

Planning application no.	17/00925/FUL
Site	Land formerly known as Bridge Cross Garage, 295 Parkfield Road and bowling green to the rear of Old Ash Tree Inn, Dudley Road, Wolverhampton
Proposal	The erection of a 600-capacity banqueting hall with a 400-capacity function hall over and a 30-bedroom hotel with associated car parking and landscaping.
Ward	Blakenhall
Applicant	Mrs S. Pahal
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy
Accountable Director	Keren Jones, Service Director, City Economy
Originating service	Planning
Accountable employee	Tracey Homfray Planning Officer Tel 01902 555641 Email tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant.

2.0 Application site

2.1 The former car dealership buildings have been demolished, and the road frontage hoarded off. The use of the bowling green ceased between 2012 and 2015 and is now in a poor state of repair.

3.0 Planning History

3.1 12/00747/FUL - Demolition of existing buildings and replacement with a single retail outlet and associated parking – Granted 8th February 2013 – Demolition Completed retail outlet never started.

4.0 Application details

4.1 This application proposes: The erection of a two-storey building which will occupy a 600-capacity banqueting hall on the ground floor, with a 400-capacity function hall over, a two-storey 30-bedroom hotel and associated car parking and landscaping.

5.0 Relevant policy documents

5.1 National Planning Policy Framework (NPPF)
Wolverhampton Unitary Development Plan (UDP)
Black country Core Strategy (BCCS)

6.0 Publicity

6.1 Nine objections received summarised as follows:

- Impact on parking and traffic.
- Disturbance/noise.
- Parking at the adjacent walk in centre will become more limited and cause on street parking. Patients will have access issues.
- The adjacent NHS site consider that the applicant should fully fund the capital costs of managing the parking, but even so they still have very grave concerns about patient safety.
- Noise and dust.

7.0 Consultees

7.1 Transportation – The parking area is sufficient for the proposal subject to a condition restricting the number of occupants of the banqueting/function hall to 600 at any time. The splitter island on Parkfield Road would also need to be altered.

7.2 Coal Authority – The Coal Authority has **no objection** to the proposed development subject a Site Investigation.

7.3 Environmental Health – Potential for noise disturbance (banging doors/ people's voices and shouting etc.) to local residents as car parking could spill onto other roads such as Hales Park Close, Parkfield Road (726 – 773). A condition would be required preventing the number of occupants of the banqueting/function hall to 600 at any time to mitigate the impact.

8.0 Legal implications

8.1 There are no legal implications arising from this report. [LD/08032018/B]

9.0 Appraisal

- 9.1 Most of the application site had a commercial use. The surrounding area is mixed with residential, and commercial properties. The site adjoins the Dudley Road Local Centre, and is a suitable distance away from other similar uses, to have no negative impact on the function of the adjacent centre or city centre. The development is acceptable in principle.
- 9.2 The proposal would result in the loss of the pub bowling green, to provide car parking. The bowling green has not been used for a number of years and is now in a poor state of repair. It is considered that it is now surplus to requirements and, in line with Policy R5 of the UDP, a compensatory payment of £20,000.00 would be necessary to provide or enhance sports facilities in the city secured by a Section 106 Obligation. The payment would go towards improving bowling facilities in the central and southern parts of the city, in accordance with the current Wolverhampton Playing Pitch Strategy.

The requirement for the compensatory payment meets the test of the Regulations namely:

- Necessary to make the development acceptable in planning terms.
 - Directly related to the development.
 - Fairly and reasonably related in scale and kind to the development.
- 9.3 The existing vehicular access onto Parkfield Road would be retained and a new egress would be created adjacent to the eastern boundary, with the Phoenix Centre. The central splitter on Parkfield Road would need to be altered and the works could be secured by condition.
- 9.4 The proposed layout and appearance is acceptable, with the proposed hotel having a strong visual presence in the street scene. The Banqueting/Function suite is set well back on the site mitigating noise disturbance. There would be no significant impact on neighbouring amenity because of outlook, light, sunlight or privacy. Noise attenuation measures will be incorporated into the buildings to prevent noise disturbance.
- 9.5 The proposed parking is sufficient, subject to a condition restricting the number of occupants of the building occupying the banqueting suite and the function hall to 600 at any time. The restriction on occupants would reduce the chance of parking spilling out onto surrounding streets, and by reducing the number of people would reduce the chance of noise disturbance. A Car Parking Management Plan would also be required as a condition, to ensure a suitable level of marshalling at the site, to prevent any possible disruption to the surrounding highway network, and within the site, so that vehicle movements would be improved especially with respect to the safety of pedestrians and visitors to the development. The car parking layout will require the inclusion of a suitable amount of electric vehicle charging points, for the number of spaces proposed to address air quality, with respect to sustainability.

10.0 Conclusion

10.1 Subject to conditions and a Section 106 Obligation the proposal is acceptable and in accordance with the Development Plan.

11.0 Detail recommendation

11.1 Grant planning application 17/00915/FUL subject to:

- i. Section 106 Obligation for:
 - Compensatory payment of £20,000 for the loss of the bowling green, for provision or enhancement of sports facilities in the central and southern area of the city;
- ii. Any necessary conditions to include:
 - Restrict occupants to 600 at any time.
 - Works to the Central Splitter Island at Parkfield Road.
 - Contaminated land/Site Investigation (Coal).
 - A noise assessment and mitigation.
 - Extraction ventilation/odour suppression.
 - External lighting specification.
 - Hours of use and delivery/despatch.
 - Submission/Implementation of Landscaping (Tree Protection).
 - Drainage.
 - External materials.
 - Visibility (boundary treatment at both entrance and exit).
 - Parking to be provided and retained as shown.
 - Hours of operation during construction.
 - Electric vehicle charging points.
 - Cycle and motor cycle parking.
 - Bin stores.
 - Car Parking Management Plan.
 - Renewables (10%).

