The Crane PH, Cranes Park Road, Sheldon, Birmingham, B26 3SJ

Erection of extensions, installation of new access ramp, provision of smoking shelter and children's play equipment, installation of plant and ancillary works.

Applicant: Greene King Brewing & Retailing Ltd
c/o Agent
Agent: Mrs Emma Whitney
Brandon House, King Street, Knutsford, Cheshire, WA16 6DX

Recommendation
Approve Subject To Conditions

1. Proposal

1.1. Planning permission is sought for the erection of extensions, access ramp, smoking shelter and installation of new steel staircase and guarded walkway to first floor and children's play equipment at an existing public house.

1.2. The side extension to create new ladies and gents toilets would be erected on the Cranes Park Road elevation. It would measure 5.5m wide x 7.5 m wide. It would be 4 m high with a flat roof in brick work to match the existing main building.

1.3. A new lobby would be created at the rear of the premises and would be 1.1m long x 2.2 m wide x 3m high with a flat roof. It would be constructed in matching brickwork.

1.4 A smoking shelter is proposed at the front of the premises (along Warmington Road elevation). It would be constructed from timber and polycarbonate and would be 2.1m x 4m and approximately 3m high.

1.5 A new lobby entrance and ramped access is proposed on the Warmington Road elevation. The lobby would measure 3 m x 2.1m x 3.1m high (flat roof). The ramp would be 4.5 m long with a 1:12 gradient with handrails.

1.6 A new service yard would be created at the rear of the premises and would contain a chiller/freezer pod enclosed by 1.8 m high fencing.

1.7 The children’s play frame would be situated within the existing beer garden. The timber and net climbing frame would measure 5 m by 4.2 metre and be 2.4 m high.

Site Location Plan
Existing Elevations
Amended Elevations

Amended Ground Floor Layout

Proposed Play Frame

2 Site & Surroundings

2.1 The application site is an existing public house with managers living accommodation above. It was added to the local list in 2012, and categorised as grade B, as Officers consider the building to have architectural merit. It is a good example of art deco and considered to have local distinctiveness. It is sited within a residential area and surrounded on all sided by houses, the majority of which are 1930’s semi detached but with some more recent detached dwellings within The Laurels, to the south of the site. Mature trees form a buffer between back gardens of houses within Dovercourt Road and the beer garden along the eastern boundary.

Site Location Plan

Street View

3 Planning History


4 Consultation/PP Responses

4.1 Local Ward Councillors, residents associations and surrounding occupiers notified. 7 letters of objection have been received by local residents and their comments can be summarised as follows:

- The pub has historically been poorly managed and this has resulted in un-acceptable levels of noise and disturbance to local residents, particularly in relation to
  - children playing outside within the beer garden until late at night during the summer months
  - noise emanating from within the building (loud music)
  - noise from mechanical equipment
- Traffic problems
- litter

One letter of support has also been received.

4.2 Transportation – Acknowledge the loss of 8 car parking spaces within the car park, but do not object to the proposals.

4.3 Regulatory Services – No objections.

4.4 West Midlands Police – no objection

5 Policy Context

5.1 National Planning Policy:
National Planning Policy Framework.

5.1 Local Planning Policy:
- Adopted UDP (2005);
- Draft Birmingham Development Plan;
- Car Parking Guidelines SPD

6 Planning Considerations

6.1 POLICY

6.2 The NPPF states the government’s presumption in favour of sustainable development, outlining the 3 dimensions of sustainable development which are economic, social and environmental. Any new proposals shall protect or enhance what is good in the City’s environment and improve what is less good. Proposals which would have an adverse effect on the quality of the built environment will not normally be allowed. I consider the main considerations of this case to be the impact on residential amenity and the character and appearance of the grade B locally listed building.

6.3 Residential amenity

6.4 Several of the objections received relate to the use of the beer garden with particular reference to the noise from children playing late at night during the summer months. The proposed play frame would be an added attraction to children, and the agents have stated that the proposed operators of the premises (Greene King) are responsible and would control use of the outside drinking areas including the play frame. They are willing to post a sign discouraging use after 10pm and have indicated a willingness to work with the local residents to ensure there is no adverse impact.

6.5 The proposed play frame would be located 3 metres from the boundary with the service road (to access garages) for houses within Dovercourt Road. The access road is approximately 4 metres wide. The boundary wall belonging to the application site comprises a 1.8m high brick wall and a line of mature trees exist along the boundary that would also be retained. I therefore do not consider that the play frame would result in any loss of privacy to residents within Dovercourt Road. The proposals would also result in the provision of a fire exit and landing area leading to/from the manager’s flat and also to a servicing area for the kitchen extraction/ventilation system. I am satisfied that there would be no overlooking to the gardens of Dovercourt Road from this area, as there would be a distance of approximately 25 metres between the rear of the public house and the rear boundary of nearest houses. Trees would also screen views during the summer months.

6.6 One objection relates to the noise that emanates from the existing extraction and ventilation system. The agent has confirmed that this equipment would be replaced by a new system. No details however, have been provided and so I consider it appropriate to require a condition so that the details can be agreed prior to installation. Regulatory Services have raised no objection to the proposals and I therefore conclude that in terms of impact on residential amenity, the proposals are acceptable.

6.7 Visual amenity/Impact on locally listed building
6.8 Amended plans have been provided which now incorporate high level windows to the proposed rear extension, to provide some interest to the otherwise blank elevation. The agent has also confirmed that the original decorative mouldings that are located at first floor level on the original gables will be retained. I consider that the proposals would have little impact on the visual amenity of the area. The works would enable the continued use of the building and ensure the survival of a locally listed grade B building.

6.9 Other matters

6.10 The location of the smoking shelter within the front car park would result in the loss of 8 car parking spaces. Transportation however raise no objection to this, and I concur with this view.

6.11 Although the agent has not stated how many new jobs the proposals would create, information has been provided on how the applicant would seek to recruit, retain and train local staff.

7 Conclusion

7.1 I conclude the proposals to be acceptable and not detrimental to residential or visual amenity and would safeguard the future of a locally listed building, whilst creating new jobs for local people without adverse traffic issues. The proposals comply with both national and local planning policy.

1 Requires that the materials used match the main building

2 Requires the scheme to be in accordance with the listed approved plans

3 Requires the prior submission of extraction and odour control details

4 Requires the submission and approval of extraction and odour control details prior to re-opening of premises.

5 Limits the approval to 3 years (Full)

Reason for Approval

1 Birmingham City Council grants Planning Permission subject to the condition(s) listed below (if appropriate). The reason for granting permission is because the development is in accordance with:

Case Officer: Debbie Farrington