



Planning Committee

1 December 2015

Planning application no.	15/00289/FUL
Site	The Clock House, 5 Stockwell Road, Tettenhall
Proposal	Demolition of existing building and erection of 22 retirement living apartments.
Ward	Tettenhall Regis
Applicant	McCarthy & Stone Retirement Lifestyles Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards, Service Director, City Assets
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Updated Report

- 1.1 The application was refused at Planning Committee on 2 June 2015. The report is appended under cover of this update. The applicants appealed the refusal, and an informal hearing was held on 21 October 2015. During the course of the appeal process, in accordance with the Council's affordable housing policies, the applicants made an offer of £360,000 towards affordable housing provision within the city. The offer is appropriate in policy terms.
- 1.2 The Planning Inspectorate has requested the view of Members as to whether the affordable housing commuted sum is endorsed by the Planning Committee. The Planning Inspectorate is due to provide a decision on the appeal in January 2016.
- 1.3 If the Committee endorses the affordable housing sum, this is not the equivalent of an approval for the development. If the Planning Inspectorate upholds the Council's reason for refusal the affordable housing matter will fall away. However should the appeal be allowed the sum would be included within a Unilateral Undertaking.

Legal Implications

- 1.4 The appeal did not relate to affordable housing issues, it related to the principle of development in the conservation area, and the harm which such a proposal would cause. Therefore accepting the sum will not adversely affect the merits of the Council's reasons for refusal (LD/17112015/D).

