

Planning Committee

Tuesday, 25 April 2017

Planning application no.	17/00303/FUL	
Site	4-6 High Street, Tettenhall, Wolverhampton	
Proposal	Change of use from shop (class A1) to wine bar (class A4)	
Ward	Tettenhall Wightwick	
Applicant	Tina Mills	
Cabinet member with lead responsibility	Cabinet Member for City Economy, Councillor John Reynolds	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Paul Lester	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 vacant shop located in Tettenhall Village District Centre and Tettenhall Greens conservation area.

3.0 Application details

3.1 The application is for the change of use to a wine bar and the removal of one of the two front entrances.

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)
Tettenhall Neighbourhood Plan (TNP).

5.0 Publicity

5.1 No comments received at the time of writing this report.

6.0 Consultees

6.1 Transportation / Environmental Health / Police – No objections.

7.0 Legal implications

7.1 There are no legal implications arising from this report (LD/12042017/G).

8.0 Appraisal

8.1 The unit is located within a district centre where policy TNP3 requires that no more than 30% of units are within non-A1 use classes and no more than three consecutive units are within non-A1 use classes.

8.2 Whilst the change of use would not result in three consecutive non-A1 units, the percentage of non-A1 units would be 35%. However, the unit has been vacant and actively marketed since July 2016 and this proposal would bring it back into productive use and promote an active street frontage. An A4 use is appropriate for a district centre.

8.3 The nearest dwellings would be approximately 50m away and so the proposed use would not be detrimental to residential amenity.

8.4. There is short stay car parking available during the day both on-street and in car parks which are within close vicinity of the development. These parking restrictions are relaxed during the late evening \ night time. In addition, there is long stay car parking available a short walking distance away. Therefore, there is no objection to car parking provision.

8.5 There is a requirement to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposed development would preserve the character and appearance of the Tettenhall Greens conservation area.

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 17/00303/FUL be granted planning permission subject to the conditions including:

- Joinery details of the shopfront
- No blanking out of the shopfront.

