

# **Planning Committee**

**Tuesday, 16 January 2018**

Planning application no. 17/01089/FUL

Former Wednesfield High School, Lakefield Road, Wednesfield

## **1.0 Addendum Report**

- 1.1 The planning authority has received further information from the applicant to support their application in respect of the following matters.
- 1.2 *Children's play facilities.* The applicant is now proposing to provide new play facilities. They are proposing to install a toddler play area on the existing Coleman Avenue Open Space. The provision of additional play facilities proposed by the applicant is welcome.
- 1.3 *Sports provision.* The applicant has stated that the council has invested substantially in the nearby Colman Avenue open space, with the provision of sports pitches of adequate number and quality to provide for the planned new homes in the neighbourhood, including the proposals currently under consideration. The local planning authority considers the applicant has gone through the appropriate procedures in accordance with development plan policies and the proposal is acceptable. (See also para 9.13 of the main report.)
- 1.4 *Flood risk management.* The applicant confirms that a Flood Risk Assessment was carried out at an early stage, to provide the basis for a scheme design. This assessment report forms part of the supporting documentation for the planning application. To manage flood risk, a Drainage Strategy has been developed and reviewed by statutory consultees. This incorporates elements such as oversized pipes beneath the roadways to contain flood water and allow it to drain away slowly, and an attenuation pond in the south-east corner of the site to manage extremes of surface water in heavy rain. The calculations provided in the drainage strategy demonstrate that with this kind of mitigation in place, the proposed development would not increase surface water run-off or result in the risk of flooding in the area. The local planning authority agree and accept that the applicant has considered the most appropriate solutions for the site. (See also 9.25 of the main report.)
- 1.5 *Parking provision.* The proposal includes areas of tandem parking for just a few houses on the main boulevard. During the design stage the layout of the main boulevard was widened, with extra car parking provided for visitors along the road. This mitigates any risk that the spaces within each property curtilage are not used as designed. The planning authority is satisfied that the proposed layout is acceptable. As a result of further redesign of the apartment layout, parking provision for the apartments has increased by two spaces. The local authority is satisfied that the level of parking provision provided is acceptable.

- 1.6 *Adoptable standard roads.* The applicant clarifies that the main boulevard will be a traditional arrangement with footways on both sides of a carriageway. Additional on-street parking bays will be incorporated into this arrangement where feasible. The shared surfaces (Home Zones) will be a minimum 7.5 metres wide corridor, and is to be adopted highway, which will incorporate in the design safe and clearly identifiable pedestrian routes. The applicant confirms that these routes will be designed for all pedestrian users including those with impaired visibility and mobility. The intention is to have a safe and traditional pavement provision across the adopted roads on the scheme, combined with a high-quality street scene for the shared surface, still with clear demarcation of safe pedestrian routes, and a high quality of finish. The local planning authority is satisfied that the roadways will be safe and designed to adoptable standards and the private drives will provide sufficient width and space in line with the Highways and Transportation Technical Guidance Note part of the City of Wolverhampton Council standards of highways. (See main report para 9.14 to 9.22.)
- 1.7 *Lakefield Road junction.* The applicant states that to manage vehicles accessing the new scheme safely, the design of the proposed development was significantly altered during the design stage, to take account of the recommendations of the Highways team at the Council. The proposals provided have benefited from a Transport Assessment, submitted as part of the planning application, and conducted to a nationally recognised methodology.
- The proposed signal controlled junction will also incorporate a pedestrian crossing facility, replacing the existing pedestrian crossing facility located further along Lakefield Road. This is anticipated to improve safe vehicular and pedestrian traffic for both this development, and the development on the former Jennie Lee Centre site. The development also includes two emergency access points.
- The Transport Assessment has taken account of the wider highway network, and demonstrates that it can accommodate the increase in traffic generated from the proposed development. The local planning authority accepts that the signal junction and pedestrian crossing is necessary to make the development acceptable.
- 1.8 *The Boulevard.* The applicant confirms that the development features a boulevard of a generous width, providing two carriageways, parking spaces on both sides, grassed and tree-planted verges, footpaths on each side, and front garden areas to the houses. The planning authority agrees that this provides a very spacious setting to the properties either side, and allows the three storey houses to look proportionate in their setting. There is no risk of a 'tunnel effect' arising in this arrangement.
- 1.9 *Flat roofs.* The applicant has confirmed that no houses on the development have flat roofs. The proposed apartment blocks have a flat roof design. The applicant considered several roof designs but to reduce the impact of the scale and massing a flat roof was considered the most appropriate, after a

review of other apartment blocks in the City, and to take into account modern building architecture and materials which allows for flat roofs to function very well, with great efficiency and water tightness. The planning authority accepts the consideration given to this element of the scheme through the design process and considers it to be acceptable in visual terms.

- 1.10 *Apartment blocks.* The applicant clarifies that the apartment blocks designed at the north end of the site are set in generous grounds, and set apart from the rest of the scheme by a road access. They are bounded on two sides by the playing fields of the neighbouring school, so they do not have any overbearing effect on other homes. To the west they are bounded by a line of existing mature trees, which will provide a pleasant setting for the development, and shield it from Lakefield Road. The apartments are provided with their own amenity space in the grounds in addition to a balcony for each flat. The car parking provision has been increased by the addition of two spaces since the last application. The planning authority is satisfied that the built form is appropriate in this location and would have no detrimental effects on its surroundings.
- 1.11 *Design elements.* The applicant states that the architects appointed to design the Wednesfield High scheme were chosen from a competitive process, where WV Living sought to identify a practice which would provide a scheme of high quality, which moved away from the standard format of properties typical of many house-builders. The planning authority is satisfied that the correct approach was taken and this is demonstrated in the design and access statement submitted to support the application. The proposed street scenes and layout design and architecture of the proposed houses is considered to be high quality. (See paras 9.26 to 9.31 of the main report.)
- 1.12 *Management of shared private drive.* The applicant has considered the concerns raised about the management of unadopted drives and can confirm that they will be divided up in ownership, so that individual households have clear and direct responsibility for the management and maintenance of the roadway in front of their home. This is proposed as a means of avoiding the risk of arguments over management and maintenance in future. All owners will have the right to cross their neighbours' sections of the private roadway written into their Deeds. This is in addition to the use of a management company to maintain them over time. The planning authority is satisfied with this approach and a management company is included as a condition in the main report.
- 1.13 *Function of shared private drives.* The applicant confirms that the private drives are designed to provide access to individual homes with sufficient width for two vehicles to pass with ease. The space is well laid out for utility and safety. Were a resident or their visitors to park outside of their provided car parking space, there is still adequate space for cars to pass. Within these areas, all homes have sufficient vehicle parking spaces within their curtilage and ownership for adequate car parking. The private drives will serve only three to five dwellings, in line with the City of Wolverhampton Council standards as set out in the Highways and Transportation Technical Guidance

Note and are located at the ends of the shared surface roads and will not be vehicle through routes. The limited lengths of the private drives will allow vehicles used by the emergency services to access these locations when and if required. The planning authority is satisfied that all dwellings served by private drives will have in-curtilage parking that meets the Councils parking standards.

- 1.14 *Education.* Since the last planning committee education officers have undertaken additional work focussing on the Wednesfield area in respect of school placements, to demonstrate that development would not impact negatively on the local authority's requirement to provide education at primary and senior school levels. (See also the main report paras 9.4 to 9.9.)
- 1.15 *Health.* The applicant has stated that during public engagement on this proposed development in 2017, residents and Ward Members expressed concern about the adequacy of health care provision in the locality of the site. Expansion plans for the local GP practice have been granted planning permission and are planned to go ahead imminently. The additional provision is to take account of the proposed redevelopment of this site for housing. (See para 9.10 of the main report.)
- 1.16 The applicant has demonstrated that the development is acceptable in planning terms and in accordance with the development plan, subject to necessary conditions.
- 1.17 The recommendation is as the report with an additional condition that the play facilities at Coleman Avenue are provided before occupation of the development.

## **2.0 Detailed recommendation**

- 2.1 That planning application 17/01089/FUL be granted planning permission subject to conditions including those below:

- Affordable housing
- Submission of materials
- Landscaping (including street furniture)
- Accordance with recommendations of ecology survey
- Bird and bat boxes
- Signalised junction improvements
- Archaeological watching brief
- Submission of drainage details
- Travel plan
- Traffic calming measures
- Electric charging points
- Renewable energy
- Boundary treatments
- Management company
- Tree protection fencing

- Construction Management Plan
- Acoustic/thermal glazing and vents
- Bin store design
- Provision of cycle storage
- Finished floor levels
- Lighting for public open space
- Land remediation and gas protection measures.
- Provision of play facilities at Coleman Avenue

Note for Information – Mining advisory