

# Planning Committee

## 7 March 2017

**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:

**Contact** Helen Tambini  
**Tel/Email** Tel 01902 554070 or email [helen.tambini@wolverhampton.gov.uk](mailto:helen.tambini@wolverhampton.gov.uk)  
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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.

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# Agenda

## Part 1 – items open to the press and public

- | <i>Item No.</i> | <i>Title</i>  |
|-----------------|---|
| 1               | <b>Apologies for absence</b>  |
| 2               | <b>Declarations of interest</b>   |
| 3               | <b>Minutes of the previous meeting - 10 January 2017</b> (Pages 3 - 6)<br>[To approve the minutes of the previous meeting as a correct record]    |
| 4               | <b>Matters Arising</b><br>[To consider any matters arising]   |
| 5               | <b>16/01067/FUL - 210 Coalway Road</b> (Pages 7 - 10)<br>(To consider the planning application)   |
| 6               | <b>17/00047/FUL - 120 Stubby Lane, Wolverhampton</b> (Pages 11 - 14)<br>(To consider the planning application)                                    |
| 7               | <b>16/01322/FUL - 23A Birchfield Avenue</b> (Pages 15 - 18)<br>(To consider the planning application)   |
| 8               | <b>17/00054/FUL - Wolverhampton Lawn Tennis &amp; Squash Club, Neville Lodge</b><br>(Pages 19 - 22)<br>(To consider the planning application)     |
| 9               | <b>16/00115/FUL - Playing fields off Gamesfield Green, Wolverhampton Grammar School</b> (Pages 23 - 26)<br>(To consider the planning application) |
| 10              | <b>16/01378/FUL - 8 Talbot Road, Wolverhampton</b> (Pages 27 - 30)<br>(To consider the planning application)                                      |
| 11              | <b>16/01175/FUL - Land behind 42 and 48 Goldthorn Hill, Wolverhampton</b> (Pages 31 - 34)<br>(To consider the planning application)               |

## Attendance

### Councillors

Cllr Linda Leach (Chair)  
Cllr Dr Michael Hardacre (Vice-Chair)  
Cllr Harman Banger  
Cllr Greg Brackenridge  
Cllr Welcome Koussoukama  
Cllr Anwen Muston  
Cllr Phil Page  
Cllr John Rowley  
Cllr Judith Rowley  
Cllr Wendy Thompson

### Employees

Stephen Alexander	Head of Planning
Lisa Delrio	Senior Solicitor
Dereck Francis	Democratic Support Officer
Paul Lester	Planning Officer
Tim Philpot	Lead Transport 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 Cllrs Louise Miles and Jonathan Yardley.
  
- 2        **Declarations of interest**  
Cllr Judith Rowley declared a non pecuniary interest in agenda item 5 (Application 16/000110228/REM) in so far as the immediate neighbours to the application site are known to her.  
  
Cllr Wendy Thompson declared non pecuniary interest in item 6 (Planning Application 16/01104/FUL), in so far as she is a Governor of Wolverhampton Girls School.
  
- 3        **Minutes of the previous meeting - 8 November 2016**  
Resolved:  
That the minutes of the meeting held on 8 November 2016 be approved as a correct record and signed by the Chair.

4 **Matters Arising**

There were no matters arising from the minutes of the previous meeting.

5 **16/01028/REM - Motor Fuel Ltd, Compton Service Station, Bridgnorth Road, Wolverhampton,**

Having declared a non pecuniary personal interest in this application Cllr Judith Rowley left the meeting during consideration of this item.

The Committee received a report regarding application 16/01028, Section 73 – variation of condition for planning application C/1191/92 to extend the opening hours by one hour in the morning from 07.00 – 23.00 daily to 06.00- 23.00 daily.

Paul Lester, Planning Officer reported that two further letters of objection had been received since the report had been published. They did not raise any new reasons for objection to those already received.

Ruth Tykiff addressed the Committee and spoke in opposition to the application.

In response to questions raised by the Committee the Planning Officer reported that both the noise and lighting assessments had been conducted in line with professional standards acceptable to Environmental Health. The conclusions from both assessments were set out in the report and the officer quoted the method used to undertake the noise survey. The Planning Officer advised the Committee that he was satisfied that the noise and lighting assessments were robust for the needs of the application.

Four members were minded to approve the application with conditions, four members were minded to refuse with concerns about noise, and light and impact on the neighbours and one member was minded to abstain. Therefore the Chair had the casting vote.

Resolved:

That planning application 16/01028/REM be refused for the following reasons:

- Adverse impact on the amenity of neighbours, due to noise and light disturbance caused by the use of the site for an extra hour.

6 **16/01104/FUL - Wolverhampton Girls School, Tettenhall Road**

Having declared that she is a Governor of the School, Cllr Wendy Thompson took no part in the discussion during the consideration of the application and sat in the public gallery.

The Committee received a report regarding application 16/01104/FUL, demolition of existing staff room and construction of additional teaching space, ancillary areas, associated access and landscaping.

Cllr Craig Collingswood addressed the Committee and spoke in opposition to the application.

Trudi Young addressed the Committee and spoke in support of the application.

Some members of the Committee felt that the main entrance to the School could be used by construction vehicles to access the site rather than the St Jude's Road access. Concern was also expressed that the School Travel Plan would not mitigate the increase in congestion on Tettenhall Road and Paget Road. A request was made for a condition to be added regarding the provision of obscure glazing on proposed side gable of the extension. Jenny Davies, Senior Planning Officer reported that she was not adverse to the request subject to the Committee's decision on the application.

The Senior Planning Officer also reported that she was satisfied that the chosen route to the site was appropriate for the construction traffic, subject to suitable conditions and to address safety issues.

Tim Philpot, Transportation Lead also reported that the Service had identified the increase in pupils at the School would cause an increase in vehicular trips which would be likely to lead to increased congestion. As a result the School had been asked to produce an updated Travel Plan to cover the issues. The updated plan had been received and he reported on some of the actions within the plan to mitigate the issues.

Resolved:

That the Strategic Director of Place be granted delegated authority to approve planning application 16/01104/FUL subject to a satisfactory access agreement for construction lorries between the School, the contractors and the Local Authority.

**7 16/00949/FUL - 1 Woodfield Avenue, Penn, Wolverhampton**

The application had been withdrawn.

**8 16/01001/FUL - Land North of 60 Barnard Road**

The Committee received a report regarding application 16/01001/FUL, 16 apartment care facility.

Steven Alexander, Head of Planning reported on two updates to the report since it had been published. A written objection had been received from Cllr Phil Bateman. The Head of Planning summarised the comments within the objection that mirrored those within paragraph 5.1 of the report. A letter had also been received from Paul Smith, Head of Commissioning supporting the application.

Cllr Phil Bateman addressed the Committee and spoke in opposition to the application

Denise Flanagan addressed the Committee and spoke in support of the application.

Members of the Committee expressed concern at the adequacy of the proposed eight car parking spaces for the care facility; the provision for vehicles supplying goods and services and whether any additional traffic arising from the use of the care facility would cause substantial danger to the environment. The Head of Planning advised that based on information from the Company who would run the care facility, the view from the City Council's Commissioners, advice from the Council's Transportation Officers, and from his experience, he felt that the eight car parking

spaces was manageable for the type of development proposed. The parking layout at the front of the building could however provide for an additional two car parking spaces if the Committee were minded to attach a condition regarding number of car parking places.

Tim Philpot, Highways Officer advised that with the implementation of sound management arrangements deliveries to the site from large goods vehicles should not cause a problem. He did not believe that the proposed car parking provision would create a problem of safety or otherwise as there was additional capacity that could resolve the issue.

Resolved:

That the Strategic Director of Place be granted delegated authority to approve planning application 16/01001/FUL subject to the provision of more car parking spaces at the care facility being secured to the satisfaction of the Council.

## Planning Committee

Tuesday, 7 March 2017

<b>Planning application no.</b>	16/01067/FUL	
<b>Site</b>	210 Coalway Road	
<b>Proposal</b>	First floor rear extension above existing garage (revision to previously approved application (15/00691/FUL)	
<b>Ward</b>	Merry Hill	
<b>Applicant</b>	Mr Mohammed Rashid	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy, Councillor John Reynolds	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Laleeta Butoy	Assistant Planner
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### 1.0 Summary recommendation

1.1 Refuse.

### 2.0 Application site

2.1 The application site is a large detached corner house fronting onto Coalway Road and Coalway Gardens.

### 3.0 Application details

3.1 The proposal is for a first-floor extension above an existing garage.

### 4.0 Planning History

4.1 15/00691/FUL – First floor rear extension above existing garage Granted, 28 September 2015.

### 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).

5.3 Supplementary Planning Guidance No. 4 (Extension to Houses).

## **6.0 Publicity**

6.1 One letter received from a neighbour raising concern about the loss of privacy from the proposed side facing landing window in the west elevation.

## **7.0 Legal implications**

7.1 There are no direct legal implications arising from this report (LD/21022017/D).

## **8.0 Appraisal**

8.1 The application site is a large detached dwelling situated on the corner of Coalway Road and Coalway Gardens with its garden fronting Coalway Gardens. The immediate street scene along Coalway Road is mainly of one and two storey traditional, detached and semi-detached properties. Coalway Gardens predominantly consists of detached bungalows.

8.2 The proposal is for a first floor extension above an existing garage which would have a width of 5.6 metres. The side elevation facing Coalway Gardens would be flush with the existing elevation and the roof height the same as the existing roof height.

8.3 Planning application 15/00691/FUL for a first floor rear extension above the existing garage was Granted, 28 September 2015. The approved extension had a design with a lower roof height than the existing ridge height, set in from the side elevation (fronting Coalway Gardens) and the width of a lesser scale at 3.5 metres compared to the new proposal which is 5.6 metres.

8.4 Due to the setting of the application site and its neighbouring properties at No.208 Coalway Road and 12 Coalway Gardens being a bungalow, by its scale, height, mass and rearward projection, the extension would result in a detrimental impact to neighbouring amenities, particularly overbearing and poor outlook upon the rear aspects of the dwellings and gardens of 12 Coalway Gardens and 208 Coalway Road.

8.5 The proposed extension in this corner location would be out of character with the established setting particularly at Coalway Gardens resulting in an overdevelopment of the site.

8.6 The proposal would not be in keeping with the established dwellings in the immediate vicinity, making the proposal inconsistent in relation to its context with the existing character and appearance of the street scene/locality.

8.7 The proposal would result in overlooking and loss of privacy from a proposed side facing landing window in the west elevation.

## **9.0 Summary and Conclusion**

9.1 The proposed extension would constitute to overdevelopment leading to obtrusiveness in relation to the adjoining properties and would adversely affect neighbour amenities in respect of outlook and overbearing impact. The appearance of the extension would have an unacceptable visual impact in the street scene at Coalway Gardens. The proposal is contrary to UDP policies: D4, D7, D8, D9, and BCCS ENV3.

## **10.0 Detail recommendation**

10.1 That planning application 16/01067/FUL is refused for the following reasons:

- The extension would result in a detrimental impact to neighbouring amenities, particularly overbearing and poor outlook upon the rear aspects of the dwellings and gardens of 12 Coalway Gardens and 208 Coalway Road.
- Out of character with the established setting particularly at Coalway Gardens resulting in overdevelopment of the site.
- Overlooking of private garden and loss of privacy from a proposed side facing landing window in the west elevation.



# Planning Committee

## Tuesday, 7 March 2017

<b>Planning application no.</b>	17/00047/FUL	
<b>Site</b>	120 Stubby Lane, Wolverhampton.	
<b>Proposal</b>	Proposed two semi-detached, one bed dormer bungalows on land adjacent to 109 Castlebridge Road	
<b>Ward</b>	Wednesfield South	
<b>Applicant</b>	Mr Tony Ruby	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy, Councillor John Reynolds	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Stephen Alexander	Head of Planning
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### 1.0 Summary recommendation

1.1 Grant subject to conditions.

### 2.0 Application site

2.1 The application site is a large grassed open space on the corner of 120 Stubby Lane and Castlebridge Road including part of the rear garden belonging to 120 Stubby Lane.

2.2 120 Stubby Lane is a detached bungalow situated on the corner of Stubby Lane and Castlebridge Road. The large grassed open space is situated along the side curtilage of 120 Stubby Lane fronting onto Castlebridge Road.

2.3 The immediate locality is predominantly residential of one and two storey dwellings.

### 3.0 Application details

3.1 The proposal is for two semi-detached one bed dormer bungalows adjacent to 109 Castlebridge Road.

- 3.2 The dormer bungalows would be lower than the adjacent terraced properties with front and rear facing dormer windows, and one bedroom in the roof space.
- 3.3 Parking provision has been made for one, off street parking space for each bungalow.
- 3.4 The rear garden amenity space for each bungalow would be 45.5sqm enclosed with a 1.8 metres high timber fence.

#### **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 No. 3 (Residential Development).

#### **5.0 Publicity**

- 5.1 Eight objections received. Concerns raised were:
  - Out of character
  - Buildings too high
  - No demand for development
  - Overdevelopment of site
  - Loss of open space
  - Detrimental impact to neighbour amenities
  - Increase in traffic
  - Inadequate parking provision
  - Drainage problems

#### **6.0 Consultees**

- 6.1 Environmental Health
  - Operational hours of any construction activity, including vehicle movements to and from the site are restricted to 0800 to 1800 Monday to Friday and 0800 to 1300 Saturday, and at no time on Sundays or Bank and Public Holidays.
  - No adverse comments regarding land contamination.
- 6.2 Transportation
  - No transportation objection to this planning application.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report (LD/21022017/E).

## **8.0 Appraisal**

- 8.1 The design, layout, scale and massing of the dormer bungalows would be acceptable in this location. The development has been suitably designed maintaining the established building line in the street scene.
- 8.2 The dwellings within the vicinity of the application site consist of one and two storey house types. The dormer bungalows would have a lower height than the adjacent row of terraced houses. The proposal would not detract from the appearance of the immediate locality and street scene and relates positively to its surrounding.
- 8.3 The proposal would provide adequate garden space for the proposed bungalows and 120 Stubby Lane would gain garden space from the open green space therefore retaining adequate garden amenity for the existing bungalow.
- 8.4 One off-street car parking space is provided for each bungalow with a front garden. The boundary treatments and landscape features would make a positive contribution to the site and relate well with the neighbouring properties and the street scene.
- 8.5 The dormer bungalows have been designed with one bedroom in the roof space, therefore the massing of the proposal would not affect neighbour amenities in respect of immediate outlook and loss of privacy. Having taken into consideration the distance from the rear of the bungalows this would allow views to the bottom of the gardens only and is considered not to be harmful to neighbour amenities.

## **9.0 Summary and Conclusion**

- 9.1 The proposed development would bring a disused piece of land into good use providing additional housing. The design, scale and massing is considered not to affect neighbour amenities. Subject to conditions the proposal is acceptable and in accordance with UDP, BCCS policies and SPG 3.

## **10.0 Detail recommendation**

- 10.1 That planning application 17/00047/FUL be granted subject to the following conditions:
- Submission of materials
  - Implementing parking spaces
  - Implementing landscaping
  - Boundary treatments
  - Sustainable drainage
  - Restrict extensions and outbuildings
  - Restrict first floor side windows
  - Hours of operation during construction



# Planning Committee

## Tuesday, 7 March 2017

<b>Planning application no.</b>	16/01322/FUL	
<b>Site</b>	23A Birchfield Avenue, Tettenhall, WV6 8TE	
<b>Proposal</b>	Demolition of 23a Birchfield Avenue and the erection of four dwellings	
<b>Ward</b>	Tettenhall Regis	
<b>Applicant</b>	Mr and Dr R Bains	
<b>Cabinet member with lead responsibility</b>	Councillor John Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Phillip Walker	Planning Officer
	Tel	01902 55 5632
	Email	phillip.walker@wolverhampton.gov.uk

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### 1.0 Summary recommendation:

- 1.1 Delegated authority to grant subject to an acceptable bat survey and conditions.

### 2.0 Background

- 2.1 Planning permission (Ref: 12/01099/FUL) was granted for an identical proposal in January 2013. That permission was not implemented and has now expired.

### 3. Application site

- 3.1 The site is in an area characterised by large, individually designed two storey houses and bungalows that generally stand within sizeable plots with mature gardens. This layout of development gives the locality a sense of spaciousness.
- 3.2 The application site includes a two storey house set in a comparatively large plot and accessed from Birchfield Avenue and to the rear of housing on Wrottesley Road. The large open garden and tree planting contributes towards the sense of spaciousness in the locality.

### 4.0 Application details

- 4.1 Four, five bedroomed detached two storey houses.

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

## **6.0 Publicity**

- 6.1 Seven letters of objection from five households. Comments summarised as follows:
- The principle of the development is unacceptable and the grant of permission would set an unacceptable principle.
  - Unacceptable loss of neighbour amenity; loss of sunlight and daylight, noise disturbance, loss of privacy, overlooking and overbearing impact.
  - Unacceptable density.
  - Detriment to visual amenity.
  - Unsatisfactory visibility.
  - Overdevelopment and out of character with existing development.
  - Inappropriate scale and massing.
  - Loss of trees.
  - Lack of information relating to design, appearance and materials.
  - The proposed dwellings are too close to neighbouring houses.
  - Insufficient amenity space for future residents.
  - The applicant does not own all of the land within the site boundary.

## **7.0 Consultees**

- 7.1 Trees and Transportation – No objections.
- 7.2 Ecology - No objection subject to a bat survey being carried out prior to the grant of planning permission.

## **8.0 Legal implications**

- 8.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/15022017/A).

## **9.0 Appraisal**

- 9.1 The existing house is set within a very large plot which is significantly larger than surrounding housing plots. In this context, the demolition of this dwelling and its

replacement with four dwellings would not be out of character with the existing spatial pattern of development.

- 9.2 The position, scale and massing of each of the proposed houses is in keeping with surrounding development. The external appearance is high quality and visually attractive.
- 9.3 The proposed access arrangements and parking provision is acceptable. Each dwelling would have three car parking spaces which would be appropriate for five bedroomed houses.
- 9.4 The proposed dwellings respect the privacy, daylight and outlook to and from adjacent dwellings and there would be no unacceptable overlooking or overbearing impact. The proposed dwellings provide an acceptable level of amenity for future residents. There would be acceptable amenity space provision.
- 9.5 The proposals result in the loss of two protected trees. However satisfactory replacement tree planting is proposed. The Council's Tree Officer has not objected to the proposals.

## **10.0 Conclusion**

- 10.1 The principle of demolishing the existing house and the creation of four dwellings is acceptable in principle. The design of the development is acceptable, particularly with regards to the impact upon the amenity of neighbours. The proposals are acceptable and in accordance with the policies of the development plan.

## **11.0 Detail recommendation**

- 11.1 That the Service Director of City Economy be given delegated authority to grant planning application 16/01322/FUL subject to:
- I. Submission of an acceptable bat survey.
  - II. Any appropriate conditions including:
    - External materials
    - Sustainable drainage
    - Operational hours during demolition and construction
    - Landscaping (including replacement tree planting) and boundary treatments
    - Remove permitted development rights for extensions (including dormer roof extensions)
    - Remove permitted development rights in respect of new windows in south facing flank wall of house at plot 4; no window or other form of opening to be provided on east facing elevation of the dwelling at plot 1; no window or other form of opening to be provided on the north facing elevation of the dwelling at plot 3
    - Bin storage
    - Provision and retention of car parking
    - Tree protection measures
    - Implementation of ecology/wildlife enhancement measures



# Planning Committee

## Tuesday, 7 March 2017

<b>Planning application no.</b>	17/00054/FUL	
<b>Site</b>	Wolverhampton Lawn Tennis & Squash Club, Neville Lodge, Newbridge Crescent	
<b>Proposal</b>	Proposed extensions and alterations to existing buildings, erection of a single storey maintenance building, floodlighting to tennis courts, hard-surfacing of grass court, creation of a multi- use games court and additional car parking	
<b>Ward</b>	Park	
<b>Applicant</b>	Wolverhampton Lawn Tennis & Squash Club	
<b>Cabinet member with lead responsibility</b>	Councillor John Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Phillip Walker	Planning Officer
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### 1.0 Summary recommendation:

- 1.1 Delegated authority to grant subject to receipt of an acceptable bat survey and conditions.

### 2. Application site

- 2.1 Neville Lodge, includes a gymnasium, squash courts, bar and restaurant. There are outdoor and indoor tennis courts to the rear and 84 car parking spaces are provided throughout the site. Newbridge Preparatory School is to the south, and housing is to the north and on the opposite side of the Newbridge Crescent. The Staffordshire, Worcestershire and Shropshire Union Conservation Area runs along the rear boundary of the site. There are trees protected by TPO within the site.

### 3.0 Application details

- 3.1 The application proposes to extend Neville Lodge, providing additional gymnasium, bar and restaurant space and a new indoor swimming pool. The three grass tennis courts

would be retained for use as tennis courts but be hard-surfaced and floodlit. Two of the existing tennis courts would be converted to a multi-activity games area. The existing maintenance building would be demolished and a new maintenance building provided. Three additional car parking spaces are proposed.

- 3.2 The applicant state that the proposed improvements are for the benefit of existing members and it is unlikely that the improvements will result in a significant increase in membership.

#### **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 No comments received at the time of writing this report.

#### **6.0 Consultees**

- 6.1 Transportation – No objection.
- 6.2 Environmental Health – No objection subject to conditions requiring noise attenuated glazing to the proposed gymnasium and extended bar/restaurant; noise attenuation for swimming pool plant and equipment; details of flood lighting, including lux levels for tennis courts; construction management plan; hours of demolition and construction; and provision of vehicle electric recharging points.
- 6.3 Trees – No objection subject to conditioning tree protection details.
- 6.4 Ecology - No objection subject to a bat survey being carried out prior to the grant of planning permission.
- 6.5 Sport England – No objection.

#### **7.0 Legal implications**

- 7.1 When an application is situated in or affects the setting of a Conservation Area in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to the Conservation Area, the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required pursuant to the legislation (LD/22022017/K).

## **8.0 Appraisal**

- 8.1 The contemporary design and appearance of the proposed extensions is acceptable.
- 8.2 It is unlikely that the improvements will result in a significant increase in traffic accessing the development. The proposed parking facilities and traffic management, which includes retaining the one-way system for vehicles through the site, is therefore acceptable.
- 8.3 The position, and design of the proposed extensions are such that the amenity of existing residents would not be adversely affected by the development. The design of the proposed tennis court floodlighting can be conditioned to ensure that this doesn't have a harmful impact.
- 8.4 The proposed extensions would be approximately 90 metres away from the boundary with the Staffordshire, Worcestershire and Shropshire Union Conservation Area, and there would therefore be no harmful impact.

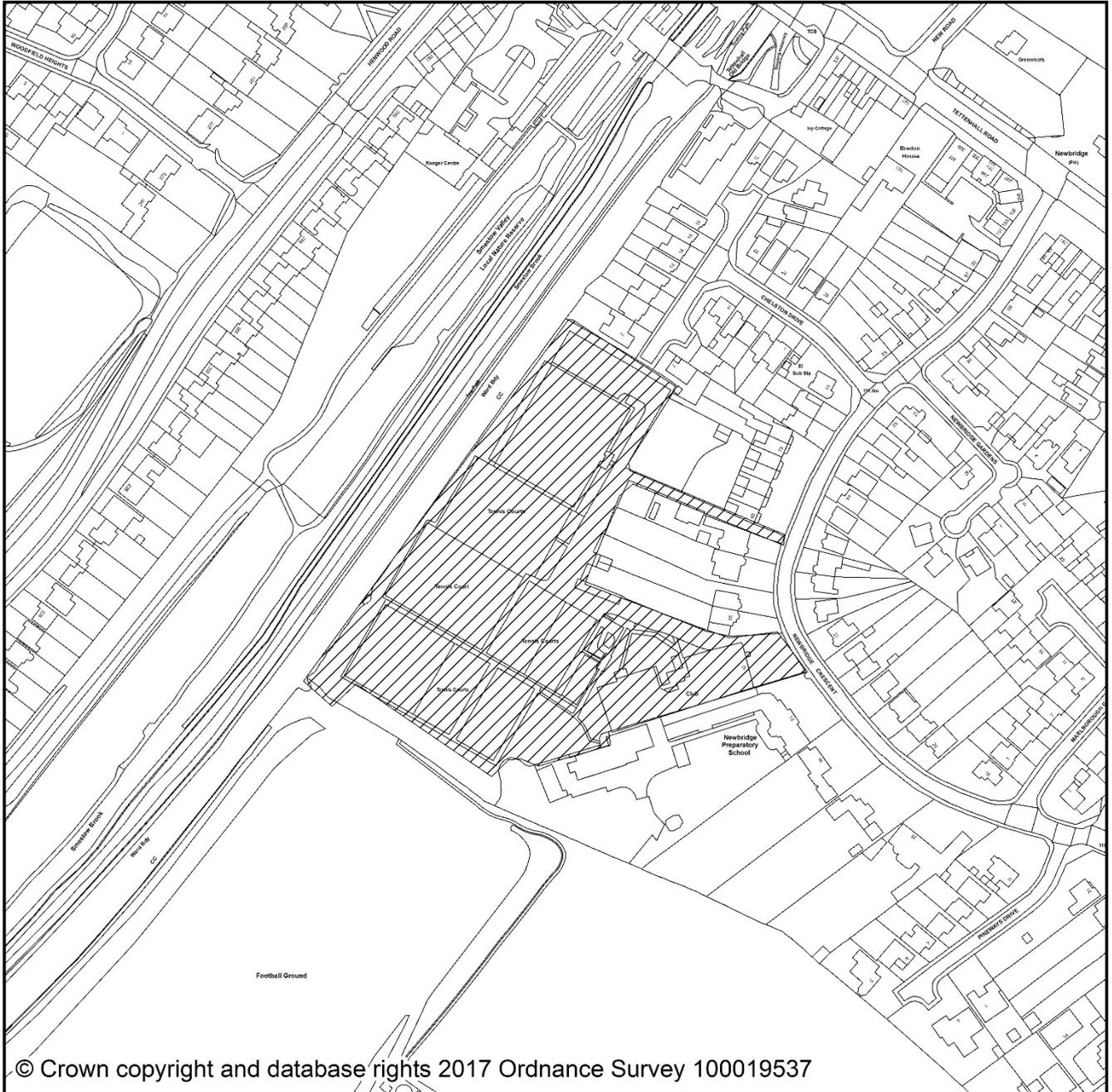
## **9.0 Conclusion**

- 9.1 Subject to receipt of an acceptable bat survey and appropriate conditions, the proposed development is acceptable and in accordance with the development plan.

## **10. Detail recommendation**

- 10.1 That the Service Director, City Economy be given delegated authority to grant planning application 17/00054/FUL subject to:

- I. Submission of an acceptable bat survey.
- II. Any appropriate conditions including:
  - External materials
  - Sustainable drainage
  - Operational hours during demolition and construction
  - Tree protection measures
  - Implementation of ecology/wildlife enhancement measures
  - Hours of use for MUGA and use of floodlighting
  - Noise attenuated glazing for the proposed gymnasium and extended bar/restaurant
  - Noise attenuation details for swimming pool plant and equipment
  - Details of flood lighting, including lux levels
  - Construction management plan
  - Provision of one vehicle electric recharging point
  - Provision of three additional car parking spaces
  - Construction management plan



# Planning Committee

## Tuesday, 7 March 2017

<b>Planning application no.</b>	16/00115/FUL	
<b>Site</b>	Playing fields off Gamesfield Green, Wolverhampton Grammar School	
<b>Proposal</b>	New two storey Primary School with car parking, playground and all weather playing pitch including floodlighting	
<b>Ward</b>	Park	
<b>Applicant</b>	Wolverhampton Grammar School	
<b>Cabinet member with lead responsibility</b>	Councillor John Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Phillip Walker Tel Email	Planning Officer 01902 55 5632 phillip.walker@wolverhampton.gov.uk

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### 1.0 Summary recommendation:

1.1 Refuse.

### 2.0 Background

- 2.1 This application was considered by Planning Committee on 9<sup>th</sup> April 2016 and 28<sup>th</sup> June 2016.
- 2.2 The recommendation to Planning Committee on 28<sup>th</sup> June was to grant permission subject to a Section 106 planning obligation to secure a £200,000 contribution for highway improvements to the Merridale Road, Gamesfield Green and Aspen Way junction. Planning Committee deferred a decision, to allow a detailed highway improvement scheme to be drawn up, to consult the public on the scheme and to allow a Committee site visit.

### 3.0 Legal implications

- 3.1 General legal implications are set out at the beginning of the schedule of planning applications (LD/21022017/A).

#### **4.0 Appraisal**

- 4.1 Transportation advise that without junction improvements traffic generated by the proposal would be likely to have a severe impact upon highway and pedestrian safety. The applicant had offered a contribution of £200,000 towards junction improvements. This was initially thought to be sufficient to cover most of the cost. However, a more detailed analysis by Transportation, has found that the only viable option, a complex modified roundabout, costs at least £850,000. Other options would be either unsafe or likely lead to traffic congestion.
- 4.2 The applicant is not willing to pay at least £850,000 towards junction improvements as their Transport Assessment indicates that no junction improvements are necessary.

#### **5.0 Conclusion**

- 5.1 The development proposed would lead to a severe impact upon highway safety and the free flow of traffic, contrary to the development plan.

#### **6.0 Detail recommendation**

- 6.1 Refuse for the following reason:
1. The development proposed would have a severe impact upon highway safety and the free flow of traffic due to the intensification of vehicle movements at the junction of Merridale Road, Aspen Way and Gamesfield Green, contrary to UDP policies AM8, AM15 and BCCS policies TRAN2 and TRAN4.



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# Planning Committee

## Tuesday, 7 March 2017

<b>Planning application no.</b>	16/01378/FUL	
<b>Site</b>	8 Talbot Road, Wolverhampton, WV2 3EW	
<b>Proposal</b>	Change of use from dwelling house to two, self-contained one bed flats	
<b>Ward</b>	Blakenhall	
<b>Applicant</b>	Mrs S R Akhtar	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy, Councillor John Reynolds	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Laleeta Butoy	Assistant Planner
	Tel	01902 555605
	Email	<a href="mailto:laleeta.butoy@wolverhampton.gov.uk">laleeta.butoy@wolverhampton.gov.uk</a>

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### 1.0 Summary recommendation

1.1 Grant subject to conditions.

### 2.0 Application site

2.1 The application site is a two storey, three-bedroom semi-detached property with rear amenity space and additional land adjacent to the property.

2.2 The immediate locality is predominantly residential consisting of two storey dwellings.

### 3.0 Application details

3.1 The proposal is for change of use from dwelling house to two self-contained one bed flats at ground and first floor.

3.2 Parking provision has been made for three, off street parking spaces to the side of the application site.

3.3 The application site includes bin storage and two cycle enclosures. The rear garden would be divided to provide amenity space for each flat.

#### **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 No.3 (Residential Development).

#### **5.0 Publicity**

5.1 Four objections received. Concerns raised:

- Increase in traffic
- Noise and disturbance.

#### **6.0 Internal Consultees**

6.1 Transportation

- No objections subject to conditions.

6.2 Environmental Health

- No objections.

6.3 Housing Standards

- No objections.

#### **7.0 Legal implications**

7.1 There are no legal implications arising from this report (LD/21022017/C).

#### **8.0 Appraisal**

8.1 The internal layout of the proposed two self-contained flats complies with habitable floor area standards.

8.2 The dwellings within the vicinity of the application site consist of two storey house types. The proposal would not detract from the appearance of the immediate locality and street scene, and relates positively to its surroundings.

8.3 Vehicle access is provided from the side of the building and three off street parking spaces would be provided for the flats. The driveway would be constructed with permeable hard surfacing.

8.4 The proposal would provide adequate garden space for each flat including bin storage, and enclosed cycle storage.

8.5 Sound insulation between the two flats and the adjoining dwelling can be dealt with via condition.

## **9.0 Conclusion**

9.1 The proposal would make a positive contribution to the site providing additional housing. The proposal would not materially detract from the appearance of the immediate locality and the street scene. Having taken into consideration proposed parking provisions and residential amenities for future occupants, it is considered the proposal would not be harmful to neighbour amenities.

## **10.0 Detail recommendation**

10.1 That planning application 16/01378/FUL be granted subject to the following conditions:

- Implementing parking spaces
- Implementing bin and cycle storages
- Implementing garden amenity spaces
- Boundary treatments
- Sustainable drainage
- Sound insulation
- Approved layout
- Hours of operation during construction



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# Planning Committee

## Tuesday, 7 March 2017

<b>Planning application no.</b>	16/01175/FUL	
<b>Site</b>	Land Behind 42 and 48 Goldthorn Hill, Wolverhampton	
<b>Proposal</b>	Demolition of existing garages and erection of six self-contained flats with parking	
<b>Ward</b>	Blakenhall	
<b>Applicant</b>	Mr Kuldip Burmi	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy, Councillor John Reynolds	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Stephen Alexander	Head of Planning
	Tel	01902 555616
	Email	Ragbir.sahota@wolverhampton.gov.uk

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### 1.0 Summary recommendation

1.1 Grant subject to conditions.

### 2.0 Application site

2.1 The application site is a derelict piece of land to the rear of 42 and 48 Goldthorn Hill comprising garages which are in a poor state of repair. Access is off Goldthorn Hill via the existing access to the nursing home with an additional exit route adjacent 42 Goldthorn Hill.

2.2 The surrounding area is predominantly residential in character with houses on Goldthorn Hill and Wanderers Avenue having long rear gardens. The application site is on a lower level than the adjacent houses.

### 3.0 Application details

3.1 The application is for the erection of six self-contained flats with associated parking and amenity. The building is three storeys in height.

3.2 Amenity, bin stores and cycle stores would be at the sides of the building with parking situated adjacent the building and to the amenity area.

#### **4.0 Planning History**

4.1 15/00121/FUL- Erection new building comprising four flats. Granted 25 March 2015.

#### **4.0 Relevant policy documents**

4.1 National Planning Policy Framework (NPPF)  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)  
Supplementary Planning Guidance Note 3- Residential Development.

#### **5.0 Publicity**

5.1 Nine objections have been received. The planning comments are summarised below:

- Access to the site;
- Loss of privacy/light;
- Overlooking/overshadowing;
- Nuisance during construction;
- Drainage.

#### **6.0 Consultees**

6.1 Environmental Health – no objections subject to conditions.

6.2 Transportation – no objections subject to conditions.

#### **7.0 Legal implications**

7.1 There are no legal implications arising from this report. (LD/21022017/B)

#### **8.0 Appraisal**

8.1 The design, layout and scale of the building is acceptable and in keeping with the surroundings.

8.2 Separation distances are acceptable. There would be no unacceptable overlooking.

8.3 The amount of amenity is adequate and the proposed car and cycle parking and access are acceptable.

#### **9.0 Summary and Conclusion**

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

## 10.0 Detail recommendation

11.1 That planning application 16/01175/FUL be granted subject to the following conditions:

- Submission of materials
- Landscaping
- Drainage details
- Details of bin stores
- Details of cycle stores
- Levels
- Parking areas to be provided
- Site investigation
- Construction method statement
- Car Park/Communal Area Management Plan
- Restrict first floor windows to side elevation
- Electric Vehicle Recharging Points

