

# Planning Committee

Tuesday, 25 April 2017

<b>Planning application no.</b>	16/01407/FUL	
<b>Site</b>	Land at 33-37 Victoria Street, Wolverhampton	
<b>Proposal</b>	The erection of a new building comprising 18, 1-2 bed apartments with 645sqm of retail space at ground floor level	
<b>Ward</b>	St Peter's	
<b>Applicant</b>	Mr John Doyle	
<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>	Colin Noakes	Planning Officer
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## 1.0 Summary recommendation

1.1 Delegated authority to grant subject to conditions and a section 106 agreement.

## 2.0 Application site

2.1 The application site is a vacant plot of land on the prominent corner of Victoria Street and Cleveland Street within the Worcester Street Conservation Area. Cleveland passage runs to the rear. It is identified as a development opportunity site in the City Centre Area Action Plan (AAP). The dilapidated buildings that previously occupied the site were demolished in 2014.

## 3.0 Application details

3.1 The application is for the erection of a four-storey building to provide 645sqm of retail space on the ground floor with eighteen 1 and 2 bedroom apartments above. The proposed building would fill the whole site. The entrance to the retail space would be on the main corner and the flats would be accessed from Cleveland Street and Cleveland Passage.

#### **4.0 Planning history**

- 4.1 14/00093/FUL- Demolition of existing building and erection of a new building to comprise 7 student apartments (44 bed spaces) along with 645sqm of retail space at ground floor level. Granted 7 March 2014.

#### **5.0 Relevant policy documents**

- 5.1 National Planning Policy Framework (NPPF)  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)  
City Centre Area Action Plan (AAP).

#### **6.0 Publicity**

- 6.1 No objections have been received.

#### **7.0 Consultees**

- 7.1 Environmental Health – no objections subject to conditions.  
7.2 Transportation – no objections subject to conditions.

#### **8.0 Legal implications**

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

#### **9.0 Appraisal**

- 9.1 The proposed building is identical externally to the one which was approved in 2014. The residential element of the proposal has been changed from 7 student apartments (44 bed spaces) to eighteen one and two bedroom apartments.
- 9.2 The building although slightly higher than the adjoining building is of an acceptable scale and design. There is a statutory obligation to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It would make a positive contribution to this location within the City Centre and would enhance the character and appearance of the Worcester Street Conservation Area.
- 9.3 As the proposal includes the construction of 18 apartments there is a development plan policy requirement for renewable energy generation, an off-site public open space contribution of £30,000 for Canalside Quarter Public Realm Improvements and 25% affordable housing. These are to be secured through a section 106 agreement. These planning obligations meet the tests in the the Community Infrastructure Levy Regulations 2010.

## **10.0 Conclusion**

10.1 The proposed development would enhance the character and appearance of the Worcester Street Conservation Area and, subject to a Section 106 agreement and conditions as recommended, would be acceptable and in accordance with the development plan.

## **11.0 Detailed recommendation**

11.1 That the Service Director, City Economy be given delegated authority to grant planning application 16/01407/FUL subject to:

- (i) Completion of a Section 106 agreement to secure:
  - Off-site public open space contribution of £30,000 for Canalside Quarter Public Realm Improvements
  - 25% affordable housing
  - 10% renewable energy.
  
- (ii) Any necessary conditions to include:
  - Submission of materials
  - Details of bin stores
  - Details of cycle parking
  - Acoustic glazing to all habitable rooms
  - Construction method statement
  - Construction Management Plan
  - Levels.

