

PLANNING APPLICATION NUMBER:P12/1426

Type of approval sought	Full Planning Permission
Ward	Wordsley
Applicant	Shropshire Homes Ltd
Location:	BUILDING 12, FORMER WORDSLEY HOSPITAL, STREAM ROAD, WORDSLEY, WEST MIDLANDS
Proposal	CONVERSION OF EXISTING BUILDING TO 9 NO. APARTMENTS WITH ASSOCIATED PARKING (AMENDMENT TO PREVIOUSLY APPROVED APPLICATION P11/1511)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application relates to building 12, which was formally used as the hospitals boiler house. The building like the other retained building dates from the late 19th century.
- 2 The building that is the subject of this application, unlike the retained ward and administration buildings, has a more industrial appearance, with windows more typical of such buildings. The building also retains the existing chimney which is a distractive landmark within and adjoining the site.
- 3 The building adjoins one of the ward buildings to the west, public open space to the north and new build housing to the south and east.
- 4 Vehicular access is taken directly from Clock Tower View and the cul-de-sac and shared area off Clock Tower View.

PROPOSAL

- 5 This application seeks to reconfigure the previously approved layout for the conversion of the buildings in to residential apartments. The most recently approved scheme (P11/1511) proposed the formation of 11 apartments at basement, ground and first floor levels. This application now seeks the provision of 9 apartments. All but one of the proposed apartments would have one-bedroom with the remaining unit having two-bedrooms. The main change is due to the fact that the applicant is no longer proposing the conversion of the basement area.
- 6 The submitted plans remain essentially the same as the previously approved scheme with alterations being principally internal, compared to the most recently approved scheme.
- 7 The application is submitted with a Design and Access Statement.

HISTORY

Building 12 (Boiler House)

APPLICATION	PROPOSAL	DECISION	DATE
P06/1640	Residential development of 331 dwelling units to include part demolition and part conversion of existing buildings, and provision of associated open space, play provision, roads, parking and a pedestrian crossing on Auckland Road.	Granted	14/11/06
P11/0727	Conversion of existing building to 11 apartments with associated parking	Withdrawn	11/08/11
P11/1511	Conversion of existing building to 11 apartments with associated parking	Granted	13/03/12

	(resubmission of withdrawn planning application P11/0727)		
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- 8 Whilst planning application P06/1640 relates to the wider site as well it originally granted planning permission to convert the building into six flats over two floors. A further application (P11/0727) was submitted in June 2011. This was withdrawn as the application could not be supported from a design, neighbour amenity and highway safety point of view. Planning application P11/1511 sought to convert the building into 11 one-bedroom apartments including the conversion of the basement level. This was granted by the Development Control Committee in March 2012.

Other Applications

APPLICATION	PROPOSAL	DECISION	DATE
P07/0814	Substitution of house types on previous approval P06/1640 (plots 3-10)	Granted	05-Jun-2007
P07/1182	Substitution of house types to plots 1-82	Granted	11-Sep-2007
P07/1234	Substitution of 78 house and apartment types on plots 1-2, 11-65 and 80-97 of previous approval P06/1640.	Granted	17-Sep-2007
P07/1967	Substitution of 97 No. house types plots 83-110, 174-179 and 111-173 of previous approval P06/1640	Granted	18-Dec-2007
P08/0390	Substitution of 29 house and apartment types on plots 83-92, 97-101 and 129-142 of previous approval P06/1640. Erection of 3 No. additional dwellings.	Granted	04-Jun-2008
P08/1687	Substitution of house types on	Granted	21-Jan-

	plots 41-54 & 61-65 of previously approved application P06/1640		2009
P08/1917	Substitution of Plots 102 & 103 with one dwelling (Plot 103)	Granted	11-Feb-2009
P09/0952	Substitution of house types on plots 1-9, 110-179, 183-187 of previously approved application P06/1640	Granted	15-Oct-2009
P09/1032	Creation of 34 Residential Units. - Conversion of buildings 3, 4 13 and 14 to residential use (including extension to building 4), conversion of part of building 2 to residential. Extension to building 2 to provide residential accommodation. Provision of associated parking, bin and cycle stores. (Amendment to P06/1640).	Granted	15-Oct-2010
P09/1648	Amendment to planning approval P06/1640 to increase dwellings to blocks 8, 9 and 17 from 24 to 31, bin store and associated car parking.	Granted	24-Feb-2010

PUBLIC CONSULTATION

9 Notification letters were sent to the occupiers of 59 neighbouring properties and the application was advertised with a site notice and in the local press. As a result 3 letters of objection have been received (2 from same source). The main issues raised concern:

- Plans are inaccurate

- There is presently limited manoeuvring space in the cul-de-sac, with delivery vehicles having to reverse
- Wear and tear on private area, and cost implications
- Land outside 4 houses on cul-de-sac transferred from developer to adjoining neighbours
- Spaces would prevent parking on street
- Visitors would need to park outside of cu- de-sac.
- Nothing to stop owners of private drive from blocking it
- Noise and light pollution
- Parking could be located on green space
- Builders already block access
- Disruption caused by building works
- Problems with rubbish collection

OTHER CONSULTATION

- 10 Group Engineer (Development): No objection due to reduction in units.
- 11 Head of Environmental Health and Trading Standards - No objection subject to conditions in respect of contamination.
- 12 West Midlands Fire Service – No objection
- 13 West Midlands Police - Recommend the use of Secured by Design products and no lead/metal to be used at ground or first floor level.
- 14 Head of Housing – Matters raised in relation to means of escape.

RELEVANT PLANNING POLICY

- National Planning Guidance

National Planning Policy Framework 2012

Planning for the Historic Environment – Historic Environment Practice Guide

- Black Country Core Strategy (BCCS) 2012

CSP2 Development Outside the Growth Network

CSP5 Transport Strategy

DEL1 Infrastructure Provision

TRAN2 Managing Transport Impacts of New Development

ENV 2 Historic Character and Local Distinctiveness

ENV 3 Design Quality

ENV 8 Air Quality

- Saved Unitary Development Plan 2000

DD1 Urban Design

DD4 Development in Residential Areas

HE4 Conservation Areas

HE5 Buildings of Local Historic Importance

- Supplementary Planning Guidance/Documents

Historic Environment Supplementary Planning Document

Emerging New Housing Development Supplementary Planning Document

Planning Obligations Supplementary Planning Document

Design for Community Safety Supplementary Planning Guidance

Parking Standards Supplementary Planning Document

ASSESSMENT

15 The main issues are

- Principle
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Planning Obligations
- National Homes Bonus

Principle

- 16 The principle of converting the building is considered to be acceptable, in that the former hospital site is identified as a major housing site within policy H1 of the adopted Unitary Development Plan. Moreover, planning permission has already been granted for two similar proposals which are still extant. However, consideration still needs to be given to all other material planning matters.

Design

- 17 The application building as described above differs from the other buildings on the site, as it was used as the hospital boiler house and as such has a more industrial appearance. In fact the tall brick chimney to the boiler house is still in place.
- 18 The proposed scheme would retain a significant amount of the buildings character with new openings being kept to a minimum, and with the majority of the door and windows to the flats reutilising or adapting existing openings. In addition the later extensions/alterations are to be removed which would improve the appearance of the building.
- 19 It is essential that appropriate conditions are in place to ensure the detailing to the doors and windows is appropriate to the character of the building. The Historic Environment Team has been consulted on the application and has given their support to the proposals.

Neighbour Amenity

- 20 The relationship with the neighbours remains unchanged compared with the last scheme with separation distances and the location of habitable room windows remaining the same.

Occupier Amenity

- 21 The proposed scheme is considered to offer an improvement in amenity for potential occupiers as the basement apartments are no longer proposed. It is acknowledged that not all the apartments will have their own private amenity space, but residents would be able to make use of the on-site open space on the wider Wordsley Hospital site.
- 22 The issue raised by the Head of Housing are noted. However, this scheme does not differ significantly from the previous two permissions at the site.

Access and parking

- 23 The revised adopted parking standards for the proposed development has a minimum total parking demand of approximately 14 spaces and the application would provide 17 spaces which is in accordance with the adopted parking standards.
- 24 The concerns of the neighbours are noted in respect of the proposed parking layout. However, this has to be balanced against the previous approvals for 11 apartments at the site also with 17 spaces (P11/1511) and P06/1640, which proposed 6 parking spaces for 6 units. In both cases parking has been shown as being served from the cul-de-sac of Clock Tower View and the area conveyed to adjoining neighbours.
- 25 The situation with the parking to the adjoining dwellings is also appreciated. However, the original schemes were considered either under the previous advice from Government on providing an average of 1.5 spaces per dwelling, or our previously adopted maximum parking standards, which were in place until June 2012.

Planning Obligations

- 26 Black Country Core Strategy (BCCS) Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
- 27 Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
- 28 In determining the required planning obligations on this specific application the following three tests as set out in the Community Infrastructure Levy (CIL) Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development;
 - (c) fairly and reasonably related in scale and kind to the development.
- 29 Following consideration of the above tests the following planning obligations are required for this application:

On-Site Provision (to be secured by condition)

- (Electric Vehicle Charging Points/Cycle Parking) Equivalent to £619.69
- Public Realm Equivalent to £4915.80

- 30 It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.

- 31 This development complies with the requirements of BCCS Policy DEL1 and the Planning Obligations SPD.

New Home Bonus

- 32 Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A “local finance consideration” means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of CIL.
- 33 The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
- 34 The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant.
- 35 Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be “bought”.
- 36 This proposal would provide 9 houses generating a grant of 9 times the national average council tax for the relevant bands.
- 37 Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

38 The proposed development is acceptable in principle and provides an acceptable solution to retain and reuse a building which is within a conservation area and is of local architectural interest. The proposed alterations are considered to be acceptable from a design point of view and would cause no harm to neighbour amenity. Consideration has been given to saved policies DD1 Urban Design DD4 Development in Residential Areas DD8 Provision of Open Space, Sport and Recreation Facilities DD10 Nature Conservation LR1 Open Space LR3 Children's Play Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees HE4 Conservation Areas and HE5 Buildings of Local Historic Importance of the Dudley Unitary Development Plan and policies CSP2 Development Outside the Growth Network CSP4 Place Making DEL1 Infrastructure Provision HOU1 Delivering Sustainable Housing Growth HOU2 Housing Density, Type and Accessibility ENV 1 Nature Conservation ENV 2 Historic Character and Local Distinctiveness and ENV 3 Design Quality of the Black Country Core Strategy.

RECOMMENDATION

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

Reason for approval

The proposed development is acceptable in principle and provides an acceptable solution to retain and reuse a building which is within a conservation area and is of local architectural interest. The proposed alterations are considered to be acceptable from a design point of view and would cause no harm to neighbour amenity. Consideration has been given to saved policies DD1 Urban Design DD4 Development in Residential Areas DD8 Provision of Open Space, Sport and Recreation Facilities DD10 Nature Conservation LR1 Open Space LR3 Children's Play Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees HE4 Conservation Areas and HE5 Buildings of Local Historic Importance of the Dudley Unitary Development Plan and policies CSP2 Development Outside the Growth Network CSP4 Place Making DEL1 Infrastructure Provision HOU1 Delivering Sustainable Housing Growth HOU2 Housing Density, Type and Accessibility ENV 1 Nature

Conservation ENV 2 Historic Character and Local Distinctiveness and ENV 3 Design Quality of the Black Country Core Strategy.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

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

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. Prior to the commencement of development precise details of the colour finish of the window surrounds and joinery shall be submitted to and approved in writing by the Local Planning Authority. The window surrounds and joinery shall be finished in accordance with the approved details and shall be retained in that colour for the life of the development.
3. No development shall commence until large scale details of all new window and door joinery, including surrounds and cills and the floor transition points of the windows, have been submitted to and approved in writing by the Local Planning Authority. The new window and door joinery, including surrounds and cills and the floor transition points of the windows shall thereafter be finished in accordance with the approved details and shall be retained for the life of the development.
4. No development shall be commenced until large scale details of the rooflights have been submitted to and approved in writing by the Local Planning Authority. The roof lights shall thereafter be provided in accordance with the approved details.

5. The materials to be used in the construction of the of the development hereby permitted shall match those used in the existing building.
6. No works the subject of this consent shall be commenced until a schedule of repairs to the chimney has been submitted to and approved in writing by the Local Planning Authority. The repairs approved the Local Planning Authority as listed in the approved schedule shall be completed prior to any of the dwellings being first occupied.
7. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following the first occupation of any part of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

8. No part of the development hereby permitted shall be commenced until a schedule of landscape maintenance, including details of its implementation for a minimum period of five years from first planting has been submitted to and approved in writing by the District Planning Authority.
9. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
10. No part of the development hereby permitted shall be commenced until full details of hard landscape works, public realm works and on site public art have been submitted to and approved in writing by the District Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, lighting etc;) and any retained historic features and proposals for restoration.

The works approved as part of this condition shall be completed before the first occupation of any part of the development and retained for the life of the development.

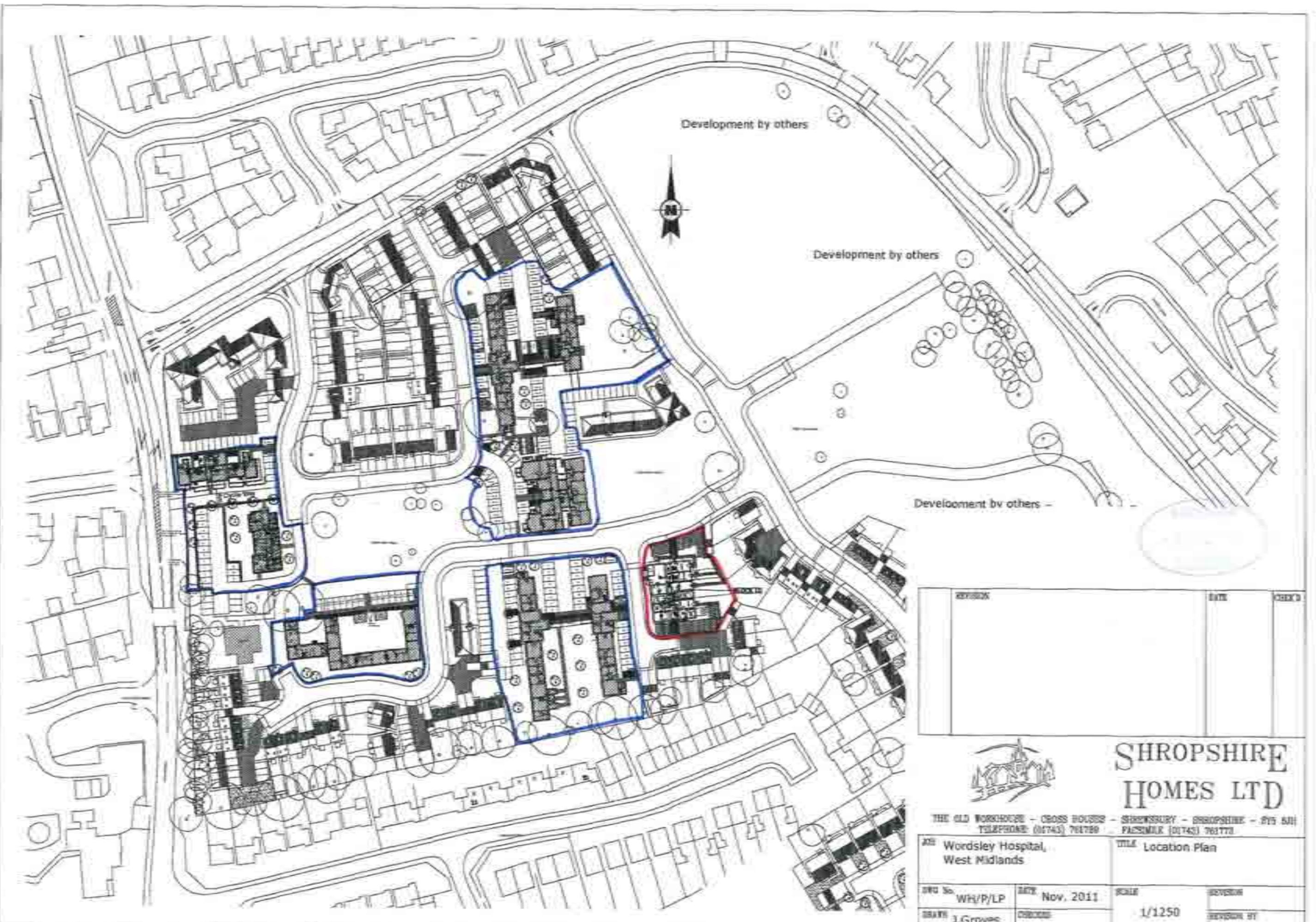
11. None of the development hereby approved shall be first occupied until the parking areas have been laid out and provided in accordance with the approved details. The parking areas shall thereafter be retained for the life of the development.

12. The first floor window to the landing area to flats 8 and 9, as well as the first floor kitchen/living dining room window to the south elevation of flat 9 shall be fitted with obscured glazing which shall be retained for the life of the development.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no development covered by Part 25 and/or Part 40 of Schedule 2 to that Order shall be carried out without planning permission granted by the Local Planning Authority.
14. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
15. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
16. No development shall commence until details of secure cycle parking facilities in accordance with the Council's parking standards have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details prior to first occupation of the development, shall be made available at all times and be maintained for the life of the development.
17. The development hereby permitted shall be carried out in accordance with the following approved plans: WH-P-B12-01, WH-P-B12-03, WH-P-B12-04
18. No development hereby permitted shall be commenced (except for demolition) until a scheme to deal with contamination of land (including soil gases and vapours) has been submitted to and approved in writing by the local planning authority. The measures within the agreed scheme shall be fully implemented. The scheme shall include all of the following measures unless the local planning authority dispenses with any such requirement specifically in writing:
 - i) a desk-top study to formulate a conceptual model of the site. The requirements of the local planning authority shall be fully established before the desk-study is commenced; and
 - ii) once the desk study has been approved by the local planning authority, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of the site investigation shall be presented in a report for approval by the local planning authority and shall include a risk-based interpretation of any identified contaminants in line with uk guidance; and
 - iii) following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the local planning authority prior to commencement. The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written permission of

the local planning authority. The contamination proposals shall include a validation scheme and validation criteria for the use of imported material and reuse of site-won materials; provisions for validation monitoring and sampling to demonstrate completion; and be retained throughout the lifetime of the development.

iv) if during development works any contamination should be encountered which was not previously identified or is derived from a different source and/or of a different type to those considered under the contamination proposals then the local planning authority should be notified immediately and remediation proposals formulated/amended for consideration. All works must cease until these measures are agreed in writing by the local planning authority and the development shall recommence in accordance with the agreed details.

v) if during development work, contaminants are found in areas previously expected to be acceptable, then the local planning authority should be notified immediately and remediation proposals formulated/amended for consideration. All works must cease within the relevant phase until these measures are agreed in writing by the local planning authority and the development shall recommence in accordance with the agreed details.



Development by others



Development by others

Development by others

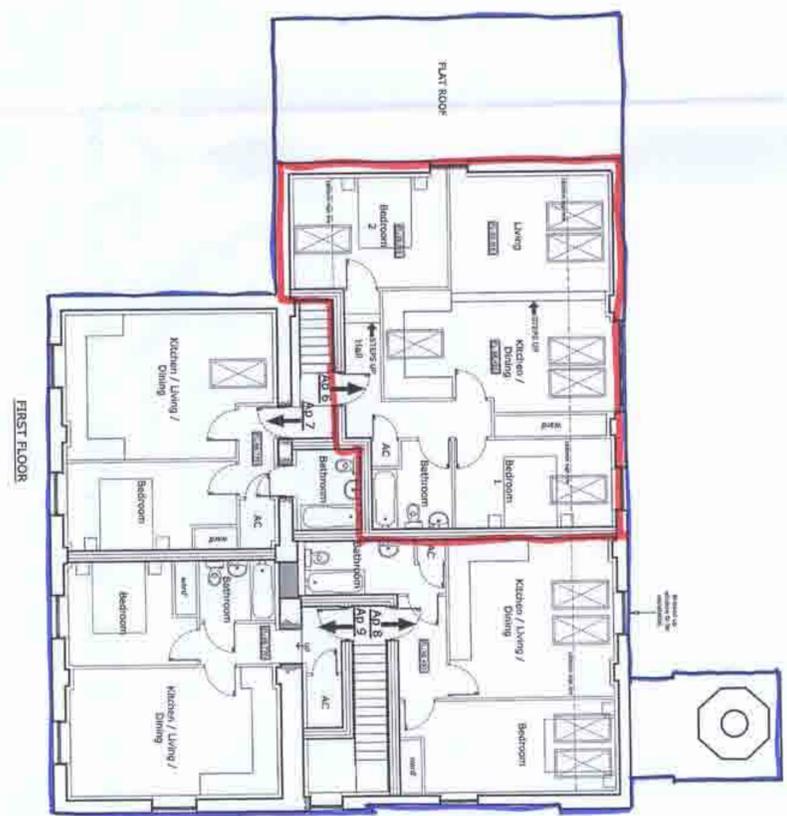
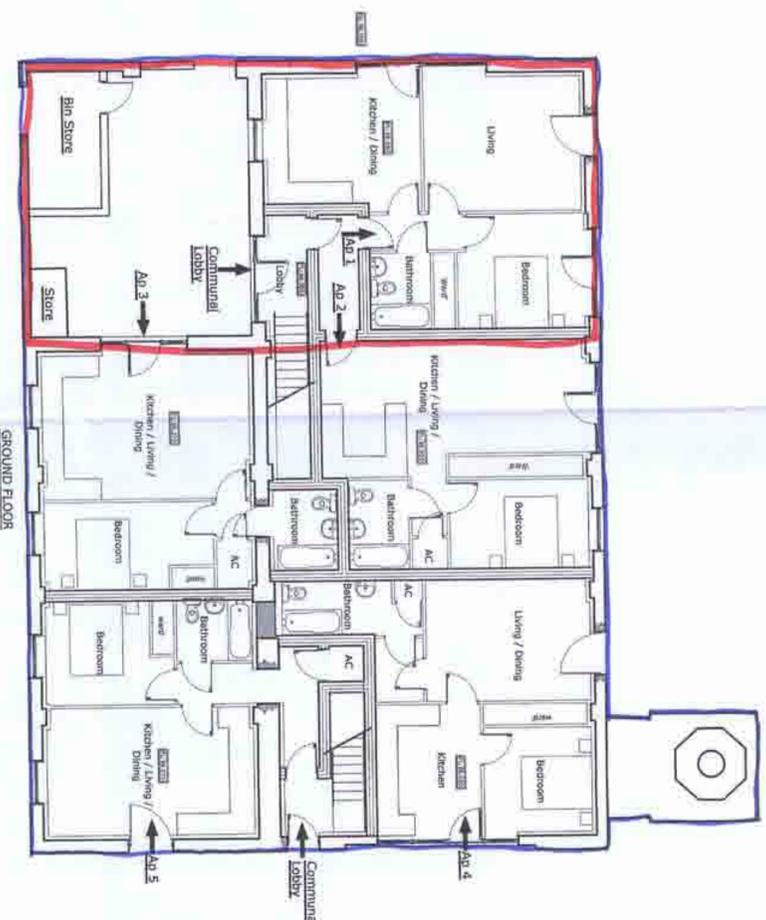
REVISED	DATE	BY



SHROPSHIRE HOMES LTD

THE OLD WORKHOUSE - CROSS HOUSE - SHREWSBURY - SHROPSHIRE - SY5 5AH
 TELEPHONE: (01743) 761760 FACSIMILE: (01743) 761770

JOB Wordsley Hospital, West Midlands		TITLE Location Plan	
DWG No. WH/P/LP	DATE Nov. 2011	SCALE 1/1250	REVISION
DRAWN J.Groves	CHECKED		REVISION BY

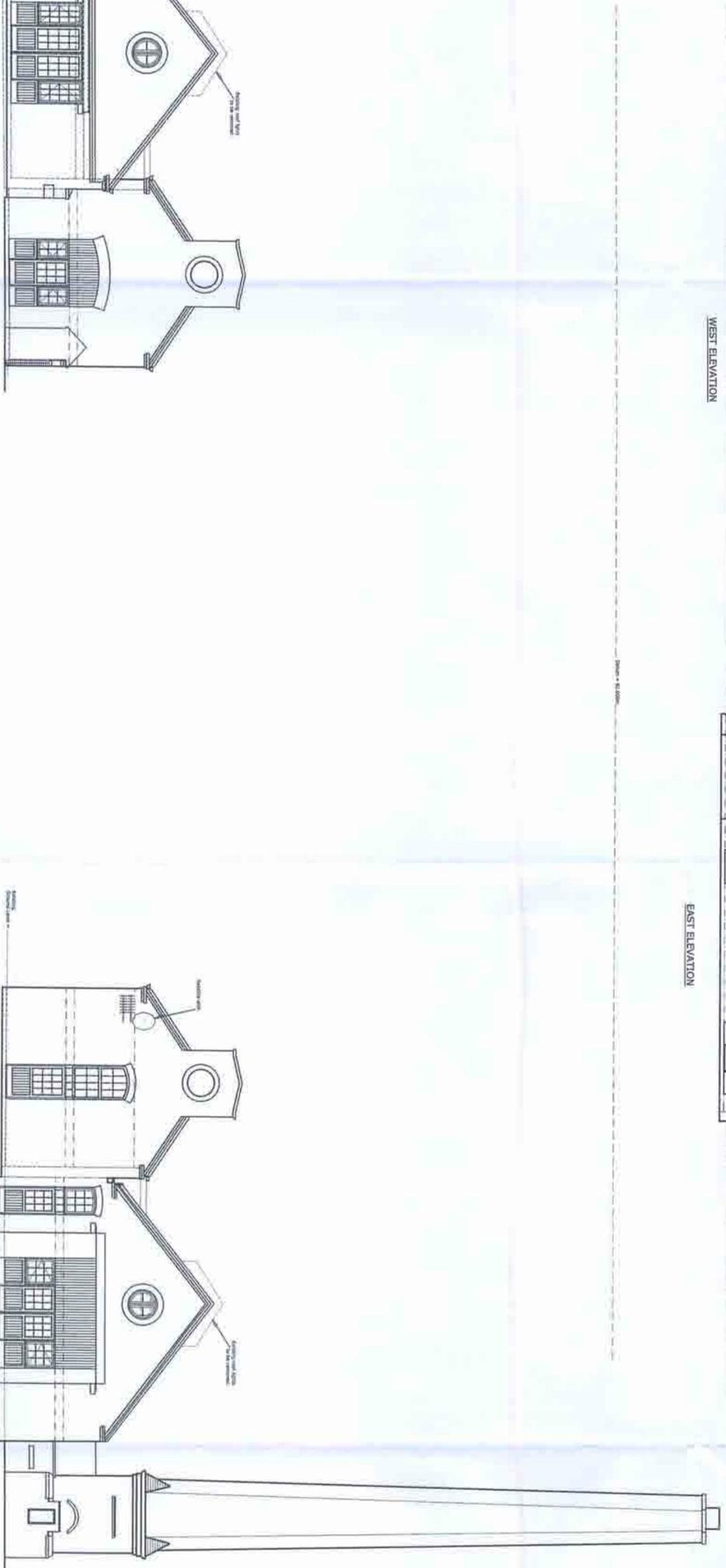
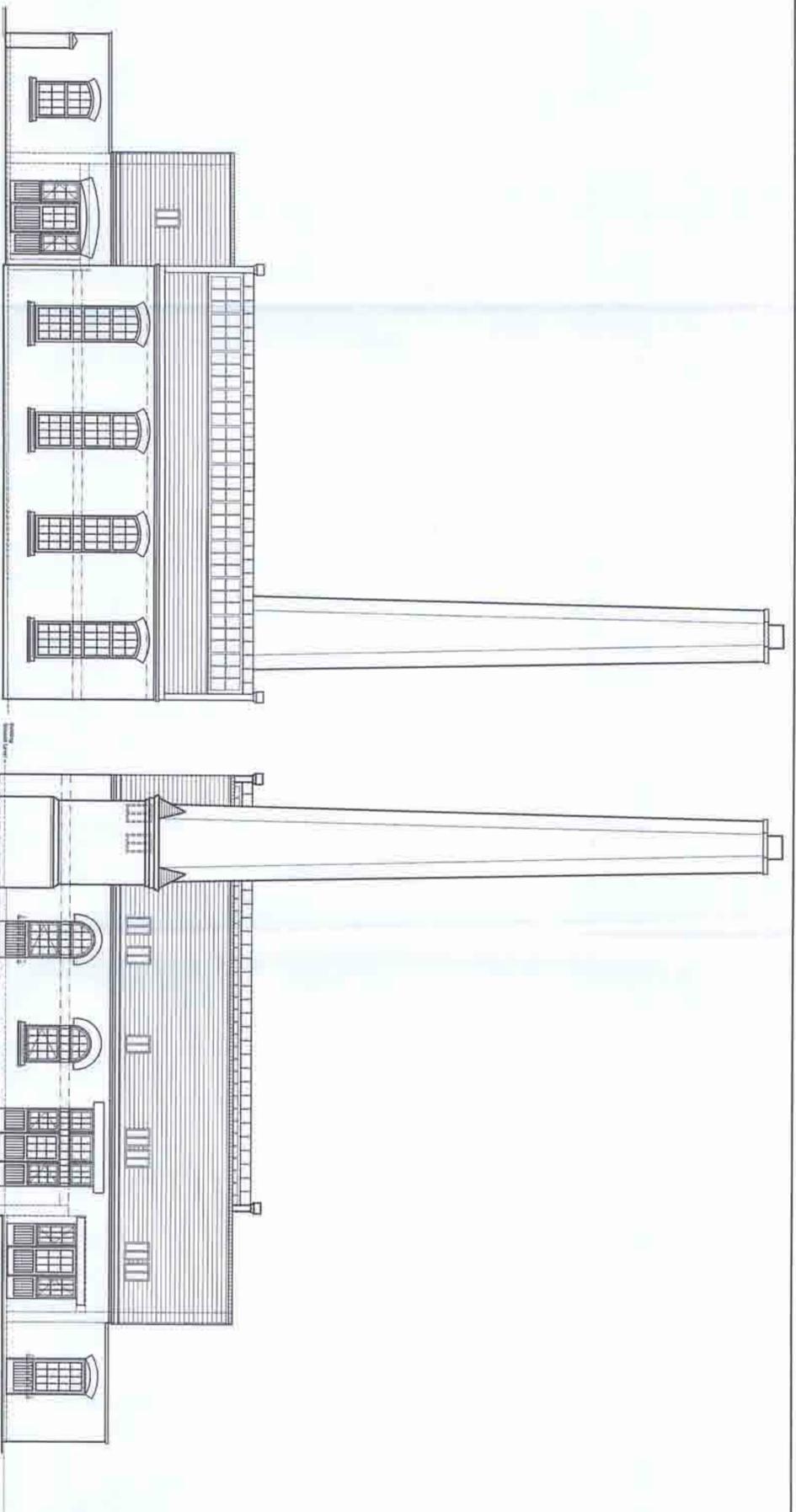


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1/100		

THE OLD WAREHOUSE - CROSS BRIDGE - SHROPSHIRE - RESIDENTIAL - 875 SQM
 609 WOODLEY ROAD, SHROPSHIRE, SY11 1JG
 THE OLD WAREHOUSE (1750) RETRO
 TITLE: Block 11 - First Floor

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 609 WOODLEY ROAD, SHROPSHIRE, SY11 1JG



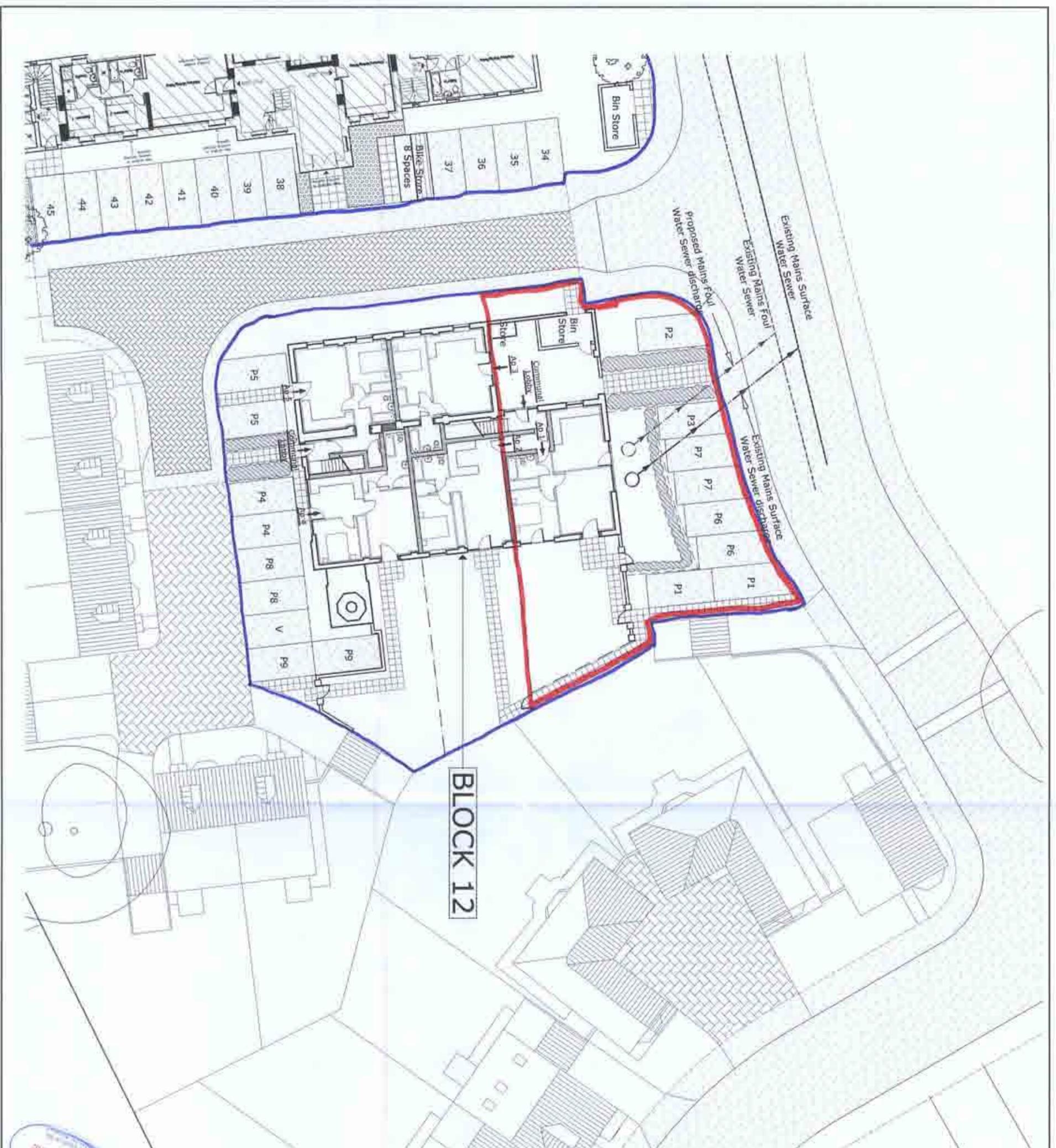
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SECTION	DATE	SCALE
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THE OLD WORKHOUSE - CROSS HEMES - SHROPSHIRE - SHROPSHIRE - 9TH AVE
 WRENSLEY HOSPITAL, WRENSLEY (Q174) WRENSLEY - SHROPSHIRE - 9TH AVE
 SHROPSHIRE
 SHEET NO: WH-P-012-04
 DATE: 1/10/12
 DRAWN: JLS

Site Plan (A2) - P21/1426



Key:

- Proposed new tree - 
- Proposed new planting - 
- Area of tarmac with APN1 construction (Ground Protection) - 
- Metal Railing 900mm high - 
- Proposed new hedge - 



 <p>SHROPSHIRE HOMES LTD</p>		<p>THE OLD WORKHOUSE - CROSS HOUSES - SHROPSHIRE - ST5 6AH TEL: 01743 781779 FAX: 01743 781775</p>
<p>100 Wordsley Hospital, West Midlands</p>	<p>DATE: NOV 12</p>	<p>SCALE: 1/200 @A2</p>
<p>DRW: WH-4-812-01</p>	<p>CHECKED:</p>	<p>REVISION: 01</p>
<p>DRW: J. GROVES</p>	<p>DATE: NOV 12</p>	<p>SCALE: 1/200 @A2</p>

100 Wordsley Hospital, West Midlands
 Proposed Site Plan - Blocks 12 - Griffiths Lodge.