



Planning Committee

2 June 2015

Time 2.00 pm **Public Meeting?** YES **Type of meeting** Regulatory
Venue Committee Room 3 - Civic Centre, St Peter's Square, Wolverhampton WV1 1SH

Membership

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

Labour

Cllr Greg Brackenridge
Cllr Dr Michael Hardacre
Cllr Keith Inston
Cllr Jasbir Jaspal
Cllr Phil Page
Cllr John Rowley
Cllr Judith Rowley
Cllr Bert Turner

Conservative

Cllr Wendy Thompson
Cllr Jonathan Yardley

Quorum for this meeting is four Councillors.

Information for the Public

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

Agenda

Part 1 – items open to the press and public

- | <i>Item No.</i> | <i>Title</i> |
|-----------------|---|
| 1 | Apologies for absence |
| 2 | Declarations of interest |
| 3 | Minutes of the previous meeting (Pages 3 - 10) [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 1500289 The Clock House, 5 Stockwell Road, Tettenhall (Pages 11 - 18) [To determine the application] |
| 6 | Planning application 1500239 15 Church Hill Wolverhampton (Pages 19 - 24) [To determine the application] |
| 7 | Planning application 1500367 The Bradmore Garage, Trysull Road, Wolverhampton (Pages 25 - 28) [To determine the application] |
| 8 | Planning application 1500139 5 Park Drive Wolverhampton (Pages 29 - 32) [To determine the application] |
| 9 | Planning application 1500497 Tettenhall Wood Special School (part), School Road Wolverhampton (Pages 33 - 36) [To determine the application] |
| 10 | Planning applications 1500290 and 1500291 Former Springfield Brewery (part) Cambridge Street Wolverhampton (Pages 37 - 42) [To determine the application] |



Planning Committee

Minutes - 24 March 2015

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Ian Claymore
Cllr Claire Darke
Cllr Dr Michael Hardacre
Cllr Christopher Haynes
Cllr Keith Inston
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson
Cllr Bert Turner
Cllr Jonathan Yardley

Employees

| | |
|-------------------|---------------------------------|
| Stephen Alexander | Head of Planning |
| Andy Carter | Senior Planning Officer |
| Jenny Davies | Senior Planning Officer |
| Lisa Delrio | Senior Solicitor |
| Martyn Gregory | Section Leader |
| Andrew Johnson | Planning Officer |
| 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**

There were no apologies for absence.
- 2 Declarations of interest**

No declarations of interest were made
- 3 Minutes of the previous meeting**

The minutes of the previous meeting were agreed as a correct record and signed by the Chair.

4 Matters Arising

There were no matters arising.

5 Planning application 1500072 Wrottesley House and 46A Wrottesley Road

Ms Stevenson spoke in opposition to the application.

Mr Thorne spoke in support of the application.

Councillors expressed concern that the proposals were overdevelopment of the site, especially as a number of previous extensions had already been given permission.

Resolved

That planning application 15/00072/FUL be refused for the following reasons:

1. The design of the proposed development does not respond positively to the established pattern of Wrottesley Road and buildings, including plot size, spatial character and building lines. The spacious character of the road which contributes to the quality of the surrounding environment is not respected. The extended buildings and substantial car park forecourt would relate poorly to the spaces around them constituting overdevelopment and a cramped layout which would appear obtrusive in relation to adjoining properties and detracting from the spaciousness and character of the established residential gardens. The proposed development is therefore contrary to UDP policies D4 "Urban Grain", D5 "Public Realm", D6 "Townscape and Landscape", D7 "Scale - Height", D8 "Scale – Massing", D9 "Appearance" and H12 "Residential Care Homes"; BCCS policies CSP4 "Place-Making", ENV2 "Historic Character and Local Distinctiveness", ENV3 "Design Quality". Tettenhall Neighbourhood Plan Policy 12 Part A "New Development to Respect Existing Character" and Historic Landscape Character Study 2013 "Chapter 6B: Tettenhall Wood North and the Wergs".
2. The design, layout and intensification of the use of the buildings would likely lead to general disturbance from residents, staff, visitors and traffic movements which would be detrimental to the amenities of adjoining residential occupiers. The proposals are contrary to UDP policies H12 'Residential Care Homes' and H6 'Design of Housing Development', EP4 'Light Pollution' and 'Noise Pollution' and BCCS policy CSP4 "Place-Making".

6 Planning application 140129245 Rookery Road

The Planning Officer advised the Committee of the history of previous applications on the site and in particular drew their attention to the letter from the Planning Inspectorate regarding an appeal relating to a previous application.

Cllr Gwinnett spoke in opposition to the application.

Mr Sedgemore spoke in support of the application.

Councillors expressed concern about highways in the area but felt that their ability to refuse the application was constrained by the Planning Inspector's decision.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01292/OUT subject to:

1. Completion of a Section 106 Agreement to include
 - Targeted recruitment and training
 - A management company to carry out management and maintenance of communal areas
 - Affordable housing, public open space/play contribution (BCIS indexed), 10% renewable energy on a pro-rata basis for each dwelling that is not ready for occupation on 24 February 2018.
 - Highway works to widen Bayliss Avenue at its junction with Rookery Road
2. Any necessary conditions to include:
 - Standard outline conditions
 - Levels
 - Land contamination
 - Drainage
 - Mining Investigation
 - Resource and waste management plan
 - Measures to mitigate impact on neighbours
 - Floor Plans
 - Number of dwellings to be in accordance with approved reserved matters and floor plans
 - Implementation of landscaping
 - 16 to be the maximum number of dwellings

7 Planning application 1401167 Land At Inverclyde Drive

Cllr Gwinnett spoke in opposition to the application.

Mr Sutton spoke in support of the application.

Councillors expressed their support for the application.

Resolved

That planning application 14/01167/FUL be granted, subject to any appropriate conditions including:

- acoustic insulation scheme
- no outside storage or handling of goods
- restrict decibel level
- hours of operation
- use is restricted to steel stockholders with ancillary cutting

- external lighting
- no external flues or vents
- details of plant and machinery

8 Planning application 1401350 Humphries Crescent

The Planning Officer informed the Committee that an additional petition had been received expressing opposition to the application

Cllr Simkins spoke in opposition to the application.

Councillors expressed support for the application which would bring an unused area of land back into use.

Resolved

That planning application 14/01350/FUL be granted, subject to any appropriate conditions including:

- Garage court use
- No vertical stacking of containers (single storey only)
- Landscaping
- Boundary treatments
- Materials
- Security measures

9 Planning application 1401390 Pyle Cock Public House, Rookery Street

The Planning Officer informed the Committee that the swept path analysis had been received and was acceptable.

Councillors expressed support for application which would retain elements of the former public house.

Resolved

That planning application 14/01390/FUL be granted, subject to any appropriate conditions including:

- Submission of materials
- Large scale architectural details
- Large scale external joinery details
- Levels
- Landscaping
- Boundary treatments
- Parking areas to be provided
- Details of refuse collection
- Cycle storage
- Restrict shopfront display
- Restrict use to Day Nursery only
- Restrict number of children to 80 only

10 **Planning application 1200320 Land off Railway Drive, Bilston**

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 12/00320/OUT subject to:

1. Completion of a Section 106 Agreement to include:
 - Targeted recruitment and training
 - Management company
 - 25% Affordable housing, public open space / play contribution (£117,000 to be spent at Bilston Urban Village), and 10% renewable energy on a pro-rata basis for each flat that is not ready for occupation on 22nd February 2018.

2. Any necessary conditions to include:
 - External materials
 - Access road construction details
 - External lighting
 - Landscape implementation
 - Tree protection
 - Ground investigation and remediation
 - Noise / Air Surveys and implementation of mitigation works
 - Levels (existing and proposed)
 - Implement ecological recommendations
 - Cycle and motorcycle parking
 - Refuse storage
 - Provision of boundary treatments and gates to car park
 - Site waste management plan
 - Drainage
 - Hours of construction
 - Provision and retention of car parking

11 **Planning application 1401382 Quality Hotel Tettenhall Road**

The Planning Officer informed the Committee of receipt of two additional letters of objection.

Mr Cartwright spoke in opposition to the application.

Mr Humprey spoke in support of the application.

Some Councillors expressed concern about the enforceability of the section 106 agreement to restrict parking on the site and in surrounding streets. The was informed that there was no guarantee that the terms of the section 106 agreement, relating to the tenancy agreement restricting student parking, would be enforced by the management company who would operate the flats

Other councillors welcomed the development and the investment in a prominent site that may otherwise become derelict.

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01382/FUL subject to:

1. A Section 106 agreement for the following (if the development is sufficiently financially viable) :
 - Off-site open space contribution - £260,240 to be spent on play space improvements in West Park
 - 25% affordable housing (excluding the 48 studio apartments)
 - Targeted recruitment and training
 - Controlled student parking

If the development is not fully financially viable:

A reduction in Section 106 requirements commensurate with the shortfall in viability on a pro-rata basis for all apartments 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 apartments that are not ready for occupation by that date

2. Any appropriate conditions including:
 - Materials;
 - Landscaping;
 - Boundary treatments;
 - Construction Management Plan including demolition phase;
 - Details of gable wall treatment for 38 Tettenhall Road
 - Acoustic glazing on or at right angles to Tettenhall Road for habitable rooms
 - Acoustic trickle vents on or at right angles to Tettenhall Road for habitable rooms
 - 10% renewable energy
 - Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.

12 **Planning application 1401401 Patchbox Public House, Willis Pearson Avenue**

Resolved

That the Strategic Director Place be given delegated authority to grant planning application 14/01401/FUL subject to:

1. A Section 106 agreement for the following:
 - Off-site open space contribution - £15,300 for play space improvements at Rocket Pool open space.
 - Targeted recruitment and training
2. Comments being received from the Coal Authority (and any suggested conditions) in respect the applicant's Coal Mining Risk Assessment;
3. Any appropriate conditions including:
 - Materials;

- Landscaping;
- Boundary treatments;
- Cycle parking;
- Bin stores;
- Construction Management Plan;
- Site Investigation
- 10% renewable energy;
- Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.

13 Planning Application 1401283 Ashmore Public House, Griffiths Drive

This application was withdrawn from the agenda.

14 Planning application 1500115 Oxbarn Members Club, 116 Church Road

The Head of Planning informed the Committee that one letter of objection and three letters in support of the application had been received since the drafting of the report

Dr Farrow spoke in opposition to the application.

Mr Kaul spoke in support of the application.

Councillors welcomed the application.

Resolved

That planning application 1500115 be granted subject to the following conditions:-

- Rear access to the building and car park gates to be accessible at all times when the premises is open
- Use restricted to Place of Worship and no other use within the same use class.
- Restrict opening hours to between 08:30 – 22:00

15 Planning application 1500090 Land between 39 and 41 Daley Road

Resolved

That planning application 15/00090/OUT be granted, subject to any appropriate conditions including:

- Standard outline conditions
- Landscaping – including boundary treatments
- Transportation – access, site turning and parking layout
- Materials
- Bin stores details
- Details of surface and foul water
- Contaminated land – Site Investigation Report
- Construction Method Statement
- Hours of operation during construction

- Removal of permitted development rights for first floor level windows for any dwelling facing onto the rear amenity and side elevation of property No. 41 Daley Road.
- Conditions as required by the Coal Authority
- Maximum of seven dwellings hereby permitted
- Access to public open space to be retained
- Existing and proposed site levels.



Planning Committee

2 June 2015

| | |
|--|---|
| Planning application no. | 15/00289/FUL |
| Site | The Clock House, 5 Stockwell Road, Tettenhall, |
| Proposal | Demolition of existing building and erection of 22 retirement living apartments |
| Ward | Tettenhall Regis |
| Applicant | McCarthy & Stone Retirement Lifestyles Ltd |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Nick Edwards, Service Director, City Assets |
| Planning officer | Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk |

1. Summary Recommendation

1.1 Refuse.

2. Application site

2.1 The application site comprises one house, is 0.45ha in area, and is located two miles north west of Wolverhampton City Centre in a primarily residential area. The site is part of the Tettenhall Greens Conservation Area and is bounded by protected trees.

3. Application Details

- 3.1 The proposals are to demolish the detached house and construct 21 two bedroom apartments and a one bedroom apartment within a three to four storey building. The proposals would also include a residents' lounge, parking for 25 vehicles, and a re-landscaped garden incorporating the ornamental clock tower; which is a replica of the grade II listed structure on Tettenhall Greens.
- 3.2 A traffic calming measure is proposed within Stockwell Road, to ensure safety for pedestrians and drivers, and ensure the development would not have a significant impact on the road network.

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)
Tettenhall Neighbourhood Plan (TNP)
- 4.3 Residential Development SPG
Tettenhall Historic Landscape Character Study

5. Publicity

- 5.1 A total of 238 representations have been received, 234 object and 4 support. A petition in objection has also been received with 167 signatures. A summary of the objections is set out below:

- Out of character with the surrounding area;
- Impact on the Conservation Area;
- Harmful to views from Stockwell Road and Tettenhall Green
- Increase in traffic on Stockwell Road and connecting roads
- Insufficient parking provision
- Retirement living not needed
- Inadequate developer consultation
- Proposals in conflict with the Neighbourhood Plan
- Loss of trees and natural habitats

- 5.2 A summary of the supporting comments is set out below:

- Retirement living is needed in the area

6. Internal Consultees

- 6.1 Historic Environment and Transportation – Refer to appraisal
- 6.2 Environmental Health and Landscape & Ecology – No objection
- 6.3 Archaeology – No objection

7. Legal Implications

Conservation Area

- 7.1 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.

Protected Species

- 7.2 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
- 7.3 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.
- 7.4 In addition, Badgers are protected under the Protection of Badgers Act 1992. Disturbing a badger set, adversely affecting foraging territory or links between them or significantly increasing the risk of road or rail casualties are capable of being material planning considerations. KR/20052015/S
- 7.5 Section 106 planning obligations must meet all of the following tests, namely, they must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.

8. Appraisal

8.1 The key issues are:-

- Impact on the Tettenhall Greens Conservation Area
- Impact on protected trees
- Impact on neighbouring properties
- Impact on the visual character of the Green Belt
- Highways and parking
- Need for the development
- Ecology
- Archaeology
- Developer consultation

- Section 106 requirements

Impact on the Tettenhall Greens Conservation Area

- 8.2 The Clock House is of limited historic and architectural interest and makes a neutral contribution to the character and appearance of the conservation area. The demolition and redevelopment of the site would therefore be acceptable in principle.
- 8.3 The existing view from Stockwell Road through The Cedars is one of open space against a backdrop of trees, with limited obstruction from buildings. The openness of the site within this view makes a positive contribution to the character and appearance of the conservation area. The massing and position within the plot of the proposed development would result in the loss of this important view, and would fail to preserve or enhance the character or appearance of the conservation area.
- 8.4 The view looking north-east from the public open space (Tettenhall Greens) towards the rear of the site includes the clock tower. The clock tower appears as a prominent feature within the view when the trees are not in leaf. The proposed development would be located approximately 25 metres closer to the clock tower than the existing building. The proposed development would impact on the open appearance of the site from the public open space and would harm the setting of the clock tower, reducing its visual impact within the landscape. The massing and position within the plot of the proposed development would result in harm to this view and would therefore neither preserve nor enhance the character or appearance of the conservation area.
- 8.5 Stockwell Road has a distinctive character created by the flanking boundary walls and mature trees, giving it a semi-rural feel. The provision of traffic calming measures, to slow vehicle speeds and improve driver visibility (ensuring safe access and egress to the site), would erode the character of this historic lane, and would adversely impact on the character and appearance of conservation area.
- 8.6 The application suggests that the proposed development is an attempt to reflect the design vocabulary and scale of the 19th century villas (16-24) on the opposite side of Stockwell Road.
- 8.7 The Stockwell Road elevation would comprise a continuous frontage, 34m in length and three storeys in height with an additional storey within the roof space. The building would have a depth of 22m and a central ridge height of 13m. The footprint of the proposed building is 800sqm approx. and would be significantly greater than any other property within the Stockwell End Character Area, and out of character with the built form of the area. Number 20 Stockwell Road, one of the locally listed villas opposite the site, occupies a footprint of approximately 165sqm.
- 8.8 The frontage widths of the Victorian villas are between 11 and 13.5 metres, approximately one third that of the proposed development. The three storey elements of the 19th century properties are limited to the principal frontage elevations. The historic buildings are a composition of small scale elements that reduce in scale from three storeys at the front to single storey at the rear. This arrangement breaks down the mass of the buildings.

- 8.9 The proposed development would be three to four storeys from front to rear. The massing is not consistent with that of the historic buildings in the area. The scale (massing) of the proposed building would be significantly greater than any other building within the Stockwell End Character Area.

Impact on protected trees

- 8.10 The site is characterised by mature trees which make a positive contribution to the Conservation Area. The location of the parking spaces would lead to soil compaction beneath the protected trees and result in damage to roots. The proximity of the proposed building to the protected Horse Chestnut within the rear garden of 2 The Cedars would lead to a loss of light to the apartments on the south elevation, and would likely result in demands for the reduction of the canopy or the felling of the tree.

Impact on neighbouring properties

- 8.11 The proposed building is 29m north of the rear elevation of 2 The Cedars. This separation is sufficient to negate overbearing, and loss of light. Secondary windows within the proposed side elevation would ensure loss of privacy is kept to an acceptable minimum.

Impact on the visual character of the Green Belt

- 8.12 The rear boundary of the site forms the boundary with the green belt. The proposed height, mass and scale of the building would make the site more conspicuous from the green belt than the current dwelling. The proposals would therefore result in harm to the visual amenity and visual character of the part of the green belt comprising Tettenhall Greens.

Highways and Parking

- 8.13 The parking provision is for 25 spaces, and a cycle storage area. The development would also require traffic calming to ensure vehicles could safely enter and exit the site. The proposed quantum of spaces and highway safety solution are acceptable and consistent with policy.

Need for the development

- 8.14 This part of Tettenhall is characterised by large properties, some of which are for family housing, while others have been sub-divided into apartments. The area has an ageing population and the type of residential accommodation proposed would add to the stock and variety of dwellings which are needed to allow people to stay in the area whilst downsizing. The Tettenhall Neighbourhood Plan has identified a need for this type of housing.

- 8.15 Ecology

The proposals would result in a pond and disused swimming pool being removed, both of which currently provide habitats. A replacement pond would be provided within the proposals. A badger sett would also need to be closed down, and bat boxes erected. These aspects would be overseen by Natural England.

Archaeology

- 8.16 The potential archaeology on the site is unlikely to be a major constraint upon the proposed development, and could be dealt with as a condition of planning permission.

Community Consultation

- 8.17 The Tettenhall Neighbourhood Plan requires the developer to undertake pre-application consultation with an appropriate cross-section of local people and to report the process in the form of a Report of Community Involvement. The pre-application consultation carried out by the applicant met this requirement.

Planning Obligations

- 8.18 There is a policy requirement for the following to be secured through either a S106 agreement or planning condition:
- Traffic Regulation Order for traffic calming and 20 mph limit
 - Affordable housing (25%)
 - 10% renewable energy
 - Management company for communal areas
 - Targeted recruitment and training

9. Conclusion

- 9.1 The proposed development would fail to preserve or enhance the character and appearance of the conservation area, and would not be in accordance with the development plan. It would also have a negative impact on the condition of protected trees.

10. Detailed Recommendation

- 10.1 That application 15/00289/FUL be refused for the following reasons:

1. The scale, mass and height of the proposed building are out of character with the area, resulting in a loss of important views. The proposed highway calming in Stockwell Road would have a detrimental impact on the character of that route. The proposed parking and proximity of the building would have a negative impact on the protected trees on the site, and also the protected Horse Chestnut Tree in the rear garden of 2 The Cedars. The proposals therefore fail to preserve or enhance the Tettenhall Greens Conservation Area.

Relevant policies: BCCS policies ENV2 and ENV3, UDP policies HE1, HE3, HE5, D6, D7, D8, and G3, TNP policies TNP12 (Parts A, B & D), NPPF paragraphs 131, 132 & 134.



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Planning Committee

2 June 2015

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| Planning application no. | 15/00239/FUL |
| Site | 15 Church Hill, Wolverhampton |
| Proposal | Subdivision of No.15 Church Hill to create two dwellings, rear two storey extension and erection of bungalow in rear garden with access onto The Fold. |
| Ward | Penn |
| Applicant | Mr Kevin Koren |
| Agent | Mr Paul Koren |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Nick Edwards , Service Director, City Assets |
| Planning officer | Name Marcela Quinones Herrera Tel 01902 555607 Email Marcela.QuinonesHerrera@wolverhampton.gov.uk |

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The site lies within the Penn area fronting Church Hill. The plot area is approximately 720 square metres. The rear of the property abuts The Fold, a small residential cul-de-sac.

2.2 Access to the rear is established by an existing dropped kerb.

2.3 No. 15 Church Hill is an old cottage attached to No. 17 to the southeast. Both properties were once the Upper Penn Parish Workhouses. Evidence of these properties exists in 1884.

2.4 The surrounding area is wholly residential.

3. Application Details

- 3.1 This application is for the subdivision of No.15 Church Hill to create two four bedroom dwellings with a rear two storey extension and the erection of a two bedroom bungalow at the back of the property with access onto The Fold.
- 3.3 Two parking spaces are proposed for each dwelling.
- 3.4 The bungalow would have a usable garden space of approximately 52sqm; the proposed middle cottage would be 66sqm and the corner cottage would be 54sqm approximately.

4. Planning History

- 4.1 14/01393/FUL for the conversion of existing semidetached house into two dwellings and new detached dwelling to replace existing garage. Refused on the 11 February 2015.

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 Supplementary Planning Guidance No. 3 Residential Development

6. Publicity

- 6.1 Thirteen letters of objection received. One of them from Councillor Martin Waite. Raising the following issues:
- Insufficient manoeuvring space for cars coming in and out the new bungalow into The Fold.
 - Eye sore
 - On street parking
 - Drainage problems
 - Overlooking into The Fold houses and No. 17 Church Hill
 - Noise generated from new bungalow
 - Out of character
 - Loss of existing building
 - Inappropriate style of housing
 - Overdevelopment
 - Inadequate number of parking spaces per house
 - Intrusive effect onto No. 11A caused by the proposed car parking area at the front
 - Increase in traffic onto The Fold
 - Undesirable precedent
 - Loss of privacy
 - Loss of cottage appearance of the building
 - Overbearing impact onto No. 17 Church Hill

- Out of scale
- Insufficient manoeuvring space for emergency and refuse vehicles

7. Internal Consultations:

7.1 Transportation – No objections.

8. Legal Implications

8.1 The National Planning Policy Framework states that in assessing and determining planning applications, Local Planning Authorities should apply a presumption in favour of sustainable development. Legal Implications reference LM/20052015/L

9. Appraisal

9.1 The application site lies within a wholly residential area. The principle of residential development is acceptable..

9.2 The garden areas are sufficient and in accordance with SPG3.

9.3 Neighbouring properties have large outbuildings facing onto the Fold. The proposed bungalow would be significantly lower than the adjacent double garage and would be set in line the existing outbuildings.

9.4 Due to its height the bungalow would not have a detrimental effect on adjacent properties. However, the distance between one of the first floor windows and the new bungalow living room window is less than the recommended therefore a canopy is proposed to ensure it is acceptable in planning terms.

9.5 The proposed number of car parking spaces is acceptable in planning terms.

9.6 The existing access into The Fold is proposed to be widened.

9.7 For the reasons outlined above, the proposed bungalow would effectively address the streetscene improving the visual outlook at the end of The Fold. By virtue of its sitting and height, the proposed bungalow would not have a detrimental effect on neighbours' amenities.

9.8 The proposed ground and two storey rear extension would have no negative effect on the neighbours' amenities provided no further first floor windows are allowed.

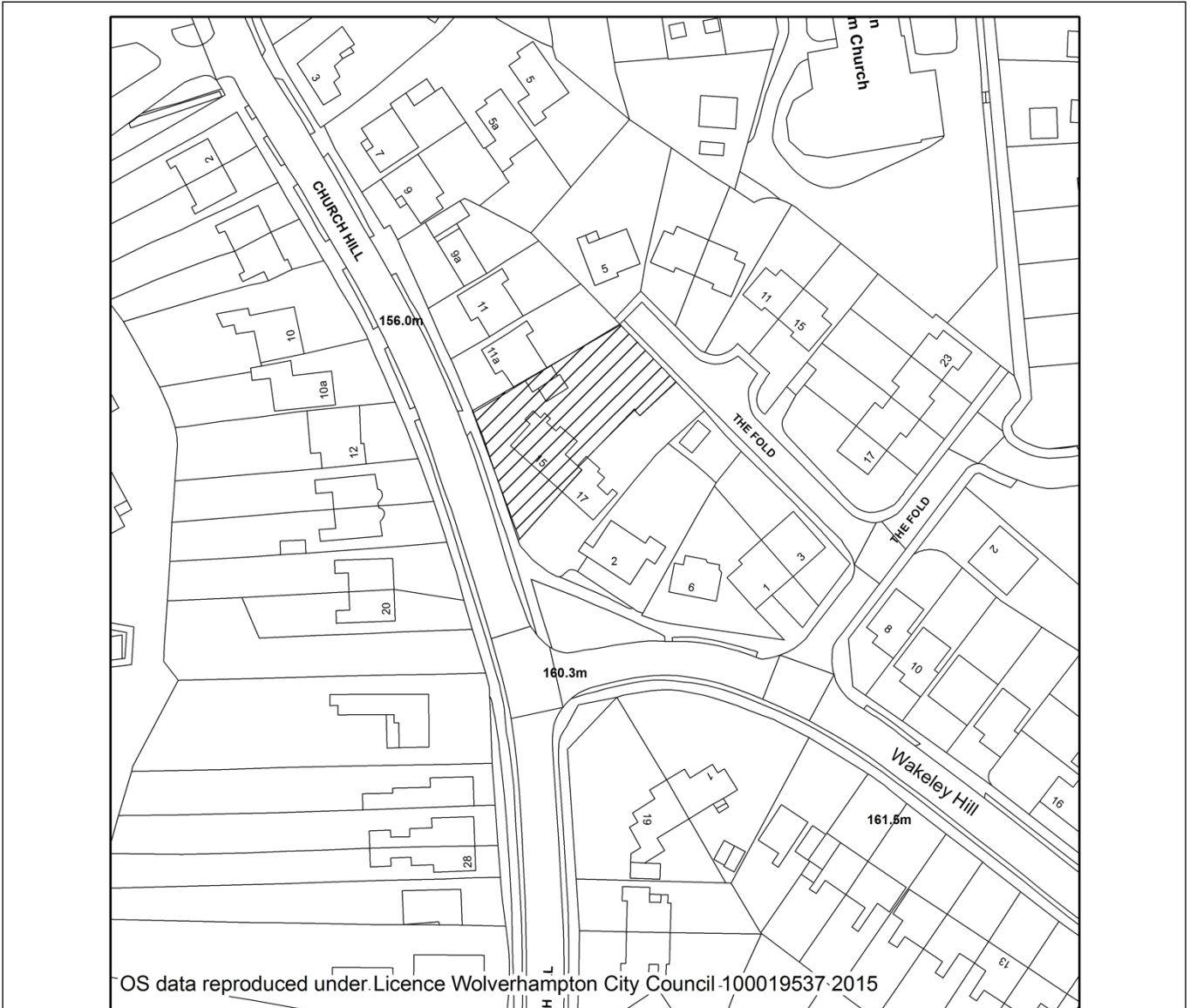
10. Conclusion

10.1 The development is considered acceptable and in accordance with the development plan.

11. Detailed Recommendation

11.1 That planning application 15/00239/FUL be granted subject to any appropriate conditions including:

- Drainage
- Permitted Development rights removed for any future first floor level windows on the side elevation of the rear extensions.
- Permitted Development rights removed for any additional windows/openings into the proposed bungalow.
- Protection of gardens and hard landscaping
- Details of external materials
- Details of all proposed and retained boundary treatments
- Permitted Development rights removed for any extensions
- Permitted Development rights removed for any garages, sheds or other ancillary domestic outbuildings
- Operational hours during construction phase



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Planning Committee

2 June 2015

| | |
|--|--|
| Planning application no. | 15/00367/FUL |
| Site | The Bradmore Garage, Trysull Road, Wolverhampton |
| Proposal | Partial change of use to hand car wash and retention of car sales |
| Ward | Merry Hill |
| Applicant | Mr Darren Curley |
| Agent | Mr Robert Francis |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Nick Edwards , Service Director, City Assets |
| Planning officer | Name Colin Noakes Tel 01902 551124 Email Colin.noakes@wolverhampton.gov.uk |

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The site lies within the Bradmore area of the city, fronting onto Trysull Road. The site is located in a predominantly residential street, bordered by residential properties to the east and west, while there is a service road leading to privately owned garages at the rear.

2.2 The site has been vacant for some time but was originally used as a car repair garage with ancillary car sales. The applicant has stated that the use of the site as a car repair garage has now become economically unviable.

2.3 Planning permission was granted for four dwellings on the site in 2012, however the applicant has stated that due to the ground contamination on the site the costs of the implementation of the scheme are prohibitive.

2.4 There is evidence the site has previously been used as a hand car wash. However, there is no history for this use, it was therefore unlawful.

3. Application Details

- 3.1 This application is a hand car wash, with all car washing and drying operations occurring inside the -building. It is proposed that the car sales will be sited on the front of the site.

4. Planning History

- 4.1 11/00765/FUL Erection of two 3 bed dwellings Granted on 15 September 2011
- 4.2 12/00908/FUL Demolition of existing garage, sales/repair workshop and erection of four dwellings. Granted on 15 April 2013.

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. Publicity

- 6.1 Two letters of objection have been received from neighbours. Raising the following issues:
- Queuing cars blocking access to residential properties
 - Spray and water causing nuisance
 - Increased traffic
 - Unsuitable use in a residential area

7. Internal Consultations:

- 7.1 Transportation – No objections providing the proposed planting area around the car sales is kept to a low level and appropriate signage is used.
- 7.2 Environmental Protection – No objection subject appropriate conditions to protect neighbour amenity.

8. Legal Implications

- 8.1 S55(2)(f) of the Town and Country Planning Act 1990 requires that planning permission be obtained for the development of land, including the making of the material change in the use of any building or land. The Town and Country Planning (Use Classes) Order 1987 prescribes a number of classes of use. A use not falling within a specific class is a sui generis use. Class B1(c)(Business) comprises a use for any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash , dust or grit.

8.2 The proposed use will be for a mixed use under Class B1(c) in respect of the car wash use together with the car sales being a sui generis use. KR/20052015/G

9. Appraisal

9.1 Although the site is close to residential properties the operation of the car wash in the existing buildings should ensure noise levels generated by the washing and drying process are kept to an acceptable level in line with UDP policy EP5.

9.2 A one way system will operate through the site with vehicles entering adjacent to No.66 Trysull Road, exiting adjacent to No.76. The site is large enough to accommodate several cars while they are waiting to be washed and conditions can be imposed which require signage to be displayed requesting waiting drivers turn off engines and audio equipment.

9.3 Water generated by the use will be disposed of using the existing drainage system, more detail is required to assess the adequacy of the existing drainage facilities, this can be achieved by condition. If planning permission is granted a condition will be placed on the decision notice require draining details to be agreed before the proposed use is commenced.

9.4 The proposal would represent sustainable development, would improve the appearance of this site, bring an empty site back into use and create jobs.

10. Conclusion

10.1 The proposal is considered acceptable subject to appropriate conditions and is in accordance with the development plan.

11. Detailed Recommendation

11.1 That planning application 15/00367/FUL be granted subject to any appropriate conditions including:

- Drainage
- Appropriate signage depicting traffic flow and instructing engines and audio equipment is turned off.
- All car cleaning operations to be carried out in existing buildings
- No diesel powered machinery
- Restrict hours of use



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Planning Committee

2 June 2015

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| Planning application no. | 15/00139/FUL |
| Site | 5 Park Drive, Wolverhampton |
| Proposal | New detached dwelling adjacent to 5 Park Drive |
| Ward | Blakenhall |
| Applicant | Mr Balwinder Balu |
| Agent | Mr Mukesh Mistry |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Nick Edwards , Service Director, City Assets |
| 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 The application site is a two bedroom detached bungalow with a lower basement level and detached garage. There are two driveways with ample parking and amenity space to the front/side. Ground levels slope away from the highway and are steeper to the rear of the site

2.2 The site is situated amongst a row of four detached bungalows with each having a unique size, design and character, No. 5 Park Drive being the widest plot. The adjacent dwellings slope away from the highway resulting in a significant change in ground levels.

3. Application Details

3.1 The application proposes the demolition of the existing garage and partial demolition of the rear lounge to accommodate a new three bedroom detached dwelling. Bedroom one would be situated at ground floor level and bedrooms two and three at the lower basement level. Off road parking provision would be available in the form of tandem parking, two parking spaces per dwelling.

- 3.2 Each dwelling would have individual vehicular access.
- 3.3 The existing dwelling would have a garden area of approximately 242sqm and the new dwelling would have a garden area of approximately 209sqm.

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 Supplementary Planning Guidance No. 3 Residential Development

5. Publicity

- 5.1 Nine neighbour letters of objection received including a petition with twenty signatures. Councillor John Rowley objects on behalf of Councillor Judith Rowley and Councillor Harbans Bagri.

The comments are summarised as follows:

- Access road unable to cope with traffic
- Inadequate access for emergency/service vehicles.
- Existing on street parking reduced
- Increase in traffic
- Unacceptably cramped appearance
- Out of scale
- Out of character
- Overdevelopment of the site
- Inadequate parking provision
- Set an undesirable precedent in the area
- Detrimental impact on adjacent dwellings
- Detriment to the area
- No demand for new development
- Concerns on ground stability

- 5.2 Two neighbour letters in support for the development.

The comments are summarised as follows:

- Not detriment to traffic congestion
- Not detriment to parking
- No adverse impact on appearance in the street scene
- Demand for new housing

6. Internal Consultees

- 6.1 Environmental Health – No adverse comments

6.2 Trees – No adverse comments

7. Legal Implications

7.1 The National Planning Policy Framework states that in assessing and determining planning applications, Local Planning Authorities should apply a presumption in favour of sustainable development. Legal Implications reference LM/15052015/N

8. Appraisal

8.1 The area is residential and the proposed development is acceptable in principle.

8.2 The existing plot is wider than adjacent plots. The new plots would have similar widths in accordance with the urban grain and UDP policies and guidance.

8.3 The design of the new dwelling would be similar in scale and character to the existing and neighbouring dwellings.

8.4 The gardens provided are sufficient. The new dwelling would, on balance, respect and enhance the established residential character and appearance.

8.5 The proposed building would project further back into the site than the existing dwelling by 2.5 metres. It would have no negative effect on the amenities of the occupiers.

8.6 Off street parking provision with individual vehicular access is proposed for both dwellings. This is in accordance with SPG 3 for residential developments.

8.7 Neighbour concerns about ground stability, the structure and foundations are not material planning considerations. These will be assessed in more detail by building regulations.

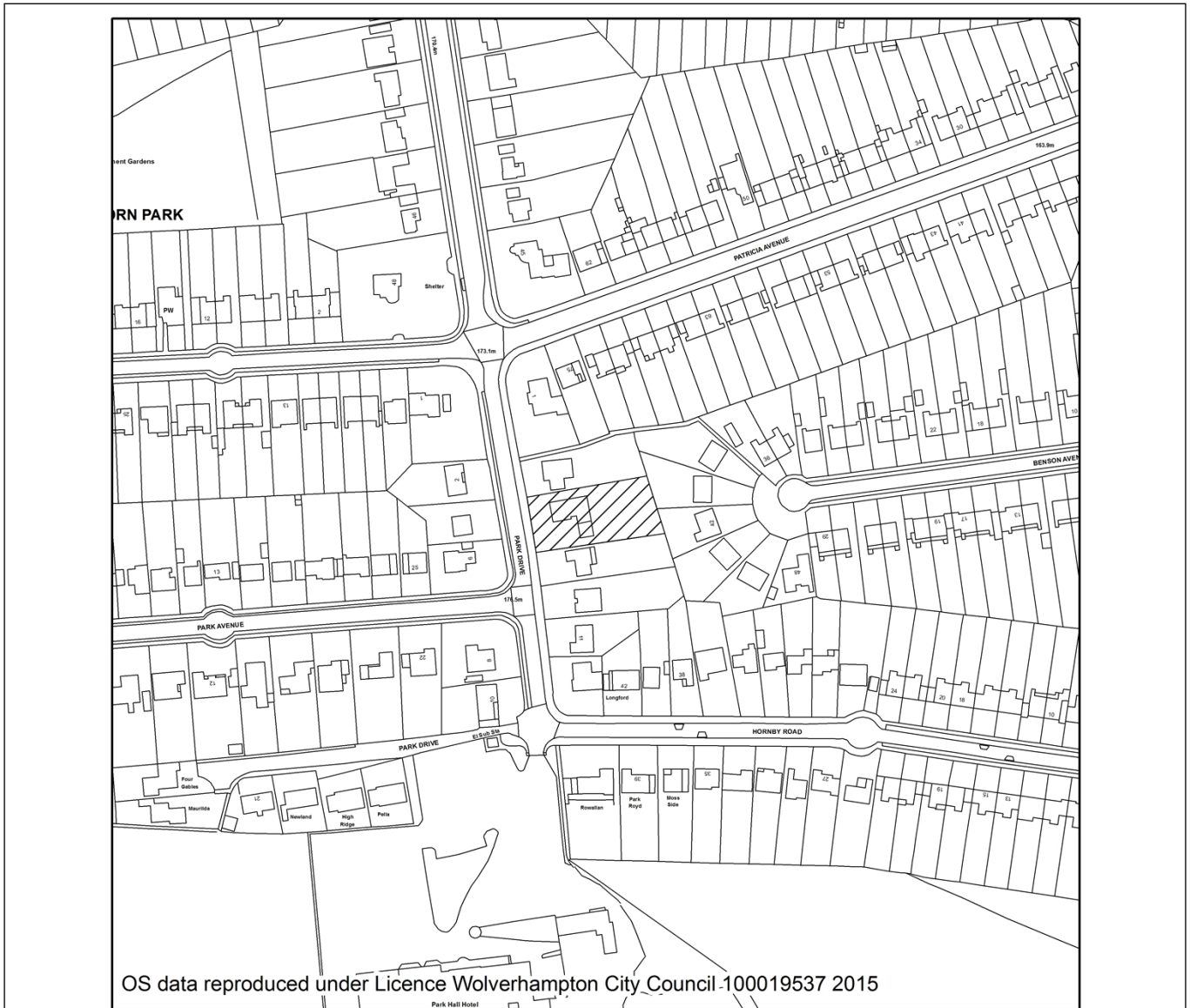
9. Conclusion

9.1 On balance the development is acceptable in principle and in accordance with the development plan.

10. Detailed Recommendation

10.1 That planning application 15/00139/FUL be granted, subject to any appropriate conditions including:

- Details of external materials
- Hours of operation during construction
- Existing hedge on the south boundary to be retained
- Drainage condition
- Protection of gardens and hard landscaping as approved
- Details of all proposed and retained boundary treatments



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Planning Committee

2 June 2015

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| Planning application no. | 15/00497/FUL |
| Site | Tettenhall Wood Special School (part), School Road |
| Proposal | Six houses |
| Ward | Tettenhall Wightwick |
| Applicant | Codsall Developments |
| Agent | Pegasus Group |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Nick Edwards , Service Director, City Assets |
| Planning officer | Name Phillip Walker Tel 01902 555632 Email phillip.walker@wolverhampton.gov.uk |

1. Summary Recommendation

1.1 Delegated authority to grant subject to conditions.

2. Application site

2.1 This site forms the north eastern part of the former Tettenhall Wood Special School site, on the corner of School Road and Tanfield Close. The school closed in 2010 and all buildings other than the Victorian 'L' shaped building on the School Road frontage have been removed. To the north, east and west are the rear gardens of surrounding housing. To the south-east is Tettenhall Wood Local Centre.

3. Application Details

3.1 The application proposes six semi-detached, three bedroomed houses, backing onto the rear gardens of houses on Woodland Avenue. Each house would have two in-curtilage parking spaces.

4 Planning History

- 4.1 15/00092/DEM. Demolition of Tettenhall Wood Special School excluding Victorian School building at the front. Decision dated 23.02.2015. Prior approval not required in respect of the proposed method of demolition.

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)
Tettenhall Neighbourhood Plan
- 5.3 Other relevant policy documents:
SPG No.3
Tettenhall Historic Landscape Character Study

6. Publicity

- 6.1 One representation received - Detrimental to highway and pedestrian safety.

7. Internal Consultees

- 7.1 Transportation and Environmental Health – No objections.

8. Legal Implications

- 8.1 There are no specific legal implications arising from this report KR/20052015/M.

9. Appraisal

- 9.1 Policy TNP10 of the Tettenhall Neighbourhood Plan identifies the Tettenhall Wood Special School site as suitable for up to ten dwellings, including a mixture of housing types. The proposals are in accordance with this allocation.
- 9.2 The layout, appearance and impact on neighbours' amenity would be acceptable
- 9.3 The proposed development would not compromise the future development of the remaining site and the retention of the Victorian School building.

10. Conclusion

- 10.1 The development is acceptable and in accordance with the development plan, subject to conditions as recommended.

11. Detailed Recommendation

11.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application subject to:

- (i) No overriding objections being received from neighbours
- (ii) Subject to any appropriate conditions including:
 - Materials
 - Levels
 - Landscaping
 - Boundary treatments
 - Construction management plan
 - No construction outside hours of 0800-1800 including Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
 - Drainage
 - Tree protection measures
 - Targeted recruitment and training
 - 10% renewable energy
 - Provision and retention of car parking
 - No windows in side elevations of dwellings





Planning Committee

2 June 2015

| | |
|--|---|
| Planning application nos. | 15/00290/FUL & 15/00291/LBC |
| Site | Former Springfield Brewery (part) Cambridge Street |
| Proposal | 15/00290/FUL - Conversion and extension to create a technical college with external hard surfaced sports, play and teaching spaces and parking. 15/00291/LBC - Restoration and renovation of former stable block |
| Ward | Heath Town |
| Applicant | Andy Walder (CITB) |
| Agent | Associated Architects |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Nick Edwards, Service Director, City Assets |
| Planning officer | Name Jenny Davies Tel 01902 555608 Email Jenny.davies@wolverhampton.gov.uk |

1. Summary Recommendation

Delegated authority to grant subject to satisfactory bat survey and conditions.

2. Application site

- 2.1 The application site comprises approximately 0.9 hectares and comprises part of a former brewery site which is grade 2 listed in the Springfield Brewery Conservation Area

3. Application Details

- 3.1 The application is for the conversion of the former stable block on the east side of the site and a two/three storey extension, constructed of brick render and cladding to provide 5400 square metres of floorspace with an outdoor construction project area, games area and parking for the West Midlands Construction University Technical College (WMCUTC).

- 3.2 The facility will accommodate 600 students, ages 14-19 and would focus on technical and vocational skills.
- 3.3 The existing covered access from Cambridge Street which forms part of the curtilage listing would provide pedestrian access with vehicular access from an existing access to the north.

4 Planning History

- 4.1 04/2018/OP/M – partial demolition, refurbishment and alterations of existing buildings to facilitate mixed use, including residential, office retail uses, A3 restaurant and parking. Granted 4 April 2007
- 4.2 07/00543/REM – Submission of reserved matters to outline permission 04/2013/OP - design and external appearance for phase 1 residential and offices and landscaping – Granted 5 July 2007

5. Constraints

- 5.1 Grade II Listed Buildings
Springfield Brewery Conservation Area

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)
- 6.3 Draft Wolverhampton City Centre Area Action Plan
- 6.4 Springfield Brewery Development Brief - March 2004

7. Publicity

- 7.1 No representations received.

8. Internal Consultees

- 8.1 Landscape – no objections.
- 8.2 Environmental health – no objections subject to conditions to hours of construction, construction method statement, lighting and a ground condition remediation strategy.
- 8.3 Transportation – no objections subject to traffic calming measures, and a traffic regulation order to protect visibility at the main entrance onto Cambridge Street.

9. External Consultees

9.1 Environment Agency – no objections subject to conditions

10. Legal Implications

- 10.1 The presence or otherwise of protected species (which includes bats) and the extent to which they may be affected by a proposed development must be established before planning permission is granted otherwise all relevant material considerations may not have been addressed before making a decision. The need to carry out ecological surveys should only be left to planning conditions in exceptional circumstances.
- 10.2 Where an application is situated in or affects a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 10.3 In considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
(LD/20052015/A).

11. Appraisal

11.1 The key issues are:

- Principle of development
- Impact on heritage assets and Conservation Area
- Ecology
- Design and layout
- Access and parking

Principle of Development

- 11.2 The UDP policy CC12 allocates the brewery for residential led development with a mix of small scale retail uses. The emerging Wolverhampton City Centre Area Action Plan identifies the brewery site for education or housing led mixed use development.
- 11.3 The site is not required to meet the 5 year housing land supply and is not identified in the Council's current Strategic Housing Land Availability Assessment (SHLAA). The emerging AAP (which is about to progress to Publication consultation stage in June 2015) provides a more up-to-date reflection of the housing requirements in this area (identified as the Canalside Quarter). Therefore, the proposed use is acceptable in principle.

Impact on Heritage Assets and Springfield Brewery Conservation Area

- 11.4 The proposed development would see the listed stable block brought back into use and would secure its future. While there would be some harm to the listed building, due to the obscuring of some features and the loss of openness in the central courtyard due to the extension, on balance the impact on the listed building would be positive.

Ecology

- 11.5 Ecological surveys have been submitted and are satisfactory but identify the need for a further bat survey. Subject to no issues raised by this final bat survey there would be no harm to protected species and the development would be acceptable and in accordance with UDP policy N9.

Design and Layout

- 11.6 The height of the proposed extension would be consistent with the existing buildings and so would not appear overbearing. The proposed external materials would be acceptable.
- 11.7 The school boundary is delineated within the site by a temporary 2.4m high weldmesh fence. The location of this fence does not follow the historic boundary of the brewery site and so is not appropriate as a permanent feature but is acceptable as a temporary safeguarding measure to enable the remainder of the Springfield Brewery site to be developed and is therefore acceptable.

Access and parking

- 11.8 The Transport Assessment submitted demonstrates that the level of parking is acceptable given the highly accessible location. The development would provide a disabled parking space and cycle parking and subject to a TRO to protect the visibility of the main vehicular entrance and traffic calming in Cambridge Street the development would be acceptable.

12. Conclusion

- 12.1 On balance the limited harm to the setting of the listed buildings is out-weighted by the benefits of bringing part of the listed buildings back into use. Subject to a satisfactory outcome of a final bat survey the development would be acceptable and in accordance with the development plan.

13 Detailed Recommendation

- 13.1 That the Strategic Director for Place be given delegated authority to grant planning applications 15/00290/FUL and 15/00291/LBC subject to:

- (i) Satisfactory bat survey
(ii) Subject to any appropriate conditions:

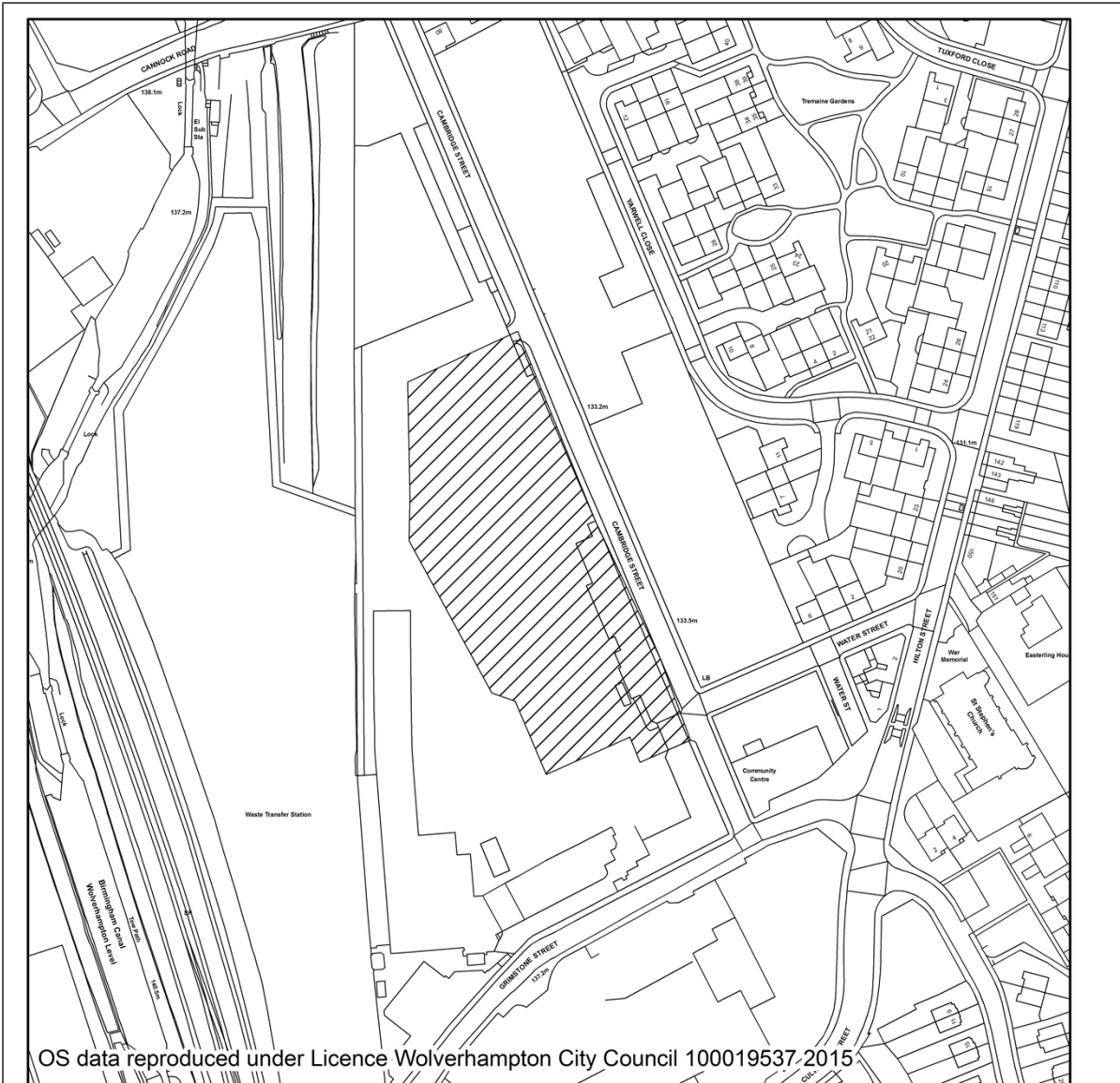
15/00290/FUL

- Materials
- Archaeological watching brief
- Drainage
- Landscaping
- Accord with recommendations of ecology survey
- Hours of operation during construction
- Construction method statement

- Land contamination
- Lighting details
- Temporary weldmesh fencing
- Targeted recruitment and training
- Renewable energy

15/00291/LBC

- Detailed strategy for building exterior
- Detailed strategy for internal works of former stable block



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