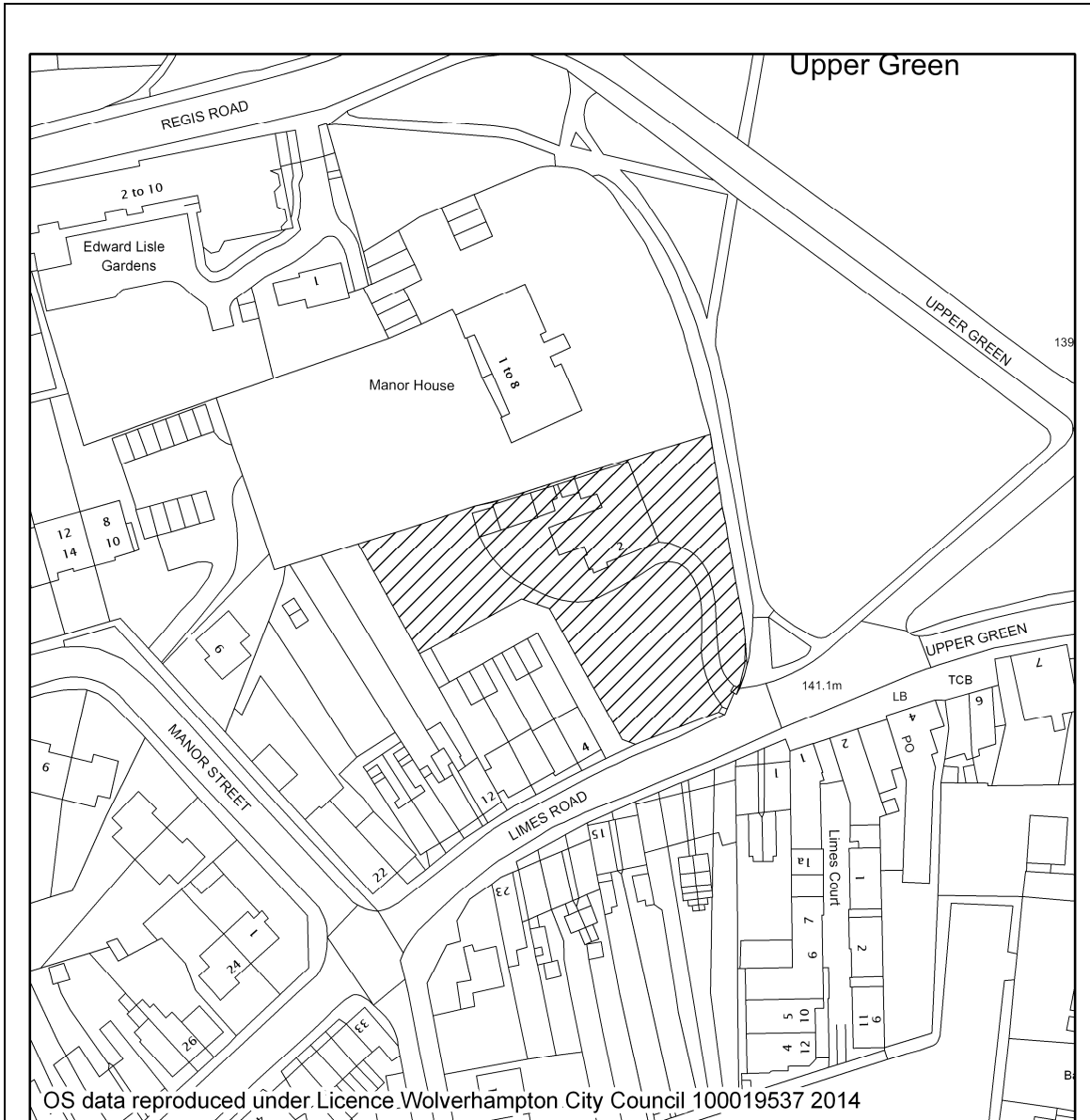
11. Conclusion

11.1 The proposal is acceptable and complies with the policies of the Development Plan.

12 Detailed Recommendation

12.1 That planning application 14/00303/FUL be granted, subject to any appropriate conditions including:

- Prior to the commencement of the development, details of external joinery details for new windows and doors shall be submitted and agreed in writing by the local planning authority.
- The outbuildings shall be used only for the use by the residents of flat 2 The Limes and not for any commercial, industrial or business purpose nor as a separate dwelling
- Matching materials



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Planning Committee

17 June 2014

Planning application no.	14/00310/FUL
Site	Mander Centre
Proposal	Demolition of south western corner of Mander Centre fronting Bell Street, to be replaced by a new 8,360sqm. department store unit. Creation of larger retail units at ground floor, construction of a new retail kiosk fronting Woolpack Alley and refurbishment of existing mall
Ward	St Peters
Applicant	Mander Investments Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The development site is located within the shopping quarter of the city centre.

3. Application Details

3.1 The proposed development involves the demolition and redevelopment of the part of the Mander Centre fronting Bell Street. The space was previously occupied by TJ Hughes. The redevelopment would create a new unit for a modern department store to occupy.

3.2 The proposals also include the reconfiguration of the ground floor units and mall space to create larger units, and a new kiosk fronting Woolpack Alley.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 4.3 City Centre Area Action Plan (emerging)

5. Environmental Impact Assessment Regulations

- 5.1 A “screening opinion” was issued by the Local Planning Authority on 25 February 2014 advising that a formal Environmental Impact Assessment was not required.

6. Publicity

- 6.1 Four representations have been received. Their content can be summarised as follows:
 - Wider benefits to the city of a new department store;
 - Reduced footfall through closure of Bell Street and St John’s Street entrances;
 - Impact on the viability of existing units within St John’s Street;
 - Impact on future investment within Victoria Street and Bell Street;
 - Dead frontage along Bell Street, with a lack of natural surveillance; and
 - Reduced permeability through the city centre.

7. Internal Consultees

- 7.1 Transportation – Reduced connectivity from closed Bell Street entrance and altered St John’s Street entrance.
- 7.2 Environmental Health – No objections.

8. Legal Implications

- 8.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act. [LM/03062014/Z]

9. Appraisal

- 9.1 The key issues are:-
 - Benefits to the City Centre

- Retail vitality and viability
- Design and Massing
- Reduction in parking

Benefits to the City Centre

9.2 The proposals would enhance the retail offer within the City Centre, improving the vitality and viability of the shopping quarter. The proposals would increase footfall both inside the Mander Centre, and on surrounding streets. Internal changes to the lower mall area of the shopping centre would support the attraction of new national retailers to the City Centre.

Retail vitality and viability

9.3 The proposals would result in the closure of the pedestrian entrance on Bell Street, and the existing pedestrian entrance via St John's Street would become a staff entrance for the department store. The applicants have explained that there are currently too many routes into and out of the Mander Centre, the proposals seek to concentrate footfall within the centre, whilst improving the routes which would be maintained. Policy CC6 of the UDP states "any development in this area must create effective linkages, both internally and externally, with the surrounding City Centre".

9.4 Victoria Street is a primary retail frontage and has three pedestrian routes into the Mander Centre; St John's Street, Farmer's Fold, and the main entrance opposite Beatties. St John's Street and Farmer's Fold are both secondary entrances, separated by a frontage of five shop units, approximately 40m in distance. Farmer's Fold therefore represents a convenient alternative access into the Mander Centre for shoppers walking north up Victoria Street. The proposals include the upgrading of the Farmer's Fold entrance, and through a separate advertisement application, improved signage onto Victoria Street. This would result in a more visible and effective route in the Mander Centre, supporting the viability of the smaller units currently within Farmer's Fold, and maintaining permeability.

9.5 The change to the pedestrian route into the Mander Centre along St John's Street, would result in a reduction in footfall in this route. However staff accessing the department store would continue to use the route. The street also has a good level of visibility from Victoria Street, due to its width, open nature and public realm space. Therefore although the closure would result in some harm to the four units within the street, a level of activity would continue.

9.6 Bell Street (although classed as a primary frontage in the Development Plan) operates as a route for vehicles servicing the Mander Centre, and customers accessing the multi-storey car park. No retail units front onto Bell Street from the Mander Centre. The units on the opposite side of Bell Street would remain. Current footfall along Bell Street is low. The proposals to close the Bell Street entrance would have a negligible impact on retail viability in this location.

9.7 There are no current applications for retail development in the areas of Bell Street, Skinner Street or Worcester Street. Connectivity between these routes and a redeveloped Mander Centre would continue to be served by an improved Farmer's Fold access. There will be an overall increase in footfall within the shopping quarter,

supporting existing occupiers and attracting new occupiers to the city. The proposals are consistent with the retail policies in the Development Plan including policy CC6.

Design, Massing and Surveillance

- 9.8 The structure to be demolished, which formerly housed TJ Hughes, measures just over 16m in height and is of little architectural merit. The replacement department store would have the same footprint, but would have a height of 19.2m. The massing of the building is appropriate within a city centre location, creating an appropriate sense of scale, with a contemporary design. The additional height would allow for storage and staff areas beneath the sales area of the department store, and avoid the sloped gradients which currently exist in that part of the Mander Centre.
- 9.9 The proposed materials are contemporary and unfussy. Buff brick at street level, with a metal panel system in a dark grey finish. The elevation to Bell Street would also have a glazed section at the upper floor level. Signage panels would be introduced to brand the building and achieve commercial visibility for the department store.
- 9.10 The application site abuts the boundary of the City Centre Conservation Area. The proposals would enhance the conservation area through the removal of a dated building with limited presence, and provide a replacement in the form of a modern alternative.

Reduction in parking

- 9.11 The proposals would result in a reduction of 30 parking spaces from the Mander Centre car park. The loss is to allow a reconfiguration of the roof space, allowing more natural light in the centre. Given the highly sustainable location, and range of non-car transport options, the reduction in spaces is of limited concern set against the benefits of the proposals.

10. Conclusion

- 10.1 The proposals would enhance the retail offer within the City Centre, improving the vitality and viability of the shopping quarter. The proposals would increase footfall both inside the Mander Centre, and on surrounding streets. Internal changes to the lower mall area of the shopping centre would support the attraction of new national retailers to the City Centre. These significant benefits outweigh the relatively minor harm caused to the retail viability of units within the St John's Arcade and Bell Street areas. The proposals are consistent with the retail policies in the Development Plan and the emerging Town Centre Area Action Plan.
- 10.2 The proposal would be acceptable and would be in accordance with the development plan.

11. Detailed Recommendation

- 11.1 That planning application 14/00310/FUL be granted subject to any appropriate conditions including:
- Materials;
 - Details of external plant;

- Cycle storage;
- Noise levels for plant and ventilation;
- Construction Method Statement;
- Hours of demolition and construction:
 - 0800 to 1800 hours Monday to Friday; and
 - 0800 to 1300 hours on Saturdays; and
 - No working on Sundays or Bank Holidays.
- Targeted recruitment and training;
- 10% renewable energy;
- Public art;
- Primary frontages (control of non-A1 uses)





Planning Committee

17 June 2014

Planning Application No	13/01181/FUL	
Site	Land Rear Of The Cedars, Compton Road West, Wolverhampton, West Midlands	
Proposal	Part demolition of existing outbuildings and erection of 12 Houses	
Ward	Park	
Applicant	Mark Robertson City Of Wolverhampton College	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Name	Jenny Davies
	Tel	01902 555608
	Email	jenny.davies@wolverhampt on.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to referral and no call-in by the SOS; the signing of a Section 106 Agreement and conditions

2. Application site

- 2.1 The site was formerly the horticultural centre of Wolverhampton College and is situated 2km west of Wolverhampton City Centre. The site covers 0.78 hectares and vehicular access is currently from a car park serving The Cedars off Compton Road West.

- 2.2 The site is located within the green belt and part of the site is within the Ash Hill conservation area. The site comprises several glasshouses and other outbuildings some of which are attached to the boundary wall of the Cedars.
- 2.3 The site is bounded to the west by a dense area of trees in Smestow Valley Local Nature Reserve, to the north and east by new housing and to the south by The Cedars which is occupied by Compton Hospice. The land slopes from south-west to north-east.

3. Application Details

- 3.1 The application proposes 12 detached 4 and 5 bedroomed houses with access from the new Redrow housing development. The existing access would be closed.
- 3.2 Several trees would be removed to facilitate the development.
- 3.3 The former observatory tower would be retained.

4 Relevant Planning History

- 4.1 11/00828/FUL - Demolition of the existing St Edmund's Catholic School & the erection of an indoor training pitch & associated building, the provision of an all-weather football pitch & replacement of the existing flood lights, reorganisation & upgrading of existing pitches, associated staff & parent & visitor parking & the erection of a replacement pavilion & three floodlit tennis courts. Demolition of University halls of residence, buildings & redevelopment to provide replacement school for St Edmund's comprising the conversion, reconfiguration & extension of the retained University buildings together with external sport, recreation areas, car parking & the erection of 55 four & five bedroom two storey dwellings, access roads & open space. Granted 21.12.2011

5. Constraints

- 5.1 Green Belt
Tree Preservation Order
Conservation area (part)

6. Relevant Policy Documents

- 6.1 National Planning Policy Framework (NPPF)
- 6.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

7. Environmental Impact Assessment Regulations

- 7.1 This application is considered to be a Schedule 2 project as defined by the above Regulations. The "screening opinion" of the Local Planning Authority is that a formal Environmental Impact Assessment is not required in this instance as the

development is unlikely to have a significant effect on the environment as defined by the above Regulations.

8. Publicity

8.1 Eight letters of objection have been received. A summary of the objections are:-

- Detrimental to conservation area / loss of historic assets
- Development in green belt setting precedent
- Unacceptable visual impact on green belt
- No justification for development in green belt
- Detrimental to residential amenity
- Increase in traffic / poor access
- Loss of trees/hedgerows/ open space
- Detrimental impact on Smestow Valley Local Nature Reserve (LNR) / wildlife

9. Internal Consultees

9.1 Transportation – no objections

9.2 Environmental Health & Ecology – no objections subject to conditions.

10. Legal Implications

10.1 Protected species

The Local Planning Authority is a competent authority for the purposes of the Habitat Regulations and the planning authority is under a duty to have regard to the Habitats Directive in the exercise of its functions. Planning authorities should give due weight to the presence of protected species on a development site and to reflect these requirements in reaching planning decisions. Under S39 of the Habitats Regulations bats are European protected species.

10.2 Paragraph 99 of Circular 06/2005 'Biodiversity and Geological Conservation - Statutory Obligation' and the impact within the planning system should be noted. It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted. Otherwise all the relevant material considerations may not have been addressed before making the decision. The need to carry out ecological surveys should only be left to planning conditions in exceptional circumstances.

10.3 Green Belt

Councillors should note that as detailed in the report the application will need to be referred to the Secretary of State for consideration as to whether it should be called in for his determination. This is because this application constitutes inappropriate development in the green belt and referral is required by the Town and Country Planning (Consultation) (England) Direction 2009. Where the application is referred, the planning authority cannot determine the application until the expiration of 21 days after the requisite information has been provided to the Secretary of State, or until the Secretary of State has confirmed he does not wish to "call in" the application, if earlier.

10.4 Conservation area

When an application is situated in or affects the setting of a Conservation Area, by virtue of S72 and S73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area, the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, it should also have regard to any representations ensuing from the publicity required under S73 of the Act.

KR/05062014/H

11. Appraisal

11.1 The key issues are: -

- Green Belt
 - *Inappropriate development*
 - *Impact on openness*
 - *Very Special Circumstances*
- Design and Layout
- Ecology
- Impact on heritage assets
- Loss of trees
- Section 106

11.2 Green Belt

Inappropriate development

The National Planning Policy Framework (NPPF) (paragraph 89) states that construction of new buildings inside a green belt is inappropriate unless it is for one of the following:-

- the buildings for agriculture and forestry,
- provision of facilities for outdoor sport, recreation and cemeteries,
- extension or alteration of a building provided it is not a disproportionate addition over and above the size of the original building,
- replacement of a building of the same use and not materially larger than the one it replaces,
- limited infilling and affordable housing or
- limited infilling or partial or complete redevelopment of previously developed site (brownfield) which would have a greater impact on the openness of the Green Belt and the purpose of including land within it.

11.3 The proposed development would not fall within the exceptions stated above and would therefore result in inappropriate development in the Green Belt.

11.4 The NPPF states that '*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*'.

11.5 When considering any planning application, substantial weight should be given to any harm to the Green Belt and very special circumstances will not exist unless the potential

harm to the green belt by reason of inappropriateness, and any other harm are clearly outweighed by other considerations.

- 11.6 The NPPF states that the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of green belts is their openness. There are five purposes of including land within the Green Belt:
1. to check the unrestricted sprawl of urban areas
 2. to prevent neighbouring towns from merging into one another
 3. to assist in safeguarding the countryside from encroachment
 4. to preserve the setting and special character of historic towns
 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 11.7 The applicant contends that the site does not fulfil any of the purposes of including land in the Green Belt. However, it does contribute to three of the Green Belt purposes by preserving the distinctive identity of Tettenhall by contributing to the prevention of the merger of Tettenhall with the rest of Wolverhampton and limiting the sprawl of the built up area.
- 11.8 In this case, the development proposed would probably not discourage development on brownfield sites elsewhere in the City because it is planned as an extension to the Redrow development currently being developed and because of the nature the houses (large, detached “executive homes”). It could not be reasonably argued that this site assists in the safeguarding of the countryside from encroachment.

Impact on openness

- 11.9 The applicant states that there would be no adverse impact on openness as the views of the site are limited by buildings and the dense tree belt forming part of the adjacent local nature reserve.
- 11.10 At present the horticulture related single storey buildings on the site have a cumulative volume of 2300 cubic metres. The proposed houses would have a volume of 9000 cubic metres and would be two storey. This would change the character and appearance of the site from low density horticultural to higher density residential.
- 11.11 The increase in volume of 6700 cubic metres would have a greater impact on openness in the Green Belt and would be inappropriate development which would by definition be harmful to the Green Belt.

Very special circumstances

- 11.12 Both the courts, and appeal decisions indicate that material considerations can cover a wide range of matters.
- 11.13 The very special circumstances put forward by the applicant are that the City of Wolverhampton needs to develop skills to increase inward investment, secure jobs for local people, and to enhance socio-economic wellbeing. The former horticultural unit is no longer viable due to a decline in students wishing to study horticulture and the high cost of upkeep of the site. The capital receipt from the sale would allow the City of Wolverhampton College to modernise and to provide high quality training facilities to

ensure the City improves employment prospects, reduces the number of young people unemployed, and develop a skilled workforce. The application details the development projects which would be enabled by the capital receipt from the sale of the site. These are summarised below:-

- Provision of 500 e-portfolios for work place learners and 200 tablets and upgrade of 300 PCs
- Provision of industry standard lathes, mill grinders, hydraulic and mechatronic equipment
- Building refurbishment to accommodate expanded training facility
- Conversion of staff rooms to create 7 teaching rooms and workshops at Wellington Road campus; and
- Creation of a classroom, mock shop and retail bakery located within the Mander Centre

11.14 Investment in training and education is important in improving educational attainment and bridging the skills gap which exists in Wolverhampton. The applicant has provided evidence from the Skills and Funding Agency that funding will be significantly affected from March 2015 and from the bank that no further loan or cash facilities will be available to the college at this present time.

11.15 The sale of the land for housing would enable investment in the college facilities to raise skill levels, it would not otherwise be possible to provide. On balance it is considered that the benefits that would accrue from the development would constitute very special circumstances that outweigh the harm to the Green Belt.

11.16 Design and layout

The proposed access, layout and appearance of the development are acceptable.

11.17 Ecology

The habitat and bat surveys satisfactorily demonstrate that the site could be developed without harm to any protected species or its habitat and would have a minimal impact on the local nature reserve. The ecological report concludes that a commuted sum is paid as mitigation. However, it would be unreasonable to require this, given the minimal amount of harm likely to be caused and the mitigation measures proposed, which include fencing to prevent intrusion into the local nature reserve and compensatory planting.

11.18 Impact on heritage assets

The proposal would result in the demolition of outbuildings in the conservation area. The buildings are not of significant historic importance in isolation but collectively form part of the outbuildings associated with The Cedars, a large detached property now occupied by Compton Hospice.

11.19 The outbuildings make a small contribution to the Ash Hill Conservation Area. The building of greatest merit is the water tower and this would be retained. The minor harm caused to the significance of the heritage asset would be outweighed by the public benefit as a result of the very special circumstances and the quality of the development proposed.

- 11.20 Loss of trees
Several trees would be removed due to their poor condition or low amenity value.
- 11.21 Three of the four hedgerows on the site would be removed and new hedgerows are proposed on the southern and eastern boundaries as mitigation in the proposed landscaping scheme.
- 11.22 Section 106
In order to ensure that the College can implement its proposals to improve its ability to deliver high quality education, to outweigh the harm to the Green Belt a minimum of £800,000 is required. A S106 is needed to require the receipt of this sum by the College prior to the implementation of development. The S106 also needs to require the College to spend the money on the specified proposals within three years of the date of receipt.
- 11.23 The College has agreed that if more than £800,000 is received, the full sum will be spent on additional specified items.
- 11.24 The normal planning obligations would include a contribution of £103,240 for off-site open space improvements.
- 11.25 Requiring this would reduce the value of the site (because it would be paid by the developer) and so the College's receipt and its ability to provide the benefits which constitute the very special circumstances which justify the development in Green Belt terms.
- 11.26 The adopted Affordable Housing SPD (para's 8.5 & 13.10.6) states that: "*Where a number of smaller developments are taking place in close proximity and it is considered that these form phases of a larger development, affordable housing contributions will also be sought.*" It is not considered that this development is an extension of the previous phase. The site has only recently come forward for development as the applicant (Wolverhampton College) who are the landowners have only recently declared the site surplus to requirements.
- 11.27 On balance, the educational benefits which could be achieved with additional receipt would outweigh the benefits of the normal planning obligations.

12. Conclusion

- 12.1 On balance, the harm to the openness of the green belt would be outweighed by the benefits to education. In this regard and all others, subject to a S106 and conditions as recommended, the development would be acceptable and accordance with the development plan.

13 Detailed Recommendation

- 13.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 13/01181/FUL subject to:
- (i) Referral and no call in by the Secretary of State;

- (ii) Negotiation and completion of a Section 106 agreement to secure benefits of improved facilities at Wolverhampton College
- (ii) Any necessary conditions to include:
 - Targeted recruitment and training
 - Renewable energy
 - Levels
 - Land contamination
 - Drainage
 - Tree protection measures
 - Details of remediation works to boundary wall
 - Construction method statement
 - Hours of construction
 - Landscaping (including surface materials)
 - Boundary fencing
 - Fencing for rear gardens of plots 9, 10, 11 and 12



OS data reproduced under Licence Wolverhampton City Council 100019537 2014

DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank