

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

Membership

Chair Cllr Dr Michael Hardacre (Lab)
Vice-chair Cllr Harman Banger (Lab)

Labour

Cllr Alan Bolshaw
Cllr Keith Inston
Cllr Welcome Koussoukama
Cllr Anwen Muston
Cllr Phil Page
Cllr John Rowley
Cllr Judith Rowley
Cllr Mak Singh

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 Services team:

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

Agenda

Part 1 – items open to the press and public

- | <i>Item No.</i> | <i>Title</i> |
|-----------------|--|
| 1 | Apologies for absence |
| 2 | Declarations of interest |
| 3 | Minutes of the previous meeting (Pages 3 - 8)
[To approve the minutes of the previous meeting as a correct record] |
| 4 | Matters Arising
[To consider any matters arising from the previous minutes] |
| 5 | 17/01487/FUL - New Testament Church of God, 32-39 Woden Road, Wolverhampton (Pages 9 - 12)
[To consider the planning application] |
| 6 | 17/00925/FUL - Land formerly known as Bridge Cross Garage, 295 Parkfield Road and bowling green to rear of Old Ash Tree Inn, Dudley Road, Wolverhampton (Pages 13 - 18)
[To consider the planning application] |
| 7 | 18/00093/FUL - 310 Bushbury Lane, Wolverhampton (Pages 19 - 22)
[To consider the planning application] |
| 8 | 18/00078/OUT - Wolverhampton Environment Centre, Westacre Crescent, Wolverhampton (Pages 23 - 28)
[To consider the planning application] |
| 9 | 17/00971/FUL - 164 Dudley Road, Wolverhampton (Pages 29 - 32)
[To consider the planning application] |
| 10 | 17/01466/FUL - 1 The Spinney, Wolverhampton (Pages 33 - 36)
[To consider the planning application] |
| 11 | 17/01495/FUL - Land rear of 45 Rookery Road, Wolverhampton (Pages 37 - 40)
[To consider the planning application] |

Attendance

Councillors

Cllr Dr Michael Hardacre (Chair)
Cllr Harman Banger (Vice-Chair)
Cllr Alan Bolshaw
Cllr Keith Inston
Cllr Welcome Koussoukama
Cllr Anwen Muston
Cllr John Rowley
Cllr Judith Rowley
Cllr Mak Singh
Cllr Wendy Thompson
Cllr Jonathan Yardley

Employees

Gerwyn Owen	Professional Lead - Transport Development
Helen Tambini	Democratic Services Officer
Jennifer Nicholds	Planning Officer
Lisa Delrio	Senior Solicitor
Martyn Gregory	Section Leader
Ragbir Sahota	Planning Officer
Stephen Alexander	Head of Planning

Part 1 – items open to the press and public

Item No. *Title*

1 Thanks to Councillor Judith Rowley

The Chair confirmed that this would be the last Planning Committee meeting for Councillor Judith Rowley, who would not be standing for re-election in May 2018. The Chair referred to the 16 years of hard work and dedicated service given by Councillor Rowley, including her time as Chair of the Planning Committee and thanked her on behalf of the Committee.

Councillor Rowley stated that it had been both a challenge and a pleasure and thanked the Chair for his comments.

2 Apologies for absence

Apologies for absence were received from Councillor Page.

3 Declarations of interest

Councillor Banger referred to agenda item 5, application 17/01089/FUL, Former Wednesfield High School, Lakefield Road, Wolverhampton WV11 3ES and to the presentation arranged for members of the Committee last week.

Councillor Banger requested clarification as to whether it would be appropriate for Councillors who had attended that presentation to declare an interest.

Lisa Delrio, Senior Solicitor advised that Councillors who had attended the presentation would not need to declare an interest solely on the basis that they had attended the presentation, as the meeting had been arranged to provide information to members of the Committee and the Head of Planning would be referring to the presentation during his introduction of the item.

4 Minutes of the previous meeting - 14 November 2017

Resolved:

That the minutes of the previous meeting held on 14 November 2017 be approved as a correct record and signed by the Chair.

5 Matters Arising

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

6 17/01089/FUL Former Wednesfield High School, Lakefield Road, Wolverhampton WV11 3ES

The Committee considered a report regarding application 17/01089/FUL, proposed residential development comprising 210 houses and 56 apartments with associated landscaping, highway amendments, parking and ancillary buildings.

Stephen Alexander, Head of Planning confirmed that the application had been deferred at Planning Committee on 14 November 2017 for additional information and clarification on several issues, which were referred to in the report and a meeting had been held last week with the applicant and members of the Committee. He thanked Councillors for their involvement and support.

He referred to additional information received from the applicant which had been circulated as an Addendum report.

Ms Jane Trethewey, Service Lead Housing Development, City of Wolverhampton Council addressed the Committee and spoke in support of the application.

A number of Councillors welcomed the application and the provision of essential, quality housing and it was noted that the questions raised by Councillors at the last meeting had led to further enhancements in the scheme.

Resolved:

That planning application 17/01089/FUL be granted planning permission subject to conditions, including those below:

- Affordable housing
- Submission of materials

- Landscaping (including street furniture)
- Accordance with recommendations of ecology survey
- Bird and bat boxes
- Signalised junction improvements
- Archaeological watching brief
- Submission of drainage details
- Travel plan
- Traffic calming measures
- Electric charging points
- Renewable energy
- Boundary treatments
- Management company
- Tree protection fencing
- Construction Management Plan
- Acoustic/thermal glazing and vents
- Bin store design
- Provision of cycle storage
- Finished floor levels
- Lighting for public open space
- Land remediation and gas protection measures
- Provision of play facilities at Coleman Avenue.

Note for Information – Mining advisory.

7 17/01363/FUL 601 Griffiths Drive, Unit 2, Wolverhampton WV11 2LJ

The Committee considered a report regarding application 17/01363/FUL, change of use from Class A1 (Retail) to Sui Generis (Sunbed Salon).

Councillor Phil Bateman addressed the Committee and spoke in opposition to the application.

Ragbir Sahota, Planning Officer referred to the proposed change of use and confirmed that the unit had been vacant for 18 months and no alternative uses had been put forward. In respect of traffic issues, the site was located in a highly accessible location and it was considered unlikely that the sunbed salon would generate a greater parking demand than for the existing use.

A Councillor referred to previous similar debates where there had been a conflict of uses and in this particular location it did not appear to be inappropriate and there appeared to be a demand for the service.

Resolved:

That planning application 17/01363/FUL be granted planning permission subject to conditions, including those below:

- Hours of opening 9am – 10pm Monday to Friday, 9am – 7pm Saturday and 9am – 5pm Sunday and Bank Holidays
- Details of plant and machinery
- Ventilation systems
- Hours of deliveries 8am – 6pm Monday to Saturday and 9am – 6pm Sunday and Bank Holidays

- Refuse details
- Cycle storage.

8 17/01234/FUL 17 Fawdry Street, Wolverhampton WV1 4PA

The Committee considered a report regarding application 17/01234/FUL, conversion of property into a five-bedroom House in Multiple Occupation (HMO).

A Councillor expressed concern at the loss of a family home and the growing trend of conversions to HMOs, the existing parking problems would be exacerbated and if the application was permitted it could have considerable local implications.

Resolved:

That planning application 17/01413/FUL be granted planning permission subject to conditions, including those below:

- Cycle parking
- Limit to the number of occupiers
- Remove permitted development rights.

9 17/01228/FUL Land North East of 32 Laburnum Road, Wolverhampton WV1 2TH

The Committee considered a report regarding application 17/01228/FUL, erection of one, four-bedroom house.

Ragbir Sahota, Planning Officer reported an update to the report since it had been published. He confirmed that the applicant had submitted a plan detailing a smaller house.

Mrs Gill Shinton addressed the Committee and spoke in opposition to the application.

Ragbir Sahota advised that the character and appearance of the proposed new dwelling was considered to be in keeping with the surrounding area as was the scale and mass of the building. He confirmed that the previous appeal had been in respect of two semi-detached dwellings and as part of that appeal, the Planning Inspector had not been concerned about the drainage or the parking. An alternative access had not been proposed and a separate planning permission would be required to change the house into a HMO.

In answer to a question regarding the proposed size of the dwelling, Ragbir Sahota confirmed that the design and appearance would remain as per the original submission; however, it would be reduced off the boundary to make it more in keeping with the existing street scene.

A Councillor stated that applications for new houses in the city were welcomed; however, the application required further consideration and should be deferred to request additional information and further clarification.

A Councillor stated that given the history of the site and the options that were available to the applicants, a previous application for a two-bedroom dwelling would be more in keeping with the local area.

Resolved:

That planning application be refused, contrary to the recommendation in the report, for the following reason:

The scale, massing, size, appearance and design of the proposed dwelling would not be in keeping with the established character and appearance of the street scene, contrary to UDP Policies D4, D6, D7, D8 and D9, and BCCS Policies CSP4 and ENV3.

10 17/01282/FUL 530 Wolverhampton Road East, Wolverhampton WV4 6AP

The Committee considered a report regarding application 17/01282/FUL, conversion of property into a six-bedroom House in Multiple Occupation (HMO).

Councillors John and Judith Rowley confirmed that neither of them was the Councillor referred to paragraph 5.1 of the report.

Several Councillors reiterated concerns regarding the increasing rise in conversions to HMOs and suggested that the Council should consider having a policy to give guidance for future applications.

Resolved:

That planning application 17/01282/FUL be granted planning permission subject to conditions, including those below:

- Provision of covered bin store area
- Provision of cycle store
- Restriction to no more than six residents
- Remove permitted development rights for any extensions.

11 17/00885/FUL 185 and 187 Penn Road, Wolverhampton WV3 0EQ

The Committee considered a report regarding application 17/00885/FUL, change of use from two semi-detached dwellings to a 12-bedroom House in Multiple Occupation (HMO).

Stephen Alexander, Head of Planning reported an update to the report since it had been published. He confirmed that there was now a highway safety objection as the proposed driveway would create a one-way route which would result in cars having to either reverse on to the road or wait on the pavement, leading to a significant risk to pedestrian and highway safety and it was proposed that an additional reason for refusal be agreed.

Mr P. R. Baker addressed the Committee and spoke in opposition to the application.

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

Several Councillors commented on the importance of the Committee receiving reports on HMOs and referred to the objections made by the Police. In many cases the Police did not make comments and when they did it was significant and should be recognised.

In answer to a question regarding the 'communal rooms', Stephen Alexander confirmed that a new planning application would be required if it was proposed to change the use of those rooms.

Resolved:

That planning application 17/00885/FUL be refused planning permission for the following reasons:

- Impact on the Conservation Area and the character of the local area
- Loss of amenity
- Contrary to the promotion of a safe and cohesive community exacerbating crime and/or the fear of crime
- Significant risk to pedestrian and highway safety.

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	17/01487/FUL
Site	New Testament Church of God, 32-39 Woden Road, Wolverhampton
Proposal	Use of part of car park as hand car wash facility
Ward	Heath Town
Applicant	Mr Rueben King
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy
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 Refuse.

2.0 Application site

- 2.1 The site is currently a vacant piece of land following the demolition of the former industrial/warehouse building. The area is mixed use in character with the south and west of the site comprising residential development, the north of the site a doctor's surgery and a primary school whilst to the north-east are commercial/industrial uses.
- 2.2 Planning application 16/01360/FUL granted planning permission for the erection of a new church hall with associated facilities on the site corner of Wednesfield Road/Woden Road and approval was granted to use this site as a car park and multi-purpose games area in connection with the church hall.

3.0 Application details

- 3.1 The application proposes to use part of the approved parking associated with the new church hall as a hand car wash facility with a fabric covered canopy and a portacabin. The car wash is to be used from Monday to Saturday 0900 to 1900hours and on Sundays from 0900 to 1600hours. The applicant states the car wash would create four jobs.
- 3.2 In a supporting statement, the agent states that the area used by the car wash is a nominal two bay hardstanding area which is considered small. The normal day to day operation of the new church hall will be served by existing car parking facilities on the church's existing community centre site and the application site car park will remain largely empty and maximum usage will occur on occasions such as funerals and on Sundays.

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 The application has been publicised by way of neighbour letter and a site notice. One letter has been received from the doctor's surgery requesting assurances about the drainage prior to any decision being made.

6.0 Consultees

- 6.1 Transportation – object to the proposal on the grounds that the use of the hand car wash would reduce the amount of parking available as approved under application 16/01360/FUL for the proposed new church hall. This application was conditioned to provide and retain the parking area and for the maximum number of the congregation not to exceed 550 people in order to protect the highway network.
- 6.2 Environmental Health – raise concerns about the use and that the application provides insufficient detail in respect of numbers of cars to be washed at a time, noise in respect of car stereo systems, jet wash motors and inadequacy of a noise management plan, no details of lighting and no details of discharge of jet wash effluent.
- 6.3 Severn Trent Water – no objections.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report. [LD/06032018/B]

8.0 Appraisal

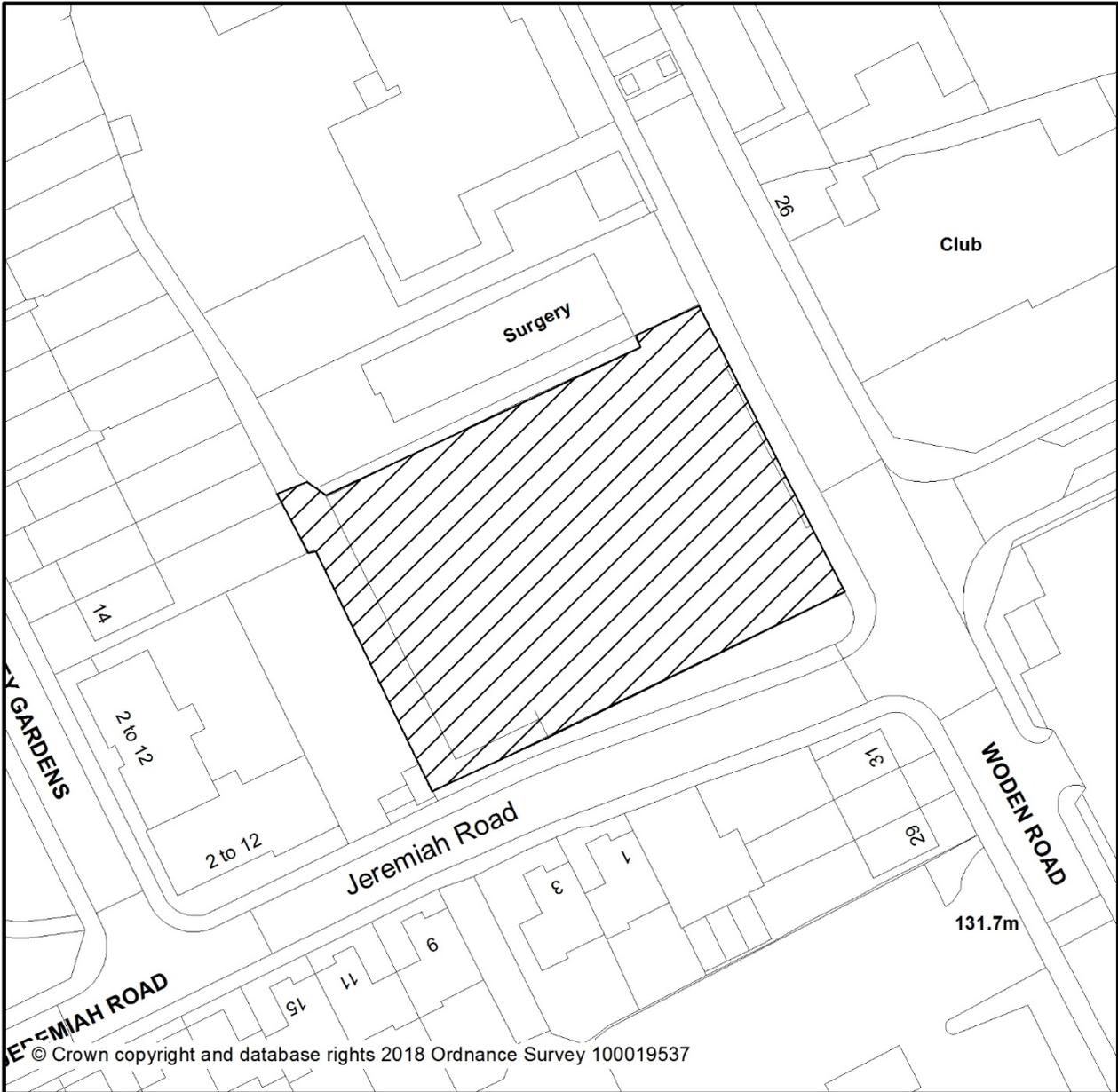
- 8.1 The application site will be the car park to the proposed new church on the corner of Wednesfield Road/Woden Road and the use of part of the site is to be used as a car wash as the applicant states the car park will remain largely vacant during the day to day operation of the church hall (except for on Sundays or when there are large funerals).
- 8.2 Transportation have objected to the proposal as the car park is required for the new church hall which conditioned the number of the congregation and for the specified number of parking to be kept available in order to serve its intended use and to ensure there is no detriment to highway and pedestrian safety. The introduction of a car wash would result in the loss of parking spaces and manoeuvring space within the car park which will be taken up by vehicles waiting to be cleaned and valeted potentially leading to a back log of vehicles entering and exiting the site. This would result in the proposal having an adverse impact on pedestrian and highway safety which is unacceptable.
- 8.3 The application is unaccompanied by a noise impact assessment to fully assess the impact of the proposal on the local amenities and as such, it is considered that the noise generated by jet wash motors, car stereos and the revving of engines, would have an adverse impact on the local residents and the amenity of the area. Furthermore, the application provides insufficient details in respect of lighting which will be required during the winter months to enable the facility to be used until 7pm.

9.0 Conclusion

- 9.1 The proposal results in the loss of parking for the proposed congregation of the new church hall and as such, the proposed use will have an adverse impact on pedestrian and highway safety.
- 9.2 The application lacks a noise impact assessment and lighting detail in order to fully appraise the impacts of the proposal on the local amenities.

10.0 Detail recommendation

- 10.1 Refuse for the following reasons to include:
- The proposed use of the part of the car park as a hand car wash facility will result in the loss of parking to the detriment of pedestrian and highway safety.
 - The application lacks a noise impact assessment and lighting detail in order to fully appraise the impacts of the proposal on the local amenities.



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	17/00925/FUL
Site	Land formerly known as Bridge Cross Garage, 295 Parkfield Road and bowling green to the rear of Old Ash Tree Inn, Dudley Road, Wolverhampton
Proposal	The erection of a 600-capacity banqueting hall with a 400-capacity function hall over and a 30-bedroom hotel with associated car parking and landscaping.
Ward	Blakenhall
Applicant	Mrs S. Pahal
Cabinet member with lead responsibility	Councillor John C 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 Grant.

2.0 Application site

2.1 The former car dealership buildings have been demolished, and the road frontage hoarded off. The use of the bowling green ceased between 2012 and 2015 and is now in a poor state of repair.

3.0 Planning History

3.1 12/00747/FUL - Demolition of existing buildings and replacement with a single retail outlet and associated parking – Granted 8th February 2013 – Demolition Completed retail outlet never started.

4.0 Application details

4.1 This application proposes: The erection of a two-storey building which will occupy a 600-capacity banqueting hall on the ground floor, with a 400-capacity function hall over, a two-storey 30-bedroom hotel and associated car parking and landscaping.

5.0 Relevant policy documents

5.1 National Planning Policy Framework (NPPF)
Wolverhampton Unitary Development Plan (UDP)
Black country Core Strategy (BCCS)

6.0 Publicity

6.1 Nine objections received summarised as follows:

- Impact on parking and traffic.
- Disturbance/noise.
- Parking at the adjacent walk in centre will become more limited and cause on street parking. Patients will have access issues.
- The adjacent NHS site consider that the applicant should fully fund the capital costs of managing the parking, but even so they still have very grave concerns about patient safety.
- Noise and dust.

7.0 Consultees

7.1 Transportation – The parking area is sufficient for the proposal subject to a condition restricting the number of occupants of the banqueting/function hall to 600 at any time. The splitter island on Parkfield Road would also need to be altered.

7.2 Coal Authority – The Coal Authority has **no objection** to the proposed development subject a Site Investigation.

7.3 Environmental Health – Potential for noise disturbance (banging doors/ people's voices and shouting etc.) to local residents as car parking could spill onto other roads such as Hales Park Close, Parkfield Road (726 – 773). A condition would be required preventing the number of occupants of the banqueting/function hall to 600 at any time to mitigate the impact.

8.0 Legal implications

8.1 There are no legal implications arising from this report. [LD/08032018/B]

9.0 Appraisal

- 9.1 Most of the application site had a commercial use. The surrounding area is mixed with residential, and commercial properties. The site adjoins the Dudley Road Local Centre, and is a suitable distance away from other similar uses, to have no negative impact on the function of the adjacent centre or city centre. The development is acceptable in principle.
- 9.2 The proposal would result in the loss of the pub bowling green, to provide car parking. The bowling green has not been used for a number of years and is now in a poor state of repair. It is considered that it is now surplus to requirements and, in line with Policy R5 of the UDP, a compensatory payment of £20,000.00 would be necessary to provide or enhance sports facilities in the city secured by a Section 106 Obligation. The payment would go towards improving bowling facilities in the central and southern parts of the city, in accordance with the current Wolverhampton Playing Pitch Strategy.

The requirement for the compensatory payment meets the test of the Regulations namely:

- Necessary to make the development acceptable in planning terms.
 - Directly related to the development.
 - Fairly and reasonably related in scale and kind to the development.
- 9.3 The existing vehicular access onto Parkfield Road would be retained and a new egress would be created adjacent to the eastern boundary, with the Phoenix Centre. The central splitter on Parkfield Road would need to be altered and the works could be secured by condition.
- 9.4 The proposed layout and appearance is acceptable, with the proposed hotel having a strong visual presence in the street scene. The Banqueting/Function suite is set well back on the site mitigating noise disturbance. There would be no significant impact on neighbouring amenity because of outlook, light, sunlight or privacy. Noise attenuation measures will be incorporated into the buildings to prevent noise disturbance.
- 9.5 The proposed parking is sufficient, subject to a condition restricting the number of occupants of the building occupying the banqueting suite and the function hall to 600 at any time. The restriction on occupants would reduce the chance of parking spilling out onto surrounding streets, and by reducing the number of people would reduce the chance of noise disturbance. A Car Parking Management Plan would also be required as a condition, to ensure a suitable level of marshalling at the site, to prevent any possible disruption to the surrounding highway network, and within the site, so that vehicle movements would be improved especially with respect to the safety of pedestrians and visitors to the development. The car parking layout will require the inclusion of a suitable amount of electric vehicle charging points, for the number of spaces proposed to address air quality, with respect to sustainability.

10.0 Conclusion

10.1 Subject to conditions and a Section 106 Obligation the proposal is acceptable and in accordance with the Development Plan.

11.0 Detail recommendation

11.1 Grant planning application 17/00915/FUL subject to:

- i. Section 106 Obligation for:
 - Compensatory payment of £20,000 for the loss of the bowling green, for provision or enhancement of sports facilities in the central and southern area of the city;
- ii. Any necessary conditions to include:
 - Restrict occupants to 600 at any time.
 - Works to the Central Splitter Island at Parkfield Road.
 - Contaminated land/Site Investigation (Coal).
 - A noise assessment and mitigation.
 - Extraction ventilation/odour suppression.
 - External lighting specification.
 - Hours of use and delivery/despatch.
 - Submission/Implementation of Landscaping (Tree Protection).
 - Drainage.
 - External materials.
 - Visibility (boundary treatment at both entrance and exit).
 - Parking to be provided and retained as shown.
 - Hours of operation during construction.
 - Electric vehicle charging points.
 - Cycle and motor cycle parking.
 - Bin stores.
 - Car Parking Management Plan.
 - Renewables (10%).



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CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	18/00093/FUL	
Site	310 Bushbury Lane, Wolverhampton	
Proposal	Proposed Single-Storey Side Extension	
Ward	Bushbury South and Low Hill	
Applicant	Mr Ian Brookfield	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Nyhiem Howl	Planning Apprentice
	Tel	01902 556649
	Email	nyhiem.howl@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant.

2.0 Application site

2.1 The application site consists of a semi-detached house located on the corner plot of Bushbury Lane, adjacent to Sandy Lane. The site is situated on a main road in a residential area opposite a row of shops including A5 takeaways.

2.2 On the opposite corner plot is a detached house set back at least 10 metres away from the highway surrounded by a 2-metre fence.

3.0 Application details

3.1 The proposal is for a single-storey side extension. A side building on the property which currently consists of a garage, a toilet and a storage room. This is to be extended and converted.

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 support has been received.

6.0 Consultees

6.1 None required.

7.0 Legal implications

7.1 No legal implications arising from this report. [KR/09032018E]

8.0 Appraisal

8.1 This application seeks to extend an existing side building.

8.2 There are no overlooking or privacy issues and the property will still benefit from sufficient garden area.

8.3 The design of the proposal is acceptable in the context of the property and the wider street scene.

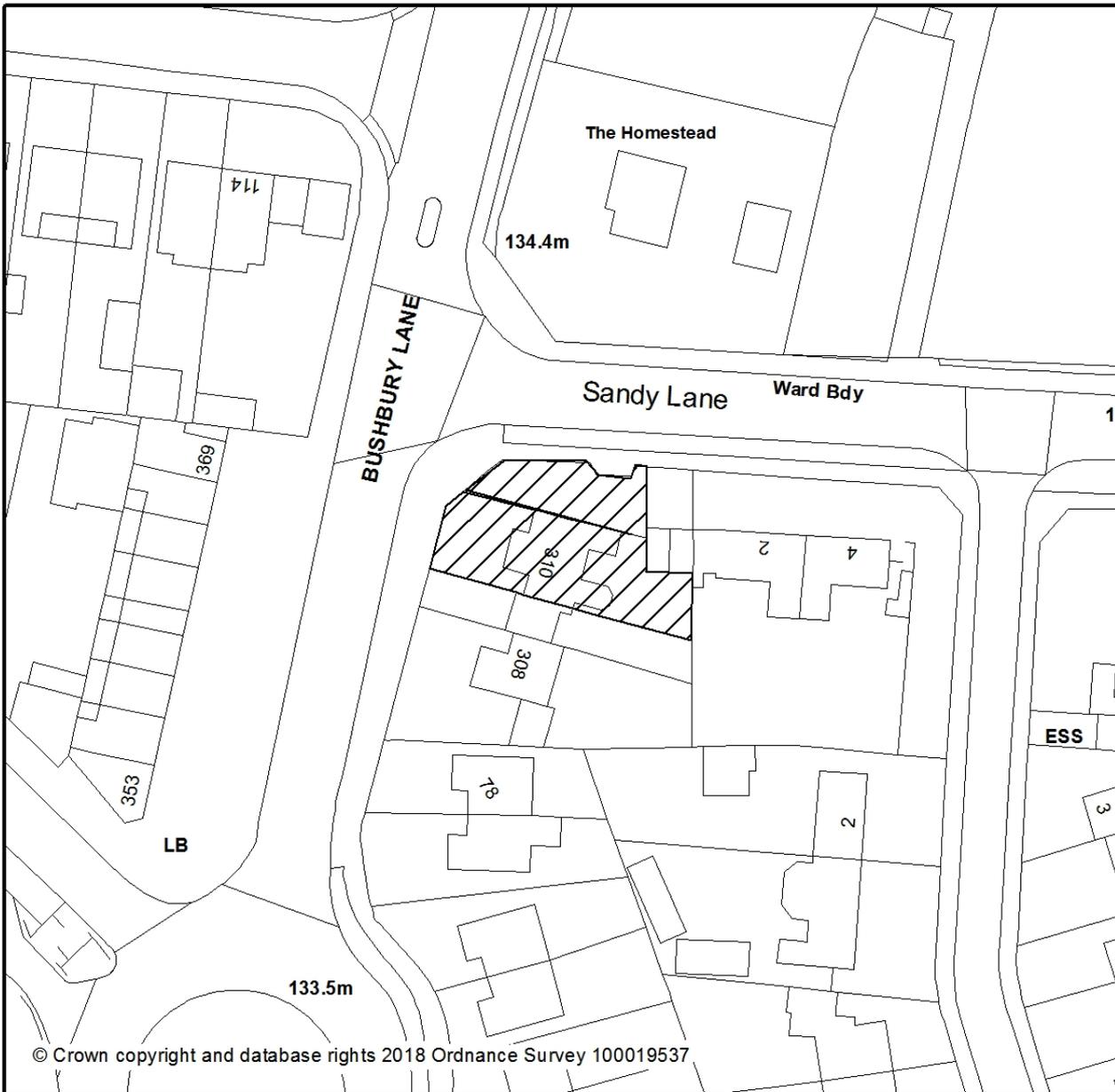
9.0 Conclusion

9.1 The proposal is of a scale, design and appearance as not to detract from the existing properties or the character and appearance of the area and is therefore considered acceptable and in accordance with the policies in the development plan.

10.0 Detail recommendation

10.1 That planning application 18/00093/FUL is approved subject to the following conditions:

- Matching materials.
- The extension must not be used as a separate or independent dwelling.



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CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	18/00078/OUT
Site	Wolverhampton Environment Centre, Westacre Crescent, Wolverhampton
Proposal	Outline permission for the demolition of derelict glasshouses and ancillary buildings, to include the derelict bungalow and the redevelopment of the site with 14 x two-storey dwellings, along with access road and car parking (all matters reserved)
Ward	Tettenhall Wightwick
Applicant	City of Wolverhampton Council
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy
Accountable Director	Keren Jones, Service Director, City Economy
Originating service	Planning
Accountable employee	Colin Noakes Planning Officer Tel 019020 551124 Email colin.noakes@wolverhampton.gov.uk

1.0 Summary recommendation

- 1.1 Grant subject to conditions.
- 1.2 Require and authorise a Section106 Agreement (to be signed by the purchaser from City of Wolverhampton Council immediately after the purchase and after planning permission, having already been granted) requiring a payment to meet the costs of 10 years maintenance of the remainder of the WEC as part of the Smestow Valley Local Nature Reserve.

2.0 Background

- 2.1 The redevelopment of the Wolverhampton Environment Centre (WEC) was the subject of extensive public engagement, prior to the submission of the planning application. Residents were leafleted and four public meetings were held in 2016 which were facilitated by the Finchfield and Castlecroft Community Association and the Tettenhall

Neighbourhood Plan Steering Group. A further public meeting was held on 13 June 2017 to show residents indicative layouts.

- 2.2 In November 2017 planning permission was granted for change of use of the undeveloped part of the WEC to public open space and nature reserve, with provision for allotments. This will allow works to be undertaken to facilitate public access and the enhancement of biodiversity and for future management and maintenance.
- 2.3 To generate income to pay for capital works and future management and maintenance it is proposed to obtain planning permission for residential development on the previously developed part of the WEC and then sell that part.
- 2.4 It is not possible to use a capital receipt for revenue expenditure (e.g. management and maintenance). However, it is possible for a Section 106 obligation to make such provision. Therefore, it was the resolution of Cabinet (Resources) Panel on 28 February 2017 that the purchaser of the housing site (WV Living) will enter into a Section 106 Agreement to pay £80,000 to meet the costs of maintenance of the remainder of the WEC for 10 years. If Councillors are minded to grant permission for this application they are asked to authorise this Section 106.

3.0 Application site

- 3.1 The application relates to a previously developed (brownfield) site located within the former Wolverhampton Environment Centre (WEC). The remainder of the WEC mainly comprises overgrown woodland. There is a fence around the WEC and there is no public access.
- 3.2 The WEC is within the Green Belt. It is surrounded on three sides by the Smestow Valley Local Nature Reserve. To the east, on the other side of the former railway line is housing in Westacre Crescent. The application site is currently occupied by dilapidated glasshouses, ancillary buildings and a bungalow. The site was previously used as an education facility which closed in 2014 and has remained vacant since.

4.0 Application details

- 4.1 The application proposes the demolition of the existing dilapidated buildings and redevelopment of fourteen, two-storey houses. All matters of detail are reserved for subsequent approval. Vehicular access would be from Westacre Crescent, as it is now.

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)
Tettenhall Neighbourhood Plan (TNP)

6.0 Publicity

6.1 12 letters of objection have been received.

The reasons for objection include:

- (i) Impact on the Green Belt.
- (ii) Increase in road traffic and road parking.
- (iii) Impact on wildlife.
- (iv) Contrary to policy.
- (v) The setting of a precedent for future development.

6.2 Two letters of support from representatives of the Finchfield and Castlecroft Community Association were received.

They gave broad support to the proposal, providing:

- (i) The developed area is contained within the brownfield site.
- (ii) Restrictions on house extensions are placed on future occupiers.
- (iii) Houses are no more than two-storeys high.
- (iv) Monies generated from the future sale are used on the wider WEC area.

7.0 Consultees

7.1 Ecology: The submitted ecological and protected species surveys are satisfactory. No further ecological survey work is required. Recommend a condition requiring implementation of the report's recommendations.

7.2 Highways: no objections subject to conditions.

8.0 Legal implications

8.1 The requirement for the £80,000 would ordinarily be included in a planning obligation pursuant to Section 106 of the Town and Country Act 1990 (as amended) provided by the landowner. The landowner is the City Council which cannot enter into a Section 106 planning obligation with itself. Therefore, immediately after the transfer of land from the City Council the purchaser must complete the Section 106 planning obligation.
[LD/06032018]

9.0 Appraisal

9.1 The main issues for consideration are:

- Principle of development (including Green Belt policy).
- Ecology.
- Access and car parking.

- 9.2 The application site is within the Green Belt. The NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate. However, an exception is “partial or complete redevelopment of previously developed sites (brownfield land)...which would not have a greater impact on the openness of the Green Belt ...”.
- 9.3 The application site comprises previously developed brownfield land. The proposed development would not extend beyond the previously developed area, would be no more than two-storey and would have a volume no greater than the volume of the existing buildings. Therefore, the development would have no greater impact on openness and so would not be inappropriate.
- 9.4 Policy TNP6 of the TNP sets out aspirations for the WEC. There is a desire for the site to be used for community purposes, preserve the openness of the green belt and nature conservation. While there is no provision within the Policy for residential use, the application site equates to only 10% of the WEC and its sale would generate funds to achieve the policy’s aspirations for the other 90%.
- 9.5 The WEC provides a wildlife habitat and is surrounded on three sides by the Smestow Valley Local Nature Reserve. Ecological surveys have been carried out and these have been appraised by the Council’s Ecologist. He has raised no objections to the proposal providing the recommendations contained within the submitted reports are followed. The proceeds from the sale of the housing site would allow 90% of the WEC to be incorporated into the adjoining Nature Reserve, to be managed for nature and public access.
- 9.6 The existing private drive from Westacre Crescent will need to be widened and upgraded. The details of this and of parking provision will be covered at the reserved matters stage.

10.0 Conclusion

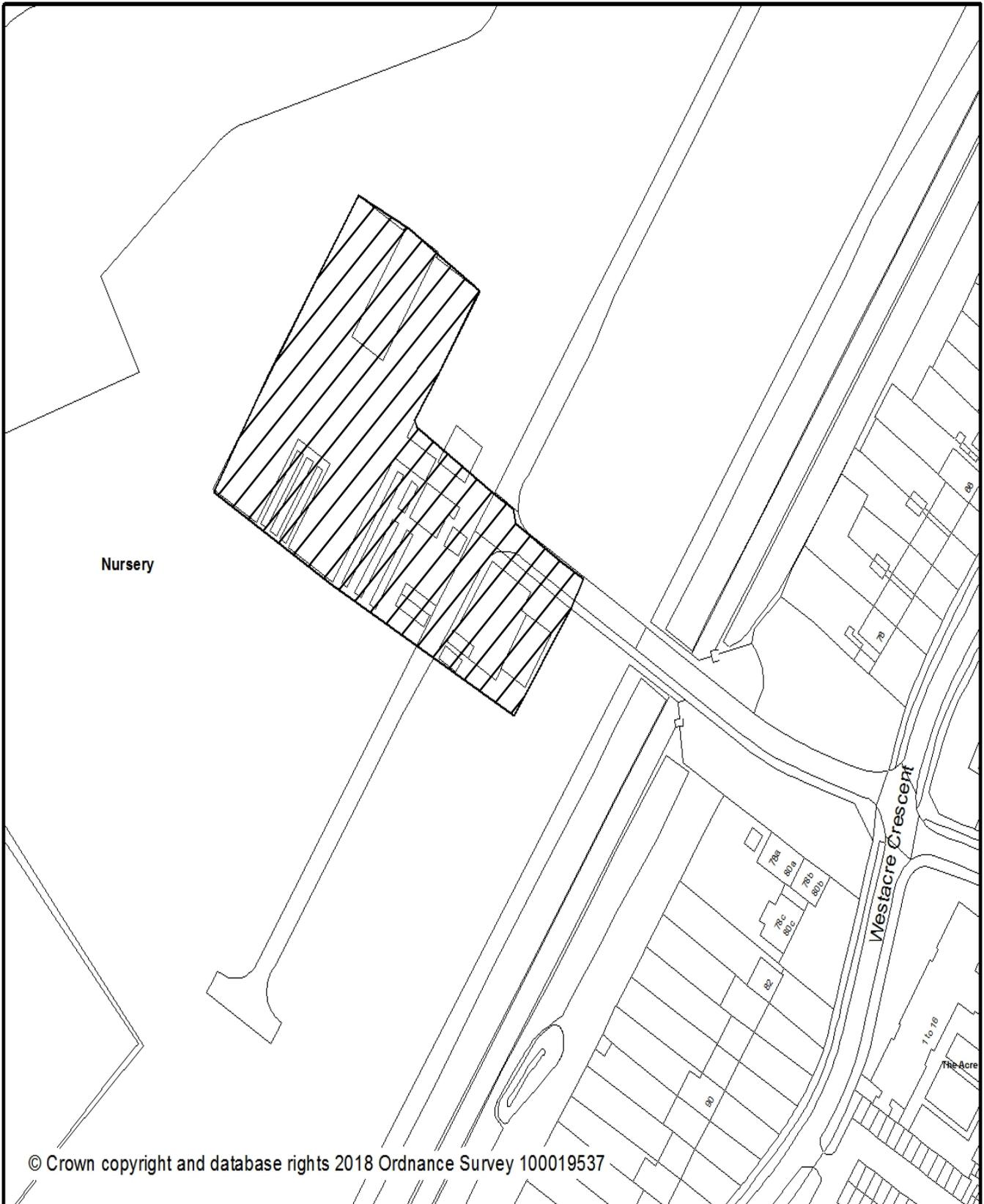
- 10.1 The proposal would be in accordance with Green Belt Policy and would facilitate aspirations of the TNP for 90% of the WEC. Therefore, the proposal is acceptable and in accordance with the development plan.

11.0 Detail recommendation

- 11.1 That planning application 18/00078OUT be granted planning permission subject to conditions including:
- Levels survey.
 - Drainage details.
 - Removal of PD rights.
 - Control external lighting.
 - Demolition and Construction Management Plan.
 - Implementation of ecological report recommendations.
 - Max two-storey.

- Max volume.
- Parking only in designated areas.
- Parking spaces only to be used for parking.

11.2 That a Section 106 agreement is required and authorised (to be signed by the purchaser from City of Wolverhampton Council immediately after the purchase after planning permission is granted) requiring the payment of £80,000 to meet the costs of 10 years maintenance of the remainder of the WEC as part of the Smestow Valley Local Nature Reserve.



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	17/00971/FUL	
Site	164 Dudley Road, Wolverhampton, WV2 3DN	
Proposal	Change of use from D1 to A1. Shop front alteration and relocation of staircase	
Ward	Blakenhall	
Applicant	Mrs Ramandeep Kaur	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for 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 Refuse.

2.0 Application site

2.1 The application site is on Dudley Road, outside of the of Dudley Road (Blakenhall) Local Centre. The application property is a two-storey mid terrace former dwelling that was most recently used as the Blakenhall Community Advice Centre. There is an adjoining house at 163 and shop at 165.

3.0 Application details

3.1 The applicant has run a business for over six years from 168 Dudley Road, selling mobile phones and accessories. They propose to relocate the business to this property due to a requirement to vacate the existing premises. The applicant has indicated that the new expanded premises has the potential to employ up to four members of staff.

3.2 The application seeks to replace the existing residential frontage with a typical shopfront and there is a small (5 sqm) increase in the size of the property.

4.0 Relevant Planning History

- 4.1 A change of use application for A1 was refused under delegated powers in June 2017 (17/00463/FUL).

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 response.

7.0 Consultees

- 7.1 Environmental Health - No objection subject to conditions restricting opening and delivery hours/refuse collection.
- 7.2 Transportation - No objection. Will not have a severe impact on the site or the surrounding highway network.

8.0 Legal implications

- 8.1 There are no legal implications arising from this report. [LD/06032018/H]

9.0 Appraisal

- 9.1 The property is not located with a defined local centre. Due to the size of the proposed shop BCCS Policy CEN6 Meeting Local Needs for Shopping and Services applies. The policy allows for small shops outside local centres if they would meet a specific day-to-day need of a population. There are several other similar shops in the vicinity and so the proposed use is not necessary to meet the specific day-to-day need of the local population.
- 9.2 The proposal would also divert investment away from other nearby local centres where alternative premises are currently available.
- 9.3 The property is situated in a mixed area, but does have an adjoining house at 163 Dudley Road. The proposed use would be detrimental to the amenities of the adjoining property because of the increase in noise and activity associated with a new retail shop.

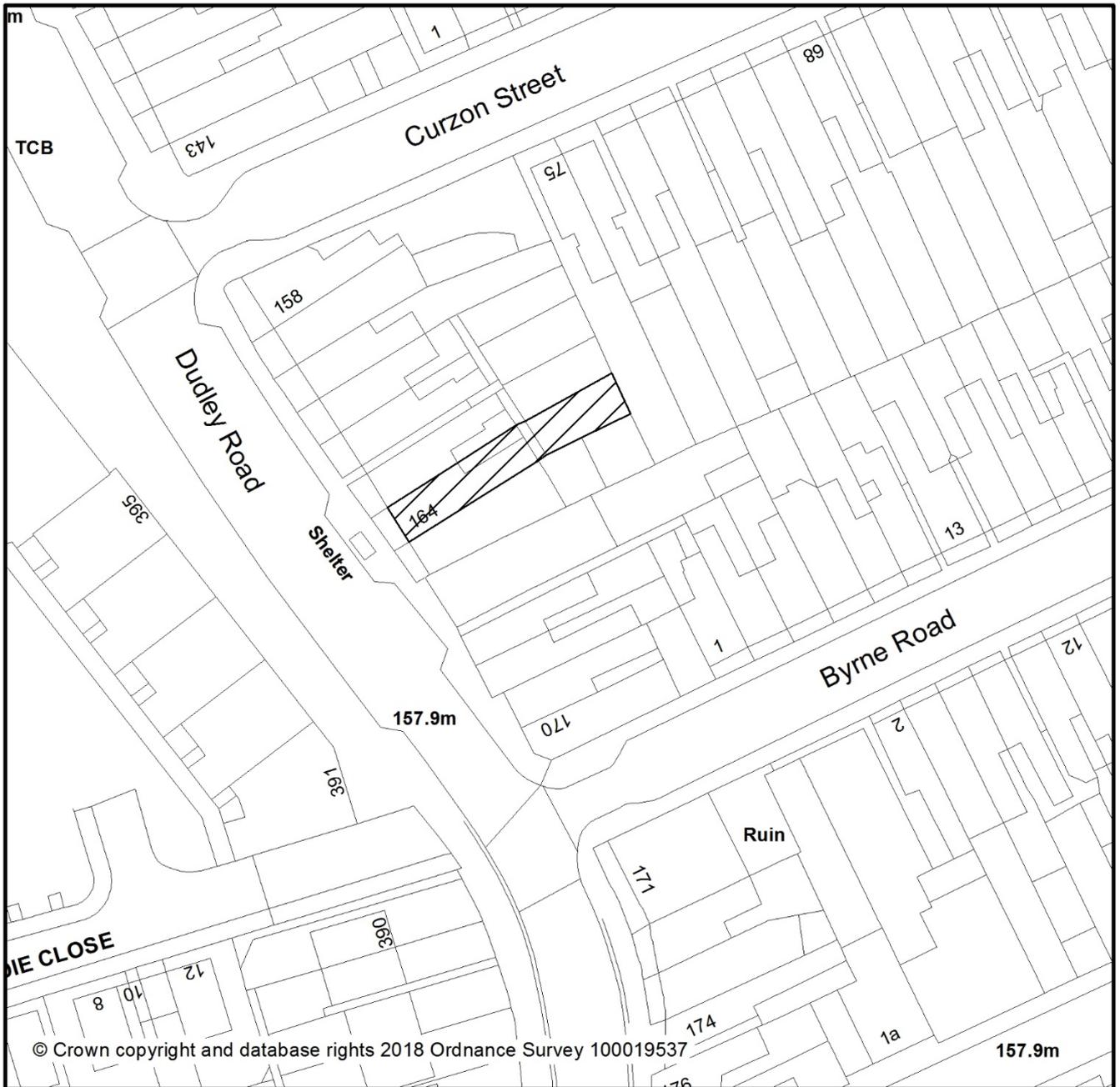
10.0 Conclusion

10.1 For the reasons given below, the proposal is unacceptable and contrary to the development plan.

11.0 Detail recommendation

11.1 That planning application 17/00971/FUL be refused for the following reasons:

- The application does not demonstrate a need for a new retail unit to meet specific demand for the local population. Local provision could be better met by investment in nearby local centres. The proposal is therefore contrary to the Black Country Core Strategy Policies CEN1, CEN2 and CEN6.
- Detrimental to the amenities of residents of the adjoining terraced property. The proposal is therefore contrary to the Unitary Development Plan Policy EP5.



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	17/01466/FUL
Site	1 The Spinney, Wolverhampton
Proposal	Demolition of existing bungalow and erection of one, three bed dormer bungalow and two, two bed bungalows
Ward	Tettenhall Regis
Applicant	Mr Philip and Miss Claire Green
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy
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 Grant.

2.0 Application site

2.1 The application site is a single-storey bungalow occupying a corner position at the junction of The Spinney and Finchfield Hill. The character of the area is very open with little or no boundary walls/fences. The street scene is characterised by a mixture of detached two-storey houses and bungalows and the area is wholly residential in character.

3.0 Application details

3.1 The application proposes the demolition of an existing bungalow and the erection of one, three bed dormer bungalow and two, two bed bungalows. The properties have two off street parking spaces for each property.

3.2 The new dwellings would front onto The Spinney and would be at a 45 degree angle to the road in line with the existing pattern of the development on the north side of The

Spinney. The properties have private rear gardens, are to be constructed of bricks and tiles to match that of the existing properties in the street and does not propose the loss of any trees.

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 The application was publicised by neighbour letter and ten letters of objection have been received. The concerns raised are: impact on traffic/increased parking on the road; disturbance during the construction of the development; impact on street scene, not in keeping with the area and detrimental to visual amenities; loss of privacy and light; impact on drainage; loss of wildlife and trees.

6.0 Consultees

- 6.1 Environmental Health – no objections subject to a Construction Management Plan.
- 6.2 Transportation – no objections.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report. [LD/06032018/C]

8.0 Appraisal

- 8.1 The proposal seeks to erect three bungalows on the site of one existing detached single-storey bungalow which will be demolished. The street scene has a mixture of detached properties comprising two-storey houses, dormer and single-storey bungalows. The proposal seeks to harmonise with the character of the area by adding two single-storey bungalows nearest the corner with Finchfield Hill and a dormer bungalow nearest to 3 The Spinney. The design and layout of the proposed bungalows are in keeping with the street scene because they are of a scale which are consistent to that of the adjacent properties.
- 8.2 The proposed layout provides adequate parking provision for the bungalows and as such all parking has been provided off road.
- 8.3 The rear garden areas are in excess of the 55 square metres required for bungalows which is considered to be acceptable and being single-storey in height, the proposal

would not adversely affect the neighbouring properties by reason of overlooking or loss of privacy. The layout will therefore have no adverse impact on neighbour amenities.

8.4 In considering the concerns raised by local residents, the proposal provides adequate off street parking and therefore would not result in an adverse impact on highway safety. A Construction Management Plan will be conditioned to protect resident's amenities during the build of the proposed development, a condition requiring the drainage details is to be included and the applicants state the proposal will not result in the loss of any trees/wildlife. The application will be conditioned requiring landscape details to be submitted.

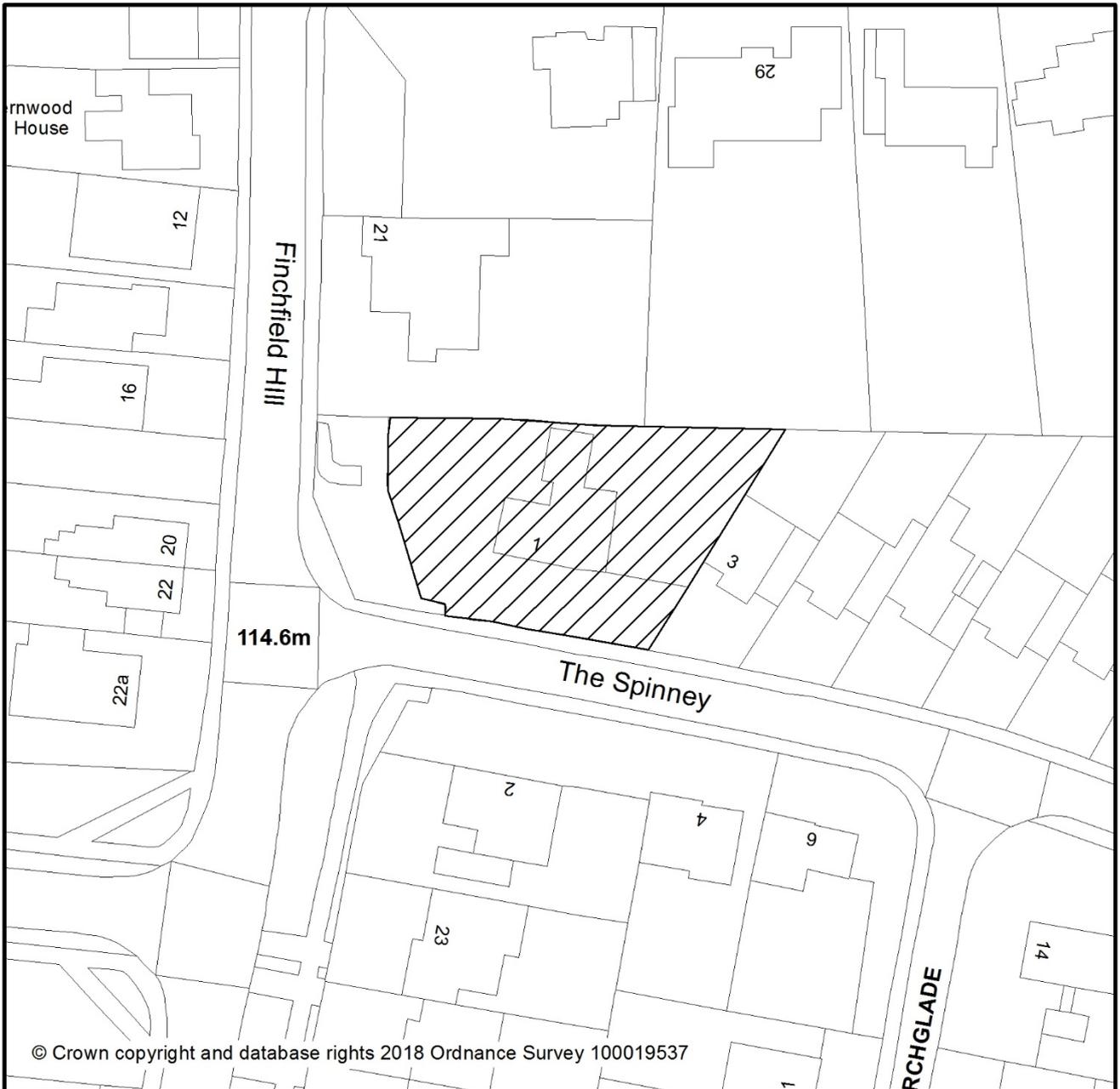
9.0 Conclusion

9.1 Taking all the above matters into consideration, the proposal to demolish the existing bungalow and erect three detached bungalows is considered acceptable as it has no adverse impact on visual amenities or the street scene, provides adequate parking and has adequate private rear amenity. The proposal has no adverse neighbour impact and is in accordance with the policies in the development plan.

10.0 Detail recommendation

10.1 That planning application 17/01466/FUL is approved subject to the following conditions:

- Submission of materials.
- Landscaping details.
- Levels.
- Drainage details.
- Restrict extensions.
- Restrict outbuildings.
- Restrict boundary treatments to frontages.
- Tree protection measures.
- Electric recharging points.
- Demolition and Construction Management Plan.



CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 20 March 2018
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Planning application no.	17/01495/FUL	
Site	Land to rear of 45 Rookery Road, Wolverhampton	
Proposal	Residential development comprising 10 semi-detached houses to include improvements to Bayliss Avenue	
Ward	Spring Vale	
Applicant	Mr M. Howell	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Vijay Kaul	Senior Planning Officer
	Tel	(01902) 553791
	Email	Vijay.Kaul@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application comprises 45 Rookery Road and an area of undeveloped land to the rear of 29 to 45. It slopes upwards from east to west. Beyond the western boundary, there is an electricity pylon with its lines extending easterly across the site.

2.2 Access is from Bayliss Avenue, a narrow residential cul-de-sac off Rookery Road.

2.3 There is a larger open space to the south of the site which had outline planning permission for a care home but that has now expired.

3.0 Application details

3.1 The application proposes 10 semi-detached houses and the widening of Bayliss Avenue by utilising land to the side of 45 Rookery Road, providing 1800mm wide pavements and a 5500mm wide highway. A new road would then extend from Bayliss Avenue into the site.

3.2 The houses would have two full storeys with rooms in the roof 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 Six letters of objection were received, summarised as follows:

- Increased traffic and adverse impact on highway safety.
- Land not suitable - mine shafts, drainage problems and electricity pylons.
- Loss of privacy due to land level and height of buildings.
- Increased noise disturbance and light pollution.
- Detrimental impact on wildlife.

6.0 Consultees

6.1 Environmental Health: No objection subject to conditions requiring Construction Management Plan, Electric car charging points and scheme to deal with land contamination.

6.2 Transportation: No objection subject to conditions.

6.3 Coal Authority: No objection subject to a condition requiring a further site investigation and if necessary remediation measures.

6.4 Western Power Distribution: No objection subject to informative about working practices.

6.5 Severn Trent Water: No objection subject to a condition requiring drainage details

7.0 Legal implications

7.1 There are no legal implications arising from this report. [LD/07032018/V]

8.0 Appraisal

8.1 Previous planning permissions establish the principle of residential development on this site although each planning application must be determined on its own merits.

8.2 The height of the houses is acceptable when viewed in conjunction with surrounding development and the external design respects the local character and would contribute to the varied dwelling types already found in the area.

- 8.3 The proposed houses would be at least 28m away from those fronting Rookery Road. This exceeds the Council's minimum separation standard of 22m, and takes into account the level difference between the existing and proposed houses. This separation distance, together with proposed boundary treatments, would be sufficient to protect the privacy of neighbours.
- 8.4 The proposed means of access and highway improvements to Bayliss Avenue are the same as previously approved for a development of up to 16 dwellings. With two parking spaces per dwelling there would be sufficient off-street parking provision.

9.0 Conclusion

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

10.0 Detail recommendation

- 10.1 That planning application 17/01495/FUL is granted subject to the following conditions:
- External materials.
 - Levels.
 - Construction Management Plan (inc operational hours).
 - Land contamination and ground gas.
 - Intrusive site investigation (coal mining).
 - Drainage.
 - Landscaping and boundary treatments.
 - Electric charging points.
 - Renewable energy.
 - No external lighting without approval.
 - Remove PD rights for rear extensions and dormers.
 - No more than three dwellings to be occupied prior to Bayliss Avenue road widening.
 - 1.8m footway on both sides of widened road.

