

PLANNING APPLICATION NUMBER:P08/1850

Type of approval sought	Full Planning Permission
Ward	Pedmore & Stourbridge East
Applicant	Mr WAYNE ETHERIDGE
Location:	CROSS INN, GLASSHOUSE HILL, STOURBRIDGE, STOURBRIDGE, DY8 1NJ
Proposal	ERECTION OF 2 NO. MARQUEES ON CAR PARK TO PROVIDE TEMPORARY OVERSPILL ACCOMODATION FOR CUSTOMERS DURING SPECIAL EVENTS (RETROSPECTIVE)
Recommendation Summary:	REFUSE AND ENFORCE

SITE AND SURROUNDINGS

1. The site measures 0.12 hectares and comprises a public house on the corner of Glasshouse Hill and Hagley Road with its associated car parking and beer garden area. The site is located within a mixed use area with the eastern boundary of the site abutting no. 1-11 The Beeches, a sheltered housing scheme, a vacant industrial building to the north, retail units to the west and Glasshouse Hill to the south with a petrol filling station beyond.

PROPOSAL

2. The proposal seeks retrospective planning permission for the retention of 2 no. marquees on the existing car park to provide temporary overspill accommodation for customers during special events. The marquees have been erected on the site and operational since the 15th August 2008. The marquees comprise a total internal floor area of 145m² being 12 metres deep by 12.14 metres wide. The structure extends 2.05 metres high to its eaves and is 3.7 metres to the ridge of the marquee.
3. The marquees comprise a pitched roof with side facing gables facing Glasshouse Hill. The marquees are clad in white pvc fabric with the western elevation fronting Hagley

Road comprising the entrance and a series of six windows. This elevation is repeated on the eastern elevation with windows facing towards The Beeches.

4. The marquees are used to host evenings where sports personalities visit, to host quiz nights, for the watching of football matches and for the hosting of special occasions such as wedding receptions and christenings. The 'after dinner' speakers and the hosting of sporting events on satellite television have created additional demand for space within the existing pub premises. The applicant is therefore seeking planning permission to retain the marquees on the site to meet the increased demand for accommodation when such events are hosted. It is proposed that the marquees would be used between 11:00 and 23:00 hours Monday to Sunday including Bank Holidays.
5. The application is accompanied by a design & access statement.

HISTORY

6. No relevant planning history.

PUBLIC CONSULTATION

7. The application has been advertised by way of neighbour notification letters being sent to the occupiers of 108 properties located within close proximity to the site and through the display of a site notice. The latest date for comments was the 12th January 2009. At the time of writing the report 6 letters of objection have been received and a petition raising the following material planning considerations:

- Noise and disturbance
- Loss of car parking

OTHER CONSULTATION

8. Group Engineer (Development): No objections

9. Head of Environmental Health and Trading Standards: Recommends the refusal of planning permission due to the potential impacts with respect to noise and disturbance to nearby residential properties associated with the use of the marquees.

RELEVANT PLANNING POLICY

- Unitary Development Plan

DD4 Development in Residential Areas

EP7 Noise Pollution

AM14 Parking

10. The site is not designated for any particular use within the Adopted Dudley Unitary Development Plan (2005).

- Supplementary Planning Document(s)

Parking Standards and Travel Plans

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

ASSESSMENT

Key Issues

- Noise
- Design and Appearance

Noise

11. The nature of the structure, it comprising a tubular steel frame with a white pvc fabric to the elevations and roof means that the marquees would not provide the same level of noise attenuation as a brick built structure. The facility is likely to cause a loss of amenity to the residents living in the locality. The site has a sheltered housing scheme located immediately adjoining its eastern boundary (1-11 Swincross Road)

which have windows serving habitable rooms facing directly into the site and flats south of the public house car park at Priory Court. The occupiers of both of these properties would be affected by noise from the marquees. Whilst the use of amplification equipment within the marquees could be controlled by condition, noise from persons using the marquees, from congregation on the car park and from movements between the public house and marquees could not. A complaint was received about noise from the marquees on the car park in September 2008 and this made reference to noise from customers using this facility. For these reasons, the development would be contrary to policies DD4 (Development in Residential Areas) and EP7 (Noise Pollution) of the Adopted Dudley Unitary Development Plan (2005).

12. Temporary planning permission could be granted to assess the impacts of the development. However, the marquees have been operational for five months since August 2008 whereby within this period a complaint has been received about noise to Environmental Heath. Given this and the fact that a significant number of objections have been received to the planning application the granting of temporary planning permission is not considered appropriate.

Design and Appearance

13. The marquees comprise a tubular steel frame with a white pvc fabric roof and elevations. The west and east elevation comprise plastic windows. The temporary nature of the building in terms of its materials and siting within the site being visible from both Hagley Road and Glasshouse Hill means that it forms an incongruous addition within the street scene to the detriment of the character of the area. For these reasons, the proposed development would be contrary to DD4 (Development in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005).

CONCLUSION

14. The use of the marquees would be detrimental to residential amenity through resulting in an unacceptable level of noise and disturbance to the occupiers of nearby residential properties. The temporary nature of the building in terms of its materials and siting within the site being visible from both Hagley Road and Glasshouse Hill

means that it forms an incongruous addition within the street scene to the detriment of the character of the area.

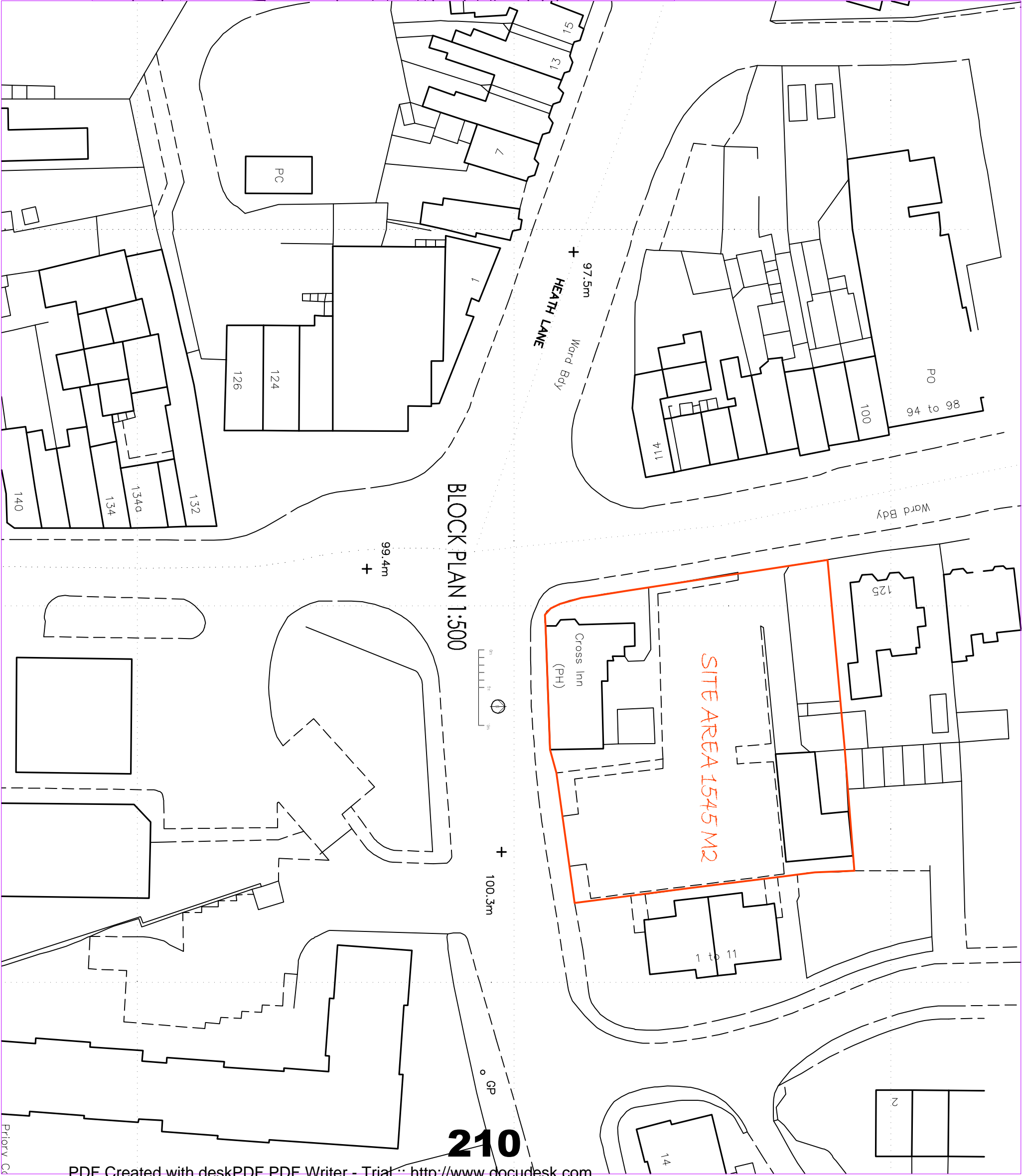
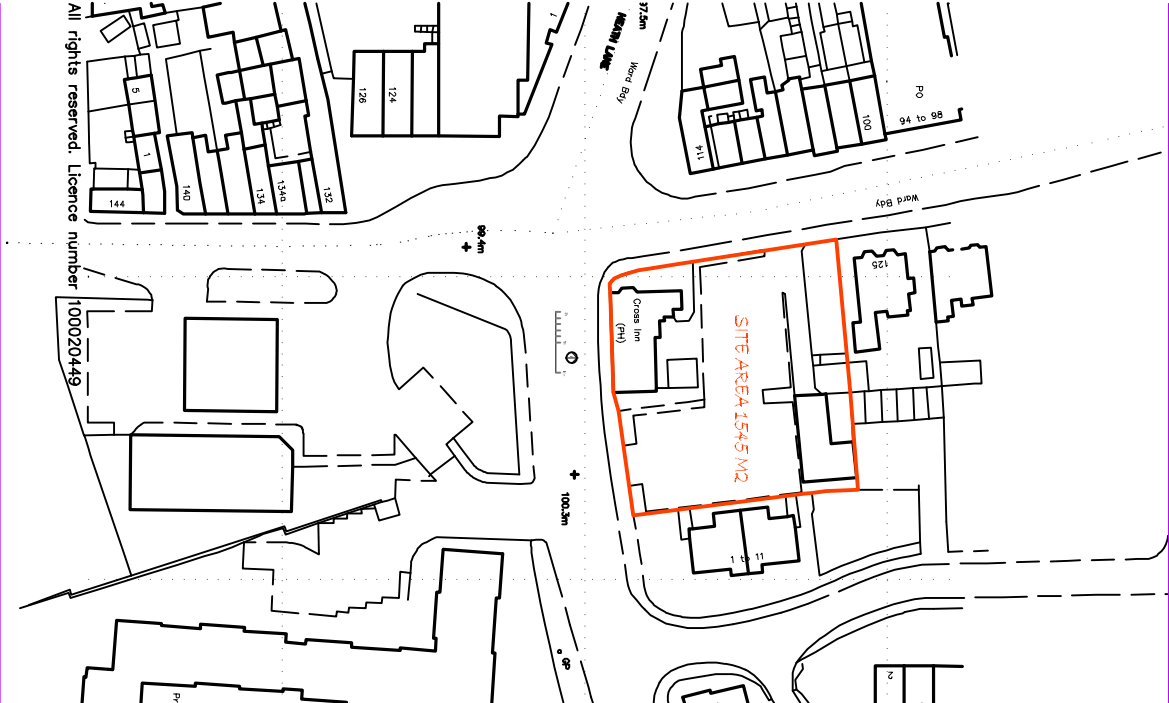
RECOMMENDATION

15. It is recommended that:

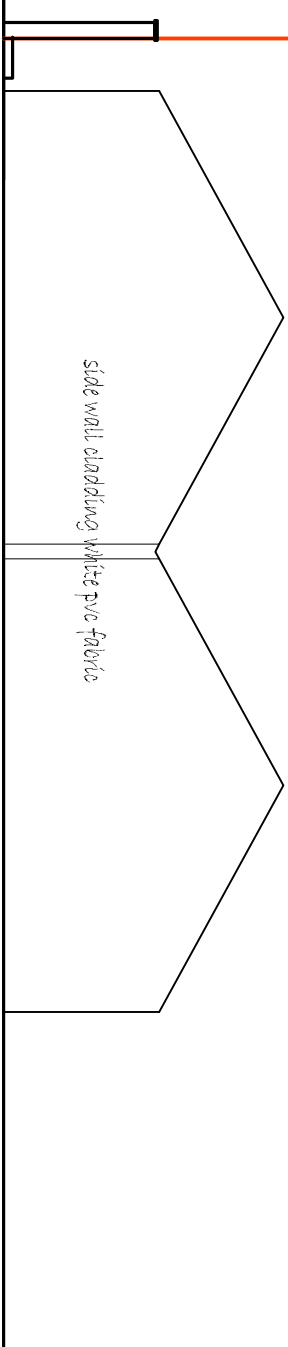
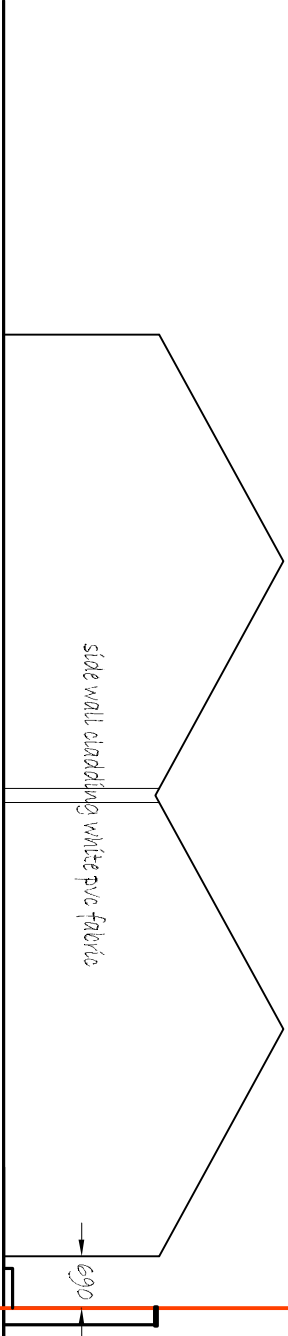
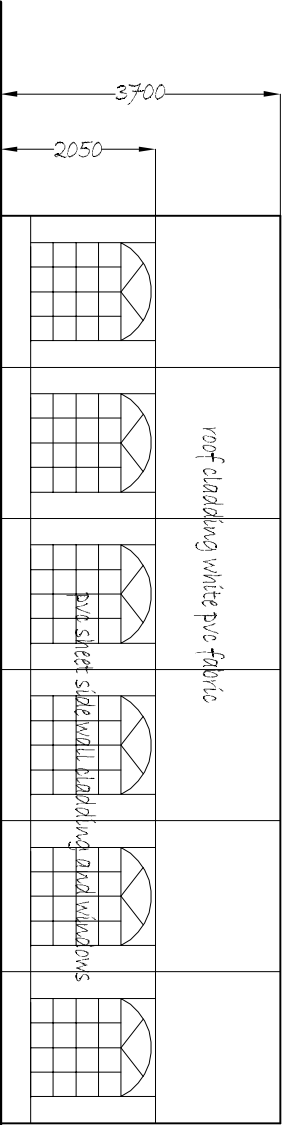
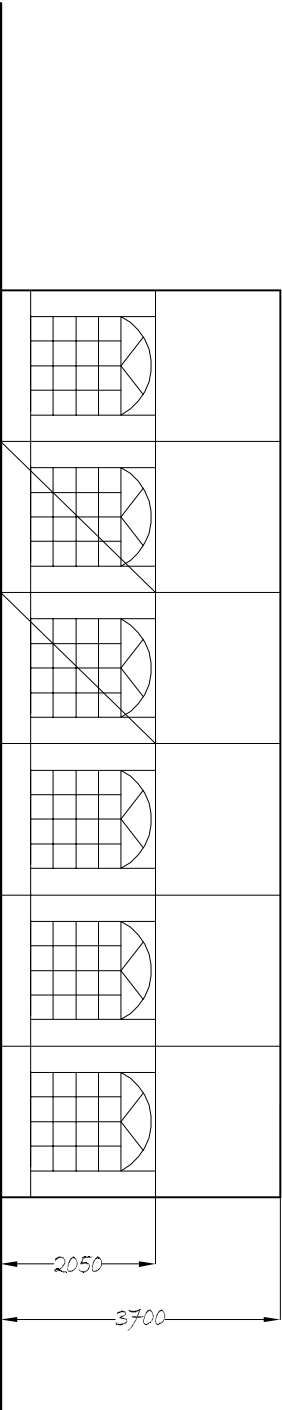
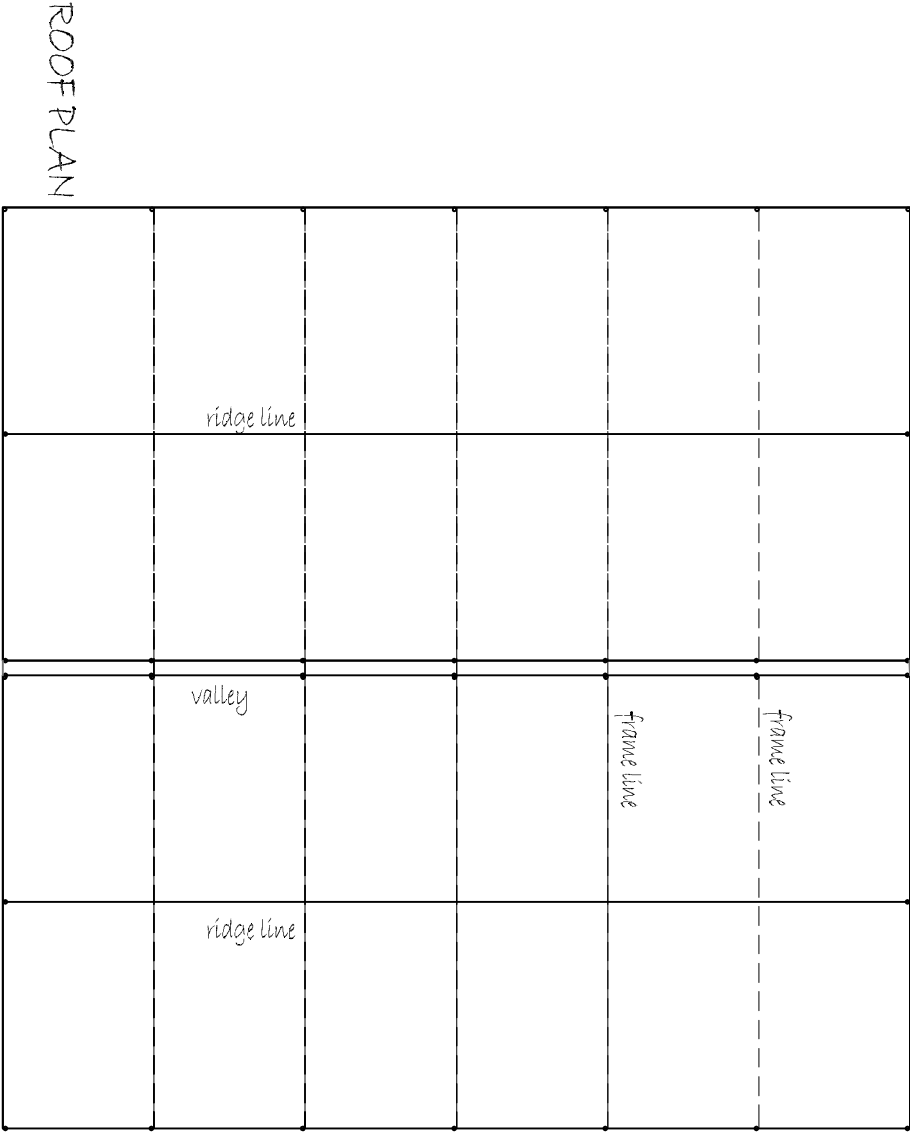
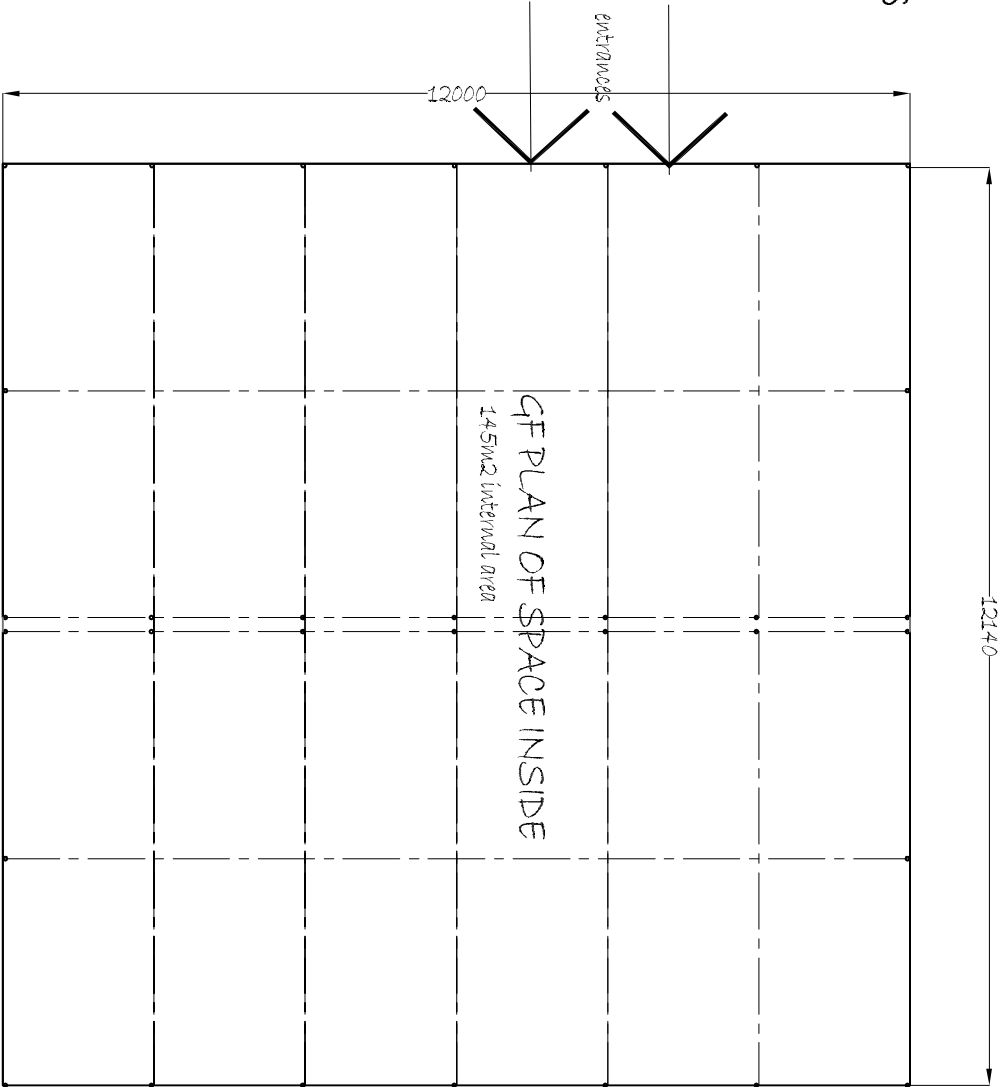
- a) the application be refused for the following reasons
- b) enforcement action be authorised as appropriate

Conditions and/or reasons:

1. The use of the marquees would be detrimental to residential amenity through resulting in an unacceptable level of noise and disturbance to the occupiers of nearby residential properties contrary to Policies DD4 (Development in Residential Areas) and EP7 (Noise Pollution) of the Adopted Dudley Unitary Development Plan (2005).
2. The temporary nature of the building in terms of its materials and siting within the site being visible from both Hagley Road and Glasshouse Hill means that the marquees form an incongruous addition within the street scene to the detriment of the character of the area contrary to Policy DD4 (Development in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005).



REVISIONS



A3

REVISIONS

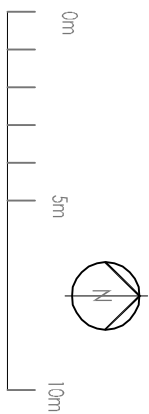
114

Cross Inn
(PH)

car park

Marquee 1
Marquee 2

1 to 11



100.3m

The Cross Inn, Glasshouse Hill, DY8 1NJ
PROPOSED MARQUEE BUILDING

PROPOSED SITE LAYOUT 1:200

454/10

David Wall Architects
SUITE 2 THE WHITE HOUSE, 7 STATION RD, HAGLEY, W MIDS, DY9 0NU
tel 01562 887272 mob 07974 931551 e-mail davidwallarchitects@fiscall.co.uk