



## Response to Request for Information

Reference      FOI 041588  
Date            22 April 2015

### ***Demolition of Existing Building and Erection of 22 Retirement Living Apartments***

**Request:**

I would like to make an FOI request for any pre-application advice or correspondence between the Local Authority and the applicant in relations to the above mentioned planning application.

Please find attached to this response correspondence as requested above.

In respect of information relating identities and contact details of third parties (applicants, their representatives and local residents) involved in this process, the Council considers that this meets the definition for personal data set out in Section 1(1) of the Data Protection Act 1998 ("DPA") as:

*"data which relate to a living individual who can be identified - (a) from those data, or (b) from those data and other information which is in the possession of, or is likely to come into the possession of, the data controller and includes any expression of opinion about the individual and any indication of the intentions of the data controller or any other person in respect of the individual"*

The Council thus considers that the requested information is caught by the exception to disclosure contained in Regulation 13 EIR, which relates to personal data.

To explain further, a disclosure made under the provisions of the EIR is judged to be a disclosure to the wider world and here the Council must consider disclosure of personal information in line with the provisions of the DPA.

In this instance it is judged that the personal data relating to these named individuals is being processed by the Council for the purposes of providing pre-application advice and not for any wider disclosure purposes.

Individuals involved, with the exception of named council officers involved would also have no reasonable expectation that their details would be disclosed to the world-at-large.

Any disclosure of this information would be judged in this instance to breach DPA principles, notably the first principle – that of fair and lawful processing and the

[NOT PROTECTIVELY MARKED]

second principle-that of processing for specified and not-incompatible purposes.

Names and direct contact details have thus been redacted (removed) in this instance.

You may also wish to view the full submitted planning application, available via the Council's planning portal at:

<http://www.wolverhampton.gov.uk/article/507/Planning>

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**From:**  
**Sent:** 07 March 2014 14:47  
**To:** Andy Carter  
**Subject:** Pre Application Meeting for The Clock House Tettnehall  
**Attachments:** Indicative Layout.pdf; The Clockhouse, Tettenhall - Location Plan.pdf  
**Importance:** High

Dear Andy,

**Re: The Clock House, Stockwell Road, Tettenhall**

Further to our telephone conversation please find attached a location plan, site plan and sketch scheme for the above site.

I am requesting a meeting to discuss this proposed development of 24 Later Living apartments and 24 parking spaces. We are proposing a 2 ½ storey building.

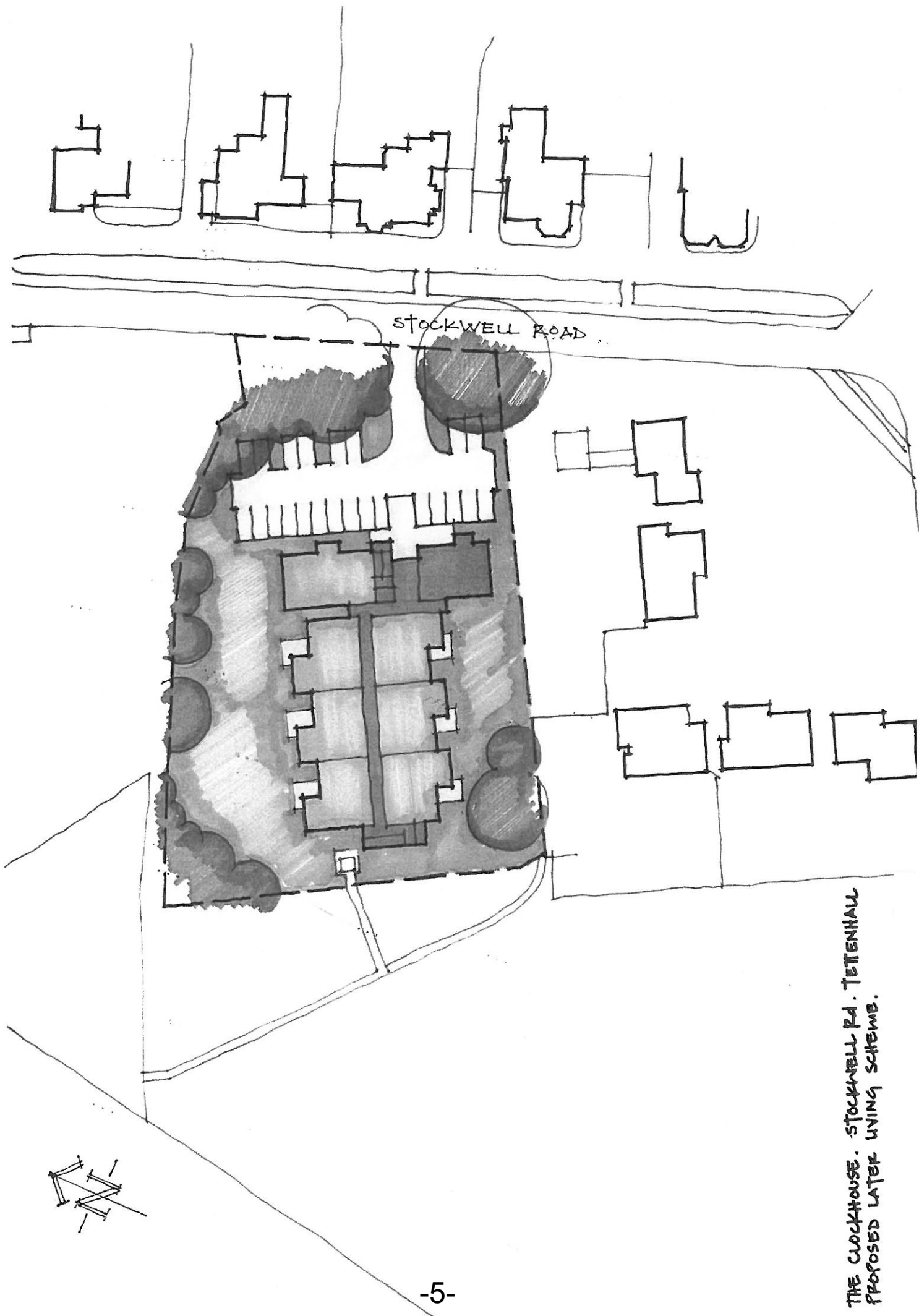
As you can see from the sketch scheme, we are at an early/feasibility stage rather than detailed design but please let me know if you require any further information from me.

Due to pressing contractual commitments we very much need to schedule this pre-application meeting as soon as possible

**Best Regards**

The Clockhouse, 5 Stockwell Road, Tettenhall WV6 9AX





STOCKWELL ROAD

THE CLOCKHOUSE. STOCKWELL RD. TETENHALL  
PROPOSED LATER LIVING SCHEME.

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**From:**  
**Sent:** 07 March 2014 16:03  
**To:** Andy Carter  
**Subject:** Pre Application meeting for CLock House Tettnehall

Hi Andy

Further to my conversation with your colleague Mark. Please can you arrange the above meeting for Friday 14 March @ 9.30am. If you could let me know as soon as possible if this is not convenient.

**Best Regards**

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**From:** Andy Carter  
**Sent:** 10 June 2014 15:04  
**To:**  
**Subject:** PREAPP14/00060 - 5 Stockwell Road, Wolverhampton  
**Attachments:** 140610 Response to applicant.pdf

Response attached.

Regards,

Andy Carter  
Senior Planning Officer, Education & Enterprise  
Tel. Office: 01902 551132

E-mail: [Andy.Carter@wolverhampton.gov.uk](mailto:Andy.Carter@wolverhampton.gov.uk)  
Wolverhampton City Council

Please Ask For

Direct Line

Facsimile

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Minicom

Mr Andy Carter  
01902 551132  
01902 551359  
andy.carter@wolverhampton.gov.uk

**Wolverhampton**  
City Council



**Nick Edwards**  
Assistant Director  
Regeneration

**Civic Centre St Peter's Square**  
**Wolverhampton WV1 1DA**  
Main Switchboard (01902) 556556  
Website [www.wolverhampton.gov.uk](http://www.wolverhampton.gov.uk)

Your Ref.

My Ref.

10th June 2014

Dear

Town & Country Planning Act 1990

**24 later living apartments in a three storey building at 5 Stockwell Road,  
Wolverhampton**

Thank you for your recent enquiry which was tabled at the recent meeting on 27th May 2014.

Following discussions with the relevant colleagues I can advise that your proposals would not be supported. The proposals fail to meet the legal requirements set out in Section 72 of the Planning (Listed Building and Conservation Area) Act 1990.

Development at the front of the site, along the same building line and similar footprint would be supported. This could take the form of replacing the current dwelling with a new dwelling, or possible two dwellings, depending on layout.

Should you wish to discuss the contents of this letter do not hesitate to contact me on the above direct line number.

Yours faithfully

Mr Andy Carter  
Senior Planning Officer  
Planning





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**From:** Andy Carter  
**Sent:** 08 September 2014 17:27  
**To:**  
**Subject:** PREAPP Response - 5 Stockwell Road  
**Attachments:**

Please find attached response.

Regards,

Andy Carter  
Senior Planning Officer, Education & Enterprise  
Tel. Office: 01902 551132

E-mail: [Andy.Carter@wolverhampton.gov.uk](mailto:Andy.Carter@wolverhampton.gov.uk)  
Wolverhampton City Council

Please Ask For Mr Andy Carter  
Direct Line 01902 551132  
Facsimile 01902 551359  
E-mail andy.carter@wolverhampton.gov.uk  
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Website [www.wolverhampton.gov.uk](http://www.wolverhampton.gov.uk)

Your Ref. \_\_\_\_\_

My Ref. \_\_\_\_\_

8th September 2014

By email

Dear

Town & Country Planning Act 1990

**20 later living apartments in a three storey building and two mews cottages  
at 5 Stockwell Road, Wolverhampton**

Thank you for the recent plans which were discussed at the meeting on 7 August 2014. Significant improvements have been made to the proposals, which your architect presented. The following response breaks down the detailed issues that need to be addressed in any forthcoming planning application.

**Conservation Area**

The massing sketches tabled at the meeting show a building three storey in height with side wings reducing to two and half storey. The main building is centrally located in the plot, and increases the built footprint on-site by a multiple of three (approx.). The mews cottages, car ports, and buggy/cycle store increase the built form still further. Though it is noted that the current house has a number of outbuildings.

The legal test in a conservation area is the desirability to preserve or enhance that area. The current house has a marginal positive contribution to the area. Any replacement building (of a greater footprint) must be of a high quality in terms of detailing, materials and design to ensure that the required enhancement is achieved.

The architect had undertaken an analysis of the housing types and styles to produce the massing sketches. The scheme as presented has an opportunity to enhance the conservation area. Given the sensitivity of the site, and relatively undeveloped plot, an application must include, eaves, verge, bay and window detailing (at 1:20 scale) and a palette of proposed materials.

**Trees**

The impact on the trees is judged to be relatively low. To avoid root impaction from parked vehicles parking spaces beneath large trees should be kept to a minimum. Consequently the four spaces shown within the root protection area of the large horse chestnut tree (in the rear garden of \_\_\_\_\_) need to be relocated. The spaces towards to front of the



site will also need careful consideration. A full arboriculture study is needed to support the application. Any species lost should be replaced within the landscaping scheme.

### **Impact on The Cedars**

The properties closest to the proposed development are nos. [redacted]. The two mews cottages would have a detrimental impact on [redacted] as well as diluting the plot form layout of the site, and should be omitted. Upper floor windows in the elevation looking towards [redacted] should be kept to a minimum (i.e. secondary rooms only). The plans appear to show a terrace to the upper floor apartments. This will need careful design attention to ensure the rear garden of [redacted] is not overlooked, thus limiting the enjoyment of that garden space. Having the main entrance to the south elevation would increase impacts on [redacted]. Consequently the entrance should be in the principle elevation of the building (facing Stockwell Road)

### **Protected species**

An application will need to assess potential for protected species. To include, bats, badgers and great crested newts.

### **Landscaping**

The garden, although overgrown, contains a number of features which should be retained and reused. The clock tower needs to be retained, cleaned, and repaired to full working order, similarly the sun dial (closer to the current house). The building as shown in Sketch Option 7 is aligned on the axis of the clock tower. A landscape scheme needs to connect the building with the clock tower. Consider the re-use of the significant amount of natural stone flags in the current garden.

### **Highway matters**

My highway colleague indicated that the traffic calming measures were acceptable in principle, but the detail needs to be resolved, either prior to or during the planning application process. The works would be secured by legal obligation at the expense of the applicant. I understand that your highway consultant was also going to assess whether the calming of Stockwell Road would re-assign trips to Church Hill Road.

### **Planning Obligations**

The proposals would be subject to the following requirements:

1. Affordable housing (25% on-site, or off-site commuted sum)
2. Off-site open space contribution (calculation based on persons on site)
3. Public art – 1% construction costs
4. Renewable energy – 10% of the estimated residual energy demand of the development
5. Targeted recruitment and training
6. Highway improvements
7. Green Travel Plan (refer to TNP19 of the Tettenhall Neighbourhood Plan)

Should you wish to discuss the contents of this letter do not hesitate to contact me on the above direct line number.

Please note the advice in this letter is given on a without prejudice basis and is a personal opinion only based on the information available to me. Furthermore, it is not a formal determination by the Local Planning Authority in this matter.

Yours faithfully,

Mr Andy Carter  
Senior Planning Officer  
Planning

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**From:** Andy Carter  
**Sent:** 17 October 2014 13:19  
**To:**  
**Subject:** RE: Stockwell Road - PREAPP Response  
**Attachments:**

Please find attached the PREAPP response. It covers design and amenity elements. But is silent on materials (awaiting confirmation of palette), and affordable housing commuted sum (awaiting input from Housing colleagues).

I trust the required design changes can be incorporated into the scheme before it is displayed at the public consultation event.

Regards,

Andy Carter  
Senior Planning Officer, Education & Enterprise  
Tel. Office: 01902 551132

E-mail: [Andy.Carter@wolverhampton.gov.uk](mailto:Andy.Carter@wolverhampton.gov.uk)  
Wolverhampton City Council

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**From:** Andy Carter  
**Sent:** 13 October 2014 11:10  
**To:**  
**Subject:** Stockwell Road - Transport Contact

The Transport contact is Gerwyn Owen - 01902 555724 [gerwyn.owen@wolverhampton.gov.uk](mailto:gerwyn.owen@wolverhampton.gov.uk)

Further to our meeting can you confirm the palette of materials proposed on the building?

Thanks,

Andy Carter  
Senior Planning Officer, Education & Enterprise  
Tel. Office: 01902 551132

E-mail: [Andy.Carter@wolverhampton.gov.uk](mailto:Andy.Carter@wolverhampton.gov.uk)  
Wolverhampton City Council

Please Ask For  
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Mr Andy Carter  
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**Wolverhampton**  
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Website [www.wolverhampton.gov.uk](http://www.wolverhampton.gov.uk)

Your Ref.  
My Ref.

17th October 2014

By email

Dear

Town & Country Planning Act 1990

**20 later living apartments in a three storey building and two units in a coach house at 5 Stockwell Road, Wolverhampton**

Further to our meeting of 13 October 2014 I can provide the following feedback and advice.

**Coach house**

The coach house has undergone a re-design which has produced a building akin to the dormer bungalow, which does not meet the legal tests for the conservation area. The refuse & buggy store, is an outbuilding of a scale and position appropriate to the main building. However the coach house is not.

The coach house introduces a large structure alongside the boundary of the Cedars. Together with the car port and refuse & buggy store there is a considerable amount of built form on this sensitive boundary, resulting in a loss of amenity to the gardens of

**Horse chestnut tree**

The large car port structure would have a detrimental impact on the health and ultimately the amenity value of the large horse chestnut tree within the rear garden of

The roof structure of the car port would impact on the canopy of tree, whilst the parking spaces at the base of the tree would cause earth compaction.

Consequently the car port and the parking spaces beneath it need to be relocated elsewhere in the site. If the design rationale is to have ancillary structures on this side of the site the car port could be relocated alongside the main building, in the position where the coach house is shown. The results being a building of a scale and design more appropriate than the coach house; negating amenity impact on the gardens of and protecting the value of the horse chestnut tree.



This layout change is needed to achieve the enhancement required on site to obtain planning permission set against the legal tests and policy support in the UDP

### **Entrance**

The current version of the plans shows a new location for the entrance which is welcomed. However the entrance seems underwhelming for a building of this scale and presence. The design context work that has been done on this project should inform an entrance of a scale and importance to reflect the size of the building.

### **Design hierarchy**

During the meeting we touched on the design hierarchy of the building. Currently the building reads like an apartment block. The Victorian properties in the vicinity, which have informed the design of the building so far, have bays windows and detailing at ground floor. This expression needs to be carried into the design of the building.

### **Design summary**

Each of the components above relate to the creation of a bespoke building for the site. A sensitive location requires a refined design response to achieve the balance between introducing a larger structure into the site and enhancing the character of the conservation area.

Please note the advice in this letter is given on a without prejudice basis and is a personal opinion only based on the information available to me. Furthermore, it is not a formal determination by the Local Planning Authority in this matter.

Yours faithfully

Mr Andy Carter  
Senior Planning Officer  
Planning