



Planning Committee

23 September 2014

Planning application no.	14/00083/OUT
Site	New Cross Car Park, Wolverhampton Road
Proposal	Outline Application – Construction of a Medium Secure Unit and a block of 14 apartments with all matters reserved except for ‘access’
Ward	Wednesfield South
Applicant	Marantomark Group Ltd
Agent	DWA Architects Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Ragbir Sahota Tel 01902 555616 Email Ragbir.sahota@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to a S106 agreement and conditions.

2. Application Site

- 2.1 The application site is opposite New Cross Hospital and is situated between Wolverhampton Road and the Wyrley and Essington Canal. It is currently used as a “pay-and-display” public car park.
- 2.2 A listed barn used to occupy part of the site but it was demolished following a fire. A former curtilage listed building has been inspected by English Heritage and they consider that the building no longer be listed.
- 2.3 To the east of the site are commercial premises and to the west, a path leading to a footbridge over the canal. On the opposite side of the canal is the Bentley Bridge Leisure Park and a footbridge adjacent the Nickleodeon Pub, which is Grade II listed.

- 2.4 There are numerous protected trees adjacent to the southern, western and northern site boundaries. On part of the boundary with Wolverhampton Road is a low brick wall with decorative railings.

3. Application Details

- 3.1 This is an outline application with all matters (except for access) reserved for subsequent approval. Indicative drawings have been provided which show:

- 3.2 On the western part of the site application is for a three storey building comprising:
- Ground floor – primarily/communal rooms
 - First floor - 12 bedroom medium secure residential unit (Use Class C2A) with 12 bedrooms on the first floor with an internal courtyard
 - Second floor – an additional 16 bedroom for an independent low secure hospital. I

On the eastern part of the site - The 3 storey apartment block (Use Class C3) comprises 14 apartments in a three storey building situated adjacent the medium secure unit. Indicative drawings have been provided for information only and not for determination. The application states that the apartments may be occupied by former residents of the medium secure unit, who can be offered support as the return to the community. However, the application also states that the apartments may be used as “key worker accommodation for the unit and local health authority as required”.

- 3.3 The medium secure residential unit would “provide independent hospital care to people with mental health disorders who require a more secure facility to undergo treatment and rehabilitation”. The low secure hospital facility “will continue this rehabilitation process providing care and treatment where the security is reduced and based more around the therapeutic nature of the care pathway.” The application states that 60 full time equivalent jobs would be created.
- 3.4 The supporting statement goes on to state that “this facility will act as both a step down from the medium secure unit and as an independent provider for service users whom would benefit from its lower level of security. The rehabilitation facilities on site will also provide much needed treatment programme for service users with an acquired brain injury to assist in the progression to resettlement and independent living.”
- 3.5 A block of 14 two bed apartments is proposed over three storeys with two in the roofspace. The application states that the apartments may be occupied by former residents of the medium secure unit, who can be offered support as they return to the community. However, the application also states that the apartments may be used as “key worker accommodation for the unit and local health authority as required”.

4. Planning History

- 4.1 12/01486/FUL –Renewal of temporary planning permission for use as a car park. Granted 25 October 2013.
- 4.2 09/00403/FUL – Use as a car park. Granted 9 December 2009

4.2 06/0599/FP - Residential development. Granted 9 November 2006.

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 Supplementary Planning Guidance Note 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 A total of ten letters have been received objecting to; loss of car park; increased vehicles on already congested side streets; concern that occupiers may threaten personal safety.

7.2 The application has been advertised following receipt of amended plans and a further six letters of objection have been received. The comments are similar to those previously raised with additional comments relating to impact on highways, boundary treatments, the need for the development and the scale/visual impact of the development.

8. Internal Consultees

8.1 Environmental Health & Transportation – No objection.

9. Legal Implications

9.1 As stated at paragraph 10.7 of this report the NPPF provides a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The proposed mixed use development for a secure hospital under Class C2A (Secure Residential Institution) and apartments under C3 (Dwellinghouses). (KR/11092014/B)

10. Appraisal

10.1 Although not specifically identified for development within the UDP, the site is in a sustainable location and so apartments are acceptable in principle.

- 10.2 While not submitted for determination, the illustrative drawings show that a development of this scale could be accommodated on the site.
- 10.3 Some local residents have expressed the fear that residents of the medium secure unit may pose a risk. They cite incidents which have occurred at New Cross Hospital. The applicants state that residents' movements would be restricted and they will not be allowed outside the building without being attended by care staff and/or their visitors/relatives.
- 10.4 Access is included for determination at this stage. The access details shown are acceptable.
- 10.5 There are many protected trees on the site. The illustrative layout demonstrates that the site could be developed however it would propose the significant loss of trees. The actual impact on trees would be determined at the reserved matters stage and further tree planting has been proposed to compensate for the loss of the existing.
- 10.6 The car park is open to the public and is used by visitors to the hospital. However, it is not owned or operated by the Hospital and there is no requirement for it to be made available to Hospital visitors.
- 10.7 The NPPF introduces a presumption in favour of sustainable development and states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposal would represent sustainable development, would improve the appearance of this prominent site, provide a socially necessary facility and create jobs.
- 10.8 In accordance with the development plan, a S106 agreement is required to secure:
- Public open space contribution (for the residents of the apartments)
 - 10% renewable energy (whole development)
 - Targeted recruitment and training
- 10.9 The S106 contribution for public open space contribution equates to £36,967 and is envisaged that this is used to improve Heath Town Park.

11. Conclusion

- 11.1 Whilst the proposal results in the loss of a significant number of mature trees, it is considered that the benefits of bringing the site back into use, job creation and the site overlooking the canal providing security outweighs the loss of the mature trees which are to be compensated with the planting of new trees. Subject to a S106 and conditions as recommended, the development would be acceptable and in accordance with the development plan.

12. Detailed Recommendation

- 12.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00083/OUT subject to:

Completion of a S106 Agreement to secure:

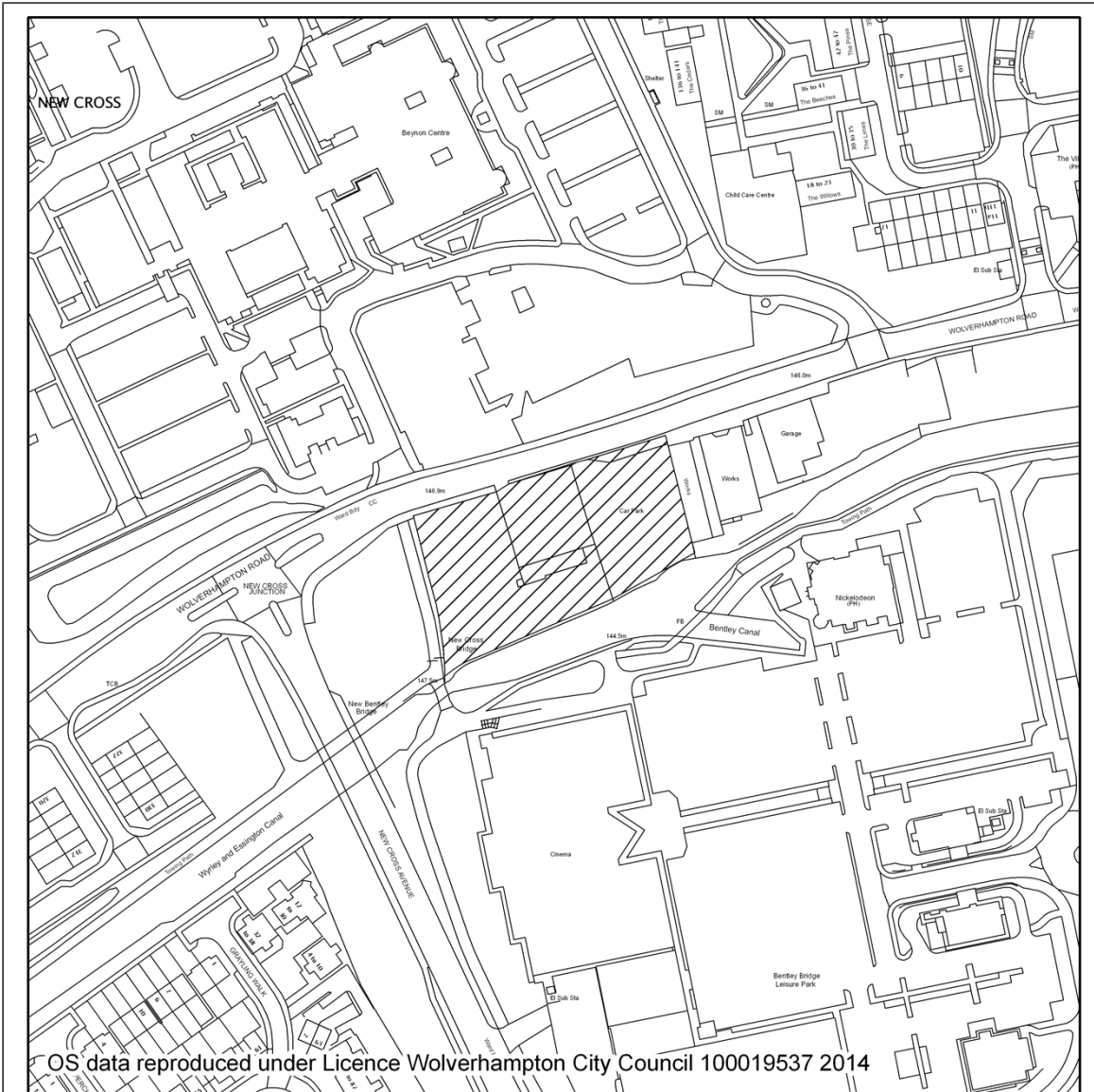
- Public open space contribution (for the residents of the apartments)
- 10% renewable energy (whole development)
- Targeted recruitment and training

Any appropriate conditions including:

- Standard outline conditions
- Drainage
- Levels
- Site waste management plan
- Construction management plan (including hours of construction)
- Landscaping
- Contaminated land remediation
- Control of cooking odour control and ventilation (Medium Secure Unit kitchen only)
- Tree protection measures
- Retention of decorative railings
- Floor plans
- Vehicular pedestrian and visibility splays
- Re-alignment of pedestrian footpath

Notes for Information

Mining Advice Area



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