

CITY OF
WOLVERHAMPTON
COUNCIL

Planning Committee

Tuesday, 16 November 2021

Planning application no.	21/00795/RC	
Site	Land North East of Junction with Dudley Road, Parkfield Road, Wolverhampton	
Proposal	Amendment to planning application 18/00354/FUL removing the proposed hotel development from the approved scheme, to be replaced by additional car parking. And alteration to the internal layout to provide storage above the existing reception area at first floor, and an additional smaller function hall, at first floor. The proposal also wishes to amend the operational times of the banqueting hall being from 10am - 11pm to 8.30am - 11pm.	
Ward	Blakenhall;	
Applicant	Mrs S Pahal	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
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 This was a former car dealership, which has recently been developed in line with part of the planning application for a Hotel and Banqueting Suite and associated car parking, under approved planning application 18/00353/FUL. The Banqueting Suite and car park have been completed.

3.0 Planning History

3.1 This application is a retrospective application for amendments to a previously approved permission 18/00354/FUL which was for the erection of a 600 capacity banqueting hall

and a 30 bedroom hotel with associated car parking and landscaping. Planning Committee resolved to approve planning permission.

4.0 Application details

4.1 The proposal is for an amendment to the approved plans 18/00354/FUL to remove the Hotel element from the proposal, replacing it with additional car parking (24 Spaces), the insertion of a storage area above the reception area at first floor, and an additional smaller function hall, at first floor. The application also wishes to amend the operational times of the banqueting hall being from 10am - 11pm to 8.30am -11pm.

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 One observation letter received from the residents of Goldthorn Court opposite the venue. They raised some initial concerns following the opening of the venue regarding, traffic, access into the venue, noise on the car park outside the venue, and the management of car park, Goldthorn Court summarised as follows:

“To summarise and in honesty and fairness, since the opening of the venue, traffic and its associated congestion has increased significantly, and one major incident has occurred requiring police intervention. However, in general, the noise has been bearable and the parking issues are being dealt with accordingly. Rose Garden management seem very keen to work with local residents and us property owners to allay our concerns. These are the observations we wish to bring to your attention”.

7.0 Consultees

7.1 Transportation – No objections subject to conditions.

7.2 Environmental Health – No objections

8.0 Legal implications

8.1 There are no legal implications arising from this report KR/05112021/A

9.0 Appraisal

9.1 The application is for an amendment to a previous planning application which was granted at planning committee (18/00353/FUL). The main amendment would be the removal of the hotel element from the proposal and replacing it with additional car parking Spaces (24). There are also some internal alterations, which are retrospective with the inclusion of a storage area to first floor (above reception), and a small alternative

venue hall to first floor. There is also a slight alteration to the opening time from 10am to 8.30am.

- 9.2 I can confirm that the venue (including all the amendments applied for) have been running for the last couple of months, following the issue of a licence for the amendments proposed.
- 9.3 It is my understanding that the proposed development was significantly affected by and during the Covid19 pandemic, not only with the build but the usage also. Due to the pandemic and many of its restrictions, development was delayed, and there was little interest in using the venue, due to restricted numbers being able to meet in one place. This meant that the size of the venue for such small groups would not be financially viable, in the main hall at ground floor. Therefore, a smaller hall was accommodated to the upper floor, which was ideal for smaller groups being able to hire the venue, especially during these uncertain times, and would enable the applicant to continue with their venture. All restrictions as placed on the original permission such as closing times, and numbers using the venue at any one time were all implemented.
- 9.4 Original concerns with the proposed development centred around car parking, access/egress, impact to the surrounding highway network and impact on neighbouring amenity such as disturbance from the venue and its occupants. This proposal should address some of those initial concerns, due to the loss of the hotel, resulting in less people using the site, with only one business element in operation, and additional car parking spaces taking its place.
- 9.5 There would be an additional 24 spaces, providing 161 spaces in total, and all other conditions centred around car parking and access/egress have been addressed, with only the work to the splitter island remaining (awaiting confirmation from Highway and Transportation for the works to take place as part of the Section 50).
- 9.6 There appear to have been some teething issues on the opening of the venue, as addressed in the observations raised by neighbours. However, since then there has been no additional complaints received, and the initial concerns have been addressed by management, as described under point 3.0 publicity. There appears to be a good relationship between the venue organisers and residential neighbours, and are keen to address any concerns promptly, to keep disturbance to a minimum. The applicant has confirmed, any issues are taken seriously, and changes to the management plan, such as an increase in security, have been implemented following this isolated incident.

10.0 Conclusion

- 10.1 The amendments as proposed would have no significant impact on the character or appearance of the area, with the additional car parking proposed welcomed as this should relieve any overspill car parking on the surrounding highway. The alterations to opening times would have no significant impact on neighbouring amenity, and restrictions on numbers occupying the venue would still be in situ, even though there would now be

additional car parking. Therefore, the proposal is acceptable and in accordance with planning policy, subject to conditions.

11.0 Detail recommendation

11.1 Grant subject to conditions as 18/00354/FUL (a number which have already been addressed)

- 600 person Banqueting Suite
- 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
- Improved Vehicle/Pedestrian Circulation Plan
- Hours of operation during construction
- Electric Vehicle Charging Points
- Cycle and Motor Cycle Parking
- Bin Stores
- Car Parking Management Plan
- Renewables (10%)

