

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

## Membership

**Chair** Cllr Dr Michael Hardacre (Lab)  
**Vice-chair** Cllr Anwen Muston (Lab)

### Labour

Cllr Obaida Ahmed  
Cllr Harman Banger  
Cllr Alan Butt  
Cllr Celia Hibbert  
Cllr Keith Inston  
Cllr Clare Simm  
Cllr Mak Singh  
Cllr John Rowley

### Conservative

Cllr Jonathan Yardley  
Cllr Wendy Thompson

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** Donna Cope  
**Tel/Email** Tel 01902 554452 or email [donna.cope@wolverhampton.gov.uk](mailto:donna.cope@wolverhampton.gov.uk)  
**Address** Democratic Services Civic Centre, 1<sup>st</sup> floor, St Peter's Square, Wolverhampton WV1 1RL

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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               | <b>Apologies for absence</b>  |
| 2               | <b>Declarations of interest</b>   |
| 3               | <b>Minutes of the previous meeting</b> (Pages 3 - 8)<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>18/01015/FUL - 1 Dovecote Close, Wolverhampton</b> (Pages 9 - 12)<br>[To consider the planning application]                              |
| 6               | <b>18/00723/FUL – 2 Newbridge Crescent, Wolverhampton</b> (Pages 13 - 16)<br>[To consider the planning application]                         |
| 7               | <b>18/00587/OUT - Land Behind 44 Walter Road, Bilston</b> (Pages 17 - 20)<br>[To consider the planning application]                         |
| 8               | <b>14/00989/FUL - Land adjacent to The Old House, College Road, Wolverhampton</b> (Pages 21 - 26)<br>[To consider the planning application] |
| 9               | <b>18/01075/FUL - Ceeders Social Club, Castlecroft Lane, Wolverhampton</b><br>(Pages 27 - 30)<br>[To consider the planning application]     |
| 10              | <b>18/00833/FUL - Bilston Urban Village, Bilston, Wolverhampton</b> (Pages 31 - 42)<br>[To consider the planning application]               |

## Attendance

### Councillors

Cllr Dr Michael Hardacre (Chair)  
Cllr Anwen Muston (Vice-Chair)  
Cllr Obaida Ahmed  
Cllr Harman Banger  
Cllr Alan Butt  
Cllr Celia Hibbert  
Cllr Keith Inston  
Cllr Clare Simm  
Cllr John Rowley  
Cllr Wendy Thompson

### Employees

Stephen Alexander	Head of Planning
Martyn Gregory	Section Leader - Planning
Gerwyn Owen	Professional Lead - Transport Development
Kirsty Johnson	Planning Officer
Donna Cope	Democratic Services Officer

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

*Item No.*     *Title*

**1        Apologies for absence**

Apologies for absence were received from Councillor Gurmukh Singh and Councillor Jonathan Yardley.

**2        Declarations of interest**

Councillor Hardacre, Chair of Planning Committee, declared a pecuniary interest in respect of agenda item 5, application 18/00296/OUT, 866 Stafford Road, Wolverhampton, WV10 6NU, as he was known to the applicant, Mrs Delia Jacques. He would withdraw from the meeting when the application was considered and Councillor Muston, Vice-Chair, would chair the item.

3 **Minutes of the previous meeting**

Resolved:

That the minutes of the previous meeting held on 10 July 2018 be confirmed 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 **866 Stafford Road, WV10 6NU**

Having declared an interest, Councillor Hardacre left the meeting room whilst the application was considered and Vice Chair, Councillor Muston, chaired the item.

The Committee considered a report regarding 18/00296/OUT, application to demolish the existing house and erect one house and two bungalows.

Mrs Sharon Stoker addressed the Committee and spoke in opposition to the application.

In response to statements made, Martyn Gregory, Section Leader, Planning, advised the Committee that each application had to be considered on its own merit and the proposed plans would not have an adverse impact on neighbouring properties in respect of privacy, space and noise. He confirmed that a Transportation Officer had been consulted on the application and did not have any concerns.

A Member of the Committee expressed concerns regarding the application, however other Members felt that the proposals were acceptable.

Resolved:

That planning application 18/00296/OUT be approved subject to the following conditions:

- Outline conditions; requiring the submission of the reserved matters
- Floor plans for dwellings
- Boundary treatments
- Levels
- Tree protection measures
- Drainage
- External materials
- Demolition and Construction management plan
- Provision of vehicle circulation and parking areas
- Bin stores
- Electric vehicle charging points
- Remove permitted development for roof extensions and additional roof lights to the bungalows
- Implementation of ecology and wildlife enhancement measures

Councillor Hardacre returned to the meeting and resumed his role as Chairman.

## 6 Former Royal Hospital site

The Committee considered the following two associated reports:

17/01209/FUL - Hybrid planning application

Area A - 'Full' permission for change of use of the former main hospital building (Grade II listed building) and external and internal alterations to provide 53 residential apartments; change of use of the former lodge building to Use Class A1 (Shops) / A3 (Restaurants and Cafes), associated access, car parking and landscaping; and demolition of former nurses accommodation block and redevelopment to create an apartment block (24 apartments) together with access, car parking and associated site infrastructure.

Area B - 'Outline' permission for up to 115 residential dwellings (all matters reserved).

17/01210/LBC - Listed Building Consent application

Former Royal Hospital Building – Retention, conversion and alterations to create 53 apartments.

Former Lodge – Retention, conversion and alterations to use class A1 (shops) / A3 (restaurants and cafes)

Former Nurses Home: Full demolition of building.

Stephen Alexander, Head of Planning, reported an update to the report since it had been published. He advised that Historic England had withdrawn their objection and had no outstanding concerns with the application.

Mr Mark Jackson addressed the Committee and spoke in support of the application.

Members of the Planning Committee welcomed the application and were happy that the Grade II Listed building would be maintained and given a new purpose within the community.

Resolved:

17/01209/FUL - Hybrid planning application -

That the Strategic Director for Place be given delegated authority to grant subject to:

- i. Referral of the application to the Secretary of State in accordance with the arrangements for handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015.
- ii. Signing of a S106 for:
  - highway works, including any necessary traffic regulation orders
  - management of communal areas and apartments
  - 12.5% Affordable housing
  - Reduction of the Section 106 requirements commensurate with the lack of viability, with such a reduction being for a 3 year period only.
- iii. Any necessary conditions to include:
  - Construction management plan and method statement
  - Drainage
  - Levels

- Recruitment and Training
- Bin stores
- Cycle and motorcycle parking
- Boundary treatments
- Provision of electric vehicle charging points
- Acoustic attenuation
- Provision of parking
- External Lighting
- Travel Plan
- Landscaping
- Ground remediation
- External materials
- Submission of reserved matters associated with the outline
- Demolition of the nurses' home not to commence before a contract for the carrying out of the construction of the apartment block (24 apartments) to replace the former nurses' home has been let
- Prior to the demolition of the former nurses' home a record of the former nurses' home shall be made and the record shall be made publicly available
- Total number of dwellings within the area of land for which "outline" consent is given to be 115.
- Implement recommendations of the ecology report

17/01210/LBC - Listed Building Consent application -

That the Strategic Director for Place be given delegated authority to grant subject to:

- i. Referral to the Secretary of State in accordance with the arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015.
- ii. Any necessary conditions to include:
  - External materials
  - Demolition of the nurses' home not to commence before a contract for the carrying out of the construction of the apartment block to replace the former nurses' home has been let

Prior to the demolition of the former nurses' home, a record of the former nurses' home shall be made and the record shall be made publicly available.

## 7 **2 Woodcote Road Wolverhampton WV6 8LP**

The Committee considered a report regarding 18/00737/FUL, erection of new 1.8 metre high fence and associated screen landscaping at the back edge of pavement along the Wood Road frontage, to replace the fence recently constructed.

Resolved:

That planning application 18/00737/FUL be approved subject to the following condition:

- Landscaping plan

## 8 **Goodyear Development Site**

The Committee considered a report regarding 18/00848/REM, erection of 126 dwellings (Submission of reserved matters pursuant to outline approval 11/01022/EXT - access, appearance, landscaping, layout and scale to be considered)

Resolved:

That the Strategic Director for Place be given delegated authority to grant planning application 18/00848/REM subject to:

### 1. Agreeing the level of affordable housing provision

If viable:

- 25% affordable housing

If not viable:

A reduction in affordable housing, commensurate with the lack of viability with the reduction applying on a pro-rata basis to all dwellings ready for occupation within three years of the date that a lack of financial viability is demonstrated and the full requirement applying on a pro-rata basis to all those that are not ready for occupation at that time.

### 2. Receipt of an acceptable flood risk assessment.

### 3. Any necessary conditions to include:

- Construction Management Plan
- Drainage
- External materials
- Implementation of landscaping and boundary treatments
- Provision of parking
- Ground remediation
- Acoustic glazing and mechanical ventilation for plots facing onto the railway line
- Levels
- Removal of permitted development rights removed for windows / dormer windows (other than those expressly authorised by the permission) in side elevations
- First floor side facing windows to be fitted with obscured glazing
- Electric vehicle charging points
- Targeted recruitment and training
- Traffic regulation orders and raised tables

## 9 **Goodyear Factory, Stafford Road**

The Committee considered a report regarding 17/00671/OUT, outline application for residential development (up to 230 dwellings) with all matters reserved apart from access.

Resolved:

That the Strategic Director for Place be given delegated authority to grant planning application 17/00671/OUT subject to:

1. Completion of a Section 106 Agreement to include:

For the whole development:

- Highway works, including traffic regulation orders and provision of a pedestrian crossing on Bushbury Lane
- New staff car park and pupil drop off/pick up for Bushbury Lane Academy
- Creation of a public open space in front of Bushbury Lane Academy including the removal of the acoustic fence
- Targeted recruitment and training
- Management company for external communal areas

If viable:

- 25% affordable housing
- 10% renewable energy

If not viable:

A reduction in affordable housing and renewable energy, commensurate with the lack of viability with the reduction applying on a pro-rata basis to all dwellings ready for occupation within three years of the date that a lack of financial viability is demonstrated and the full requirement applying on a pro-rata basis to all those that are not ready for occupation at that time.

2. Any necessary conditions to include:

- Outline conditions including submission of reserved matters
- Timing
- Phasing
- Construction Management Plan
- Drainage
- Electric vehicle charging points
- Levels
- Boundary treatments
- Cycle and pedestrian routes
- Ground remediation
- Noise attenuation
- Travel Plan
- Archaeology - requirement for a desk based assessment
- Implementation of landscaping

Implement in accordance with ecology recommendations

## 10 **Land Formerly BASF Premises, Well Lane**

Planning application 17/01428/FUL had been withdrawn by the applicant prior to the meeting so therefore was not considered by the Committee.

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<b>Planning application no.</b>	18/01015/FUL	
<b>Site</b>	1 Dovecote Close, WV6 8NA	
<b>Proposal</b>	Two-storey side and rear extension, single storey rear extension, front porch extension, new front bay window and canopy (resubmission of original plans).	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Mrs S Raja	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Alisha Paul	Planning Officer
	Tel	01902 550348
	Email	Alisha.Paul@wolverhampton.gov.uk

### **1.0 Summary recommendation:**

1.1 Refuse.

### **2.0 Application site**

2.1 The application site is located within the Tettenhall Neighbourhood Plan area. The existing dwelling is a four-bedroom detached property. There is a tree in the south-east corner of the rear garden which is protected by a Tree Preservation Order. Planning permission was recently granted for a two-storey side extension, single storey rear extension, front porch extension and canopy in April 2018 (18/00339/FUL).

### **3.0 Application details**

3.1 The application seeks planning permission for a two-storey side and rear extension, single storey rear extension, front porch extension, new front bay window and canopy.

3.2 Planning permission was previously granted for a similar scheme in April 2018. A new application has been made for the addition of a two-storey rear extension which projects 3.6 metres from the rear wall of the existing dwelling.

#### **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)  
Tettenhall Neighbourhood Plan

#### **5.0 Publicity**

- 5.1 Two objections were received. Comments as follows:
  - Loss of natural light
  - Overbearing impact and outlook

#### **6.0 Consultees**

- 6.1 No consultees.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report KR/01112018/B

#### **8.0 Appraisal**

- 8.1 The proposed two-storey rear extension by virtue of its height, scale and mass would cause an adverse impact to the natural light and overshadow the neighbouring dwelling at 2 Dovecote Close.
- 8.2 Due to the orientation of the dwellings and the existing tree on the application site, the proposed two-storey extension would have an undue adverse impact upon the light to the neighbour at 2 Dovecote Close, particularly from mid-morning to late afternoon.
- 8.3 The proposed first floor rear projection would have an undue adverse impact upon the open outlook from the rear windows/garden of 42 Woodcote Road.

#### **9.0 Conclusion**

- 9.1 The proposed development is not acceptable in terms of its proposed height, scale and mass. It would cause undue adverse impacts to the amenities of the neighbouring dwelling at 2 Dovecote Close and 42 Woodcote Road, such as impacts to natural light, overshadowing and outlook. The proposal is not in accordance with the policies of the development plan.

#### **10.0 Detail recommendation**

- 10.1 Refuse application based on the following reasons:

- Loss of natural light
- Overbearing impact
- Loss of outlook



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<b>Planning application no.</b>	18/00723/FUL	
<b>Site</b>	2 Newbridge Crescent, Wolverhampton, WV6 0LP	
<b>Proposal</b>	Erection of a dormer bungalow with associated access, parking and landscaping. Removal of a group of trees adjacent to driveway.	
<b>Ward</b>	Park;	
<b>Applicant</b>	Mrs M Kennedy	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Alisha Paul	Planning Officer
	Tel	01902 550348
	Email	Alisha.Paul@wolverhampton.gov.uk

**1.0 Summary recommendation:**

1.1 Grant subject to conditions.

**2.0 Application site**

2.1 The application site includes an existing detached dwelling set back in a large plot, with a mature front garden and a group of trees at the front. It is located in the Park Conservation Area.

**3.0 Application details**

3.1 Erection of a three-bedroom dormer bungalow with associated access, parking, landscaping and removal of trees adjacent to the driveway.

3.2 The proposed new dwelling would be sited on the existing front garden. The existing driveway would be used to access the new dwelling from Newbridge Crescent, leading to off-street parking and to the existing dwelling.

#### **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)  
Tettenhall Neighbourhood Plan

#### **5.0 Publicity**

- 5.1 Eight objections received. Comments as follows:
  - Highways safety, access, parking
  - Excess traffic
  - Loss of green space and trees
  - Harmful impact on conservation area
  - Loss of privacy
  - Building line
  - Street scene

#### **6.0 Consultees**

- 6.1 Conservation – No objections subject to conditions.
- 6.2 Transportation – No objections subject to conditions.
- 6.3 Tree Officer – No objections subject to condition.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report KR/01112018/D.

#### **8.0 Appraisal**

- 8.1 The principle of development is acceptable as it is located in a sustainable location, will enhance the street scene and would contribute towards housing supply in the City.
- 8.2 The development would be sited at the front of the plot close to the highway directly onto Newbridge Crescent creating an active frontage, opening up views into the site and improving the street scene.
- 8.3 The proposed layout, design and external materials are in keeping with the character of the conservation area.
- 8.4 Three car parking spaces are proposed for the new dwelling, appropriate provision is made for safe access and turning.

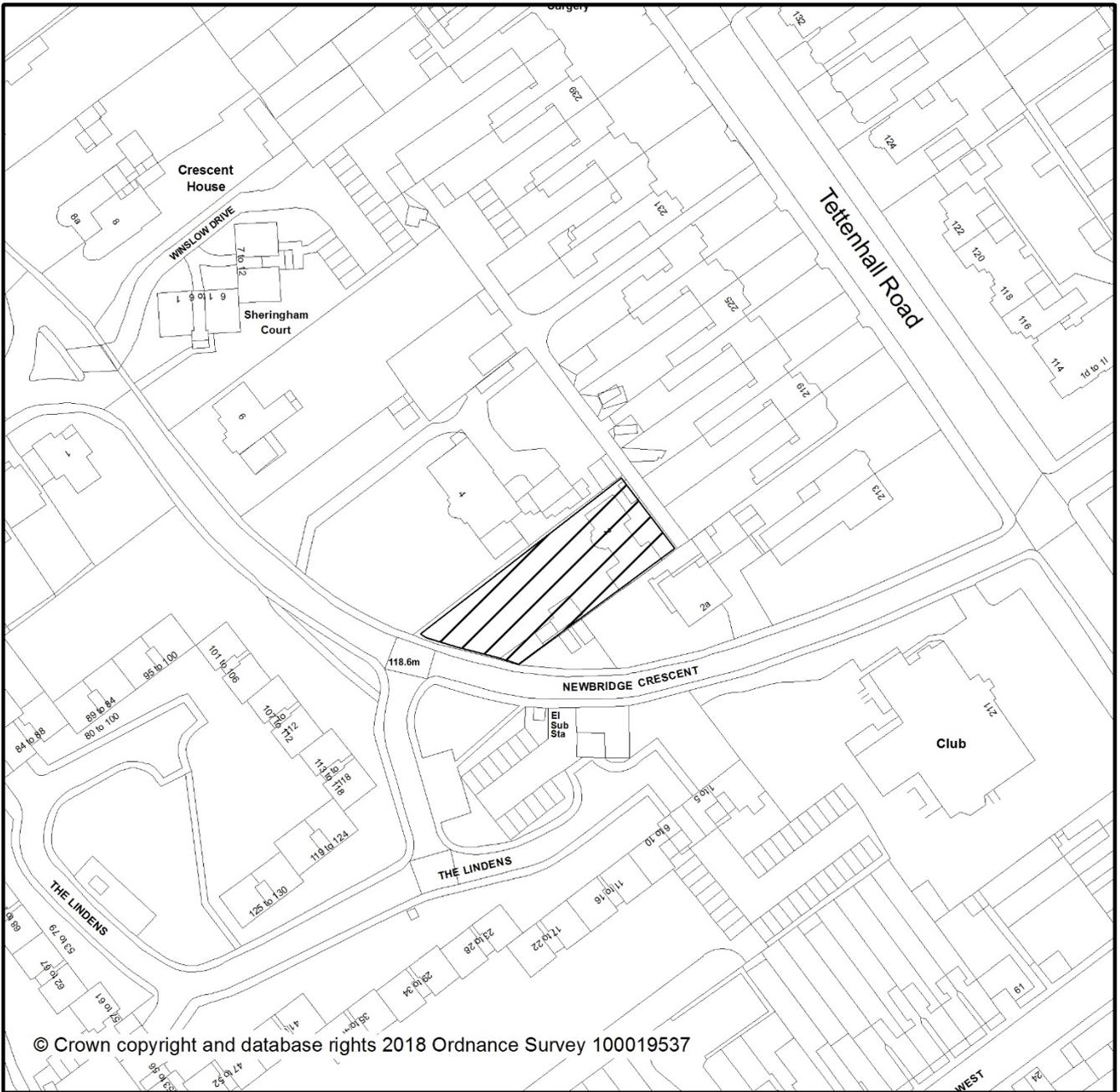
- 8.5 An acceptable separation distance between the existing and proposed dwelling of 22.6m is maintained. The proposed dwelling will have a 10.3 metre long garden at the rear leaving a 12.3 metre long front garden for the existing dwelling, both of which are acceptable.
- 8.6 The proposed dwelling will be located approximately 6.5 metres away from the neighbour at 4 Newbridge Crescent. Side facing velux windows can be conditioned to be non-opening and/or obscurely glazed. Proposed rear windows will be approximately 12 metres away from the neighbour's side windows. There would be no unacceptable impact upon neighbour amenity due to its appropriate design and scale.

## **9.0 Conclusion**

- 9.1 The proposed development is acceptable and would enhance the street scene and the conservation area. The proposal would not cause any undue adverse impacts to neighbour amenities. The proposed development is in accordance with the policies of the development plan.

## **10.0 Detail recommendation**

- 10.1 Grant planning permission subject to the following conditions:
- Details of boundary treatments
  - Landscaping scheme
  - Joinery details
  - Materials as specified on plan
  - Parking and access as shown on plan
  - Construction working hours
  - Bin storage areas
  - Remove permitted development rights for extensions/outbuildings/first floor windows
  - Electric vehicle charging point.



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<b>Planning application no.</b>	18/00587/OUT	
<b>Site</b>	Land Behind 44 Walter Road, Bilston, WV14 8PH	
<b>Proposal</b>	Outline planning application for residential development for up to two units (all matters/details reserved)	
<b>Ward</b>	Bilston East	
<b>Applicant</b>	City of Wolverhampton Council	
<b>Cabinet member with lead responsibility</b>	Councillor John Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Andrew Johnson	Planning Officer
	Tel	01902 551123
	Email	andrewk.johnson@wolverhampton.gov.uk

## **1.0 Summary recommendation:**

1.1 Grant outline planning permission.

## **2.0 Application site**

2.1 The application site is a plot of land accessed off Walter Road. The site, which is surrounded by houses, was previously used as a depot. The site is overgrown and has been subjected to antisocial behaviour and fly tipping.

2.2 The site is council owned and has been identified to be sold at auction.

## **3.0 Application details**

3.1 Outline application for up to two residential units. The proposals are pure outline with all matters reserved.

## **4.0 Relevant policy documents**

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

## **5.0 Publicity**

5.1 Observations from nine neighbouring properties have been received. Reasons for objection include

- Site access and ownership concerns
- Pollution/contamination on the site
- Construction nuisance
- Impact on highway safety

## **6.0 Legal implications**

6.1 There are no legal implications arising from this report (LD/24102018/V)

## **7.0 Appraisal**

7.1 The site has not been in use for many years and is overgrown. The site has also been subjected to significant levels of fly tipping and anecdotally it has also been alleged by neighbours that there may be contaminated materials and Japanese Knotweed on site.

7.2 The principle of safely cleaning this site up and developing it for up to two residential properties is acceptable. Where necessary a remediation strategy in support of de-contaminating this site can be conditioned as part of any planning permission.

7.3 The proposals have been submitted as pure outline with all matters reserved (layout, scale, appearance, access and landscaping). This is a relatively large site and it is likely that future proposals at reserved matters stage can be designed to ensure that there would be no significant impact on neighbour amenity and local character.

7.4 The proposals would be unlikely to detrimentally affect highway safety.

7.5 A concern for neighbours has been the continued use of a shared access at the rear of their properties. It has been clarified by Legal Services that the council has a right of way over this accessway and that this does not form part of the sale by the Council.

## **8.0 Conclusion**

8.1 The application is acceptable and in accordance with the development plan.

## **9.0 Detail recommendation**

9.1 Grant planning application 18/00587/OUT.

i. Any necessary conditions to include:

- Reserved matters:
  - Layout;
  - Scale;

- Appearance;
- Access;
- Landscaping;
- Materials
- Landscaping
- Levels
- Boundary treatments
- Surface water drainage
- Scheme for electric charging points
- Site investigation report (to include physical and chemical contamination) and remediation strategy
- Intrusive coal mining site investigation
- Waste management strategy



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<b>Planning application no.</b>	14/00989/FUL	
<b>Site</b>	Land adjacent to The Old House, College Road, Wolverhampton	
<b>Proposal</b>	Proposed dwelling	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Tettenhall College	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	City Planning	
<b>Accountable employee</b>	Tracey Homfray	Planning Officer
	Tel	01902 5545641
	Email	tracey.homfray@wolverhampton.gov.uk

## **1.0 Summary recommendation:**

1.1 Grant

## **2.0 Application site**

2.1 Located within the northern corner of the Tettenhall College Campus, the application site has boundaries with College Road, and The Old House (the former headmaster's House, a Grade II \* Listed Building). The site is partially surrounded by a curtilage listed brick wall and is within the Tettenhall Greens Conservation Area. The site is within walking distance of Tettenhall High Street.

2.2 Although currently part of the Tettenhall College Campus, the site does front College Road, which is predominantly residential, with a street scene of traditional semi-detached properties and large modern detached properties. There are uneven levels across the whole site, but especially to the south-east where the land falls dramatically which is characterised by mature trees and dense woodland.

## **3.0 Application details**

3.1 The proposal is for a detached dormer type bungalow, displaying a pitched roof design, with velux roof lights, glazed central stair atrium, integral garage, and 2/3 bedrooms (one

addressed as a study). To the rear of the property would be a raised decked area, with glazed balustrade, gravel drive to the northern end of the site with vehicular access to the integral garage and garden area to the south/western corner. Principle windows would face south/east, towards the existing woodland. Two sections of the listed wall would be removed to facilitate a pedestrian and vehicular access. The proposal would also result in some new tree planting across the site. The proposed dwelling would have an elevated position but would be partially screened by the perimeter listed wall, which runs along College Road.

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

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BBCS)  
Tettenhall Neighbourhood Plan

#### **5.0 Publicity**

##### 5.1 Ten objections received:

- Poor Access
- Impact to Listed Building/Wall
- Insufficient Parking
- Traffic Congestion
- Impact to Wildlife/Nature Conservation/Trees
- Funding generated would be disproportionate to the adverse impact caused
- Over development
- Poor Design
- Loss of Privacy
- Overbearing
- Levels
- Density
- Impact on Conservation Area
- Poor Amenity
- Drainage
- Poor Visibility
- Loss of Sunlight
- Out of Character
- Noise
- Ground Stability
- Access for Fire
- Loss of views
- Impact on Street Scene
- Danger to pedestrians and vehicles

## **6.0 Consultees**

6.1 Transportation – No Objections

## **7.0 Legal implications**

7.1 There are no legal implications arising from this report. KR/02112018/A

## **8.0 Appraisal**

- 8.1 The application site forms part of the wooded setting of the Grade II\* Listed Old House and makes an important contribution to the character and appearance of this part of the Tettenhall Greens Conservation Area. The boundary wall is also listed by its association with “The Old House” and makes a positive contribution to the character and appearance of the conservation area. The location of the proposed dwelling and the breach of the wall to facilitate access, would result in a detrimental impact on the wall, the setting of The Old House and the character and appearance of the conservation area.
- 8.2 The College have indicated, that the neighbouring Grade II\* Tettenhall Towers (Part of Tettenhall College) is in a very poor condition that they would put the profit generated by the sale of this land with planning permission towards its restoration. Although restoration works have already commenced on the roof to the Towers, the required works are extensive, and the College need to raise further funds to complete them.
- 8.3 The development proposed could therefore be considered as “Enabling Development”. UDP Policy HE2 “Historic Resources and Enabling Development” allows such development to secure the future of a historic resource on the basis that benefit to the community of conserving the resource would outweigh any dis-benefit to other material interests. In this case, the benefit of securing essential repairs to the roof of Tettenhall Towers could be considered to outweigh the harm to the curtilage listed wall, the setting of Old House and the character and appearance of the conservation area.
- 8.4 In order for the proposed development to be acceptable, the design must be of sufficiently high quality and the proposed works to the roof of Tettenhall Towers must be secured.
- 8.5 After extensive negotiations, the design of the proposed new dwelling, along with an amended layout and access, is now acceptable, with a visual richness, which compliments the associated historic buildings and character of the surrounding area. The amendments have also resulted in an additional piece of usable land for future occupiers to enjoy. The property is orientated south/east, overlooking the wooded area, and although the trees would overshadow the property, the unusual woodland setting provides an attractive characteristic and interest for the proposed property, which on balance would provide acceptable amenities for future occupiers. The property has sufficient access and off-road parking for the proposed development.

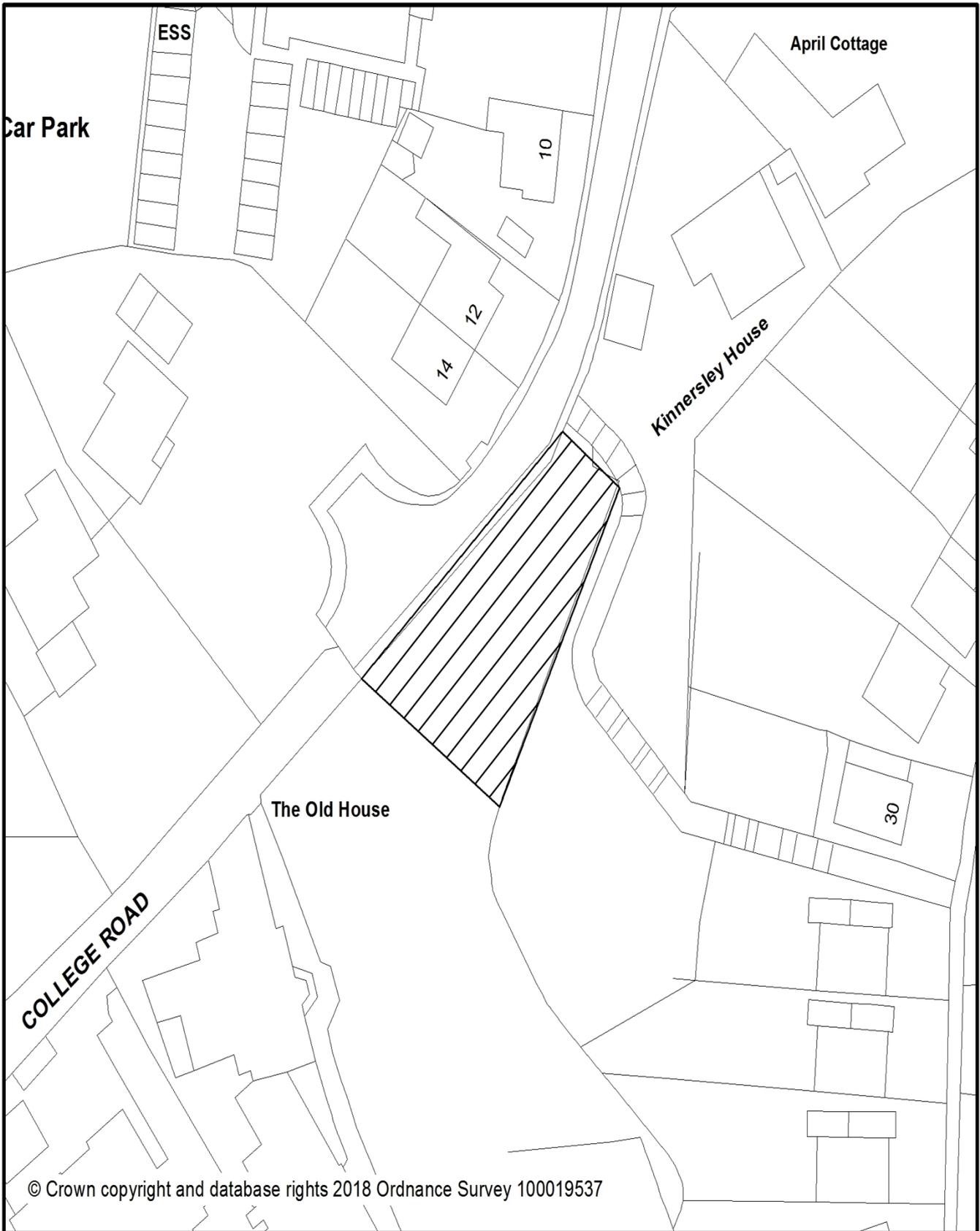
- 8.6 Mitigation for the loss of trees could be required by condition.
- 8.7 The site also holds a value for nature conservation and is part of the wider network of natural green space which acts as an important wildlife corridor and reservoir for biodiversity. A wildlife report submitted with the application would now be out of date and a new survey should be undertaken prior to development taking place. This can be conditioned as part of the application. Any mitigation measures with respect to birds, bats and badgers should be adopted and conditioned as part of the planning approval. A landscaping condition would also be necessary in order to reflect the nearby "Site of Importance for Nature Conservation", which should incorporate native species.
- 8.8 A condition could require that development does not take place until the specified works to the roof of Tettenhall Towers have been completed. On that basis the harm caused by the development would be outweighed by the public benefit.

## **9.0 Conclusion**

- 9.1 Subject to the recommended conditions the harm caused by the proposed development would be outweighed by the public benefit and so the development would be acceptable and in accordance with the development plan.

## **10.0 Detail recommendation**

- 10.1 Grant Planning Permission subject to the following conditions:
- No development shall take place until the works described in the second heritage report of PCPT Limited to the roof of the Towers (items A2 B1 and C1) have been completed – Enabling Development.
  - Condition Mitigation in accordance with the Arboriculture Report.
  - Submission of Landscaping to be specific to Sites of Importance for Nature Conservation with native species.
  - Updated Wildlife Report and any required mitigation measures.
  - Sustainable Drainage
  - Tree Protection
  - Construction Method Statement
  - Large Architectural/Joinery Detail – including all external materials, including detail of pedestrian and vehicular access gates.
  - Restrictions for further development – removal of permitted development rights.
  - Access and Parking Provision as shown.
  - Hours of Operations During Construction



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<b>CITY OF WOLVERHAMPTON COUNCIL</b>	<b>Planning Committee</b> <b>Tuesday, 13 November 2018</b>
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<b>Planning application no.</b>	18/01075/FUL	
<b>Site</b>	Ceeders Social Club, Castlecroft Lane, Wolverhampton, WV3 8JU	
<b>Proposal</b>	Change of use from exclusive members only social club to social club open to the public with ancillary community, drinking and eating use. Including internal alterations to convert the existing garage into additional seating area.	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Mr Ravinda Chopra	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Kirsty Hodson	Planning Officer
	Tel	01902 551358
	Email	Kirsty.Hodson@wolverhampton.gov.uk

## **1.0 Summary recommendation:**

1.1 Grant

## **2.0 Application site**

2.1 Exclusive members social club located off Castlecroft Lane next to the River Stour, Staffordshire/Worcestershire & Shropshire Union Canal Conservation Area. The building is single storey with associated parking to the north. There are residential properties to the south of the site and opposite.

## **3.0 Application details**

3.1 Membership to the club has declined and the use as an exclusive members club is no longer viable. The application is to remove the restriction to be open to the public. The existing community uses will remain and a mother and children's group will also be provided.

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

4.1 Revised National Planning Policy Framework (NPPF)

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

#### **5.0 Publicity**

5.1 11 letters have been received, three letters from nearby neighbours in support and eight objections; six of these live within the immediate area and raise the following concerns:

- Noise/odour
- Parking
- Opening hours
- Loss of privacy
- Anti-social behaviour

5.2 Following a submission of a new supporting statement, one objector has responded and supports the principle of a community use subject to no impact on the neighbouring residents.

#### **6.0 Consultees**

6.1 Transportation - No objection subject to an updated car park plan and restricted number of attendees to events

#### **7.0 Legal implications**

7.1 There are no legal implications arising from this report. KR/01112018/A

#### **8.0 Appraisal**

8.1 The removal of an exclusive use at this social club will retain and enhance a community asset.

8.2 The proposed use will not be materially different from the existing permitted use when taking into account the current building capacity and opportunities for events/parties. The proposal will not cause a severe impact on highway safety, with additional parking proposed.

8.3 There are no planning restrictions on the existing opening hours. The premises will be open from 9am to provide a mother and children's club and close at 11pm Monday-Saturday, and 10am -10pm on Sunday. Restrictions on opening hours and outdoor seating will result in an improvement for adjoining occupiers and details of flue/extraction systems will protect neighbouring amenity.

8.4 The privacy of residents will be protected as there are no new windows facing 22 Castlecroft Road.

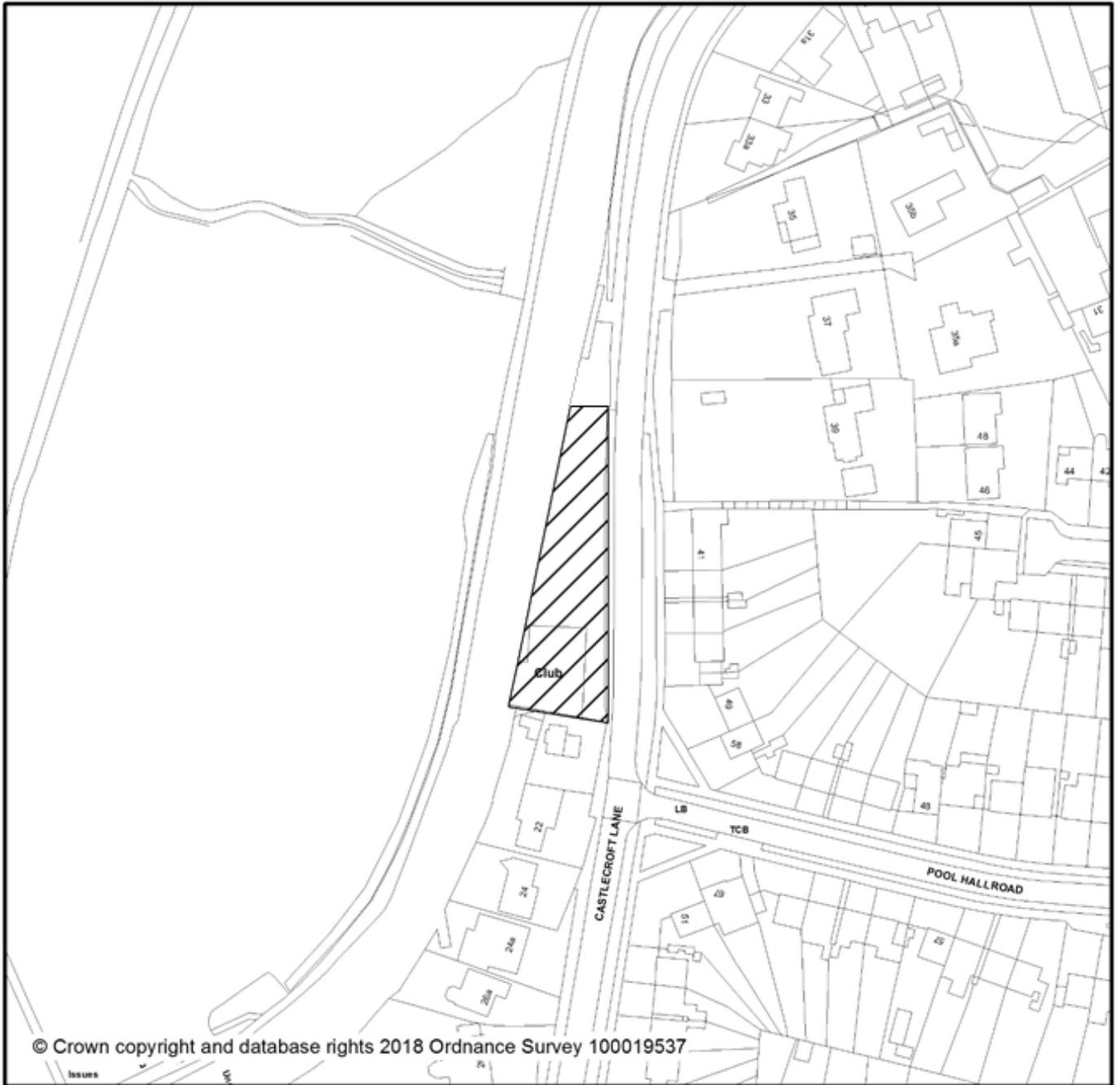
## **9.0 Conclusion**

9.1 A community facility will be protected and enhanced in the interests of protecting neighbour amenity without causing severe impact on highway safety.

## **10.0 Detail recommendation**

10.1 Grant subject to conditions

- Hours of opening Monday to Saturday 9am-11pm and Sunday 10am-11pm
- Restrict use to Social Club
- Car parking layout plan
- No external seating
- Details of flue/extraction
- Matching materials



<b>CITY OF WOLVERHAMPTON COUNCIL</b>	<b>Planning Committee</b> <b>Tuesday, 13 November 2018</b>
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<b>Planning application no.</b>	18/00833/FUL	
<b>Site</b>	Bilston Urban Village, Bilston, Wolverhampton.	
<b>Proposal</b>	Erection of 420 dwellings, associated works including engineering works, new roads, landscaping and public open space. Diversion of public rights of way.	
<b>Ward</b>	Bilston East;	
<b>Applicant</b>	Countryside Properties	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Vijay Kaul	Senior Planning Officer
	Tel	01902 553791
	Email	Vijay.Kaul@wolverhampton.gov.uk

**1.0 Summary recommendation:**

1.1 Grant subject to S111 Agreement and subject to no objection from Coal Authority

**2.0 Application site**

2.1 The site comprises an area of approximately 12 hectares and is bounded by Bilston Fire Station and the Black Country Route to the north, Highfields Road to the south, Broad Lanes, Broadmoor Close and Broadmoor Road to the west, and by Bilston Urban Village (BUV) Open Space playing fields, and the All Weather Pitch (AWP) and Multi Use Games Area (MUGA) of the Ormiston SWB Academy and housing to the east.

2.2 The site is remediated open land, with some pockets of trees and hedgerows. There are significant land level changes across the site.

2.3 The site has direct access from Coseley Road to the north and from Highfields Road to the south. A further access into the site has been constructed to the east of the site which will connect various phases of BUV to Dudley Street.

2.4 Housing in the area mainly comprises inter-war 2-storey houses, and some 3 storey apartment blocks along Highfield Road opposite the site entrance.

- 2.5 There are some commercial uses interspersed on western and southern boundaries of the site.
- 2.6 The Bradley Arm of the Birmingham Canal runs along the south-eastern boundary. The whole canal corridor is a designated Conservation Area.
- 2.7 The site is in close proximity to Bilston High Street with a wide range of shops and services and access to public transport.

### **3.0 Application details**

- 3.1 Full planning permission is sought for the erection of 420 dwellings with the following tenure types proposed;
- Private Rented Sector (operated by Sigma who specialise in delivery of private rented developments) – 123 units
    - 9 x 2 bedroom houses,
    - 48 x 2 bedroom contained in two apartment blocks
    - 49 x 3 bedroom houses
    - 17 x 4 bedroom houses
  - Affordable Housing – 105 units equating to 25% provision
    - Affordable Rent – 85 no.  
10 x 2 bedroom bungalows  
53 x 2 bedroom houses  
22 x 4 bedroom houses
    - Shared Ownership – 20 no.  
20 x 2 bedroom houses
  - Private for Sale – 192 units
    - 133 x 3 bedroom houses
    - 59 x 4 bedroom houses
- 3.2 Houses would be predominantly traditional 2 and 2.5 storey in height, and 10 bungalows. All dwellings would be completed in a combination of brick and render. Parking for the houses would be in-curtilage.
- 3.3 The two apartment blocks would be 3 storey and provide 2-bedroomed flats. Each block would have a parking court, with provision for sufficient bin storage and secure cycle parking.
- 3.4 There are three main vehicular / pedestrian routes into the site via recently constructed spine roads. Access to the north of the site is from Black Country Route via Coseley Road. Access to the east is from Dudley Street through the off-site open space. Access to the west is onto Highfields Road.
- 3.5 A central area of landscaped public open space would form a central focal point, with dwellings facing onto it.

- 3.6 The public open space to the east of the site will be retained and improved.
- 3.7 Public rights of way through the site will remain (diverted where necessary) to allow pedestrian connectivity to the surrounding areas.
- 3.8 The planning application has been accompanied by the following documents;
- Flood Risk Assessment and Drainage Strategy prepared by Travis Baker
  - Phase 2 Site Investigation prepared by E3P
  - Coal-mining Assessment and Remediation Strategy prepared by E3P
  - Transport Assessment prepared by Travis Baker
  - Noise Assessment prepared by WYG
  - Air Quality Assessment prepared by WYG
  - Arboricultural Report prepared by BEA
  - Ecological Assessment and Mitigation prepared by Aspect Ecology (including Bat and Reptile Surveys)
  - Design and Access Statement prepared by Countryside Properties.
  - Landscaping Strategy prepared by DF Designs.
  - Energy Statement – JSP Sustainability Ltd
  - Archaeological Desk Based Assessment - Lanpro
  - Employment and Skills Plan Agreement

All reports are publicly available on the Council's Planning website pages (<http://planningonline.wolverhampton.gov.uk:2707/online-applications/>)

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

- 4.1 National Planning Policy Framework (NPPF) Revised July 2018
- 4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)  
Bilston Corridor Area Action Plan (AAP)  
Bilston Urban Village SPD

#### **5.0 Publicity**

- 5.1 The application was advertised by direct neighbour notification, site notices and local newspaper advert. 1 representation has been received and can be summarised as follows;
- Density and dwellings will cause a 'blocked in' cutting off from the open land.
  - Close proximity of the dwellings to the rear boundaries of our property
  - Type of dwellings are not in keeping with the open land surrounding it – should be bungalows.
  - Loss of mature trees
  - Should relocate apartment block to be less prominent

5.2 A public consultation organised by the applicant event took place at The Ormiston SWB Academy on 16th January 2018 including 3000 leaflets dropped to surrounding properties, site notices and press notice with dedicated website set up. The developer has been working with neighbours who expressed interest to mitigate potential impacts.

## **6.0 Consultees**

### **Internal**

- 6.1 Environmental Health – Land contamination: No objection subject to conditions to secure site remediation measures.
- 6.2 Highways – No objection subject to conditions and provision of £12,000 for funding of Traffic Regulation Order.
- 6.3 Drainage – No objection subject to conditions.
- 6.4 Landscape/Ecology – No objection subject to conditions to deal with detailed landscaping, boundary treatments, woodland management and ecological mitigation

### **External**

- 6.5 Severn Trent Water: No objection subject to condition.
- 6.6 Canals and Rivers Trust – No objections subject to conditions and financial contribution to canal footpath. Key considerations are retaining gabion wall details, retention of existing brick wall adjacent to P311 should be retained, improvements to canal side boundary, bin collection point position and landscaping.
- 6.7 Environment Agency – No objections subject to conditions.
- 6.8 West Midlands Fire – No objections raised.
- 6.9 Coal Authority – Comments awaited

## **7.0 Legal implications**

7.1 The legal implications arising from this report are set out below. KR/01112018/C

## **8.0 Appraisal**

8.1 The main issues for consideration are;

- Principle of development
- Education and Health
- Highways and parking
- Public Right of Way diversion
- Character and appearance
- Residential amenity

- Trees
- Ecology
- Coal mining / land contamination
- Drainage
- Air Quality
- S106 provisions

### **Principle of development**

- 8.1 Residential development on this site accords with development plan policies and the development framework set out in the Bilston Area Action Plan and Bilston Urban Village SPD.

### **Education and Health**

- 8.2 The development would not impact negatively on the local authority's requirement to provide education both at primary and secondary school levels.
- 8.3 The Applicant has agreed to provide a financial contribution based on £2,500 per residential unit towards the expansion and relocation of Loxdale Primary School which is located adjacent to the Application Site. The school will move from its current building in Chapel Street to a new purpose-built facility on land between Dudley Street and Bankfield Road. The new School was approved under application 18/00235/FUL on 28 September 2018.
- 8.4 The Ormiston SWB Academy opened in September 2012 and forms part of the wider Bilston Urban Village development framework, providing secondary education with surplus places in all year groups. Therefore, there will be adequate school places to cater for the proposed development.
- 8.5 The Bilston Urban Village Medical Centre located on Bankfield Road within the wider Bilston Urban Village masterplan, will serve the demand from the proposed residential development.

### **Highways and parking**

- 8.6 This site is in a sustainable location, with services in walking distance and public transport available.
- 8.7 Highway infrastructure has already been provided to serve BUV. A bus link provides a connection from the development spine road to Dudley Street to the east of the site. On the eastern side a footway width of 3m has been provided, which will allow for marking as a shared-use footway/cycleway facility through the development
- 8.8 There is one location where a private drive serves 7 properties, but this has been accepted by the Highways Officer on the basis that these are less than 30m long, would be managed by a Housing Association and will not be vehicle through routes. All private drives will be built to adoptable standards and would provide the necessary visibility. Maintenance of the private drives (in the Private for Sales units) would be the

responsibility of the properties that are accessed from it. Sigma and the future Housing Association would have overall responsibility for driveway maintenance for units in their ownership.

- 8.9 The proposed layout and parking provision are acceptable. The Applicant will be providing a contribution of £12,000 for the provision of a traffic regulation order to impose parking restrictions to protect highway safety.

### **Public Right of Way diversion**

- 8.10 Public rights of way would be diverted to link with the spine road and proposed new roads and would benefit from an improved surface, lighting and surveillance, while still providing for pedestrian movement through the site that currently occurs. An informal footpath on BUV Open Space at Barbors Field will be upgraded to a public right of way and connected to the new development.
- 8.11 The temporary public right of way diversion has been assessed under application 18/00324/FUL which granted approval for the site clearance and remediation of the site. This allows for the site to be closed off during the site clearance and remediation works. The diversion route would be around the site using surrounding footways on roads and footpaths.

### **Character and appearance**

- 8.12 The proposed development would respect local character. Street scene images show that the largely 2 to 2.5 storey development would sit comfortably within this location. The three storey apartments at either end of the development provide landmark features that are of a scale appropriate to their location. The apartments in the south are close to the 3 storey Old School Court development and will provide a continuation of massing in that location.
- 8.13 The external appearance of the dwellings would be appropriate within the area, taking some design cues for the various house types from established and modern housing estates within the area. When used in conjunction with variations in building height and set against the generous landscaping, this will result in a scheme with a distinctive character of its own.
- 8.14 The canal is a conservation area and it is a statutory requirement to pay special attention to the desirability of preserving or enhancing its character and appearance. The layout would address the canalside frontage and make a positive contribution to the conservation area. The Canals and Rivers Trust have raised no objections subject to conditions.

### **Residential amenity**

- 8.15 Due to changes in level there would be retaining structures in the form of gabion walls being constructed, the largest of which is approximately 5m in height.

- 8.16 Separation distances between new and existing housing is acceptable, with a minimum distance of 22m.
- 8.17 There are some places where this is reduced between the new dwellings. Correspondingly, external amenity space has been provided to reflect the size of the dwelling and likely needs of its residents. Removal of permitted development rights is recommended for those dwellings.
- 8.18 Following concerns raised about the height of boundary treatments adjacent to occupants of 9 and 14 Broadmoor Close, these have been reduced in height and are now acceptable.
- 8.19 A Community Use Agreement has been submitted by the Academy to secure hours of operation of its Multi Use Games Area (MUGA) and all-weather pitch to limit use from 9am to no later than 9pm Monday to Friday, between 10am-4pm on Saturday and no use on Sundays and Bank Holidays. The houses nearest the MUGA would be 3m higher and provided with a 2.5m acoustic fence and would be fitted with acoustic glazing and mechanical ventilation. The MUGA floodlights have been altered to reduce light spillage. Together, these would safeguard the amenity of new residents.

## **Trees**

- 8.20 A number of low value trees would need to be removed to facilitate the proposed housing scheme. These are not subject of Tree Preservation Orders.
- 8.21 There are two woodland areas that would be retained, one to the west of Broadmoor Road and a larger area between the Canal and new residential dwellings alongside the southern end of the site. Other trees would be retained across the site.
- 8.22 To off-set tree removal across the development a landscape masterplan has been produced which sets out replacement tree provision with focal trees along the main spine roads and in the central public open space being semi-mature. A detailed planting schedule will be secured by condition.

## **Ecology**

- 8.23 An Ecological Survey and Confidentially Badger Survey indicate that the habitats within the site support or have some potential to support small numbers of protected species, including species protected under the provisions of relevant legislation (in particular roosting bats, Badger, and common nesting birds).
- 8.24 Accordingly, a number of mitigation measures have been proposed to minimise the risk of harm to fauna including protected species, with compensatory measures proposed, where appropriate. Mitigation can be secured via condition.
- 8.25 A condition is recommended that an artificial sett is to be constructed within a retained woodland, unless an updated badger survey leading up to and through the construction period shows significant drop in usage level of the single active badger sett.

- 8.26 Securing a management arrangement with the Council's partner for the wider Bilston Urban Village open spaces the Land Trust would be a positive move to allow integrated management. A S106 would require a management company (e.g. Land Trust) to be set up, a long term Landscape Management Plan condition will help to ensure benefits for amenity and biodiversity are maximised within the constraints of the development.

### **Coal mining / land contamination**

- 8.27 All shafts that are recorded as located, treated and capped are indicated on the Planning Layout drawing. This shows the coal mine stand offs agreed with the CA, a minimum of 10m. The Coal Authorities comments are awaited.
- 8.28 The site is subject to contamination and a remediation strategy has been assessed as part of application 18/00324/FUL. The current application repeats the proposed remediation measures but also proposed a gas membrane and clean cover system to safeguard gardens and open space.

### **Drainage**

- 8.29 An underground cellular storage system is proposed for water attenuation, with connection to the as constructed drainage system. This will ensure that the development will not increase the flood risk downstream and meets DEFRA standards. A management company will be required to maintain this and will be secure via the S106. Detailed drainage design both for water attenuation and water quality treatment can be covered by condition.

### **Air Quality**

- 8.30 An Air Quality Assessment submitted with the application confirms that in order to off-set the potential effects on air quality, one electric vehicle charging point would serve each house and one for every 10 parking spaces for the apartment blocks. This can be secured by condition.

### **S106**

- 8.31 The Council cannot enter into a s106 agreement both as land owner and local planning authority, therefore to secure the planning obligations the council and developer will enter into an agreement under Section 111 of the Local Government Act 1972, to require the developer to enter into a s106 at the same time they take ownership of the land. The s106 will secure the following:
- £2,500 per unit towards the expansion and relocation of Loxdale Primary School which is located adjacent to the Application Site (total £1.052 million);
  - £2,500 per unit towards the creation, enhancement and maintenance of open space located adjacent to the Application Site (total £1.052 million);
  - The creation of a management company to maintain;
    - the on-site open space that is not privately maintained along with a long-term Landscape Management Plan

- the underground drainage system (not adopted by Severn Trent Water) for the life of development
- Provision of 25% Affordable Housing
- £12,000 towards provision of Traffic Regulation Order
- Legal costs

8.32 These Section 106 requirements meet the relevant tests (necessary to make development acceptable, directly related to development and fairly and reasonably related in scale and kind to the development) to comply with policy requirements.

## 9.0 Conclusion

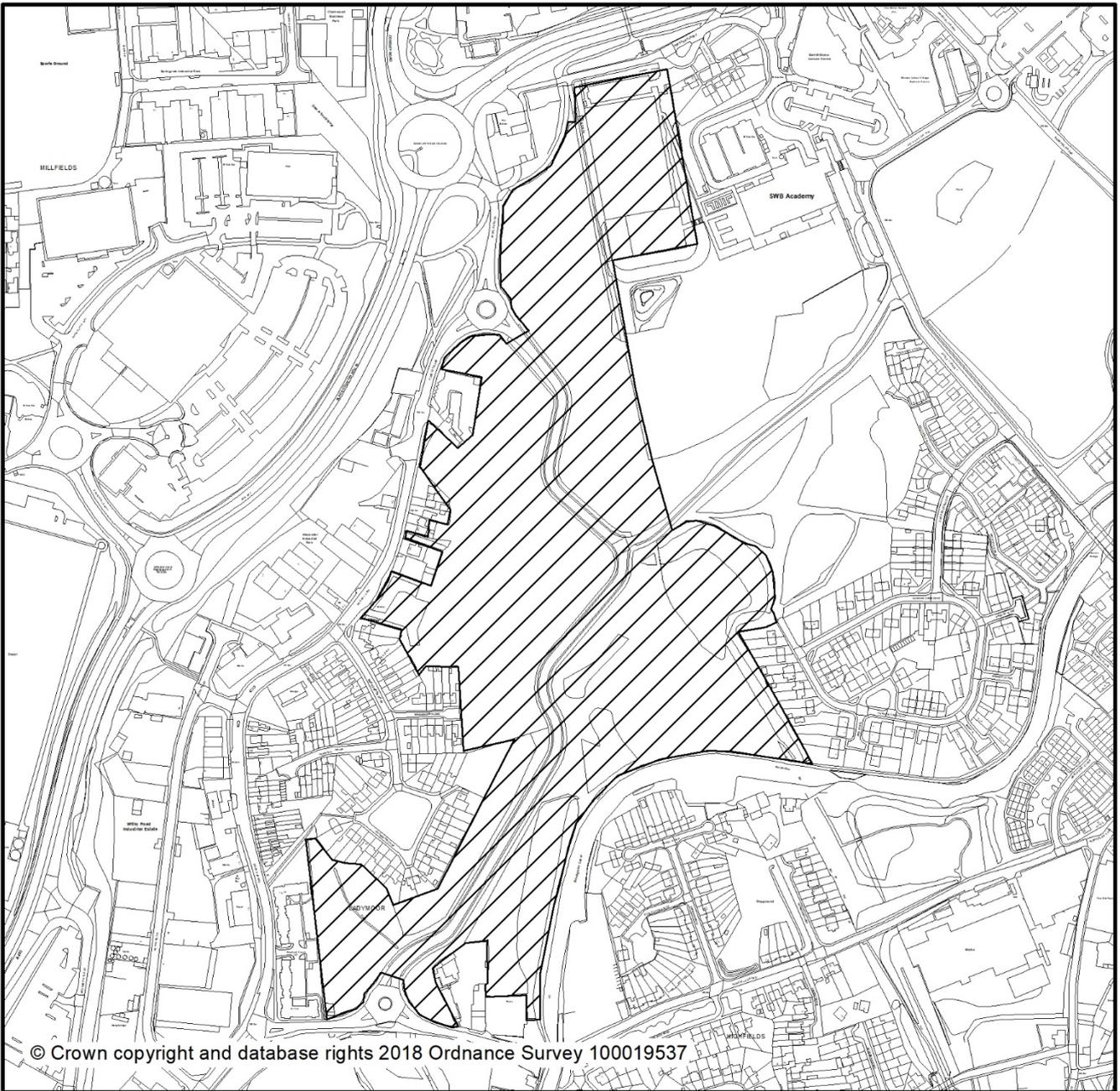
9.1 This is an allocated housing site so residential development is acceptable in principle. A policy compliant percentage of affordable housing would be provided. The design would be acceptable, and the development would enhance the Conservation Area. Subject to a S111/S106 agreement, conditions as recommended, and the resolution of outstanding matters as detailed below, the development would be acceptable and in accordance with the development plan.

## 10.0 Detail recommendation

10.1 That the Strategic Director Place be given delegated authority to grant planning application 18/00833/FUL subject to:

- (i) Resolution of Coal Authority objection
- (ii) Completion of Section 111 to obligate the developer to enter into a Section 106 agreement on taking possession of the land to secure:
  - £2,500 per unit towards the expansion and relocation of Loxdale Primary School which is located adjacent to the Application Site;
  - £2,500 per unit towards the creation, enhancement and maintenance of open space located adjacent to the Application Site;
  - The creation of a management company to maintain:
    - the on-site open space that is not privately maintained along with a long-term Landscape Management Plan
    - the underground drainage system (not adopted by Severn Trent Water) for the life of development
  - Provision of 25% Affordable Housing
  - £12,000 towards provision of Traffic Regulation Order
  - Legal costs
- (iii) Subject to any appropriate conditions including (but not limited to):
  1. Commencement
  2. Phasing plan
  3. Approved plans
  4. Materials schedule
  5. Final finished floor levels to be agreed, with maximum 2.5m retaining for plots 223, 233 and 234
  6. Submission of detailed landscaping scheme
  7. Boundary treatment – across the site and adjacent the canal.
  8. Drilling and grouting implementation
  9. Verification report of Remediation and Enabling Works Strategy

10. Mine workings – treatment
11. Traffic calming, bus lane signage
12. Visibility Splays
13. Implement in accordance with Travel Plan
14. HGV routing plan
15. Hoarding plan SKM04-HP-01 to be implemented
16. Ecological mitigation in accordance with submitted details
17. Updated badger survey should be undertaken within 2 months of the start on site and an amended mitigation strategy provided as necessary
18. Detailed drainage design to include details of SUDS/infiltration trench drainage
19. Tree Protection / removal in accordance with approved plan
20. Noise mitigation (inc acoustic glazing, mechanical ventilation and 2.5 acoustic fencing)
21. Floodlighting / school MUGA – prior to occupation impacts
22. Details of connections to existing PRow's
23. Construction methodology, materials and measures to prevent vehicles/motorbikes in pedestrian linkages to canal.
24. Details of the new footpath link to the adjacent site along with access control.
25. Temp PRow to be implemented
26. Diversion of PRow
27. Implementation of the Written Scheme of Investigation – Archaeology
28. Implementation of Energy Statement.
29. Electric vehicle charging points
30. Updated Employment and training plan
31. TRO – scheme to be submitted
32. Retaining structure design / structural calculations, including any fill materials to proposed gabion baskets. Management and maintenance plan where adjacent highway, CRT land, public open space, and existing neighbours.
33. Details of existing (retained) retaining structures adjacent canal.
34. Updated Skills and Employment Plan submission
35. Construction Management Plan
36. Removal of Permitted Development rights (to protect residential amenity and impact on canal)
37. Bin collection point location



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