

# Planning Committee

## Tuesday, 25 April 2017

|  |  |                                      |
|--|--|--------------------------------------|
| <b>Planning application no.</b>                | 17/00246/FUL   |                                      |
| <b>Site</b>                                    | New Style Windows, 210 Newhampton Road West, Wolverhampton |                                      |
| <b>Proposal</b>                                | Change of use to micro-pub (Use Class A4).                 |                                      |
| <b>Ward</b>                                    | Park   |                                      |
| <b>Applicant</b>                               | Mr James McCann  |                                      |
| <b>Cabinet member with lead responsibility</b> | Cabinet Member for City Economy, Councillor John Reynolds  |                                      |
| <b>Accountable Director</b>                    | Keren Jones, Service Director, City Economy                |                                      |
| <b>Originating service</b>                     | Planning   |                                      |
| <b>Accountable employee</b>                    | Andrew Johnson   | Planning Officer                     |
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### 1.0 Summary recommendation

1.1 Grant subject to conditions.

### 2.0 Application site

2.1 The application site is a ground floor retail unit and rear yard located on the corner of Newhampton Road West and McBean Road. The unit is currently occupied by a window/conservatory company.

### 3.0 Application details

3.1 Change of use to Use Class A4 to create a micro-pub. There are no proposed alterations to the exterior of the building.

### 4.0 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).

## **5.0 Publicity**

- 5.1 15 representations received in support of the proposals. Comments include:
- (i) Proposal would enhance the area
  - (ii) The venue would be a good social outlet for neighbours and would likely help isolated people in the community by providing a meeting place
  - (iii) Micro-pub offers an alternative to a typical public house
  - (iv) Patrons would likely walk or use public transport to visit the site.
- 5.2 20 representations received objecting to the proposals and a petition containing 14 signatures. The issues raised include:
- (i) Harmful impact on highway safety and inadequate on-street parking in immediate vicinity
  - (ii) No need for facility
  - (iii) Litter nuisance and health implications from smoking patrons
  - (iv) Impact on amenity
  - (v) Fear of anti-social behaviour.

## **6.0 Consultees**

- 6.1 Transportation – No objections.
- 6.2 Environmental Health – No objections. Conditions requiring noise attenuation measures to protect adjoining neighbours and hours of opening recommended.
- 6.3 Police – No objections.

## **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report (LD/11042017/A).

## **8.0 Appraisal**

- 8.1 The proposed use would be unlikely to generate significant disturbance and nuisance. Impact on amenity would be limited to within appropriate levels and a scheme for sound insulation would mitigate impact on amenity for adjoining neighbouring properties. A condition restricting opening hours would likely avoid undue impact on amenity in the wider area.
- 8.2 The behaviour of future patrons, and the nature of the proposed use, would be unlikely to impact significantly on the community from a crime and anti-social behaviour perspective.
- 8.3 Due to the nature of the use, customers would be likely to visit the site on foot from the surrounding area, or use one of the frequent bus services running in the area if travelling from farther afield. Due to this, and the limited size of the unit, the proposals would be

unlikely to create significant parking demand. Highway safety would be unlikely to be seriously affected.

## **9.0 Conclusion**

9.1 The proposed development is acceptable and in accordance with the development plan.

## **10.0 Detailed recommendation**

10.1 That planning application 17/00246/FUL be granted planning permission subject to any appropriate conditions including those below:

- Hours of operation (maximum 1100hours to 2300hours) and servicing
- Noise attenuation scheme
- Refuse storage.

