



Planning Committee

20 January 2015

Planning application no.	14/01312/FUL
Site	Villiers Arms Public House, Villiers Square, Bilston
Proposal	Full Application – Retain public house building and conversion into 13 apartments and erection of a pair of semi-detached houses at the rear of the site, opposite 11 Wassell Road
Ward	Bilston North
Applicant	Mr Tilk Mehta
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andrew Johnson Tel 01902 551123 Email andrewk.johnson@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 Villiers Arms PH. The surrounding area is predominantly residential.

3. Application Details

3.1 The application proposes the conversion of the public house building into 13 apartments and the erection of a pair of semi-detached houses at the rear of the site.

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 of objection have been received. Reasons for objection include impact on amenity, loss of privacy, out of character and highway safety.

7. Legal Implications

- 7.1 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possess. Legal implications reference [LM/05012015/P]

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 has been closed for circa two years. The principle of its conversion is appropriate.
- 8.2 The proposal will result in the loss of a community facility. However the applicant has provided evidence that there is no longer a need for the facility and that the continued use of this site to provide a community meeting place would not be economically viable. There are also nearby public houses and community facilities to meet local needs. On balance, the proposal accords with UDP Policy C3.
- 8.3 The building is locally listed and a heritage asset. The proposals would retain this important building (including many original exterior features and detailing).
- 8.4 The proposed semi-detached houses would have three floors, with the third floor in the roof space. With a ridge height not significantly higher than the neighbouring houses (and not higher than the public house building), they would not be out of character in the street scene. Because they would be sited at least 12m away from the original rear walls of the adjacent houses there would be no undue loss of amenity or privacy to residents of neighbouring properties.
- 8.5 In order to retain much of the existing character of this important local building, the proposed layout has been designed so that it is not dominated by additional areas of hardstanding. The site is located in a sustainable location and therefore, on balance due to this, and the small-scale nature of the development, the proposals would provide an adequate amount of off-street parking.

- 8.6 The proposal would represent sustainable development, would improve the appearance of this prominent site, provide further housing and create jobs during construction.
- 8.7 In accordance with the development plan, a S106 agreement is required to secure:
- 25% affordable housing
 - Public open space contribution £30,960
 - 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 Place be given delegated authority to grant planning application 14/00828/OUT subject to:
1. Completion of a S106 Agreement to secure:
 - Affordable housing
 - Public open space contribution - £30,960 to improve Prouds Lane Park
 - 10% renewable energy
 - Targeted recruitment and training
 2. Any appropriate conditions including:
 - 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 for first floor windows

Notes for Information:

- Coal Mining Advice



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