



Planning Committee

18 November 2014

Planning application no.	14/00828/OUT
Site	King Charles Public House, Cromwell Road, Wolverhampton
Proposal	Outline Application – Demolition of public house and the erection of 14 dwellings
Ward	Bushbury North
Applicant	Malvern Estates Plc
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 the King Charles public house and its car park, which occupy the land surrounded by Cromwell Road and Cavalier Circus.
- 2.2 The surrounding area is predominantly residential.

3. Application Details

- 3.1 The outline application is for the demolition of the public house and the erection of 14 dwellings. Access and layout are submitted for determination, with appearance, landscaping and scale reserved for subsequent approval.

4. 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)
- 4.3 SPG 3 'Residential Development'

5. Environmental Impact Assessment Regulations

- 5.1 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.

6. Publicity

- 6.1 Seven letters have been received in respect of this proposal. Four in support mention the poor condition of the pub, its replacement with quality housing, improve the area and the noise, disturbance and anti-social behaviour associated with the public house. Two letters object to the loss of the public house as a community facility and one raises concerns about the road junction and the disturbance during construction.

7. Legal Implications

- 7.1 Paragraph 70 of the NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Further to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policy C3 of the UDP advises that, where appropriate, this type of facility should be retained. KR/06112014/B

8. Appraisal

- 8.1 Although not specifically identified for development within the UDP, the site is situated within a predominantly residential area and the public house appears to be in decline.
- 8.2 The proposal will result in the loss of a community facility. However the applicant has identified nearby public houses and community facilities which meet local needs namely The Moreton Arms, Moseley Park public house which are both approximately a mile away and within 500metres is The Bushbury Neighbourhood Community Centre. In addition the pub is in a dilapidated state and there is anecdotal evidence of anti-social behaviour. On balance, the proposal accords with UDP Policy C3.

- 8.3 Access and layout are included for determination at this stage. The access details and layout shown are acceptable.
- 8.4 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 further housing and create jobs during construction.
- 8.5 In accordance with the development plan, a S106 agreement is required to secure:
- Public open space contribution £105,621
 - 10% renewable energy
 - Targeted recruitment and training

9. Conclusion

- 9.1 Subject to a S106 and conditions as recommended, the development would be acceptable and in accordance with the development plan.

10. Detailed Recommendation

- 10.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00828/OUT subject to:
- i) Completion of a S106 Agreement to secure:
- Public open space contribution - £105,621 to improve Northwood Park
 - 10% renewable energy
 - Targeted recruitment and training
- ii) Any appropriate conditions including:
- Standard outline conditions
 - Means of demolition and details of reinstatement
 - Drainage
 - Levels
 - Construction management plan (including hours of construction)
 - Landscaping
 - Boundary treatments
 - Materials
 - Parking areas to be provided
 - Remove permitted development rights
 - Remove permitted development rights for first floor windows at Plot 14

Notes for Information

Mining Advice Area



DO NOT SCALE

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