

PLANNING APPLICATION NUMBER:P13/1802

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Mr Graham Webster
Location:	COTTAGE SPRING PUBLIC HOUSE, 73, BRIDGNORTH ROAD, WOLLASTON, STOURBRIDGE, DY8 3PZ
Proposal	DEMOLITION OF EXISTING GARAGES AND ERECTION OF SINGLE STOREY BUILDING TO BE USED AS RETAIL (A1) (RESUBMISSION OF WITHDRAWN APPLICATION P13/1285)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is an existing public house occupying a plot of 1356m² and is set within a mixed use, predominantly residential area. The application site is sited within the Wollaston Village Centre and Wollaston Conservation Area. The public house has a parking area with 13 spaces and an external space utilised as a beer garden. The existing car park is located to the south east of the building with the existing beer garden to the rear of the site. There is an existing area of storage also to the rear of the site made up of three small pre-fabricated garages.
2. The application site is bound on all sides by residential dwellings. To the rear of the site is King Street with existing access gates to the rear of the public house in situ. To the south east are numbers 40 King Street and 71 Bridgnorth Road, both residential properties. To the north west is number 40a King Street a bungalow with frontage driveway.

PROPOSAL

3. This application seeks approval for the demolition of the pre-fabricated garages and erection of a single storey building to be used for A1 retail. The proposed building would be 110m² and would be sited upon the area of the existing beer garden. The

proposed building would be located to the rear of the site and finished with a pitched roof with side facing gables. It is proposed to relocate an existing business into the proposed retail unit which falls under the same ownership of the applicant. This existing business is a florist currently located upon Bridgnorth Road, within the Wollaston Village Centre. The proposed retail unit would be accessed from the existing car park. Also for consideration is the extension of the existing car park by 4 spaces.

4. The proposed scheme would require the loss of three trees.
5. The submitted plans also show that the applicant intends to relocate the beer garden in to the area of existing storage and demolished garage area. However this is outside of the application red-line boundary and as such will not be given any consideration.

HISTORY

6.

APPLICATION	PROPOSAL	DECISION	DATE
P00/52102	Ground floor extension to provide enlarged seating area and entrance together with extended food store and toilet	Approved with Conditions	11/05/01
P13/1285	Demolition of existing garages and erection of single storey building to be used as retail (A1)	Withdrawn	23/10/2013

7. The above application was withdrawn due to concerns in relation to a proposed access road between Bridgnorth Road and King Street. This has been removed from the current proposal.

PUBLIC CONSULTATION

8. 6 letters of objection received, following consultation with 31 adjoining neighbours, posting of a site notice and the publication of an advert within a local newspaper. Main issues raised:

- Increased noise and disturbance from the relocated beer garden.
- Impact on property value and resale potential
- Existing gates could be utilised for deliveries from King Street which will cause highway safety issues.
- Increased traffic resulting in parking issues in the local area and increased traffic using the existing access which is considered unsafe.
- Storage area proposed to the rear of the proposed building has the potential to become an eyesore.

OTHER CONSULTATION

9. Group Engineer (Highways): No objections subject to conditions.

10. Head of Environmental Health and Trading Standards: No objections subject to conditions.

RELEVANT PLANNING POLICY

11. National Planning Guidance (2012)

National Planning Policy Framework

12. Black Country Core Strategy (2011)

CEN2 Hierarchy of Centres

CEN5 District Centres and Local Centres

TRAN2 Managing Transport Impacts of New Development

13. Unitary Development Plan (2005) (Saved Policies)

DD3 Design of Retail Development

DD4 Development in Residential Areas

NC10 The Urban Forest

HE4 Conservation Areas

EP7 Noise Pollution

14. Supplementary Planning Guidance/Documents

Historic Environment Supplementary Planning Document (2006)

Parking Standards Supplementary Planning Document (2011)

ASSESSMENT

15. The main issues are

- Principle
- Design
- Neighbour Amenity
- Access and Parking
- Trees
- Other Issues

Principle/Policy

16. The proposed retail use would be a relocated business from elsewhere in the Village Centre of Wollaston. The floor area proposed would be less than the 200m² maximum for it to be considered appropriate to serve the needs of this local centre. In this regard the proposed development is considered to be in accordance with the requirements of Policies CEN2 Hierarchy of Centres and CEN5 District Centres and Local Centres of the Black Country Core Strategy (2011).

Design

17. The proposed building is simple in design terms utilising a pitched roof and windows with decorative heads and cills. The proposed structure would not be visible from King Street given the boundary treatment in situ being a relatively high wall and mature trees. From Bridgnorth Road the proposed building would be largely screened by the remaining trees. This combined with the set back from Bridgnorth Road being in excess of 40m ensures it would not be prominent within the street scene. The materials used would be successfully conditioned to ensure their appropriateness within the Conservation Area.
18. The removal of the prefabricated garages present upon the site and relocation of the external storage area is considered to be a positive change to the site as this area currently detracts from the Conservation Area however as stated above this is outside of the application site boundary.
19. In this regard, subject to conditions the proposed development would be in accordance with the requirements of saved policies DD3 Design of Retail Development, DD4 Development in Residential Areas and HE4 Conservation Areas of the UDP (2005)

Neighbour Amenity

20. The application site is surrounded by residential properties which as a result of the existing use of the site as a public house would be expected to experience a level of background noise. The assessment that has to be made as part of this planning application regards whether the intensification of the use of the site would result in noise and disturbance to these neighbouring occupiers increasing to an unacceptable level.
21. The public house at present operates from 11am until late into the night/early hours of the following morning. The proposed retail development would be operational during the main trading hours of the day with the applicant seeking opening hours of 7.30am to 5pm Monday to Saturday and 10am to 4pm on Sunday. It is considered that this use

is unlikely to increase any noise and disturbance experienced by the neighbouring occupiers as a result of the small scale nature of the retail unit and proposed hours. These hours could be restricted by way of condition.

22. The submitted plans show a relocated beer garden along the boundary with No.40A King Street. Whilst this has the potential to increase noise to the occupiers of that property this has not been included as part of this planning application and could be undertaken within the requirement for planning permission. Notwithstanding this The Head of Environmental Health and Trading Standards have raised no objection to the proposed scheme.
23. The proposed retail unit would be located in line with the gable wall of number 40 King Street. In this regard there would be no detrimental impact on the occupiers of this dwelling by way of loss of light or outlook as a result of the proposed structure. The proposed external storage area to the rear of the proposed retail unit has been raised as a potential issue in terms of becoming an eyesore. The Local Planning Authority are not able to control the goods stored in this area but could take action should the site become untidy.
24. Given the above the proposed development is considered to be in accordance with the requirements of saved policies DD4 – Development in Residential Areas and EP& - Noise Pollution of the UDP (2005).

Access and parking

25. The Group Engineer (Highways) has raised no objections to the proposed scheme. The removal of the access road between Bridgnorth Road and King Street as proposed under the previously withdrawn scheme is supported. The proposed scheme would add 4 additional off road parking spaces which would result in their being a total of 17 spaces upon the site. The Group Engineer (Highways) is satisfied that this number is acceptable in order to cater for the both the Public House and retail uses. There is no requirement for the development to provide cycle parking/shower facilities as the site area proposed for A1 retail is less than 200m². The gates to the rear of site can be

conditioned to be removed and the access made good in order to ensure that no deliveries are carried out from this existing access point. The Group Engineer (Highways) has raised no concerns with the intensified use of the existing access to the site. On this basis the proposed development would be in accordance with the requirements of saved policy DD4 – Development in Residential Areas of the UDP (2005) and Policy TRAN2 - Managing Transport Impacts of New Development of the Black Country Core Strategy (2011).

Trees

26. In order to facilitate the above development 3 trees are required to be felled. The proposed trees are located centrally within the site and as such are not considered to contribute to the amenity of the area when viewed from the street scene. In this regard the proposed development is considered to be in accordance with the requirements of saved policy NC10 The Urban Forest

Other issues

27. The potential impact on surrounding property value is not a material planning consideration and on this basis cannot be afforded any weight in the assessment of the application.

CONCLUSION

28. The proposed development is acceptable in principle and is considered to have no detrimental impact on highway safety, neighbouring amenity or on the character of the Conservation Area.

RECOMMENDATION

It is recommended that the application be APPROVED subject to the following conditions:

Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Conditions and/or reasons:

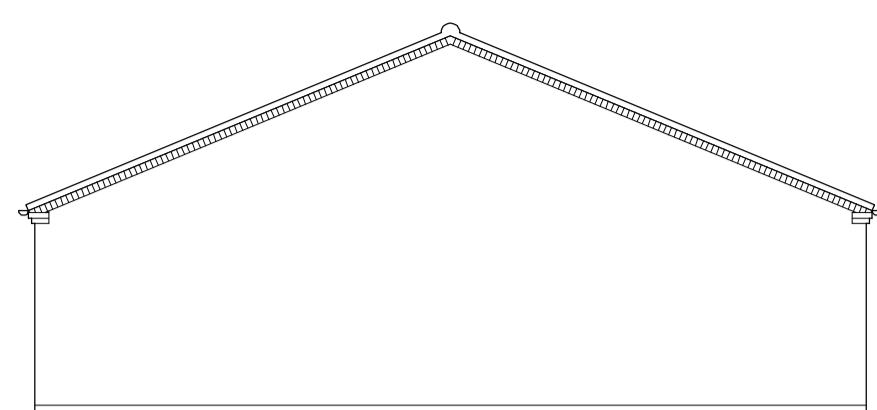
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 13:47:02A
3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved 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.
4. Prior to the commencement of development, details of the boundary treatments/walls/fences to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include details of the wall to be made good to the rear of the site fronting King Street following the removal of the existing gates. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation of the retail unit hereby approved and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
5. Prior to the commencement of development, details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.
6. The rating level of noise emitted from any fixed plant and/or machinery associated with the development shall not exceed background noise levels by more than 5dB(A) between the hours of 0700-2300 (taken as a 60 minute LA90 at the nearest noise sensitive premises) and shall not exceed the background noise level between 2300-0700 (taken as a 5 minute LA90 at the nearest noise sensitive premises). All measurements shall be made in accordance with the methodology of BS 4142

(1997) (Method for rating industrial noise affecting mixed residential and industrial areas) and/or its subsequent amendments.

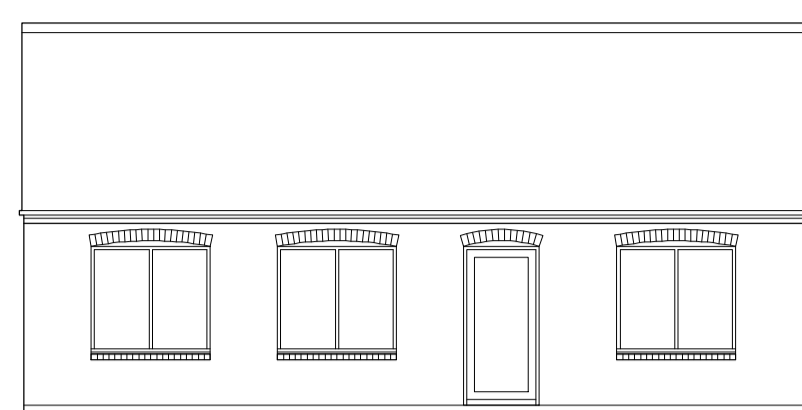
Where access to the nearest noise sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest noise sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

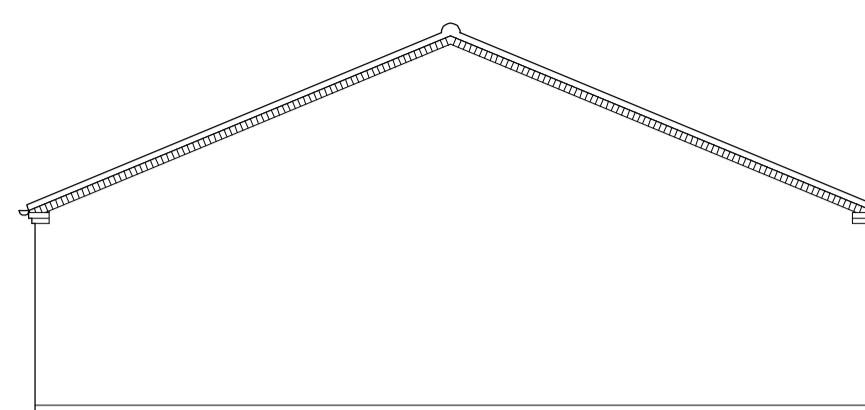
7. Prior to the occupation/use of the development hereby permitted the parking area shall be surfaced and marked out in complete accordance with the approved plans, and thereafter maintained available for parking.
8. The premises shall not be open to the public before the hours of 7.30am nor after 6pm Monday to Saturday, before 10am or after 4pm on Sundays and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
9. Noise amplified music/sound or live music shall be played at any time in the beer garden noted on submitted plan 13:47:02A at any time for the lifetime of the development.
10. Prior to the first occupation of the retail unit hereby approved a plan detailing the area of kerb to be reinstated to full height upon the King Street boundary shall be submitted to and approved by in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to the unit first being brought into use and shall be retained as such thereafter for the lifetime of the development.
11. The boundary submitted to and approved for the development to the rear with King Street shall be retained as such in perpetuity. Any new access (vehicular or pedestrian) shall not be formed without the prior approval in writing of the Local Planning Authority and an application to that effect.



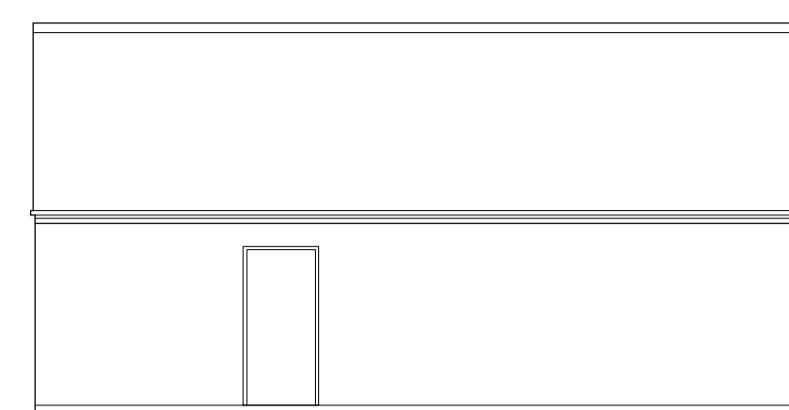
Side elevation



Front elevation

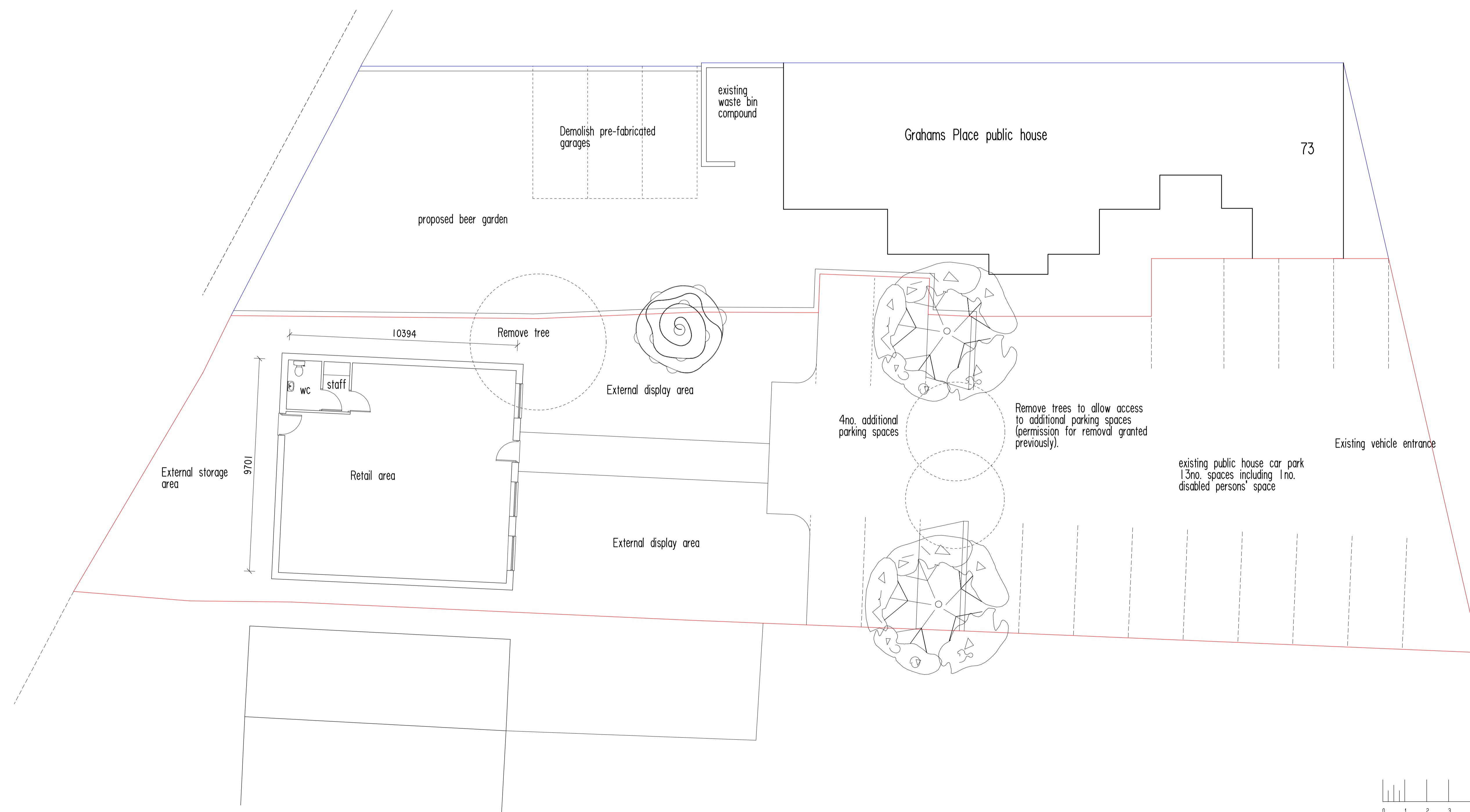


Side elevation

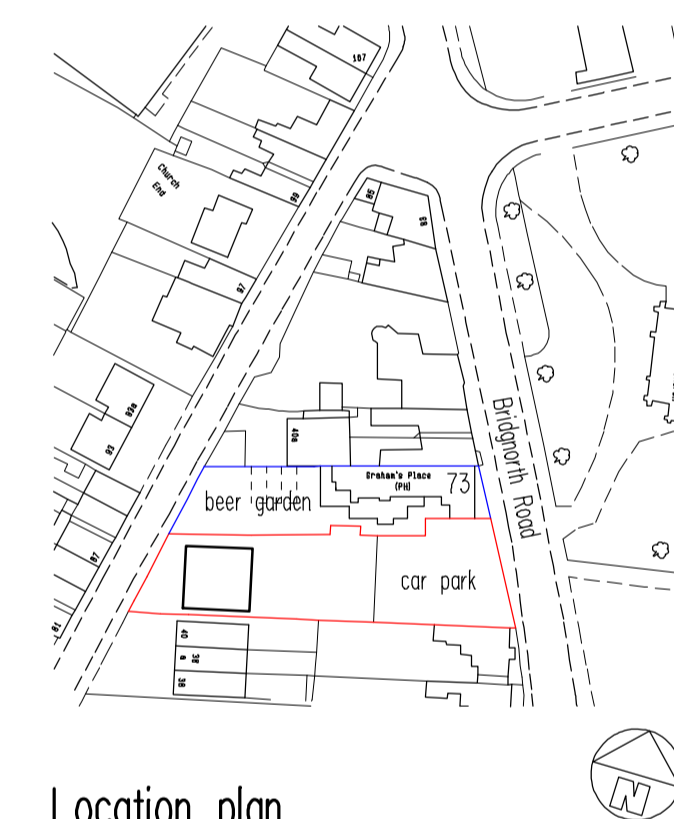


Rear elevation

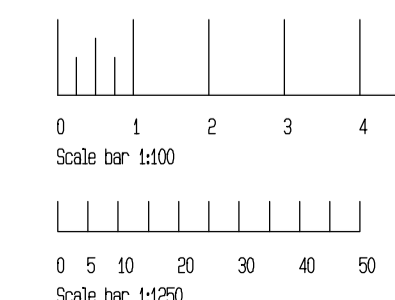
EXTERNAL MATERIALS
Roof - 22.5° pitch. Forticrete Gemini tiles
Walls - red/brown facing brick. Blue brick arches and verge courses.
Windows & door - painted timber



Site & floor plan



Location plan



A : 17/12/13 : Additional parking space amended.
Revisions:

G. WEBSTER ESQ
PROPOSED SHOP
GRAHAM'S PLACE
73 BRIDGNORTH RD., WOLLASTON
PROPOSALS (2)
13:47:02A

Scale 1:100 1:250
Date October 2013

MFL Design

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