



Planning Committee

22 July 2014

Planning application no.	14/00595/FUL and 14/00596/LBC
Site	Former Bilston Police Station, Mount Pleasant, Bilston, WV14 7LT
Proposal	Conversion of part of basement to create a one bedroomed flat
Ward	Bilston East
Applicant	AB Construction Limited
Agent	Thorne Architecture Limited
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Phillip Walker Tel 01902 555632 Email phillip.walker@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Delegated authority to grant subject to conditions and a Section 106 agreement

2. Application site

2.1 The former Bilston Police Station is a Grade II Listed Building, situated at the junction of Mount Pleasant and Bow Street, within the Bilston Town Centre Conservation Area.

2.2 The Police vacated the building in 2010. Since then it has been converted to nine flats, which are now occupied. The only part not converted into flats is part of the basement, which includes windows.

3. Application Details

3.1 There are applications for planning permission and listed building consent for the conversion of the basement into a one bedroomed flat.

4. Planning History

4.1 12/00060/FUL and 12/00061/LBC. Conversion of former Police Station to create nine flats. Granted 24.01.2014.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 SPG 3 'Residential Development'

6. Environmental Impact Assessment Regulations

- 6.1 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.

7. Publicity

- 7.1 No representations received.

8. Internal Consultees

- 8.1 Environmental Health and Transportation – no objections.

9. External Consultees

- 9.1 English Heritage – no objections.

10. Legal Implications

- 10.1 When an application is situate 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 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
- 10.2 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses (LD/07/07/2014/A).

11. Appraisal

- 11.1 No significant works to the historic fabric of the building are required. Therefore the impact on the listed building and Conservation Area is acceptable.
- 11.3 The proposed layout is acceptable. The habitable rooms would include windows which would provide satisfactory sunlight and daylight for future residents.
- 11.4 The access and parking arrangements are acceptable.
- 11.5 Because it is proposed that there would be 10 flats, there is a development plan policy requirement for renewable energy generation and a financial contribution of £15,251 to

enhance off-site public open space and play facilities in Bilston Town Centre, to be secured through a Section 106 agreement.

12. Conclusion

- 12.1 Subject to a Section 106 agreement and conditions as recommended, the proposal would be acceptable and in accordance with the development plan.

14. Detailed Recommendation

14/00595/FUL

- 14.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00595/FUL subject to:
- (i) Completion of a Section 106 agreement to secure;
 - Off-site contribution for open space and play in Bilston Town Centre £15,251
 - 10% renewable energy
 - (ii) Any necessary conditions to include:
 - Details of replacement window joinery/window frames

14/00596/LBC

- 14.2 That Listed Building consent 14/00596/LBC be granted and any necessary conditions to include:
- Details of replacement window joinery/window frames.

