

<b>Planning application no.</b>	18/00354/FUL
<b>Site</b>	Land formerly known as Bridge Cross Garage, 295 Parkfield Road and Bowling Green to the rear of Old Ash Tree Inn Dudley Road, Wolverhampton
<b>Proposal</b>	The erection of a 600 capacity banqueting hall and a 30 bedroom hotel with associated car parking and landscaping.
<b>Ward</b>	Blakenhall
<b>Applicant</b>	Mrs S Pahal
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy
<b>Accountable Director</b>	Julian Wain, Service Director, City Economy
<b>Originating service</b>	Planning
<b>Accountable employee</b>	Tracey Homfray      Planning Officer Tel                      01902 555641 Email <a href="mailto:tracey.homfray@wolverhampton.gov.uk">tracey.homfray@wolverhampton.gov.uk</a>

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**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 This application is a resubmission of a previous planning application 17/00925/FUL which was for a similar proposal, but with an additional 400 capacity function hall. Planning Committee resolved to refuse the application at the 20 March 2018 meeting, for the following reason:

Overdevelopment, lack of car parking for a venue of this size. Major concern of a venue of this nature (banqueting Suite/Function Hall), which would increase visitor traffic, with a severe impact to the surrounding road network, adjacent NHS facility, to the severe detriment of highway safety. The usage would also result in an adverse impact to neighbouring amenity by way of noise disturbance from visitors/vehicles.

- 3.2 12/00747/FUL - Demolition of existing buildings and replacement with a single retail outlet and associated parking – Granted 8<sup>th</sup> 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, servicing at first floor (kitchen and staff quarters), and 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 No objections at time of writing planning report, neighbour time expires on 15<sup>th</sup> May 2018, any updates to be verbally reported at Committee

#### **7.0 Consultees**

- 7.1 Transportation – The onsite parking provision plus the drop off and pick up zone would be acceptable for a 600 capacity Banqueting Suite. This is subject to a Car Park Management Plan (Marshalling on site), works to the splitter islands on Parkfield Road, and a condition limiting the capacity of the Banqueting Suite to 600.
- 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 occupants in the banqueting suite at any time to no more than 600 to mitigate the impact.

#### **8.0 Legal implications**

- 8.1 There are no legal implications arising from this report (LD/10052018/E)

## 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 S106 Obligation. The payment would go towards improving bowling facilities in the Central and South 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 islands 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. There would be no significant impact on neighbouring amenity such as outlook, light, sunlight or privacy, and the proposed Banqueting Hall has been set well back on the site mitigating noise disturbance. Noise attenuation measures will also be incorporated into the buildings to prevent noise disturbance, secured by condition. Since the previous application, items such as the "Function Hall" have been removed from the proposal to address the possibility of an over intensification of the use, and a frontage brick wall is to be built along the boundary to Parkfield Road and the car park, which should mitigate against any possible noise within the car park, which was raised as a concern at the previous committee.
- 9.5 The proposed parking is sufficient. The removal of the function hall facility, will now remove the possibility of over intensification of the use. This would mitigate against the overspill of parking onto surrounding streets and any noise associated disturbance. This together with a "Car Parking Management Plan", which would also be secured by condition, would 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.

## **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 18/00354/FUL subject to:

i. Section 106 Obligation for:

- Compensatory payment of £20,000 for loss of bowling green for provision or enhancement of sports facilities in the Central and South Area of the City;

ii. Any necessary conditions to include:

- 600 person Banqueting Suite
- 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
- Improved Vehicle/Pedestrian Circulation Plan
- Hours of operation during construction
- Electric Vehicle Charging Points
- Cycle and Motor Cycle Parking
- Bin Stores
- Car Parking Management Plan
- Renewables (10%)

