

# Planning Committee

## Tuesday, 25 April 2017

<b>Planning application no.</b>	16/01435/FUL	
<b>Site</b>	37 Coseley Road, Wolverhampton	
<b>Proposal</b>	Extension to existing hand car wash to cover an area of adjacent grassed land	
<b>Ward</b>	Bilston East	
<b>Applicant</b>	Mr A Kader	
<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>	Ragbir Sahota	Planning Officer
	Tel	01902 555616
	Email	Ragbir.sahota@wolverhampton.gov.uk

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### 1.0 Summary recommendation

1.1 Refuse.

### 2.0 Application site

2.1 The application site is adjacent to an existing hand car wash situated on Coseley Road onto its approach with Bilston. The existing car wash operates an "in-and-out" system with fencing and gates around the perimeter of the site.

2.2 On the land adjacent are a significant number of trees next to the Black Country Route.

### 3.0 Application details

3.1 The proposal is for the extension of the existing hand car wash on to an area of adjacent grassed land which is within the Councils ownership.

3.2 The proposal seeks to create a new dropped kerb access, boundary fencing, staff parking and a new valet area.

#### **4.0 Relevant policy documents**

- 4.1 Wolverhampton UDP  
Black Country Core Strategy
- 4.2 National Planning Policy Framework
- 4.3 Bilston Urban Village SPD.

#### **5.0 Publicity**

- 5.1 The application was publicised by site notice and no observations have been received.

#### **6.0 Internal consultees**

- 6.1 Environmental Services – no noise impact assessment has been provided.
- 6.2 Transportation – insufficient information on the site egress, visibility, layout/circulation space, retaining wall and drainage.
- 6.3 Landscape/Ecology – Loss of significant mature trees leading to a loss in biodiversity, exacerbate the effects of climate change and reduce the existing landscaped area.
- 6.4 City Development – inappropriate development opposite proposed residential development.

#### **7.0 Legal implications**

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

#### **8.0 Appraisal**

- 8.1 The proposal seeks to extend the existing hand car wash to cover an area of adjacent grassed land which is within the Councils ownership. The Council have no intention in selling this piece of land and therefore this proposal is considered a non-starter. The land opposite the site has been cleared for residential development.
- 8.2 This proposal would result in the loss of a significant area of mature trees with Millennium Forest status and forms part of the landscaping to the Black Country Route. This would lead to a loss in biodiversity and exacerbate the effects of climate change whilst having a detrimental impact on visual amenities.
- 8.3 The application also lacks insufficient information in respect of a noise impact assessment and transportation details including site egress and visibility, layout/circulation space, retaining wall and drainage details.

## **9.0 Summary and Conclusion**

- 9.1 The proposal would result in the loss of the landscaped area to the Black Country Route, exacerbate the effects of climate change and lead to a loss in biodiversity. The proposed development would also have an adverse impact on visual amenities.
- 9.2 The application has insufficient information in respect of a noise impact assessment, site egress details and visibility, layout/circulation space, retaining wall and drainage details.
- 9.3 Therefore on the basis of the above information, the application is recommended for refusal.

## **10.0 Detailed recommendation**

- 10.1 Refuse for the following reasons to include:
- The proposal would result in the loss of the landscaped area to the Black Country Route which has a significant area of maturing tree cover. This would exacerbate the effects of climate change and lead to a loss in biodiversity and impact visual amenities.
  - The application lacks a noise impact assessment in order to fully appraise the impacts of the proposal on the local amenities.
  - The application lacks sufficient detail in respect of egress details and visibility, layout/circulation space, retaining wall and drainage details in order to fully appraise the impacts of the proposal on the adjacent highway.

