

PLANNING APPLICATION NUMBER:P09/0087

Type of approval sought	Full Planning Permission
Ward	SEDGLEY
Applicant	Mrs Anne Acheampong, Highview Dental Practice
Location:	GRAND JUNCTION INN, HIGH HOLBORN, SEDGLEY, DUDLEY, WEST MIDLANDS, DY3 1SR
Proposal	CHANGE OF USE FROM PUBLIC HOUSE (A4) TO DENTAL PRACTICE (D1) WITH REPLACEMENT WINDOWS AND DOOR, ASSOCIATED CAR PARKING AND INTERNAL REFURBISHMENT.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site measures 490m² and is a vacant public house known as the Grand Junction Inn. The building is locally listed and has been constructed using local stonework with carefully detailed doorways and window surrounds. It occupies a prominent corner at the High Holborn/Tipton Street junction and is built right up to the back edge of the footpath along both highways. Various extensions have been added to the rear and the majority of the windows have been boarded up. The building appears to have been vacant for some time and is in a state of decline. There is an area of hard standing to the rear which was formerly used as a parking area which is accessed directly off High Holborn.
2. The site is set within Sedgley Local Centre and the All Saints Conservation Area.

PROPOSAL

3. The application is for a change of use from its current A4 (Drinking Establishments) use to a dental surgery (D1 – non-residential institutions). The development would involve some minor external alterations which would include cleaning the existing stonework, replacing the existing windows with new timber sash windows, replacing the front entrance door and installing an infill panel on the High Holborn elevation. The existing parking area would be retained and the parking bays marked out with

the addition of a disabled parking space. An area would also be designated for bicycles and a screened waste and recycling area would also be introduced.

4. The application is accompanied by a Design & Access Statement.

HISTORY

- 5.

APPLICATION No.	PROPOSAL	DECISION	DATE
SD/60/71/s	Erection of neon signs	Approved with Conditions	02/12/60
DB/72/1552/s	Display two illuminated box signs.	Approved with Conditions	13/02/73
DB/71/1402/s	Erection of three particular advertisements	Refused	20/01/72
87/51377	Display of illuminated individual letters, amenity board and lanterns	Approved with Conditions	09/11/87
87/50276	Alterations to the front and side elevation. Internal alterations and toilet extension	Approved with Conditions	15/04/87
85/51173	Display of four painted signs	Approved with Conditions	24/10/85

PUBLIC CONSULTATION

6. Direct notification was carried out to forty eight surrounding properties and commercial units, a site notice was displayed on 9th February 2009 and an advert

was also placed in the Express & Star on 7th February 2009. No representations have been received at the time of writing this report however, any received prior to committee will be reported in a pre-committee note.

OTHER CONSULTATION

7. Group Engineer (Development): No objection subject to contributions to transport infrastructure improvements.
8. Head of Environmental Health & Trading Standards: No objection
9. Historic Environment; No objection subject to conditions.

RELEVANT PLANNING POLICY

- Adopted Unitary Development Plan (2005)

AM14 Parking

CR1 Hierarchy of Town Centres and Regeneration Areas

CR5 Regeneration and Development of Centres

DD4 Development in Residential Areas

DD6 Access and Infrastructure

DD7 Planning Obligations

HE4 Conservation Areas

HE5 Buildings of Local Historic Importance

- Supplementary Planning Document

Parking Standards and Travel Plans

Planning Obligations

- National Planning Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Guidance 13 - Transport

ASSESSMENT

10. Key Issues

- Principle
- Impact on the Locally Listed Building and Conservation Area

- Residential Amenity
- Highways & Parking
- Planning Obligations

Principle

11. Policy CR1 of the adopted Dudley Unitary Development plan seeks to enhance areas defined within the hierarchy of town centres and regeneration areas. It also states that when assessing new proposals the protection of these centres' vitality and viability will be paramount. Policy CR5 seeks to maintain and enhance such centres by ensuring that established centres remain the primary focus for a wide range of retail (A1, A2, A3), commercial and public offices (B1) community facilities and institutes (D1). Sedgley is defined as a district shopping centre and the proposal would make use of a prominent vacant public house which is in a state of disrepair. The D1 use would be consistent with the town centre and would serve to enhance the vitality and viability of the area. It is therefore considered that the re-use of this site for D1 purposes is considered acceptable in principle and in this respect the proposal therefore complies with Policy CR1 – Hierarchy of Town Centres and Regeneration Areas and CR5 Regeneration and Development of Centres of the adopted Unitary Development Plan 2005 and PPS1 – Delivering Sustainable Development.

Impact on the Locally Listed Building and Conservation Area

12. The building makes an imposing architectural statement given its local status and its corner position with three prominent and carefully designed facades. The change of use would make efficient use of this redundant building and would help to secure its' long term future. Whilst the proposal includes some external changes to the building which could serve to enhance the appearance of the building, if they are not handled sensitively, they could potentially have a damaging impact on the building and upon the character and appearance of the Conservation Area. The drawings do not give sufficient detail regarding the detailed design of the replacement windows, door and the infill panel to be inserted on the High Holborn elevation. Also, whilst the Design & Access Statement indicates that the stonework will be cleaned, unless an appropriate method is used this could have a damaging impact by degrading the

stonework which would also be detrimental to the building and the surrounding Conservation Area. These issues are material to the determination of the application, however, they can be managed through appropriate condition. It is therefore considered that the proposed development would serve to enhance and preserve the locally listed building and respect the character and appearance of the Conservation Area in accordance with policy HE4 – Conservation Areas and HE5 – Buildings of Local Historic Importance of the adopted Dudley Unitary Development Plan (2005).

Residential Amenity

13. Whilst the site occupies a town centre location, there are some residential units in the vicinity. It is however, considered that the proposed D1 use would be suitable within this locality and there would be no demonstrable harm to nearby residential amenity. In this respect the proposal therefore complies with Policy DD4 – Development in Residential Areas of the Adopted Dudley Unitary Development Plan (2005).

Parking

14. The Group Engineer (Development) states that the development has a high accessibility standard and the change of use would therefore require 6 parking spaces. The proposed development incorporates 7 car parking spaces and 1 disabled parking space. Whilst this would exceed the maximum parking requirement, the Group Engineer (Development) raises no objection as there is the potential to provide further treatment rooms on the first floor. It is therefore considered that the proposal complies with Policy AM14 – Parking of the Adopted Unitary Development Plan (2005), the Councils adopted Parking Standards and Travel Plans Supplementary Planning Document and PPG 13 – Transport.

Planning Obligations

15. The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement would be required in respect of the following contributions.

Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

- Transport Infrastructure Improvements - £2,531.86
- Management and monitoring charge - £250

Total Offsite Contribution = £2781.86

At the time of writing this report the applicant has not agreed to the payment of these offsite planning obligations.

CONCLUSION

16. The principle of a change of use to a dental surgery (D1) is considered acceptable within a town centre location. The proposal would enhance the vitality and viability of the town centre and would make use of an otherwise redundant building which would help to secure its' long term future. If carried out appropriately, the proposed external alterations would enhance the appearance of the prominent locally listed building which would also preserve and enhance the character and appearance of the All Saints Conservation Area. Whilst the submitted information lacks clarity on the detailed design and methods of the proposed external works, this can be enforced through appropriate condition. The proposal, therefore, complies with the following Council policies; AM14 – Parking CR1 – Hierarchy of Town Centres and Regeneration Areas, CR5 – Regeneration and Development of Centres, DD4 – Development in Residential Areas, DD6 – Access and Transport Infrastructure, DD7 – Planning Obligations, HE4 – Conservation Areas and HE5 – Buildings of Local Historic Importance of the Adopted Unitary Development Plan (2005), and Supplementary Planning Documents; Planning Obligations and Parking Standards and Travel Plans.

RECOMMENDATION

27. It is recommended that the application be approved subject to;
- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision off site public open space and play

area and library improvements has been submitted to and agreed in writing by the Local Planning Authority

- b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary;

Reason for The Grant of Planning Permission

The principle of a change of use to a dental surgery (D1) is considered acceptable within a town centre location. The proposal would enhance the vitality and viability of the town centre and would make use of an otherwise redundant building which would help to secure its' long term future. If carried out appropriately, the proposed external alterations would enhance the appearance of the prominent locally listed building which would also preserve and enhance the character and appearance of the All Saints Conservation Area. Whilst the submitted information lacks clarity on the detailed design and methods of the proposed external works, this can be enforced through appropriate condition. The proposal, therefore, complies with the following Council policies; AM14 – Parking CR1 – Hierarchy of Town Centres and Regeneration Areas, CR5 – Regeneration and Development of Centres, DD4 – Development in Residential Areas, DD6 – Access and Transport Infrastructure, DD7 – Planning Obligations, HE4 – Conservation Areas and HE5 – Buildings of Local Historic Importance of the Adopted Unitary Development Plan (2005), and Supplementary Planning Documents; Planning Obligations and Parking Standards and Travel Plans.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

The above is intended as a summary of reasons for the grant of planning permission for further detail please see the application report.

Note for Applicant

The development hereby approved shall be built in accordance with the approved drawings received on the 29th January 2009 and referenced DRG. NO. 1937-01 Revision C and 1937-03 Revision B unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The development shall not begin until a scheme for the provision of:
 - Off site transport infrastructure improvementshas been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. Notwithstanding the details shown on the approved drawings, prior to the commencement of the development, full details of the proposed windows, and doors and of the infill panel to the High Holborn entrance to the building shall be submitted to and have been approved in writing by the local planning authority. Details shall include large scale architectural drawings (at 1:1, 1:2 or 1:5) and/or samples of the sections and profiles of jambs, heads, cills and glazing bars together with their relationships with masonry apertures. The works shall be carried out in strict accordance with the approved details
4. Prior to the commencement of any works of stone cleaning a method statement detailing the techniques to be used shall be submitted to and have been approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved details
5. Prior to commencement of development, details of the fencing to be used to screen the waste and recycle area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
6. Prior to the use of the development hereby permitted the parking area shall be marked out in complete accordance with the approved plans, and thereafter maintained available for parking for the lifetime of the development.





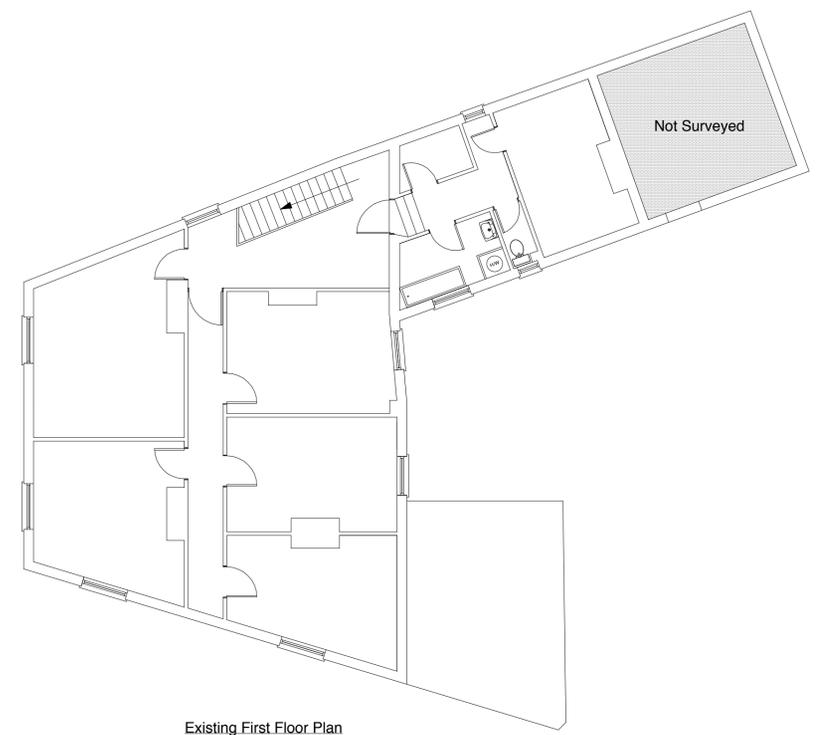
Existing Side Elevation (Tipton Street)



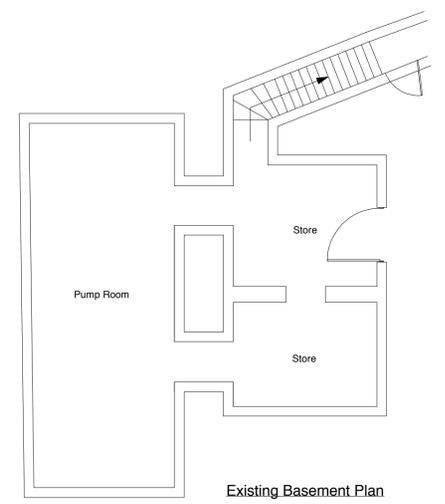
Existing Front Elevation



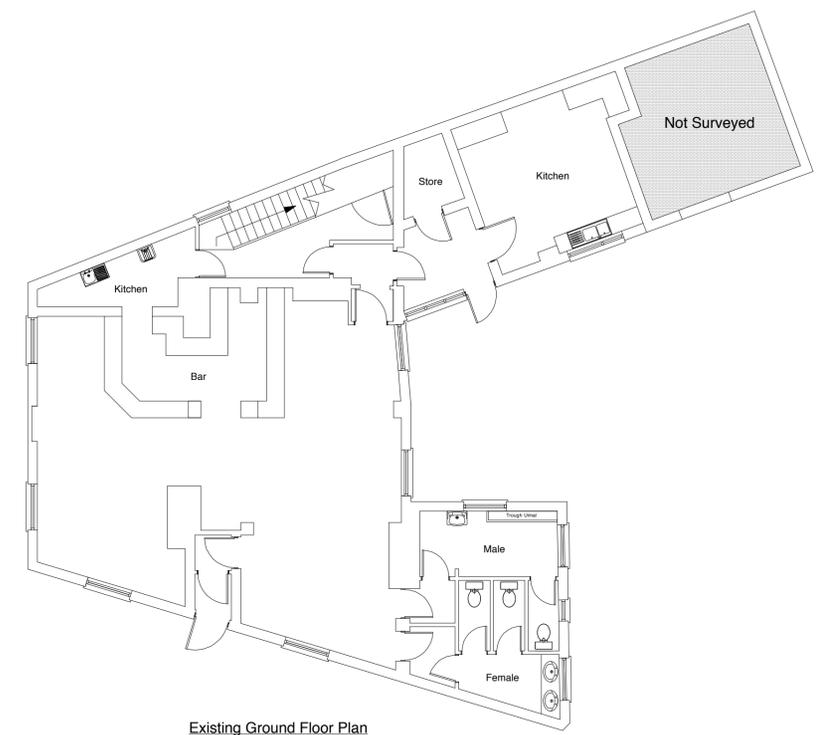
Existing Rear Elevation



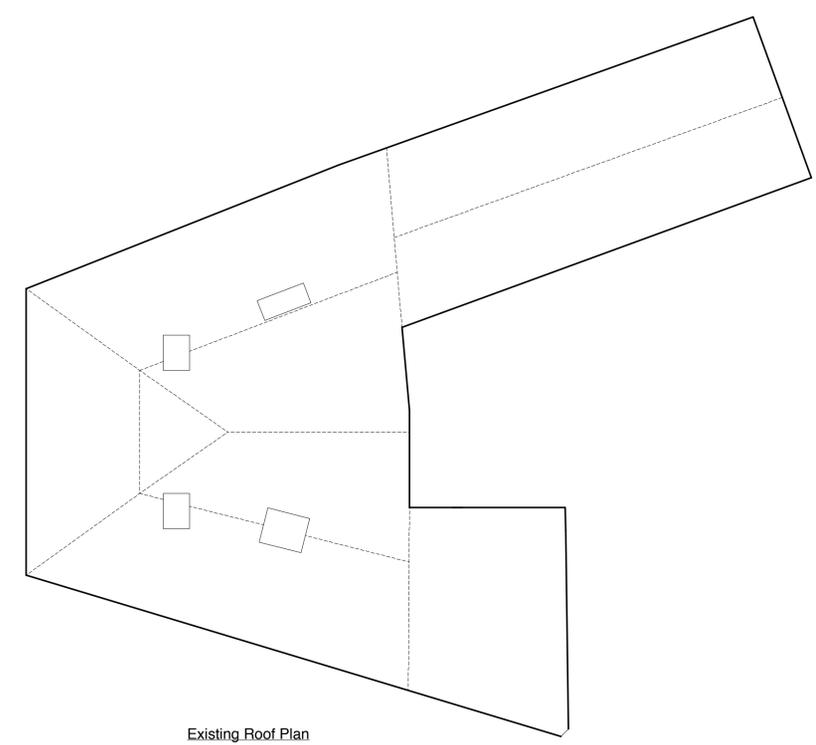
Existing First Floor Plan



Existing Basement Plan



Existing Ground Floor Plan



Existing Roof Plan

C	28.01.09	A.J.B.	ELEVATIONS AMENDED, AND FLOOR PLANS ADDED WINDOW TO TOILETS.
B	20.01.09	A.J.B.	REAR ELEVATION ADDED, SITE PLAN OMITTED.
A	08.01.09	A.J.B.	ROOF PLAN AND FRONT ELEVATION AMENDED.
INDEX	DATE	INITIAL	REVISION

BUILDING DESIGN practice
 Architects,
 Quantity Surveyors,
 Development Consultants
 The Westlands,
 132 Compton Road,
 Wolverhampton WV3 9QB.
 Tel : (01902) 427067
 Fax : (01902) 712070

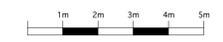
CLIENT
 High View Dental Practice

PROJECT
 Grand Junction Pub, Dudley

DRAWING TITLE
 Existing General Arrangement

DRAWN BY
 A.J.B.

SCALE	DATE	DRG. NO.	REVISION
1:100, 1:500@A1	20.10.08	1937-01	C





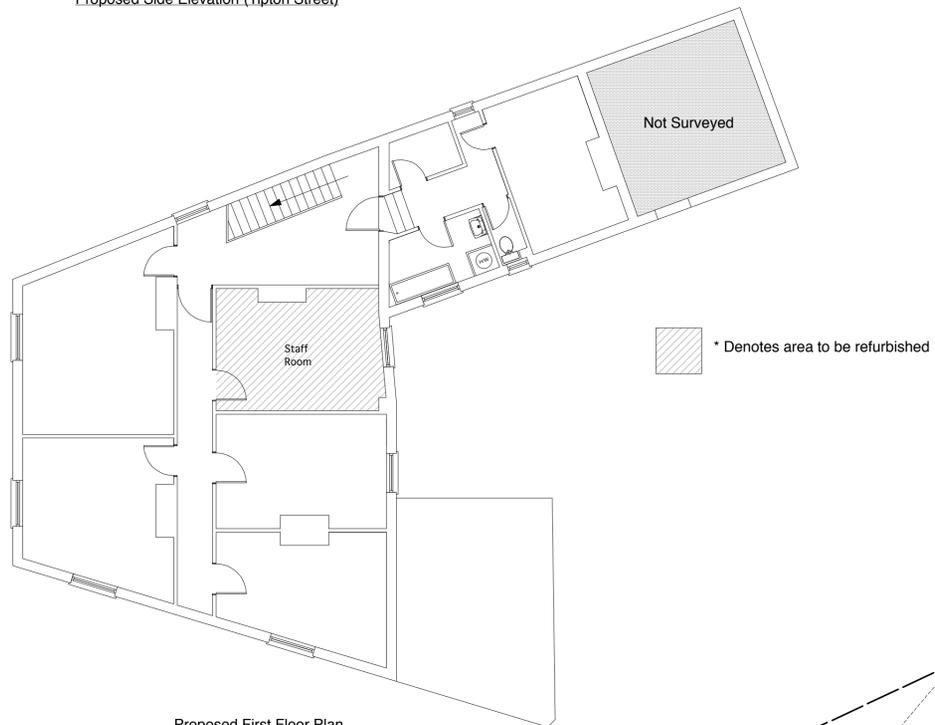
Proposed Side Elevation (Tipton Street)



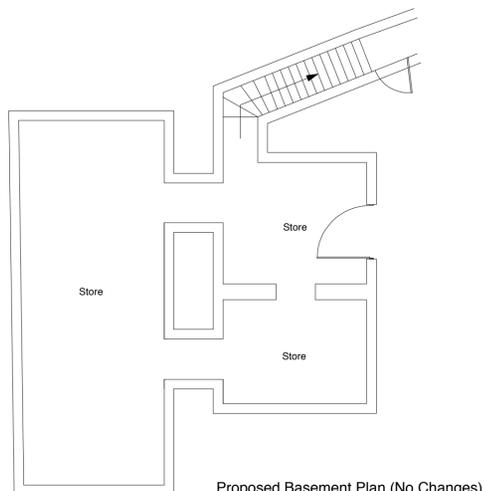
Proposed Front Elevation



Proposed Side Elevation (High Holborn)



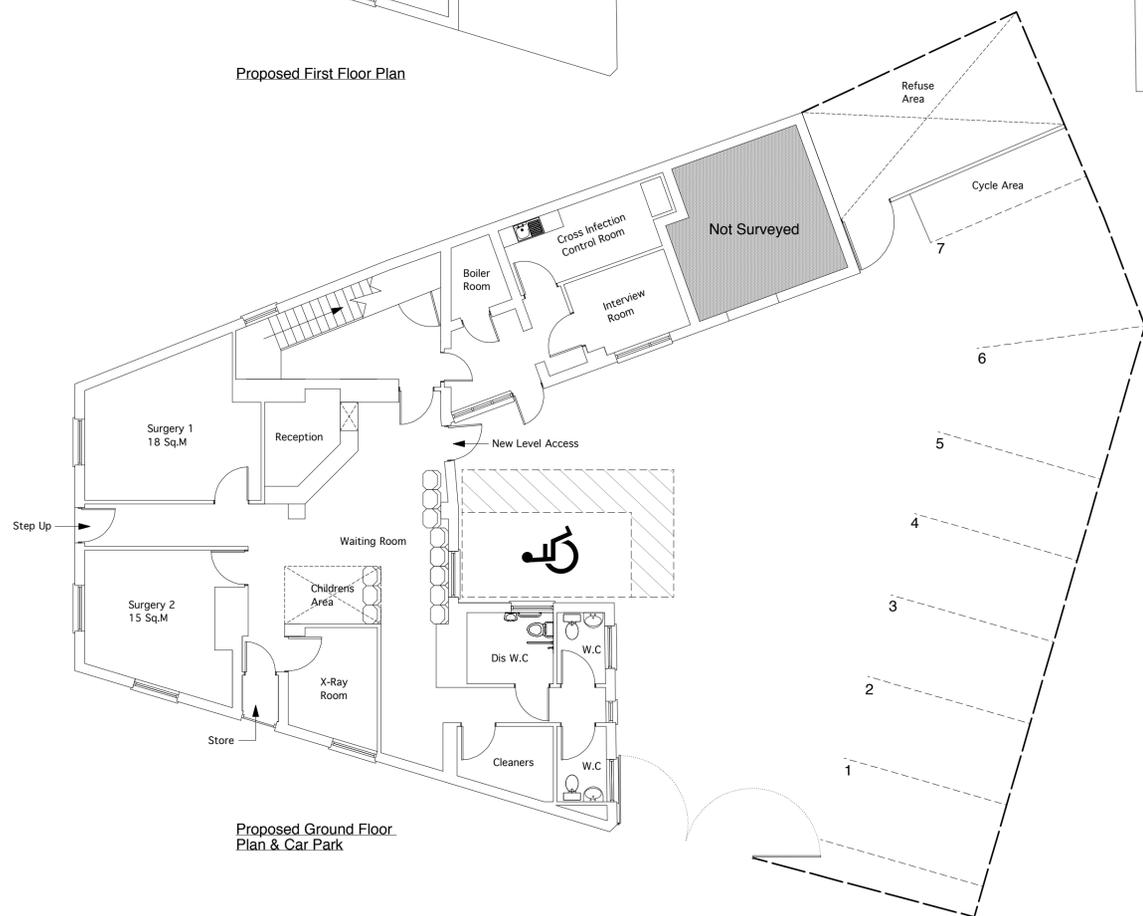
Proposed First Floor Plan



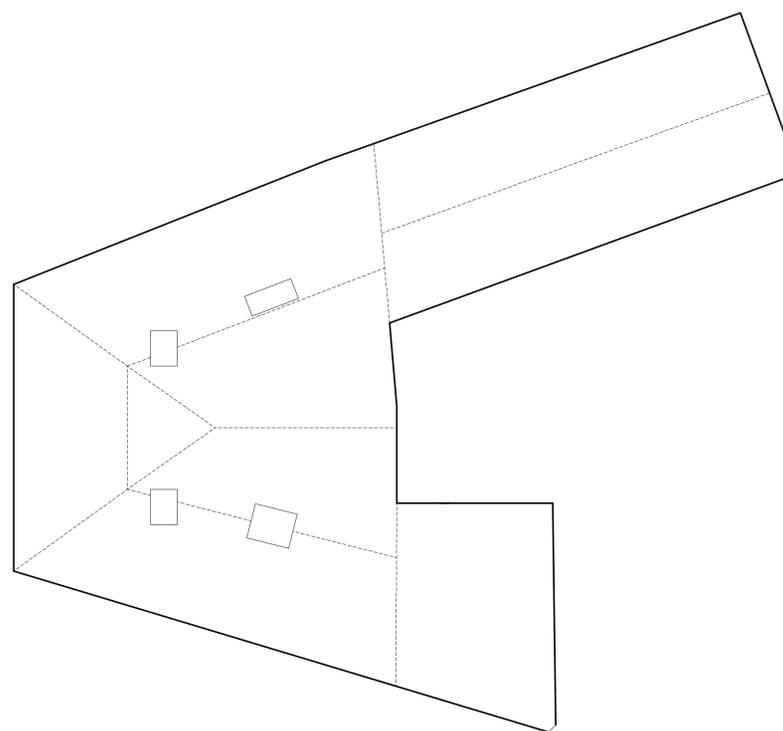
Proposed Basement Plan (No Changes)



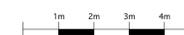
Proposed Rear Elevation



Proposed Ground Floor Plan & Car Park



Proposed Roof Plan (No Changes)



INDEX	DATE	INITIAL	REVISION
C			
B	28.01.09	A.J.B.	HIGH HOLBORN ELEVATION AMENDED. FLOOR PLAN AMENDED SHOWING WINDOW TO TOILET BLOCK.
A	20.01.09	A.J.B.	SITE PLAN OMITTED. REAR ELEVATION ADDED. FLOOR PLANS AND ELEVATIONS AMENDED.

BUILDING DESIGN practice

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Grand Junction Pub, Dudley

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Proposed General Arrangement

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1:100, 1:500@A1	07.01.09	1937-03	B