



Planning Committee

24 March 2015

Planning application no.	14/01390/FUL
Site	The Pyle Cock Public House, Rookery Street
Proposal	Change of use of public house to a Day Nursery, demolition of rear building and proposed two storey side and rear extensions
Ward	Wednesfield South
Applicant	Mrs Soniadeep Sidhu
Agent	Mr Matthew Greavey, Union Architecture
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Service director	Nick Edwards, City Assets
Planning officer	Name Ragbir Sahota Tel 01902 555616 Email ragbir.sahota@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is the Pyle Cock Public House with car parking to the rear accessed off Rookery Street and Church Street, Wednesfield. The building is locally listed and within the Wednesfield Conservation Area.

2.2 The public house appears to have been altered over the years with a number of extensions and alterations, however is now in a poor state of repair.

2.3 The public house is within the Wednesfield Village Centre as defined within the Councils Unitary Development Plan (UDP) and falls outside of the primary shopping area.

3. Application Details

3.1 The application proposes to change the use of the public house to a day nursery, with demolition of the rear building and with proposed two storey side and rear extensions.

4. Constraints

- 4.1 Conservation Area
Locally listed building
Mining advice area
Wednesfield Village Centre

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Supplementary Planning Guidance (SPG) Day Nurseries

6. Environmental Impact Assessment Regulations

- 6.1 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.

7. Publicity

- 7.1 The application proposal has been advertised by neighbour letters, site and press notices. A total of eight letters of objection have been received. The main reasons for objecting are: the loss of the car park for public use and inadequate car parking provision for the day nursery, loss of adjacent business due to loss of parking/servicing/delivery provision, access and traffic issues, safety of children of the proposed use as a result of the canal/anti-social behaviour issues and adequate number of nurseries exist in the locality,.
- 7.2 One letter of support has been received as the proposal supports the local economy and provides a service for parents.

8. Internal Consultees

- 8.1 Transportation – no major issues.

9. Legal Implications

- 9.1 When an application is situated in or affects the setting of a Conservation Area, in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

- 9.2 The National Planning Policy Framework provides that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- (LD/09032015/A)

10. Appraisal

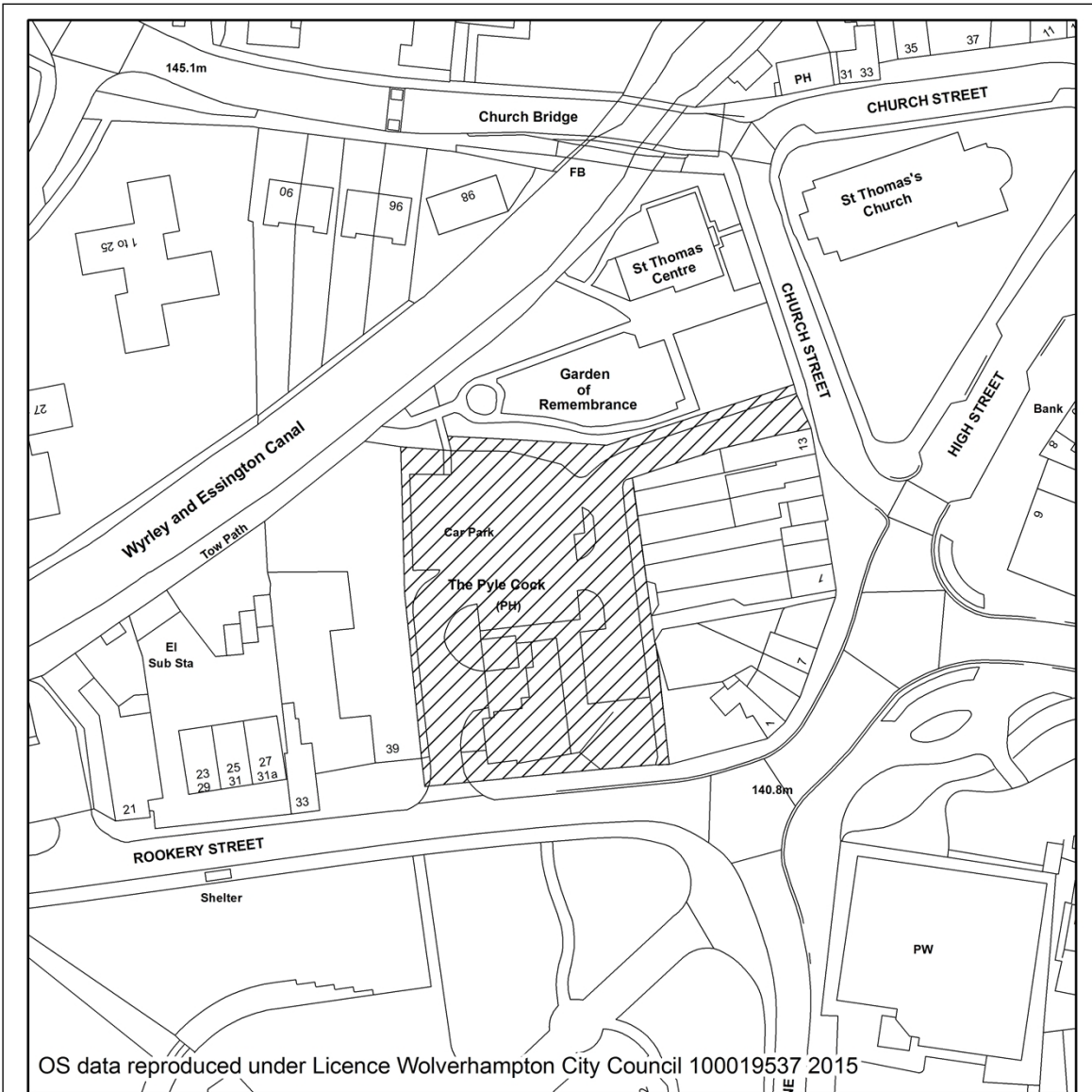
- 10.1 The application site is within the Wednesfield Village Centre as identified within the Councils Unitary Development Plan and whilst situated within a conservation area and being locally listed, the site itself is specifically not identified for any particular purpose. The proposal to convert the public house is therefore considered to be acceptable.
- 10.2 The building is locally listed and a heritage asset. The proposal seeks to demolish rear extensions and outbuilding and extend with a contemporary designed extension which is considered to complement the existing building. The proposal will seek to retain the frontage of the original locally listed building including the exterior features and detailing which will preserve and enhance the conservation area as will the proposed extensions.
- 10.3 The proposal will result in the loss of a community facility. The public house is now closed and whilst the facility has been lost, as a result of the location of the premises within Wednesfield Village, the loss can be compensated by community facilities/public houses within the immediate locality. The condition of the public house is in a poor state and the building being bought back into use is considered to be acceptable and in accordance with the requirements of UDP policy C3.
- 10.4 The car park is within the ownership of the public house and it is proposed that this is used for the nursery only which will be secured by fencing and gates. The businesses on Church Street have access to the rear of their properties off this car park and it is proposed that this access will be retained as part of this proposal. Concerns from nearby businesses in respect of the loss of the car parking facility to the rear of the existing public house and the impact on their business have been raised which have been considered, however the site is in a sustainable location with good access to public transport with adequate existing car parking provision in Wednesfield Village to compensate for the loss of this parking facility. The loss of the car park could prove inconvenient for users of their businesses however it would not be a sustained reason for refusal.
- 10.5 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, it would bring the building back into use, would improve the appearance of this prominent site within Wednesfield Village, provide 25 full time jobs as well as jobs during construction and results in inward investment.

11. Conclusion

- 11.1 The proposal brings back into use a vacant building, results in inward investment, creates 25 full time jobs and improves the appearance of this prominent building in this locality which is locally listed and makes a positive contribution to the character and appearance of the conservation area. The proposal is therefore considered to be acceptable.

12 Detailed Recommendation

- 12.1 That planning application 14/01390/FUL be granted, subject to any appropriate conditions including:
- Submission of Materials
 - Large scale architectural details
 - Large scale external joinery details
 - Levels
 - Landscaping
 - Boundary treatments
 - Parking areas to be provided
 - Swept path analysis
 - Details of refuse collection
 - Cycle storage
 - Restrict shopfront display
 - Restrict use to Day Nursery only
 - Restrict number of children to 80 only



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