



Planning Committee

29 September 2015

Planning application no.	15/00518/FUL
Site	Land at Tettenhall College, Wood Road, Wolverhampton
Proposal	Proposed erection of Extra Care Accommodation (30 one bedroom and 28 two bedroom apartments) for the elderly, communal facilities, landscaping and car parking; Provision of new parking area and 2 Multi Use Games Areas.
Ward	Tettenhall Wightwick
Applicant	YourLife Management Services Ltd
Agent	Miss Lisa Matthewson -The Planning Bureau Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards, Service Director, City Assets
Planning officer	Name Paul Lester Tel 01902 555625 Email paul.lester@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Refuse.

2. Application site

2.1 The development site is located within the Tettenhall Greens Conservation Area. The site is an irregular rectangle shape, currently occupied by a tarmac car park and tennis courts. The site forms the south western part of Tettenhall College. Mature trees, protected by a Tree Preservation Order are located throughout the site.

3. Application Details

3.1 This full planning application seeks to redevelop the site to provide a part three, part four storey building, consisting of 58 (one and two bedroom) apartments with communal facilities (residents' lounge, dining room, staff accommodation, refuse store, mobility scooter charging points, guest suite and outdoor space) and 27 car parking spaces.

- 3.2 The application also proposes the provision of two multi-use games areas (MUGAs) and replacement car park (37 spaces) to serve the college.
- 3.3 The applicant, YourLife Management Services Limited, is McCarthy & Stone's managing agent and care operator for its Assisted Living Extra Care schemes.

4. Relevant Policy Documents

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

SPG 3 Residential Development
Tettenhall Historic Landscape Character Study

5. Publicity

- 5.1 A total of 30 representations and a 20 person petition have been received, of which 26 object and four support. A letter of objection has also been submitted by the Tettenhall and District Community Council. The objections are summarised as follows:

- Disruption caused by building work/construction traffic;
- Loss of trees/woodland, open space and view of college/Smestow Valley;
- Traffic congestion/ extra traffic using college access on dangerous bend;
- Detrimental to conservation area/listed buildings;
- Over development, height and density of building;
- Inadequate parking;
- Visual impact, architecture, not in keeping with surrounding area;
- Undesirable precedent;
- Surface water flooding;
- Loss of privacy;
- No need for the development lack of support via consultation exercise;
- Contrary to development plan and neighbourhood plan;
- Loss of wildlife;
- Detrimental impact on Tettenhall village centre;
- MUGAs detrimental to local amenity (noise, lights, traffic, parking);
- Not in compliance with Tettenhall Neighbourhood Plan;
- Detrimental to views from Compton Park and Smestow Valley.

- 5.2 The representations in support are summarised as follows:

- Would meet a need in Tettenhall;
- Provide new quality care; and
- Would release larger properties for families and younger people;

6. Internal Consultees

6.1 Environmental Health, Transportation, Landscape, Ecology – See appraisal

7. Legal Implications

7.1 There are no legal implications arising from this report (LD/11112015/A).

8. Appraisal

8.1 The key issues are:

- Requirement for affordable housing
- Impact on the Tettenhall Greens Conservation Area
- Impact on Listed Buildings
- Scale
- Highways and parking
- Ecology
- Amenity space, landscaping and trees
- Drainage
- Need for the development
- Multi-use games areas
- Open space
- Community Consultation
- Planning conditions

Requirement for affordable housing

8.2 The applicant's view is that the proposed development would fall under Use Class C2 "Residential Institutions" for which there is no policy requirement for the provision of affordable housing. However, this stance is not supported by the evidence. Rather, the proposed self-contained flats would be for sale (leasehold) and would fall within Use Class C3 "Dwellinghouses", for which there is a policy requirement for 25% affordable housing.

8.3 The applicant believes that the development would fall within Class C2 because residents would be required to sign up for a care package. It supports this view with a legal opinion from a barrister and examples of where other Councils have treated such developments as being in Class C2.

8.4 The minimum care package would comprise one hour per week of domestic assistance (which is part of the service charge). There would be the option for residents to purchase additional care tailored to their needs. There would be on-site staff that could provide 24 hour care.

8.5 The self-contained nature of the flats and the minimal nature of the compulsory care package lead to the conclusion that the development would fall within Use Class C3 and would not be a residential institution falling within Use Class C2.

Impact on the Tettenhall Greens Conservation Area

- 8.6 The pattern of development along Wood Road is mixed, with large buildings to the southwest and north east (the college and the hospital) and housing to the north and west. The proposed building would relate to the other large buildings on this side of Wood Road and would be behind the stone wall and trees that define this section of the road. The open nature of the site does not contribute positively to the character and appearance of the Conservation Area. On that basis, the proposed development would preserve the character and appearance of the Tettenhall Greens Conservation Area.

Impact on Listed Buildings

- 8.7 There are two Grade II* and one Grade II Listed Buildings that are part of the College. These are all some distance from the application site and are visually separated from it. The proposed development would therefore not affect their setting or significance. There is a Grade II listed wall which runs along Wood Road, however the development does not propose to alter the wall and the development is set back a sufficient distance as to not alter the wall's significance.

Scale

- 8.8 Although large, the architectural treatment of the proposed building would break it into human scale elements so that it would be in keeping with the surrounding area, creating a different, but not unacceptable street scene.

Highways and Parking

- 8.9 The proposed parking provision of 27 spaces and a mobility scooter storage area are acceptable. The development would require a zebra crossing and traffic calming on Wood Road close to the existing access and footway improvements between the entrance to the development and the proposed crossing location. This could be required by condition if planning permission were to be granted.
- 8.10 A separate parking area with 37 spaces is proposed to serve the multi-use games areas, which would be accessed through the College grounds. This arrangement would be acceptable.

Ecology

- 8.11 An Extended Phase 1 Habitat Survey alongside Bat and Badger Surveys were submitted as part of the application. All are satisfactory subject to appropriate conditions.

Amenity space, landscaping and trees

- 8.12 A detailed landscaping scheme has been submitted as part of the application, which would provide good quality amenity space.
- 8.13 The proposed tree removal and the landscaping strategy are acceptable. There are over 150 trees on the site and the vast majority will be retained, with only poor quality trees being removed. There is a proposed no build zone to protect the Ancient Woodland, which would be required by condition if permission were granted.

Drainage

- 8.14 Severn Trent Water has no objection to the proposal and drainage could be adequately controlled via a condition if permission were granted.

Need for the development

- 8.15 There is no requirement for the applicant to demonstrate need. However, the Tettenhall Neighbourhood Plan has identified a need for smaller housing and apartments for the elderly.

Multi-use games areas

- 8.16 Environmental Health comments that the proposed MUGAs have not been located so as to avoid harm to the amenity of residents of the extra care accommodation and should be relocated at least 12 metres away, the minimum distance advised by Sport England. The agent has indicated that amended plans will be submitted.

Open Space

- 8.17 Tettenhall Neighbourhood Plan Policy TNP14 Part A specifies a general presumption against development which causes harm to the character, setting, accessibility, appearance, general quality or amenity value of open spaces, unless the community will gain equivalent benefit from open space improvements or the provision of replacement open space. The site is immediately adjacent to identified open space. The provision of the proposed multi-use games areas would satisfy this policy requirement.

Community Consultation

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

Planning Conditions

- 8.18 If permission were granted, there would be a policy requirement for conditions to secure the following:
- Pedestrian crossing on Wood Road and footway widening between the entrance to the development
 - 10% renewable energy
 - Targeted recruitment and training

9. Conclusion

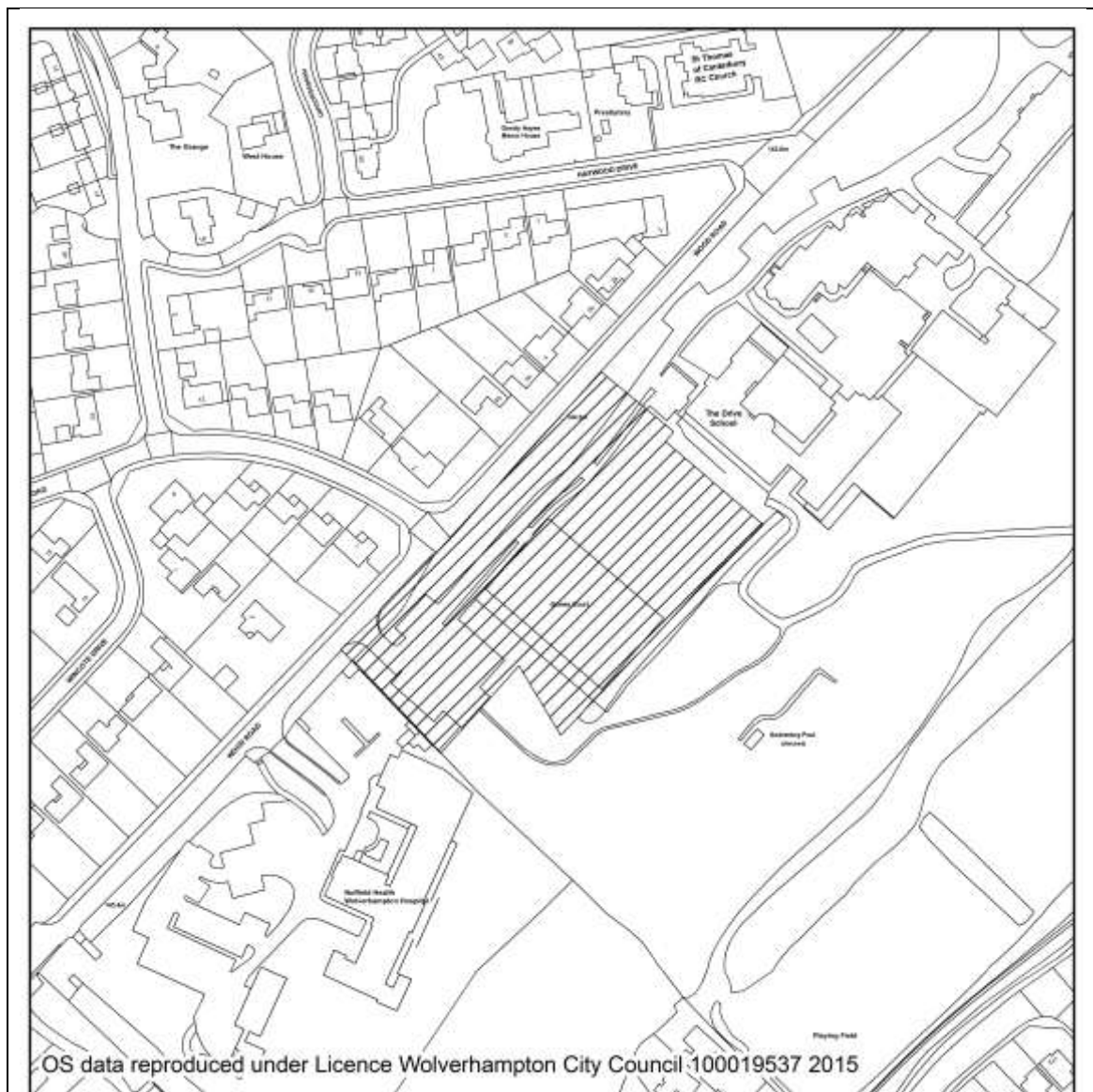
The application is unacceptable because it does not make an affordable housing provision contrary to Policy HOU3 of BCCS. Additionally, the proximity of the multi-use games areas would seriously detract from the amenity of residents of the proposed development.

10. Detailed Recommendation

- 11.1 That the application is **REFUSED** for the following reasons:

The proposed block of self-contained apartments would fall within Class C3 “dwellinghouses” of the Town and Country Planning (Use Classes) Order 1987 (as amended). BCCS policy HOU3 requires the provision of 25% affordable housing for such developments but no such provision is proposed. The development is therefore contrary to BCCS Policy HOU3.

The proposed multi-use games areas would not be located so as to avoid harm to the amenity of residents of the proposed extra care accommodation, and would therefore lead to unacceptable noise and light levels which would have an adverse impact on residential amenity, contrary to UDP Policies EP1, EP4, EP5, and R10.



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