



Planning Committee

17 June 2014

Planning application no.	14/00384/FUL
Site	Land at the corner of High Street and College Road, Tettenhall
Proposal	Demolition of three dwellings and erection of retirement apartments, with landscaping and car parking
Ward	Tettenhall Wightwick
Applicant	McCarthy & Stone Retirement Living Lifestyles Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Delegated authority to grant subject to a S106 agreement.

2. Application site

2.1 The development site is located within the Tettenhall Greens Conservation Area. The site comprises three existing detached dwellings at the corner of High Street and College Road. The site is roughly triangular in shape, and is defined on two sides by a high boundary wall. Mature trees, protected by a tree preservation order, dominate the site.

3. Application Details

- 3.1 The proposed development involves the demolition of the three dwellings. The replacement building would be two and half to three storeys in height, laid out in an 'L' shape. The accommodation would comprise 5 one bedroomed apartments and 17 two bedroomed apartments.
- 3.2 Vehicular access to a 20 space car park (with four disabled spaces) would be from High Street. In addition to the flats there would be a residents' lounge, guest suite, buggy/cycle room, and waiting area. Mature trees would be retained.
- 3.3 A substation would be located to the alongside the car park to serve the power needs of the development

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)
- 4.3 Tettenhall Neighbourhood Plan (emerging)
Supplementary Planning Guidance 3 – Residential Development

5. Environmental Impact Assessment Regulations

- 5.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

6. Publicity

- 6.1 23 representations have been received; eleven in support, eleven in objection and one neutral comment. The content of the objections is summarised as follows:

- Contrary to the intentions of the conservation area;
- Impact on nearby listed buildings;
- No requirement for the proposed accommodation type;
- Surface water flooding;
- Increased traffic and parking on High Street and College Road;
- Over-development;
- Scale too great relative to surroundings;
- Overlooking of adjacent properties;
- Design and aesthetic concerns;
- Loss of trees and gardens; and
- Inappropriate boundary treatments

- 6.2 The content of the representations in support is summarised as follows:

- Would meet a need in Tettenhall;
- Would release larger properties for families and younger people; and
- Extra residents would support businesses on the High Street

- 6.3 The content of the neutral representation is summarised as follows:

- Materials should be in keeping with surrounding dwellings;
- Vehicle speed reduction needed along High Street; and
- Tree management required to maintain protected trees

7. Internal Consultees

- 7.1 Transportation – No objection subject to a 20mph zone on High Street
- 7.2 Environmental Health – No objection

8. Legal Implications

- 8.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act.
[KR/03062014/F]

9. Appraisal

- 9.1 The key issues are:-

- Impact on the Tettenhall Greens Conservation Area
- Scale
- Impact on protected trees / loss of gardens
- Privacy of neighbouring properties
- Highways and parking
- Need for the development
- Surface Water Flooding
- Bats
- Archaeology
- Section 106 requirements

Impact on the Tettenhall Greens Conservation Area

- 9.2 The three existing dwellings are of no architectural merit and are neutral in terms of their contribution to the conservation area. The proposed building has a bespoke design to respond to the local context, with the elevation fronting High Street designed to reflect the Victorian terrace on the opposite side of the road. The proposed building is of an architectural quality which would enhance the appearance of the conservation area.
 - 9.3 A key feature within this part of the conservation area is the high brick and stone boundary walls. It is proposed to remodel part of the wall, to create the entrance to the car park. This part of the wall is of the lowest quality, owing to previous alterations. The remodelling and the closure of other gateways would be conditioned to ensure materials are appropriate to the local vernacular. The condition would also include a necessary monitoring role by the Local Planning Authority.
- Scale
- 9.4 The proposed building would be bigger (height and footprint) than those that it would replace. The buildings surrounding the site vary from two storey (terraces on High

Street) to four storey (listed Tettenhall College) and so the proposed maximum of three stories would be in keeping with the context. The use of staggered elevations as proposed would reduce the apparent bulk of the building. Sufficient space would be retained for landscaping, amenity space, parking and circulation.

Impact on protected trees / loss of gardens

9.5 The proposed elevation to High Street follows the existing building line. The building would therefore be between 6m and 8m from four mature protected trees (3 lime and an Ash), which would be retained. Owing to their size, the trees' crowns would require regular and intensive pruning to ensure light is able to reach habitable rooms. The applicant has submitted an Arboricultural Report which is acceptable. A condition would require the submission of a detailed Arboricultural Method Statement.

9.6 Although the area of gardens would be reduced the landscaped areas would be appropriate.

Privacy of neighbouring properties

9.7 SPG3 recommends a minimum separation distance of 22m between upper floor windows to achieve privacy for new build residential development. The upper floor of the proposed building would be 24m from 22 College Road, 32m from Blair House and The Old House, and 22m from the Victorian terrace on High Street. The development would not result in an undue loss of privacy for neighbouring residents.

Highways and Parking

9.8 Twenty parking spaces are proposed for the 22 apartments. This level of provision is sufficient based on the proximity to shops and bus routes into the city centre.

9.9 The remodelled entrance to the site does not achieve the minimum visibility standard for a 30mph road. However, the applicants have agreed to fund the introduction of a 20mph speed limit along High Street, speed cushions and a raised pedestrian crossing. On that basis the visibility at the access would be acceptable.

Need for the development

9.10 This part of Tettenhall is characterised by large family housing and the area has an ageing population. The emerging Tettenhall Neighbourhood Plan has identified a need for smaller housing and apartments for the elderly. The proposals would allow residents to "downsize" while staying in the area, releasing their vacated properties to meet the need for family housing.

Surface Water Flooding

9.11 Surface water drainage would be provided in the form of on-site soakaways.

Bats

9.12 A Bat Survey is being carried out to assess the potential for roosting bats within the trees and buildings.

Archaeology

9.13 The site lies in the medieval settlement of the village of Tettenhall. The Archaeological Assessment provided by the applicant is acceptable. The Assessment recommends the

recording of any buried archaeological deposits on the site in advance of the development. A scheme of archaeological works would secure this detail through condition.

Section 106 requirements

- 9.14 There is a policy requirement for the following to be secured through a S106 agreement:
- Funding a TRO for traffic calming and 20 mph limit
 - Affordable housing (25%)
 - Public Open Space Contribution (£46,517)
 - 10% renewable energy
 - Public Art
 - Management company for communal areas
 - Targeted recruitment and training
- 9.15 The applicants have advised that they will submit a financial viability appraisal with the intention of demonstrating that the development is not sufficiently viable to fund all of the normal S106 requirements and this will be considered by the District Valuer.
- 9.16 It would be appropriate to reduce the S106 requirements commensurate with any lack of viability which may be demonstrated, with such a reduction being for a 3 year period only, to reduce the likelihood that the developers would benefit unduly from rising home prices making the development viable.

10. Conclusion

- 10.1 Subject to conditions and a S106 as recommended, the proposal would be acceptable and in accordance with the development plan.

11. Detailed Recommendation

- 11.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00384/FUL subject to:
- (i) A S106 agreement for the following (if the development is sufficiently financially viable) :
- Funding a TRO for traffic calming and 20 mph limit
 - Affordable housing at 25% (or off-site contribution)
 - Off-site open space and play - £46,517
 - 10% renewable energy
 - Public Art
 - Management company for communal areas
 - Targeted recruitment and training

If the development is not fully financially viable:

A reduction in Section 106 requirements (except for TRO funding and management company) commensurate with the shortfall in viability on a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that

a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date

(ii) the submission of an acceptable Bat Survey & necessary mitigation measures

(iii) any appropriate conditions including:

- Materials;
- Window and door details;
- Bin stores;
- Landscaping;
- Boundary treatments including monitoring of wall;
- Arboricultural Method Statement;
- Details of electricity sub-station;
- Measures to mitigate impact of construction on neighbours' amenity;
- Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
- Scheme of Archaeological Works

