



Planning Committee

18 November 2014

Planning application no.	14/01007/FUL
Site	Woodthorne, Wergs Road
Proposal	Replacement of four detached dwellings (previously approved) with three pairs of semi-detached and one detached dwelling.
Ward	Tettenhall Regis
Applicant	David Wilson Homes Mercia
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Delegated authority to grant subject to a Deed of Variation to the original S106 agreement.

2. Application site

- 2.1 The application site is at the rear of 78 – 84 Wergs Road and is part of the Woodthorne housing development on the former ADAS site..

3. Application Details

- 3.1 The proposals seek to substitute four approved detached houses with six semi-detached and one detached.

4. Planning History

- 4.1 12/01478/FUL – 58 dwellings (46 houses and 12 apartments) granted 22 May 2013

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)
Tettenhall Neighbourhood Plan (TNP)

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 Five objections have been received to the proposals. The reasons are summarised below:

- Over development
- House types out of context with surrounding area
- Increase in traffic
- Danger to pedestrian safety

8. Internal Consultees

8.1 Transportation – No objection

9. Legal Implications

9.1 In accordance with S106A of the Town and Country Planning Act 1990 a planning obligation may not be modified except by agreement between the authority by whom the obligation is enforceable and the person or persons against whom the obligation is enforceable. Accordingly proposed amendments to an existing S106 Agreement, need to be regularised by a Deed of Variation.
[KR/06112014/N]

10. Appraisal

10.1 The key issues are:-

- Design and house types
- Amenity
- Increase in traffic
- Section 106 requirements

Design and house types

10.2 The design of the proposed house types follows a similar traditional approach to the rest of the development. The introduction of semi-detached dwellings would increase the variety of house types on the site; consistent with policy HOU2 of the Black Country Core Strategy.

Amenity

10.3 The proposed houses would be over 40m from the rear of the dwellings on Wergs Road, thus maintaining privacy, and consistent with the Residential Development SPD.

Increase in traffic

10.4 The proposals would result in an additional three houses on the Woodthorne site. The increase in vehicles leaving and entering the site would not result in a detrimental impact on highway safety.

Section 106 requirements

10.5 The original S106 agreement included a requirement for affordable housing and public open space contributions. In line with policy and the increase in the number of houses proposed there would be a requirement for the a Deed of Variation the original S106 to secure increased contributions :

- £568,982.76 affordable housing contribution (increase of £27,982.76)
- £141,221.20 open space contribution (increase of £6,945.31)

11. Conclusion

11.1 Subject to conditions and a Deed of Variation as recommended, the proposal 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 14/01007/FUL subject to:

- i. A S106 agreement for the following:
 - £568,982.76 affordable housing contribution (increase of £27,982.76)
 - £141,221.20 open space contribution (increase of £6,945.31)
- ii. The following conditions
 - Materials;
 - Landscaping;
 - Hours of construction;
 - 0800 to 1800 Monday to Friday
 - 0800 to 1300 Saturday,
 - at no time on Sundays or Bank and Public Holidays.
 - Construction Management Plan;
 - Geo-environmental Assessment
 - 10% renewable energy
 - Lighting Layout



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