

Canmoor (Oldbury) Ltd C/o Agent Michael Sparks Associates Units 11 And 12 Plato Place 72-74 St Dionis Road London SW6 4TU	<b>Proposed development to provide 2 No. units comprising of Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8) with ancillary offices, car parking, landscaping, service yard areas, and associated external works</b> Land Adj To Asda Wolverhampton Road Oldbury
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**Date Valid Application Received:** 10<sup>th</sup> July 2019

**1. Recommendations**

That members visit the site.

**2. Observations**

This application has been reported to your Committee at an early stage because the proposal has generated a high volume of objections and to enable Members to visit the site. The application site relates to land between Asda, adjacent to junction 2 of the M5, and the west of Titford Road, Oldbury.

The land is allocated for employment use within the Site Allocations and Delivery Development Plan Document but the land itself is undeveloped land which consists of natural vegetation which includes trees and is known to have protected wildlife within the site.

The applicant proposes to construct two industrial units which would be marketed for Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8). Access would be gained from the roundabout serving Asda and Junction 2 (M5). The units would be situated adjacent to the boundary with the gardens of Titford Road being between 5 metres and 10 metres from this boundary. Trees would be retained and further tree planning would be incorporated along this boundary. The

units would measure 76 metres (W) by 45 metres (L) by 12 metres (H) (Unit 1) and 57 metres (W) by 45 metres (L) by 12 metres (H) (Unit 2). Ancillary offices would be attached to each unit with associated servicing beyond to include HGV parking and 63 car parking spaces.

The proposal is accompanied by a Planning Statement, Design and Access Statement, Tree Survey, Ecology appraisals and a Transport Statement, Travel Plan, Air Quality Assessment, Noise Assessment and Environmental Impact Assessments.

This is a summary report and does not seek to assess the proposal. A full report will be prepared for your Committee meeting in October 2019.

The application has been publicised by neighbour notification letters. Consultations have also been carried out with a variety of organisations.

Whilst a visit to the site will take place before this meeting, a full report will be presented to your next Planning Committee in October 2019.

### **3. Relevant History**

DC/03/41246 - Proposed additional car parking. Refused 29.09.2004

DC/20712 - Change of use to car parking in connection with U.K. Car Auction business. GC 17.11.1986

### **4. Central Government Guidance**

National Planning Policy Framework promotes sustainable development

### **5. Development Plan Policy**

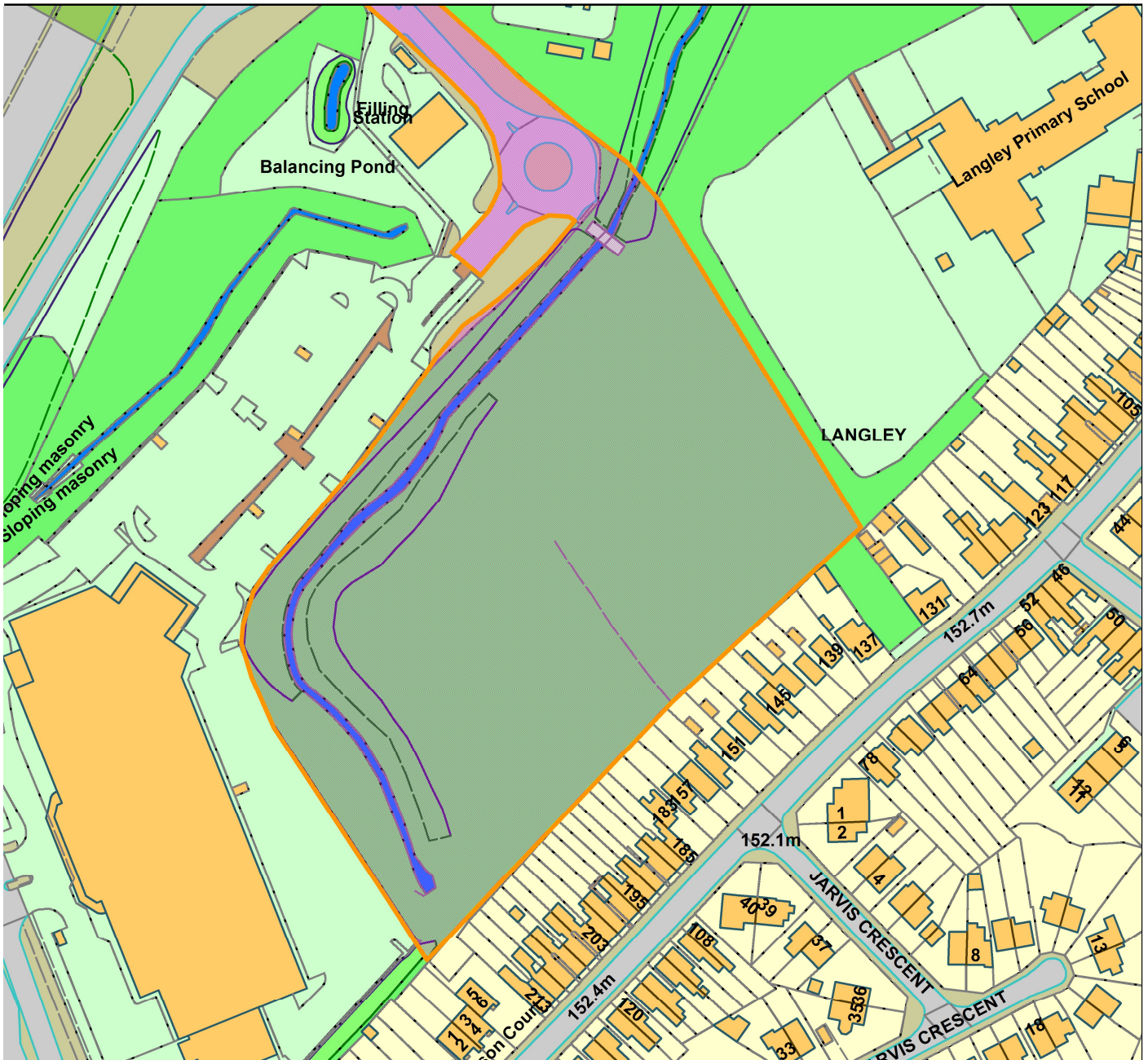
Various policies

### **6. Contact Officer**

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0121 569 4039  
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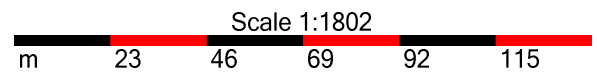
DC/19/63297

Land Adj to Asda, Wolverhampton Road



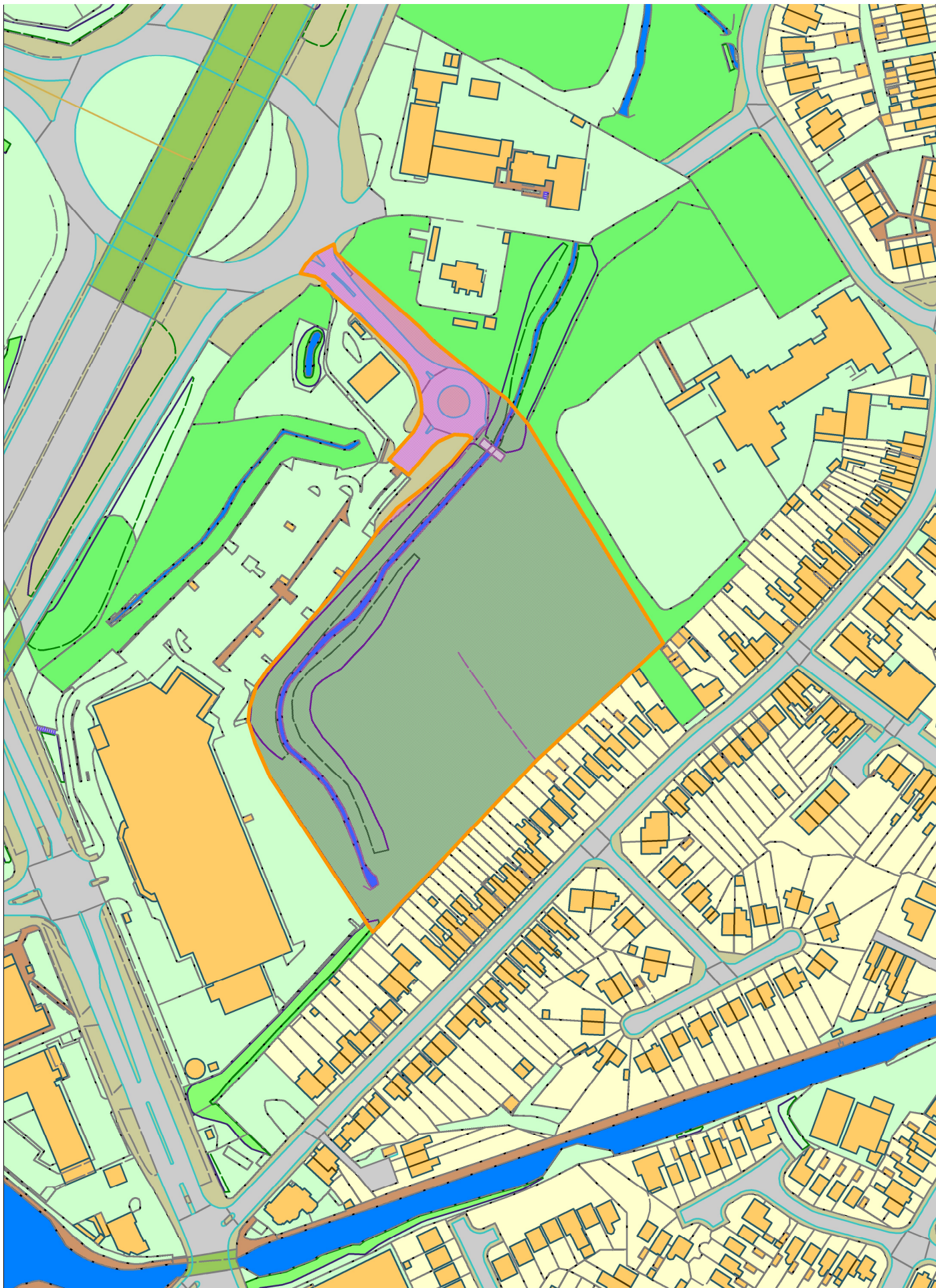
**Legend**

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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	21 August 2019
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