

Planning Committee

28 June 2016

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

Venue Committee Room 3 - 3rd Floor - Civic Centre

Membership

Chair Cllr Linda Leach (Lab)
Vice-chair Cllr Dr Michael Hardacre (Lab)

Labour

Cllr Harman Banger
Cllr Greg Brackenridge
Cllr Welcome Koussoukama
Cllr Louise Miles
Cllr Anwen Muston
Cllr Phil Page
Cllr John Rowley
Cllr Judith Rowley

Conservative

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:

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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 - 19 April 2016 (Pages 5 - 12)
[To approve the minutes of the previous meeting as a correct record] |
| 4 | Matters Arising
[To consider any matters arising] |

DECISION ITEMS

- | | |
|----|--|
| 5 | 16/00307/FUL - Former “The Noah’s Ark”, Wood End Road, Wolverhampton
(Pages 13 - 16)
[To determine the application] |
| 6 | 16/00366/FUL - 7 Rookwood Drive, Wolverhampton (Pages 17 - 20)
[To determine the application] |
| 7 | 15/01422/FUL - Land adjacent to the Halfway House, 115 Tettenhall Road
(Pages 21 - 26)
[To determine the application] |
| 8 | 14/01210/FUL - Former Farndale Junior School (Pages 27 - 30)
[To determine the application] |
| 9 | 16/00115/FUL - Wolverhampton Grammar School, Compton Road (Pages 31 - 38)
[To determine the application] |
| 10 | 15/00745/FUL - 100 D'Eyncourt Road, Wolverhampton, WV10 0SY (Pages 39 - 42)
[To determine the application] |
| 11 | 16/00107/FUL - Caerleon Surgery, Dover Street, Wolverhampton (Pages 43 - 46)
[To determine the application] |
| 12 | 16/00137/FUL - 93 Bushbury Road, Wolverhampton, WV10 8LZ (Pages 47 - 50)
[To determine the application] |

- 13 **16/00248/FUL - The Mount Bungalow, Deans Road, Wolverhampton** (Pages 51 - 56)
[To determine the application]
- 14 **16/00418/FUL - 6 Windmill Lane, Wolverhampton** (Pages 57 - 60)
[To determine the application]

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Planning Committee

Minutes - 19 April 2016

Attendance

Councillors

Cllr Linda Leach (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Greg Brackenridge
Cllr Dr Michael Hardacre
Cllr Keith Inston
Cllr Jasbir Jaspal
Cllr Phil Page
Cllr John Rowley
Cllr Judith Rowley
Cllr Wendy Thompson

Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Andy Carter	Senior Planning Officer
Jenny Davies	Senior Planning Officer
Andy Fisher	Tree Officer
Dereck Francis	Democratic Support Officer
Charlotte Morrison	Section Leader
Colin Noakes	Planning Officer
Tim Philpott	Lead Transport Officer
Phillip Walker	Planning Officer

Part 1 – items open to the press and public

Item No. *Title*

- 1 Apologies for absence**
Apologies for absence were submitted on behalf of Cllr Jonathan Yardley.
- 2 Declarations of interest**
Stephen Alexander, Head of Planning declared a disclosable non pecuniary interest in application 16/00115/FUL, in so far as his daughter attends Wolverhampton Grammar School.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 2 February 2016 be approved as a correct record and signed by the Chair.

4 **Matters Arising**

With reference to Minute 8 (15/01422/FUL - land adjacent to halfway House, 115 Tettenhall Road), in response to a question from Cllr Judith Rowley, Tim Philpott, Lead Transport Officer advised that the Department for Transport (DfT) had declined to comment on the layout but outlined that they are responsible for the designation of signage. In the absence of any indication to the contrary he was of the view that the 'turn left only' signage could be displayed.

Stephen Alexander, Head of Planning reported that he would consider the response from the DfT and how the application should be taken forward and inform members of the Planning Committee accordingly.

5 **16/00098/RC Aldi Goldthorn Hill Wolverhampton West Midlands WV2 3HP**

The Committee received a report regarding application 16/00098/RC, removal of condition 6 from planning approval 10/00511/VV which states that only fresh perishable produce can be delivered on Sundays.

Mr Ryler addressed the Committee and spoke in opposition of the application.

Richard Conway also addressed the Committee and spoke in support of the application.

In response to questions from the Committee, Charlotte Morrison, Planning Officer reported that condition 6 failed to meet to test of 'a reasonable condition'. It was not a condition that Planning would apply here and now. In response to a further question Lisa Delrio, Senior Solicitor added that the Committee needed to consider the issue of fresh perishable goods.

Members of the Committee were concerned that the condition could not be maintained and that this had not been conveyed at the time the original planning approval was granted. They were also concerned that the condition might apply to other discount supermarkets and questioned whether they needed to consider the application as a precedent. The comment was also made that the applicant should be able to organise itself so that its deliveries are made on six days out of seven.

Resolved:

That the planning application 16/00098/RC be granted and the condition applied to the development requiring only fresh, perishable produce to take place on Sundays within the hours of 0900 and 1200 be removed.

6 **16/00115/FUL Wolverhampton Grammar School, Compton Road**

Having declared a disclosable non pecuniary interest, Stephen Alexander, Head of Planning left the meeting room whilst the application was considered.

The Committee received a report regarding application 16/00115/FUL, proposed new two story primary school with parking, playgrounds, car parking and artificial mini-football pitch including floodlighting park.

Phillip Walker, Planning Officer updated the Committee on the report and indicated that 68 responses had been received from the publicity; 67 objectors and one neutral response. He also reported that it was now considered unnecessary to provide acoustic fencing and that the recommendation in the report should be amended accordingly.

Mr K Bains addressed the Committee and spoke in opposition to the application.

Philip Sims also addressed the Committee and spoke in support of the application.

Members of the Committee expressed concerns on the application particularly; the effects of the proposed development on local residents; the need for a robust Traffic Management response to the highways/traffic management issues including parking, congestion, road safety, the travel plan, adequacy of planned drop off areas, access and egress to the site and the observations from Centro in terms of Strategic Transport Policy and the Fire Service; the environmental considerations relating to the protection of existing wildlife, the development exacerbating existing problems with flooding in the area, the loss of the open aspect of the area; the poor view for houses surrounding the new school; the design of the building and the necessity for it to be built in the planned location; the lack of information supporting the need for a new school and the Director of Education's view on the application; that the application failed under Planning Policy D3, HE2 and AM15; and that the list of proposed conditions contained in the report was too long and further work was required to resolve the need for such a lengthy set of conditions.

During the debate it was moved and seconded that consideration of the application be deferred to allow further dialogue and examination of the concerns raised. An amendment was moved and seconded that the application be refused. Upon a vote the amendment was put and lost. The original motion to defer the application for a further report was therefore put and carried.

Resolved:

That planning application 16/00115/FUL be deferred to allow further dialogue and examination of the concerns raised and a further report responding to those concerns be submitted to a future meeting of the Committee.

7 15/01423/FUL Grove Lane, Tettenhall

The Committee received a report regarding application 15/01423/FUL, conversion of a single dwelling into two dwellings with two storey side and rear extensions; and alterations to existing garage to accommodate four vehicles.

Martyn Gregory, Section Leader, Planning informed the Committee that three representations had been received from the publicity. The objectors were not opposed to the application but asked that the Committee take into account: that the area is a conservation area and they would want that to be maintained; that adequate off street parking and turning for the garages must be provided; and the sewerage and storm water drainage should be adequate for the scale of the development. They also sought an assurance that the lane should not be blocked by construction traffic when the works takes place. In response to the comments the Section Leader, Planning reported that the point regarding maintaining the aims and objectives of the conservation area had been considered. The house itself was one dwelling that was bland in appearance. The proposal would deliver an improved and more pleasant frontage. Regarding parking, two spaces were proposed for each

house. On the concern regarding construction traffic, this was something outside Planning's Authority's control and would be for the applicant to manage. Finally as the development was for a small extension to the property the sewerage system in place was sufficient for the size of the development.

Mrs Jane DeVill-Almond addressed the Committee and spoke in opposition to the application.

Mr S Tranter also addressed the Committee and spoke in support of the application

Cllr Wendy Thompson commented that storm water drainage had not previously been mentioned and that the drainage was an important point that should not be glossed over. She also commented that the issues regarding conservation standards were well made.

Resolved:

That application 15/01423/FUL be granted subject to conditions relating to external material, draining, boundary treatments and removal and relocation of external flue.

8 **16/00032/FUL 34 Westport Crescent, Wolverhampton**

The Chair reported that the report had been withdrawn from consideration. The applicant had amended the plans to one which the Planning Officer could support. It would therefore now be dealt with under officer delegation.

9 **15/01306/FUL Land to the rear of 32 and 33 Quail Green**

The Committee received a report regarding application 15/01306/FUL, proposed three detached houses.

Andy Carter, Planning Officer informed the Committee that an additional letter had been received from the objectors, the contents of which did not add any new evidence to that previously received.

Mr Alan Coe addressed the Committee and spoke in opposition of the application.

Mr Neal Blackie also addressed the Committee and spoke in support of the application.

Members of the Committee commented that the scale of the development was in keeping with that of the surrounding area. Comment was also made regarding the contrived entranceway to the proposed properties.

In response to a question from the Committee in the context of whether all the objections had been placed on the website which was raised by a speaker, Andy Carter, Senior Planning Officer confirmed that it was not a procedural requirement for this so long as the public were made known where they could access the objections which he confirmed was the case. Lisa Delrio, Senior Solicitor was asked by a Councillor whether in that case there were no legal irregularities in the way the application had been dealt with. She confirmed that as far as she was aware there were none in that case.

Cllr Judith Rowley indicated that she was minded to support the application but asked that it be placed on record that she was not happy to hear a threat with High Court Action.

Resolved:

That planning application 15/01306/FUL be granted, subject to any appropriate conditions including:

- Materials;
- Landscaping;
- Boundary treatments
- Hours of construction;
 - 0800 to 1800 Monday to Friday,
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
- Removing permitted development rights for upper floor windows in the east elevation of plot 3
- Bin store details
- Lighting
- Drainage

10 **15/01421/FUL Land at Cross Street North**

The Committee received a report regarding application 15/01421/FUL, proposed incinerator bottom ash recycling facility.

Andy Carter, Planning Officer reported that the Canal and River Trust had no objection to the application but had requested a detailed condition on the construction of the green wall alongside the canal.

Resolved:

That the Strategic Director Place be given delegated authority to grant planning application 15/01421/FUL subject to:

- (i) A Section 106 agreement for the following:
 - Transfer of 15m land strip for highway improvement scheme
 - £360 per annum maintenance sum for landscape works at land strip
- (ii) any appropriate conditions including:
 - Use restricted to IBA and no other waste activity
 - No additional openings in process building
 - Details of external loading hopper
 - Materials;
 - Landscaping including the land strip transfer;
 - Boundary treatments including 5m green wall;
 - Lighting layout
 - Drainage details
 - Hours of construction:
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
 - Hours of processing and handling of IBA on site:
 - 0700 to 2100 Monday to Friday
 - 0800 to 1300 Saturday,

- at no time on Sundays or Bank and Public Holidays.
- Hours of deliveries and despatch:
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
- Additional hours for maintenance operations only:
 - 1300 to 1700 Saturdays
- Construction details of green wall alongside canal

11

13/00791/FUL Sutherland Wharf, Old Heath Road

The Committee received a report regarding application 13/00791/FUL, proposed residential development including parking and landscaping.

Cllr Keith Inston placed on record his delight that the site would change from a scrapyard to providing housing. In response to a question on access to the site, Tim Philpott, Lead Transport Officer reported that he was content that the radius of the bend by the access to the site would not cause visibility problems to vehicles exiting the site.

Resolved:

That the Strategic Director Place be given delegated authority to grant planning application 13/00791/FUL subject to:

- (i) A Section 106 agreement for the following:
 - 25% affordable housing
 - Targeted recruitment and training

 - Pro-rata off-site open space contribution and 10% renewable energy provision for all dwellings that are not ready for occupation within 3 years of the date that a lack of viability was established

- (ii) any appropriate conditions including:
 - Materials;
 - Landscaping;
 - Boundary treatments;
 - Construction Management Plan including method statement and risk assessment for works alongside operation railway land;
 - Acoustic glazing on or at right angles to Old Heath Road for habitable rooms
 - Acoustic trickle vents on or at right angles to Old Heath Road for habitable rooms
 - Covered cycle parking
 - Details of bin store
 - Completion of highway works prior to first occupation
 - Lighting layout
 - Drainage details
 - Contaminated land investigation and remediation
 - Details of any works within 3m of the canal's offside wall
 - Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.

12 **16/00208/FUL Former Wood Hayes Pub, land north of 434 Wood End Road, Wolverhampton**

The Committee received a report regarding application 16/00208/FUL, proposed development of 14 one-bed residential flats for adults with long term conditions accommodation for a career, with shared facilities plus office space.

Cllr Greg Brackenridge commented that the size of the development provided for only eight parking places even though there was plenty of land not being used on the site. He suggested that the amount of parking provision on developments was something that the Committee would need to consider in the future.

Resolved:

That planning application 16/0208/FUL be granted, subject to the following conditions:

- Submission of materials
- Landscaping
- Boundary treatment
- Bat boxes
- Details of cycle store
- Bin storage
- External lighting
- Hours of construction
- Renewable energy
- Restrict use to residents in need of care
- Hours of operation during construction

13 **15/00011/TPO First Finchfield Scout Group Kingsclere Walk**

The Committee received a report regarding application 15/00011/TPO seeking confirmation of the tree preservation order.

Resolved:

That the Tree Preservation Order 15/00011 be confirmed.

13a **16/00107/FUL Caerleon Surgery, Dover Street, Wolverhampton**

The Committee received a report regarding application 16/00107/FUL, single storey extension to existing Doctors surgery to provide a staff room and a consulting room.

Dr Asghar addressed the Committee and spoke in support of the application.

Colin Noakes, Planning Officer reported that the design access statement for the scheme was to increase patient numbers from 3,500 to 6000. This differed from the figure Dr Asghar reported during his address to the Committee.

In the light of the differing information some members of the Committee suggested that the application should be deferred pending clarification of this point. Other members of the Committee felt that the main issues relating to the application were parking and the nature of the building and not the number of patients that would be using the surgery and for these reasons they felt that further clarification was unnecessary

It was proposed and seconded that the application be deferred for clarification of the point raised. An amendment was proposed and seconded that the application be refused. Upon a vote the amendment was declared lost. The substantive motion to defer the application was voted on and agreed.

Resolved:

That planning application 16/00107/FUL be deferred pending clarification of the point on patient numbers.

Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00307/FUL	
Site	Former "The Noah's Ark", Wood End Road, Wolverhampton	
Proposal	Change of use of part of a former public house (use classification A4) to a hot food takeaway (use classification A5), together with associated minor external alterations to include extraction system and flue.	
Ward	Bilston North; Fallings Park;	
Applicant	Mr Jon Mott	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planning Officer
	Tel	01902 555641
	Email	tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Refuse.

1.2 The application has been reported to Planning Committee for resolution due to a request to speak in support of the proposal by the agent.

2.0 Application site

2.1 The application site is a former public house ("The Noah's Ark"), which has been converted into two retail units; this conversion is permitted development and did not require planning permission for a change of use. Although the conversion has been completed, one of the retail units has never been occupied. Consequently, the retail use for this particular unit has never been established, and therefore, still remains within the A4 (drinking establishment) use classification, although it no longer seems practicable to be occupied as an A4 use. The potential remains for the unit to be occupied for A1 use under permitted development.

2.2 The application site falls within Wood End Local Centre, which has a mixture of commercial units. The area surrounding the local centre is predominantly residential, with residential properties opposite, adjacent and above the application site. There is off road parking to the frontage.

3.0 Application details

3.1 The application seeks planning permission for a change of use from a former public house (use classification A4) to a hot food takeaway (use classification A5), with associated extraction system and flue.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

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

5.0 Planning History

5.1 14/00079/FUL – Single storey side and rear extension to former public house, with window alterations to the frontage – granted 24 January 2014

6.0 Publicity

6.1 One letter of objection and a Petition (21 signatures) has been received objecting to the application on the following grounds:

- Too many A5 uses within the Local Centre
- Noise Disturbance
- Air Pollution
- Litter
- Parking
- Highway Safety
- Pest Control
- Security

7.0 Legal implications

7.1 There are no legal implications arising from this report (LD/15062016/A)

8.0 Appraisal

8.1 Change of Use

The proposed change of use would result in an over concentration of non-A1 uses , in particular A5 uses at the Wood End Local Centre. The Local Centre currently includes a

fish and chip shop, two Indian takeaways, two Chinese takeaways, along with an Indian restaurant/takeaway, Café, and Sweet Centre. A number of these uses are located along the northern arm of the centre, which is where the application site is found. The surrounding area is also well served by existing A5 units, including at nearby shopping parades, such as at Long Knowle Lane and Linthouse Lane (which are located 0.591 and 1.6 kilometres away).

8.2 It is important to ensure the vitality and viability of Local Centres. Due to the over concentration of non-A1 uses, and A5 uses in particular, at Wood End Local Centre, the overall retail function of the Local Centre will be undermined, especially with more than 30% of shop units in the centre being of non A1 use, which is contrary to UDP Policies SH10 and SH14.

8.3 Design/Appearance

With respect to the proposed external flue, this would project out from the side elevation and then will follow the roof plain, up to the existing ridge height. Due to the overall size of the flue and its location, which will be clearly visible from both the street scene and neighbouring properties, it would be an obtrusive new feature, and would therefore be detrimental to the overall appearance of the building, and the street scene it relates to, which is contrary to BCCS ENV2, and Unitary Development Plan Policies D7, D8, D9 and SH14.

Neighbouring Amenities

8.4 The surrounding area is predominantly residential. There are two flats above the application site, and a small residential estate to the rear, with private gardens abutting the site. Due to the over concentration of this particular use and existing similar uses along the northern arm of the Local Centre, neighbouring residential properties would be affected cumulatively by reason of noise, smell, litter and general disturbance. It is considered that the inclusion of another A5 use would intensify and increase the potential for further disturbance to the detriment of nearby residents and their living conditions, which is contrary to UDP Policies B5, EP5, SH14 and BCCS Policy ENV8

9.0 Conclusion

9.1 The proposed usage would undermine the overall function of Wood End Local Centre and the services it would provide to local residents, resulting in a detrimental impact to its vitality and viability. The proposed change of use, and alterations, would result in an unacceptable detrimental effect on neighbouring properties, as it is likely to erode the general amenity and living conditions of nearby residents. The external alterations would also result in a detrimental impact on the character and appearance of the existing premises and the street scene it relates to, with an extraction flue which would appear bulky, and obtrusive.

10.0 Detail Recommendation

10.1 That planning application 16/00307/FUL be refused. Contrary to BCCS Policy ENV2, ENV8 and UDP Policies B5, EP5, SH10, SH14, D7, D8, D9

Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00366/FUL	
Site	7 Rookwood Drive, Wolverhampton	
Proposal	Proposed first floor rear extension	
Ward	Tettenhall Wightwick;	
Applicant	Mr P Corbelli	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Nussarat Malik	Planning Officer
	Tel	01902 550141
	Email	nussarat.malik@wolverhampton.gov.uk

1.0 Summary recommendation:

- 1.1 Approve subject to condition.

2.0 Application site

- 2.1 The application site is a large detached property at the end of a cul de sac. The property is set on an elevated position in relation to the neighbouring residential properties in Quail Green.
- 2.2 To the side and rear boundaries there tall trees. The property has been extended most recently with a single storey rear extension for an orangery.

3.0 Application details

- 3.1 The application seeks to extend above the single storey rear extension for a first floor extension.
- 3.2 The proposed extension will project out 3 metres at first floor and will be 4.2 metres in width and be approximately 6.5 metres in height with a hipped roof. The proposal will be used to create a larger bedroom.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 4.3 Other relevant policy documents:

SPG4 Extensions to Houses
Neighbourhood Plan for the Tettenhall Wards

5. Relevant Planning history

- 5.1 14/00015/FUL Single storey rear extension with two storey rear extension.
Refused 11.03.2014.
- 5.2 14/00840/PDPA Single storey extension (7.5 metre rearward projection from the original dwelling house and 2.3 metres from the existing rear wall, 3.45 metres to the eaves and maximum height 4 metres) Notification for Prior Approval for a Proposed Larger Home Extension.

6.0 Publicity

- 6.1 Three letters of objection have been received. The planning related reasons for objection include:
 - Loss of daylight
 - Loss of privacy
 - Out of character
 - Out of scale
 - Overdevelopment of site

7.0 External Consultees

- 7.1 Seven Trent Water – Awaiting reply

8.0 Legal implications

- 8.1 There are no specific legal implications arising from this report (RB/20062016/A)

9.0 Appraisal

Neighbour Amenity/Design

- 9.1 The proposal is to extend above the new orangery approximately in the centre of the house at first floor. The extension would project out by 3 metres from the rear of existing first floor and would have a lower roof ridged height than the existing roof therefore being subservient to the existing roof line.
- 9.4 The proposed extension is to be set towards the centre of the property at first floor the neighbouring house will have some view of the extension, however this would not have a materially detrimental impact on their amenity to warrant a refusal.
- 9.5 There have been some concerns expressed by the neighbours at the rear of the application site in Quail Green in regards to some flooding issues. In terms of this proposal the agent has confirmed that any run off of water from the extension will be directed to the main drainage system.
- 9.6 In terms of comparison with the refused application (14/00015/FUL) there are quite a few differences. The previous proposal had a larger gable end style roof which was 7.6 metres high and projected out some 3.25 metres and was considered to be dominant and overbearing.
- 9.10 The current proposal is for a reduced first floor extension which has been lowered to 6.5 metres in height with a hipped roof and a reduced projection of 3 metres. This is now considered to be in line with the development plan and Council Policies.

10.0 Conclusion

- 10.1 The proposed extension is not considered to be detrimental the amenity of the neighbours adjoining or to the rear it is set towards the centre of the house and will have minimal impact on the view from the neighbour at number 8 Rookwood Drive. In regards to the neighbours at the rear of the property in Quail Green there are currently no direct views into their properties by virtue of the intervening tree screen

11.0 Detailed recommendation

- 11.1 That planning application 16/00366/FUL be approved subject to the following condition:
- Matching Materials



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Planning Committee

Tuesday, 28 June 2016

Planning application no.	15/01422/FUL	
Site	Land adjacent to the Halfway House, 115 Tettenhall Road	
Proposal	Apartment development (20 flats)	
Ward	Park;	
Applicant	Creative2 Architect Ltd	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Phillip Walker	Planning Officer
	Tel	01902 55 5632
	Email	phillip.walker@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Delegated authority to grant subject to s106 and conditions.

2. Background

2.1 Planning Committee resolved on 5th February to give the Director of City Economy delegated authority to either grant or refuse the application subject to the response of the Department of Transport, specifically:

(i) to grant permission should the Department of Transport agree to 'turn left only' signage at the exit of the site, subject to a S106 and conditions;

or

(ii) to refuse permission should the Department of Transport not agree to the 'turn left only' signage at the exit of the site.

3.0 Application site

3.1 The site was previously the beer garden when the Halfway House was a public house. The land is now disused and overgrown. The Halfway House adjoins the site to the north, on the corner of Tettenhall Road and Paget Road. Adjoining the southern, western and

north-western site boundaries is housing. There is a brick wall on the Tettenhall Road boundary. Vehicular access to the site is from Paget Road.

- 3.2 The site is located in the Tettenhall Road Conservation Area and the Halfway House is on the Council's 'local list' of buildings of historic interest.
- 3.3 The Halfway House ceased trading as a public house in February 2008 and is now used as a pharmacy and dental surgery. Permission for a medical surgery on the application site was approved in 2012 but has not been implemented.
- 3.4 There are several protected trees within the site, including a line of lime trees adjacent to the boundary with Tettenhall Road.

4.0 Application details

- 4.1 The proposal is for a block of 20 two bedroomed flats, set back 10.5 metres from Tettenhall Road behind the existing wall and trees. It would have three storeys at the front and two storeys at the rear. Private shared amenity space would be around the sides of the building. Some of the ground floor flats would have private terraces and all but one of the upper floor flats would have balconies. The car park includes 30 spaces. Vehicular access would be from Paget Road.

5. Relevant Planning History

- 5.1 14/00230/RC. Variation of condition 15 of planning permission 12/00596/FUL to use the former Halfway House PH as a pharmacy, dentist and opticians. Granted 31.03.2014.
- 5.2 12/00596/FUL. Erection of a medical surgery and refurbishment of former public house to provide a pharmacy and opticians with residential accommodation above. Granted 24.08.2012.

6. Constraints

- 6.1 Tettenhall Road Conservation Area
Locally Listed Building (The Halfway House)
Tree Preservation Orders

7. Relevant Policy Documents

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

8. Publicity

8.1 Seventeen objections and one representation neither supporting nor objecting to the proposal. Comments summarised as follows:

- Unacceptable access onto Paget Road, including for construction traffic and emergency vehicles / detrimental to highway and pedestrian safety
- Insufficient parking / likely to result in on-street parking and traffic congestion
- Proposed signage would alter aesthetic appearance and character of the road
- Doubts about the “no right turn” signage being enforced
- Building too big / modern design / out of character with the Conservation Area
- Neighbour impact; overbearing, noise, loss of light/outlook/privacy
- Drainage / flooding concerns
- Loss of trees / harm to wildlife

9. Internal Consultees

9.1 Environmental Health / Transportation – No objection subject to conditions.

10. External Consultees

10.1 Severn Trent Water Ltd - No objection subject to conditions.

10.2 Department of Transport - “I regret that this Department is unable to provide the definitive answer that you have requested. Our role is to provide the legislation that prescribes traffic signs and the associated guidance which in this instance is contained in Chapter 3 of the Traffic Signs Manual”.

11. Legal Implications

11.1 There are no legal implications (LD/14062016/B).

12. Appraisal

12.1 It would be possible to provide signage in accordance with the Traffic Signs Manual. West Midlands Police confirm that as long as signage is legally installed, they would be duty bound to enforce if transgression came to their attention. If the application were to be granted it would be necessary to install illuminated “no right turn” signs on the footway to the left of the exit and opposite the junction mouth. A sign would also need to be provided within the site indicating “turn left ahead” and a thermoplastic left turn arrow marking on the access road. The provision of this signage could be conditioned.

12.2 There is a policy requirement for the following to be secured through a Section 106 planning obligation:

- £53,392 off-site open space contribution to be spent on improvements to West Park
- Five affordable housing units
- 10% renewable energy

- Targeted recruitment and training
- Management company for communal areas

12.3 A lack of financial viability has been demonstrated and so it would be appropriate to waive the Section 106 requirements relating to open space contribution, affordable housing and renewable energy on a pro-rata basis for all flats that are ready for occupation within 3 years of the date that the lack of viability was established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date.

13. Conclusion

13.1 Subject to conditions and a Section 106 as recommended, the proposal would be acceptable and in accordance with the Development Plan.

14. Detailed Recommendation

14.1 That the Service Director of City Economy be given delegated authority to grant planning application 15/01422/FUL subject to:

(i) A Section 106 planning obligation for the following:

- Management company for communal areas
- Targeted recruitment and training

Pro-rata for all dwellings not ready for occupation by 26th February 2019.

- £53,392 off-site open space contribution to be spent on improvements to West Park
- 25% affordable housing
- 10% renewable energy
- To install a “no right turn” on the footway to the left of the exit and another opposite the junction mouth and signage within the site.

(ii) any appropriate conditions including:

- Materials:
- Landscaping;
- Tree protection measures;
- Construction management plan;
- Drainage
- Hours of construction to be between 0800 to 1800 Monday to Friday; 0800 to 1300 Saturday and at no time on Sundays or Bank and Public Holidays
- Boundary treatments
- Provision and retention of car parking and cycle/motorcycle parking
- Existing ground levels and proposed finished ground floor levels
- Bin stores
- Obscure glazing for en-suite bathroom windows for upper floor flats numbered 11, 12, 13 and 19
- Ecological protection measures
- External lighting
- Privacy screen for balcony serving flat 19



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Planning Committee

Tuesday, 28 June 2016

Planning application no.	14/01210/FUL	
Site	Former Farndale Junior School	
Proposal	15 apartments	
Ward	St Peter's	
Applicant	Ikon Estates Ltd	
Cabinet member with lead responsibility	John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Andy Carter	Senior Planning Officer
	Tel	01902 551132
	Email	andy.carter@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Delegated authority to grant subject to a Section 106 Agreement.

2.0 Application site

2.1 The site was occupied by Farndale Junior School, now demolished, and totals 0.8ha in size. Accessed from Gatis Street the site is bounded by housing to the south and east, and public open space to the north and west.

3.0 Application details

3.1 Fifteen apartments are proposed in a three storey building. One parking space per apartment plus four visitor spaces are proposed. An area of landscaping around the building would provide shared open space.

4.0 Planning History

4.1 11/00545/FUL – Residential development comprising conversion of existing school building to create 12 apartments, erection of 18 houses and three storey building containing 15 apartments.

5.0 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)

6.0 Publicity

- 6.1 No representations received.

7.0 Consultees

- 7.1 Transportation and Environmental Health have no objections.

8.0 Legal implications

- 8.1 There are no legal implications arising from this report (LD/14062016/F)

9.0 Appraisal

- 9.1 The key issues are:

- Principle of Development
- Design and amenity
- Section 106 Agreement

Principle of Development

- 9.2 The application site forms part of a larger housing development, comprising family housing and apartments. The proposed apartment building is consistent and appropriate within this development.

Design and amenity

- 9.3 The site of the apartment building is the location of the former school building. The building reflects the height, mass and detailing of the demolished school, and also complements a previously approved three storey apartment block, which is under construction immediately to the west.

- 9.4 There would be sufficient amenity space for residents around the building.

Section 106 Agreement

- 9.5 There is a policy requirement for the following to be secured through a Section 106 agreement:
 - Off-site open space contribution - £53,400
 - 25% affordable housing
 - 10% renewable energy

- Targeted recruitment and training

These requirements meet the legal test for section 106 obligations.

- 9.6 The applicants have submitted a financial viability appraisal which seeks to demonstrate that the development is not sufficiently viable to fund any Section 106 requirements. This is being considered.
- 9.7 If a lack of financial viability is demonstrated, it would be appropriate to reduce the Section 106 requirements for renewable energy, open space contribution, and affordable housing to reflect the lack of viability, for all flats that are ready for occupation within three years from the date that the lack of viability is demonstrated, with the full pro-rata requirement applying to all flats that are not ready for occupation by that date.

10.0 Conclusion

- 10.1 Subject to conditions and a Section 106 as recommended, the proposal would be acceptable and in accordance with the development plan.

11.0 Detail recommendation

- 11.1 That the Service Director, City Economy be given delegated authority to grant planning application 14/01210/FUL subject to:

- (i) A Section 106 agreement for the following:

Targeted recruitment and training

and, if viable; off-site open space contribution (£53,400), 10% renewable energy provision, and 25% affordable housing

and if not viable;

a reduction in the Section 106 requirements for renewable energy, open space contribution, and affordable housing to reflect the lack of viability, for all flats that are ready for occupation within three years from the date that the lack of viability is demonstrated, with the full pro-rata requirement applying to all flats that are not ready for occupation by that date.

- (ii) any appropriate conditions including:

- Materials;
- Landscaping;
- Covered cycle parking;
- Details of bin store;
- Hours of construction;
 - 0800 to 1800 Monday to Friday

Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00115/FUL	
Site	Wolverhampton Grammar School, Compton Road	
Proposal	New two storey Primary School with parking, playgrounds, car parking and artificial mini-football pitch including floodlighting Park;	
Ward		
Applicant	Wolverhampton Grammar School	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Phillip Walker	Planning Officer
	Tel	01902 55 5632
	Email	phillip.walker@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Delegated authority to grant subject to s106 and conditions.

2.0 Background

2.1 Planning Committee resolved on 19th April to defer a decision on this application to allow further dialogue and examination of the concerns raised and a further report responding to those concerns to be submitted to a future meeting of the Committee.

Committee's concerns were:

- I. The effect on local residents;
- II. Highways/traffic management issues including parking, congestion, road safety, the travel plan, adequacy of planned drop off areas, access and egress to the site;
- III. The observations from Fire Service and Centro regarding Strategic Transport Policy ;
- IV. Environmental considerations relating to the protection of wildlife and existing flooding problems,
- V. Loss of open aspect / poor view from neighbouring houses;
- VI. The design of the building and the necessity for it to be built in the proposed location;

- VII. The lack of information supporting the need for a new school and the Director of Education's view on the application;
- VIII. That the application failed under Planning Policy D3, HE2 and AM15;
- IX. The large number of proposed conditions.

2.2 The applicant has submitted additional information to address the concerns and ask that Committee considers the application taking account of the new information.

3.0 Application site

3.1 The application site is currently part of Wolverhampton Grammar School's playing pitches, located to the south of the main school buildings off Gamesfield Green, which is a cul-de-sac off Merridale Road, opposite the junction with Aspen Way. The northern site boundary adjoins Graiseley Brook and a landscaped bank, with protected trees, which rises up to the rear gardens of housing along Leyland Avenue and Merridale Avenue. Gamesfield Green and the rear gardens of houses in that road form the southern boundary.

4.0 Application details

4.1 The application site is currently part of Wolverhampton Grammar School's playing pitches, located to the south of the main school buildings off Gamesfield Green, which is a cul-de-sac off Merridale Road, opposite the junction with Aspen Way. The northern site boundary adjoins Graiseley Brook and a landscaped bank, with protected trees, which rises up to the rear gardens of housing along Leyland Avenue and Merridale Avenue. Gamesfield Green and the rear gardens of houses in that road form the southern boundary.

5.0 Relevant policy documents

- 5.1 A new Primary School is proposed that would accommodate 264 pupils aged four to eight years old.
- 5.2 The building would include twelve classrooms, a school hall and administrative space, over 2 storeys. It would have a curved shape, predominately constructed from timber under an aluminium roof and would front onto Gamesfield Green. Play areas would be to the front (south), rear (north) and west of the building. An artificial mini-football pitch with floodlighting and a five-a-side grass football pitch would be further to the north-west.
- 5.3 Since last planning committee amended plans have been submitted. There are still two car parks, however the eastern car parking area is now smaller, with only nine spaces instead of 23 spaces and the western car park now has 28 spaces compared to 24 spaces. Both are to be accessed from Gamesfield Green and both are to be used by parents. Although the number of car parking spaces has reduced by 14 it is now proposed that staff would park at a new car park, outside the application site and behind the Hutton Arts Centre off Merridale Lane which benefits from a separate planning permission. A planning condition could ensure the school could not open until this

parking area has been provided. There would be no conflict with the intended use of this car park, which is in the control of the school. Further, this car park is to be used by staff and performers, as required by a condition attached to the relevant permission.

- 5.4 The applicant says that all possible locations for a new school have been considered and this is the only suitable location.
- 5.5 With regard to the need for the school, the applicant states that with very few exceptions, the planning system does not require the need for a development to be justified. There is no requirement in the adopted development plan or national policy requiring a demonstration of need. Neither is it necessary for the applicant to demonstrate that other sites have been considered. The process of considering this application is to determine if the proposal accords with the development plan and national policy, and does not cause any harm so as to outweigh the presumption in favour of sustainable development.

6.0 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)

7.0 Publicity

- 7.1 68 responses received. 67 letters of objection received including an objection from Councillor Craig Collingswood and one neutral response. Comments summarised as follows:
- Insufficient parking
 - Detrimental to highway and pedestrian safety
 - Loss of open space
 - Impact upon wildlife and trees
 - Poor design / detrimental to visual amenity
 - Impact upon neighbour's amenity; noise, disturbance, loss of outlook and privacy
 - Noise and external lighting from artificial pitch
 - Anti-social behaviour

8.0 Consultees

- 8.1 Environmental Health - No objections subject to conditions.
- 8.2 Transportation – No objection subject to conditions requiring car parking, waiting restrictions along Gamesfield Green, travel plan and highway improvements to the Merridale Road\Gamesfield Green\Aspen Way junction.

- 8.3 Sport England – No objection subject to conditions requiring the timely provision of compensatory sports facilities and an agreement to ensure the use of the sports facilities by the community.
- 8.4 Ecologist – No objection subject to implementing the recommendations of the ecology report.
- 8.5 Environment Agency – The proposed development has the potential to increase flood risk. A flood risk assessment has been submitted and is being considered.
- 8.6 Severn Trent Water - No objection subject to drainage conditions.
- 8.7 Centro – No objection subject to relocating the bus stop further along Merridale Road.
- 8.8 It is necessary to consider the matter on its planning merits but the views of Wolverhampton City Council's Director of Education were requested by members of the Planning Committee and are set out as follows; – Comment as follows:
- I. It is proposed to create additional capacity within the City of 264 places. The City Pupil Place Plan indicates the need for additional primary capacity in the short to medium term. This proposal, if approved, would provide additional capacity potentially for the City's pupils.
 - II. The financial requirements of this proposal to increase pupil places are to be borne by the School. As such they are cost neutral to the Council as Local Authority.
 - III. There is a common interest between the City and the School in educating our pupils well. This interest is apparent in partnership working.
- 8.9 Fire Service – Comments awaited.

9.0 Legal implications

- 9.1 There are no specific legal implications arising from this report (LD/14062016/H).

10.0 Appraisal

- 10.1 The key issues are:
- Principle of Development
 - Loss of Playing Field
 - Design
 - Access and Parking
 - Residential Amenity
 - Flood Risk
 - Ecology

Principle of Development

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

Loss of Playing Field

- 10.3 The proposals would result in the loss of a rugby/football pitch. As compensation for this loss it is proposed to accommodate a rugby pitch through the reconfiguration of existing playing fields to the north-west, and provision of a grass mini-football pitch and an artificial five-a-side floodlit pitch, which would be made available for use by the public, as required by Sport England. This can be required by condition. On that basis the proposals would comply with UDP policies R3 and R5.

Design

- 10.4 The scale of the proposed building would be appropriate in the context of nearby housing. It would front onto Gamesfield Green and be acceptable in its detail. Landscaping would soften the visual impact of parking areas.

Access and Parking

- 10.5 The proposed parking provision would be sufficient to accommodate the likely staff and visitor demand for parking during the school day and for out of hours community/sporting use.
- 10.6 In the interests of ensuring highway safety and free flow of traffic, the approach to the school along Gamesfield Green needs to be kept clear of parked vehicles during the times when children are delivered and collected. A condition could require waiting restrictions on this section of the highway.
- 10.7 The development would intensify traffic movements, particularly at peak times, at the junction between Merridale Road, Gamesfield Green and Aspen Way. To be acceptable, junction improvements are required. Since the application was last considered by Committee, the applicants have agreed to pay a financial contribution of £200,000 towards the junction improvement works. The preferred junction improvement works are still under consideration by Transportation; but would likely be either a roundabout or traffic lights.

Residential Amenity

- 10.8 The building would be 24m from the nearest houses to the north at Leyland Avenue and 33m from the nearest houses to the south at Gamesfield Green and would be at a lower level than surrounding housing. Taking into account the separation distances and the intervening tree and fence screens, the building would not have an unacceptable shadowing or loss of light, privacy or outlook impact upon neighbours.
- 10.9 The artificial pitch is proposed to the west of the building adjacent to an existing, much larger artificial sports pitch with floodlighting. It would be 21m from the nearest dwellings at Leyland Avenue. To limit the impact of noise, light and general disturbance on surrounding housing, a restriction can be placed on the hours of use through a condition.

Flood Risk

- 10.10 The proposed development has the potential to increase flood risk. A flood risk assessment has been submitted and is being considered.

Ecology

- 11.11 An ecology report has been submitted. Subject to the recommendations of the report being implemented the proposals would not have a detrimental ecological impact.

11.0 Conclusion

- 11.1 The new school would improve educational provision and subject to the provision of compensatory sports facilities and the mitigation of the negative impacts on neighbours' amenity, highway safety, ecology and flood risk the proposal would be acceptable and in accordance with the development plan.

12.0 Detail recommendation

- 12.1 That the Service Director of City Economy be given delegated authority to grant planning application 16/00115/FUL subject to:

- (i) A Section 106 planning obligation for the following:
 - £200,000 for highway improvements to the Merridale Road, Gamesfield Green and Aspen Way junction. The school not to open until the improvement works have been implemented.
 - Waiting restrictions on Gamesfield Green
- (ii) Confirmation of no objections in respect of the flood risk assessment.
- (ii) Any appropriate conditions including:
 - Tree protection measures
 - Construction management plan
 - Drainage
 - Hours of construction to be between 0800 to 1800 Monday to Friday; 0800 to 1300 Saturday and at no time on Sundays or Bank and Public Holidays
 - Builder's compound/accommodation
 - Existing ground levels and proposed ground and finished ground floor levels
 - Ecological protection measures
 - 10% renewable energy
 - Flood lighting for new artificial turf pitch shall only operate between 09.00 hours and 21.00 hours Monday to Saturday and not at all on Sundays and bank holidays.
 - Compensatory playing field provision
 - Community use agreement for sports provision
 - The grass football pitch to be constructed in accordance with the Football Foundations' Technical Design Guidance Note Natural Grass Pitches
 - Extraction and ventilation equipment
 - Acoustic fencing

- Deliveries and the collection on refuse to be restricted to 07:00 to 18:00 Monday to Friday
- Contaminated land mitigation, including venting details for gas dispersal
- Travel Plan
- Relocation of bus stop on Merridale Road
- Staff car park to be provided before first use of the school



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Planning Committee

Tuesday, 28 June 2016

Planning application no.	15/00745/FUL	
Site	100 Deyncourt Road, Wolverhampton, WV10 0SY	
Proposal	Change of use to small residential care home for up to four children	
Ward	Fallings Park	
Applicant	Mr Khalil	
Cabinet member with lead responsibility	Councillor John Reynolds, City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Paul Lester	Planning Officer
	Tel	01902 555625
	Email	paul.lester@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application site is a five bedroomed detached house in a residential area.

3.0 Application details

3.1 The application seeks permission for change of use to a Care Home for up to four children aged between 8 and 18 years, a use falling within Use Class C2.

3.2 The accommodation is proposed to consist of a kitchen, dining room, living room, two bathrooms, staff office and five bedrooms, four for children and one for staff.

3.3 The enclosed rear garden would provide amenity space. Part of the rear garden of the neighbouring property (29 Prestwood Road West) has been acquired to provide four parking spaces.

3.4 During the day up to four carers would be present to look after the children, with two on site overnight. The shift changes at 07.30 – 08.00 and 19.30 – 20.00.

4.0 Relevant policy documents

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

5.0 Publicity

- 5.1 10 objections were originally received. Following amendment and reconsultation, 17 objections were received, including 6 from previous objectors. Objections are summarised below:

- Increase in traffic
- Inadequate parking / increased on-street parking
- Noise and disturbance
- Fear of crime and anti-social behaviour
- Detrimental to residential amenity
- Decrease in house value
- Building / amenity space not sufficient for the use
- Drainage
- Impact Emergency/Service vehicular traffic
- Danger to pedestrian safety and schoolchildren

6.0 Consultees

- 6.1 Transportation – no objections

7.0 Legal implications

- 7.1 There are no legal implications arising from this report (LD/14062016/A)

8.0 Appraisal

- 8.1 The key issues are:-

- Principle of Development
- Transport
- Neighbour Amenity

Principle of Development

- 8.2 The principle of a small residential care home in this residential area is acceptable and in accordance with UDP policy H11 Special Needs Accommodation.

Transport

- 8.3 The applicant is proposing one space to the front of the property and tandem parking for three vehicles to the side, sufficient to meet the expected demand by carers, and so there would be no detrimental impact on the highway.

Neighbour Amenity

- 8.4 The nature and scale of the use proposed is suited to a residential location. The number of children proposed would be comparable to the number that could be expected to live in a five bedrooled family home. A condition can limit the number of children to four. Children's care homes are regulated by OFSTED and so will need to meet their normal standards with regard to management, security and safety.
- 8.5 The movement of vehicles as carers arrive and depart at the start and end of shifts would have some impact on the amenity of neighbouring properties. However, the loss of amenity would be less than significant. A condition is proposed to limit the number of carers on the premises and shift changes to 07.30 – 08.00 and 19.30 – 20.00.
- 8.6 The property is detached, sufficiently self-contained and separate from the nearest houses and therefore should not give rise to any undue disturbance to residents.

9.0 Conclusion

- 9.1 Subject to conditions the proposal would be acceptable and in accordance with the development plan.

10.0 Detail recommendation

- 10.1 That planning application 15/00745/FUL be granted, subject to the following conditions:
- Number and age of children
 - Carer numbers and shift changes
 - Parking provision



Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00107/FUL	
Site	Caerleon Surgery, Dover Street, Wolverhampton	
Proposal	Extension to existing Surgery, to provide a staff room and additional storage and record keeping space	
Ward	Bilston North;	
Applicant	Dr A Asghar	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Colin Noakes	Planning Officer
	Tel	01902 551124
	Email	colin.noakes@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Refuse

2.0 Application site

2.1 The application site is a doctor's surgery set within a predominantly residential area.

2.2 The surgery is a single storey building which has previously been extended. The building extends beyond the rear of the neighbouring properties and backs onto the rear garden of 3b Elm Avenue.

3.0 Application details

3.1 The application was deferred from the previous planning committee to enable the applicant to clarify the exact nature of his proposal.

3.2 The application seeks planning permission for a single storey rear extension to accommodate a staff room and additional storage and record keeping space.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

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

5.0 Publicity

- 5.1 One letter of objection has been received. The planning related reasons for objection include:
- Loss of privacy/overlooking
 - Overbearing

6.0 Consultees

- 6.1 Transportation – withdraw objection in light of the amended proposal, subject to a modified layout plan.
- 6.2 Environmental Health – No objection subject to conditions.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report (LD/14062016/C)

8.0 Appraisal

Highways

- 8.1 The original proposal was for an additional consulting room to accommodate one more GP and an increase in patients. The scheme has now been amended and the extension will be used for a staff room and storage and record keeping space. As the proposal will not now result in an increase in traffic to the site there will be no adverse impact on the highway.

Neighbour Amenity

- 8.2 The proposed extension would see the building project an additional 8.4m along neighbouring side boundaries and including the exterior rear steps would be within 0.1m of the rear boundary. The site slopes down to the rear which would result in the building appearing to have an increased height when viewed from 3b Elm Avenue.
- 8.3 The extension would fill almost all of the remaining open space of the site, resulting in the building having a far greater detrimental impact on neighbouring gardens. The building would run the entire length of both neighbouring boundaries and appear overbearing, particularly where the building would reach a height of 3.8m. The proposed steps at the rear of the extension would allow users to overlook all the immediate neighbours' rear gardens.

9.0 Conclusion

9.1 The extension due to its scale and position would have an adverse effect on neighbour amenity, appearing as an overbearing and intrusive feature when viewed from their rear gardens, and would allow direct overlooking into neighbouring gardens.

10.0 Detail recommendation

10.1 That planning application 16/00107/FUL be refused, for the following reasons:

- The proposed extension would, by reason of its height, bulk and position relative to the houses and gardens of the adjoining properties, be detrimental to the amenity of neighbouring residents by virtue of an unacceptable loss of privacy and overbearing impact on outlook, contrary to BCCS Policies ENV3 and CSP4 and UDP Policies D4, D7, D8, and B5

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Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00137/FUL	
Site	93 Bushbury Road, Wolverhampton, WV10 8LZ	
Proposal	Nine apartments	
Ward	Heath Town	
Applicant	Golden Ash Homes Unit 4 Penn Street Wolverhampton WV3 0JQ	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Environment	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Ragbir Sahota	Planning Officer
	Tel	01902 555616
	Email	ragbir.sahota@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Approve.

2.0 Application site

2.1 The application site is a rectangular piece of land formerly occupied by houses which have been demolished. The land is currently overgrown and has access to both the front and rear off Bushbury Road and Orslow Walk.

2.2 The area is predominantly residential with varied house types. Immediately opposite the site is a One Stop convenience store and take away with parking fronting Bushbury Road.

3.0 Application details

3.1 The nine apartments proposed would have pedestrian access off Bushbury Road and a gated vehicular access off Orslow Walk. The building is two storey in height with rooms in the roofspace and a two storey rear projection.

3.2 Amenity, bin stores and cycle stores would be at the sides of the building with parking situated to the rear of the site.

4.0 Relevant policy documents

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

5.0 Planning history

- 5.1 10/01240/FUL – Demolition of existing dwelling and redevelopment of the site to provide six apartments with associated parking and shared private amenity space –
Granted 29 December 2010.

6.0 Publicity

- 6.1 One letter of support has been received.
- 6.2 A petition with 19 signatures and four letters of objections has been received. The concerns relate to loss of privacy/sunlight, inadequate parking/highway and pedestrian safety, access, not in keeping with the locality, security, bin stores, drainage, noise/smells and general disturbance.

7.0 Consultees

- 7.1 Transportation – No objections.
- 7.2 Environmental Health – No objections subject to conditions.

8.0 Legal implications

- 8.1 There are no legal implications arising from this report (LD/14062016/E)

9.0 Appraisal

- 9.1 The design, layout and scale of the building is acceptable and in keeping with the surroundings.
- 9.2 Separation distances are acceptable. There would be no unacceptable overlooking.
- 9.3 The amount of amenity is adequate and the proposed car and cycle parking and access are acceptable.

10.0 Conclusion

10.1 The proposed development is acceptable and in accordance with the development plan

11.0 Detail recommendation

11.1 That planning application 16/00137/FUL be granted subject to the following conditions:

- Submission of materials
- Landscaping
- Drainage details
- Details of bin stores
- Details of cycle stores
- Construction of vehicular access/sliding gate with access control
- Parking areas to be provided
- Site investigation
- Construction method statement
- Details of external lighting
- Restrict first floor windows

Notes for Information

- Mining Advice Area



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Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00248/FUL	
Site	The Mount Bungalow, Deans Road, Wolverhampton	
Proposal	The use of the land for the stationing of caravans for residential purposes, together with the formation of hard-standing and utility day rooms.	
Ward	East Park;	
Applicant	Mr Michael Purcell	
Cabinet member with lead responsibility	Councillor John Reynolds City Economy Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Jo-Anne Rasmussen	Planning Officer
	Tel	01902 551358
	Email	jo-anne.rasmussen@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Grant Subject to Conditions

2.0 Application site

2.1 The application site is currently a disused grassed area, which was previously the site of a detached bungalow which burnt down a number of years ago. The site is to the rear of houses/ bungalows which front onto Bowker Street and Willenhall Road. The site is accessed via Deans Road.

3.0 Application details

3.1 The proposal would see the creation of three individual pitches, each pitch would include one static caravan, one touring caravan and a day/utility room. The development would serve members of the gypsy/ traveller community.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

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

5.0 Publicity

- 5.1 9 letters of objection were received which raised the following concerns.
- Impact on visual amenity/privacy
 - Impact on biodiversity
 - Impact on neighbour amenity
 - Noise nuisance and disturbance
 - Highway safety (including impact on children safety/ public footpath)
 - Fear of flooding
 - Fear of anti-social behaviour/security
 - Impact on sewer system/ waste removal
 - Could set a precedent
 - Effect on property values
 - Land contamination/previous landfill use

6.0 Consultees

- 6.1 Environmental Health – No objections subject to conditions relating to the removal of waste and gas safety measures as site is in close proximity to a previous landfill site.
- 6.2 Coal Authority – No objections
- 6.3 Highways – No objections subject to conditions.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report . RB/10062016/H

8.0 Appraisal

- 8.1 8.1 Policy HOU4 of the BCCS seeks to ensure that sufficient provision for those from the gypsy and traveller community is provided within the city. The indicative Black Country Gypsy, Traveller and Travelling show people accommodation target for Wolverhampton is to provide 36 permanent residential pitches.
- 8.2 A detached bungalow on this site was recently demolished. The site would retain its domestic use. The site is considered to be in a highly accessible and sustainable location and will offer future occupants easy access to facilities and integration into the local

community. The proposed use would be acceptable and compatible with the surrounding locality.

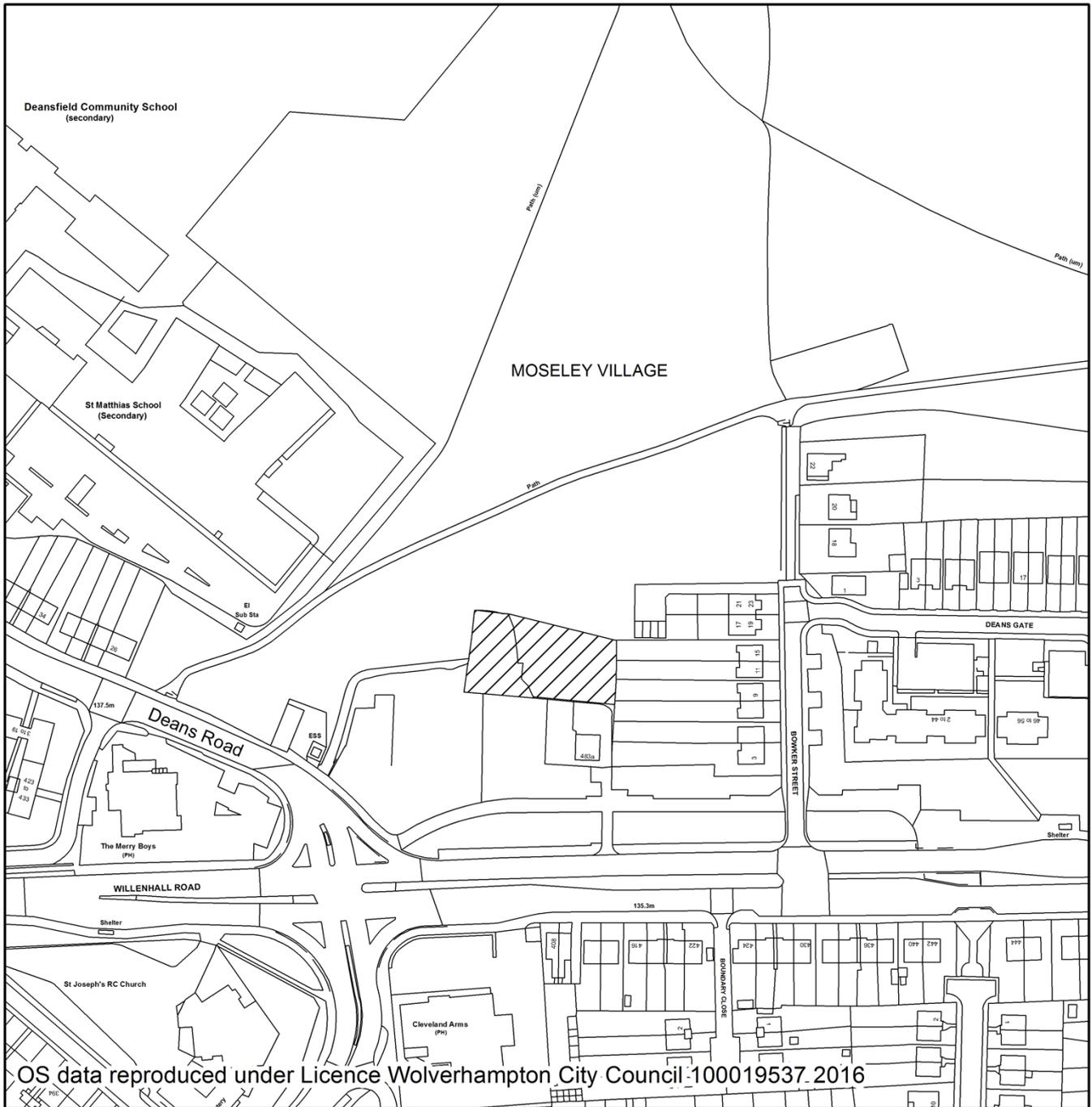
- 8.3 The site would not be readily visible from the surrounding highways or form part of the streetscene as it is located behind existing properties and mature vegetation. As such the proposal would not have a detrimental impact upon the streetscene.
- 8.4 The site is set to the rear of the properties fronting onto Bowker Street and to the rear of the 463a Willenhall Road. The caravans by their very nature would be single storey only. The plans indicate that there would be close board fencing to the southern boundary with additional tree/hedge planting to the eastern and southern boundaries. The caravan which would be closest to the neighbouring boundaries would be positioned 5.5 metres from the eastern boundary and 6 metres from the southern boundary. The proposed boundary treatments are considered sufficient to restrict any overlooking or loss of privacy both to the proposed occupants of the site and the residents neighbouring the site.
- 8.5 There is a public foot path to the north of the site, at the closest point this would be 30 metres from the site. The proposed site would not obstruct the footpath.
- 8.6 Highways have raised no objections to the proposal and consider the existing access suitable to serve the site for the proposed use. There would be sufficient space within the site to accommodate parking. Concern has been raised as to the delivery of the caravans (statics) onto site and a condition will be attached for a scheme to be submitted which would detail how this will be achieved without impacting upon highway safety.
- 8.7 Fear of crime and anti-social behaviour is a material planning consideration, however in this instance there is nothing to indicate crime or anti-social would occur as a result of the development.

9.0 Conclusion

- 9.1 The development is acceptable and in accordance with the development plan.

10.0 Detail recommendation

- 10.1 That planning application 16/00248/FUL be granted subject to conditions including
- A scheme detailing the delivery method for the static caravans
 - Drainage details
 - Laying out of the development in accordance with the approved plans
 - Ground gas protection scheme
 - Hard surfacing details for access route and site
 - No burning on site
 - No external storage
 - Full details of caravans/ park homes.



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Planning Committee

Tuesday, 28 June 2016

Planning application no.	16/00418/FUL	
Site	6 Windmill Lane, Wolverhampton	
Proposal	Closure of an existing vehicular access at Windmill Bank and creation of a new vehicular access off Castlecroft Lane.	
Ward	Tettenhall Wightwick;	
Applicant	Mr Graham Walker	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Nussarat Malik	Planning Officer
	Tel	01902 550141
	Email	nussarat.malik@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Approve subject to conditions.

2.0 Application site

2.1 The application site is a large plot of land which is located at Windmill Bank/Castlecroft Lane corner.

2.2 The access to the site sits on the border with the Conservation Area however the whole site is within the Conservation Area. A new dwelling has recently been built on the site which was approved 3 October 2014.

3.0 Application details

3.1 The application seeks the closure of the existing access off Windmill Bank and the creation of access off Castlecroft Lane with some landscaping and tree planting on site.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

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

5.0 Relevant Planning history

5.1 11/00279/EXT Application to extend the time limit for implementation of approved application 07/01223/FUL for alterations and rear extensions to existing bungalow to form dormer bungalow.

5.2 14/00756/FUL Demolition of existing house and replacement with a new 4 bedroom house. Granted 03.10.14.

6.0 Publicity

6.1 Ten letters of objection have been received with a petition with 19 signatures. The planning related reasons for objection include:

- Detrimental effect on Conservation Area
- Danger to pedestrian safety
- Unnecessary
- Loss of hedge
- Lack of visibility
- Increase in traffic
- Loss of view

7.0 Internal Consultees

7.1 Transportation – no objection.

7.2 Conservation – on balance the benefit of enhancing the Conservation Area would outweigh the harm that would result from the loss of the section of hedgerow and creation of an access.

8.0 Legal implications

8.1 There are no specific legal implications arising from this report (RB/20062016/S).

9.0 Appraisal

9.1 Neighbour Amenity

There are no properties that adjoin the site and in terms of the proposed new access there will be no direct impact on neighbour amenity, however the proposal will have some impact on their visual amenity. The proposal includes the addition of some planting at the existing access and to close off with close boarded fencing to match the existing fence and to raise the kerb as requested by the Transportation Officer.

9.2 The position of the proposed access is not within the Conservation Area boundary. Consideration must be given to the impact on its setting. The loss of the hedgerow on Castlecroft Lane would have a negative impact, although the creation of the gap for the access would afford glimpses towards the conservation area across the valley.

9.5 In reaching a decision any harm to the setting of the Conservation Area must be offset by the public benefit that would result from the development. The Local Planning Authority must have regards to the desirability of preserving or enhancing the character or appearance of the conservation area when considering proposals for development. The proposed removal of the concrete base adjacent to the canal, the removal of the existing access and ramp and the proposed landscaping treatment offers an opportunity to enhance the character and the appearance of the conservation area and improve views of the site from Windmill Lane.

10.0 Conclusion

10.1 The proposed new access will not have a detrimental impact on the Conservation Area and on balance the benefit of enhancing the conservation area would outweigh the harm that would result from the loss of the section hedgerow and creation of an access.

11.0 Detailed recommendation

11.1 That planning application 16/00418/FUL be approved subject to the following conditions:

- Raise kerb
- Removal of existing hardstanding with landscape area.

