



Planning Committee

24 March 2015

Planning application no.	14/01283/FUL
Site	The Ashmore Public House, Griffiths Drive, Wednesfield
Proposal	Erection of two retail units, including an ATM, refuse and plant area. Demolition of existing betting office and retention of the public house.
Ward	Wednesfield North
Applicant	New River Retail Property Trust No. 4
Agent	Tom Hallett, Peter Brett Associates
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards Service Director City Assets
Planning officer	Name Ann Wheeldon Tel 01902 550348 Email Ann.wheeldon@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a grassed area within the car park to the existing Ashmore Public House. It is located within Ashmore Park local centre and has residential dwellings situated to the rear. There is a levels difference within the site with the land level sloping away towards the dwellings to the south and beyond.

3. Application details

3.1 The application is for the erection of two retail units, including an ATM, refuse and plant area within the car park of the pub. The vacant former betting office will be demolished but the public house will be retained.

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)

5. Publicity

- 5.1 A 130-name petition and four letters of objection have been received on the following planning grounds:
- Loss of trade to existing shops
 - Loss of jobs
 - Increased traffic will lead to noise and pedestrian safety issues
 - Loss of light and privacy to neighbouring dwellings
 - Height of the proposed fence

6. Internal Consultees

- 6.1 Transportation: no objections
- 6.2 Environmental Health: no objections subject to conditions requiring, hours of operation during construction, hours of use and deliveries, details of fixed plant equipment, demolition method statement, construction management plan,

7. External Consultees

- 7.1 Coal Authority: Coal Mining Risk Assessment required.

8. Legal Implications

- 8.1 There are no direct legal implications arising from this report (LD/11032015/A)

9. Appraisal

- 9.1 The application site is located within Ashmore Park Local Centre and therefore the principle of creating new retail units is acceptable. Any potential loss of trade to existing units would not be a material planning consideration in this case. The applicant states the proposal will create six full time positions and 14 part time jobs.
- 9.2 The proposal would allocate 14 parking spaces for the new retail units and 24 parking spaces for the public house. This would be an acceptable parking provision for both the proposed units and the existing pub with sufficient remaining area for vehicle manoeuvring and would not result in any detrimental impact to pedestrians either inside or outside the site.
- 9.3 The proposed new building would complement the existing building line and would be of a good design, with two front gables and clear glazing panels comprising the majority of the front elevation.
- 9.4 The rear elevation of the proposed new building would be located approximately 17.8m from the dwelling immediately to the rear (14 Townson Road). The roof would be hipped

to minimise the impact on the neighbours to the rear and would measure approximately 3.7m at the point nearest to the dwellings at the rear. Whilst the proposed building would have an impact on the dwellings to the rear of the site, including loss of daylight, this would not be of such a material nature to warrant refusal of the application

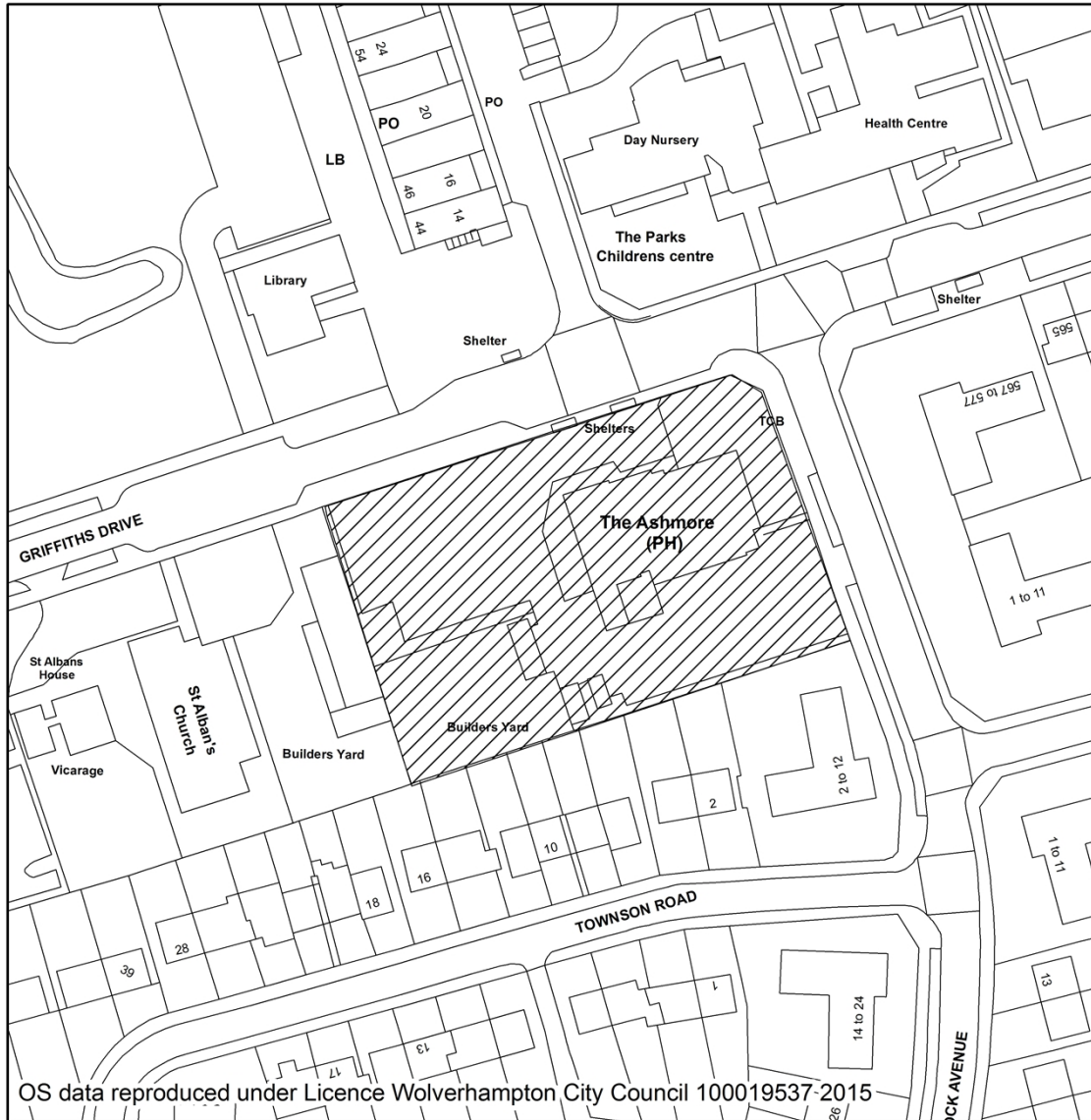
- 9.5 The proposed service area would be located to the rear of the building. This would be surrounded by an acoustic fence to minimise the noise impact on the adjacent dwellings. The fence and ramp on which it would be built would measure approximately 2.5m in height but would be located approximately 3.3m from the boundary, therefore it would not have an unacceptable impact on the dwellings to the rear.
- 9.6 In order to minimise the impact on these dwellings, an acoustic fence would be installed and hours of operation would be limited by condition (Store Opening hours: 0700-2300 Mondays to Saturdays and 0800-2300 Sundays and Bank Holidays and deliveries and refuse collection 0800-1800 Monday to Saturdays and 0900-1800 Sundays and Bank Holidays).

10. Conclusion

- 10.1 Subject to the recommended conditions, the development would be acceptable and in accordance with the development plan.

11. Detailed Recommendation

- 11.1 That planning application be granted subject to any necessary conditions, to include:
- Hours of operation and delivery
 - Submission of materials
 - No vinyls, shelves, curtains, shutters etc to cover the glazing on the front elevation
 - Acoustic fencing to be installed
 - Car parking to be implemented and maintained as shown
 - Existing access to Peacock Avenue to remain open during opening hours
 - Details of fixed plant equipment
 - Demolition method statement
 - Construction management plan
 - Limited construction hours (0800-1800 Monday to Saturday and 0800-1300 Sunday)
 - 2000 gauge damp proof membranes in the new buildings



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