

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
---	---

**Date Valid Application Received:** 10<sup>th</sup> July 2019

**1. Recommendations**

Defer the application for further information.

**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 at your last meeting Members resolved to visit the site. The application site relates to land between Asda, adjacent to junction 2 of the M5, and the west of Tifford Road, Oldbury.

Due to further assessments being required and consultation with statutory consultees and residents the application is deferred until your next planning committee in November.

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 November 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 November 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**

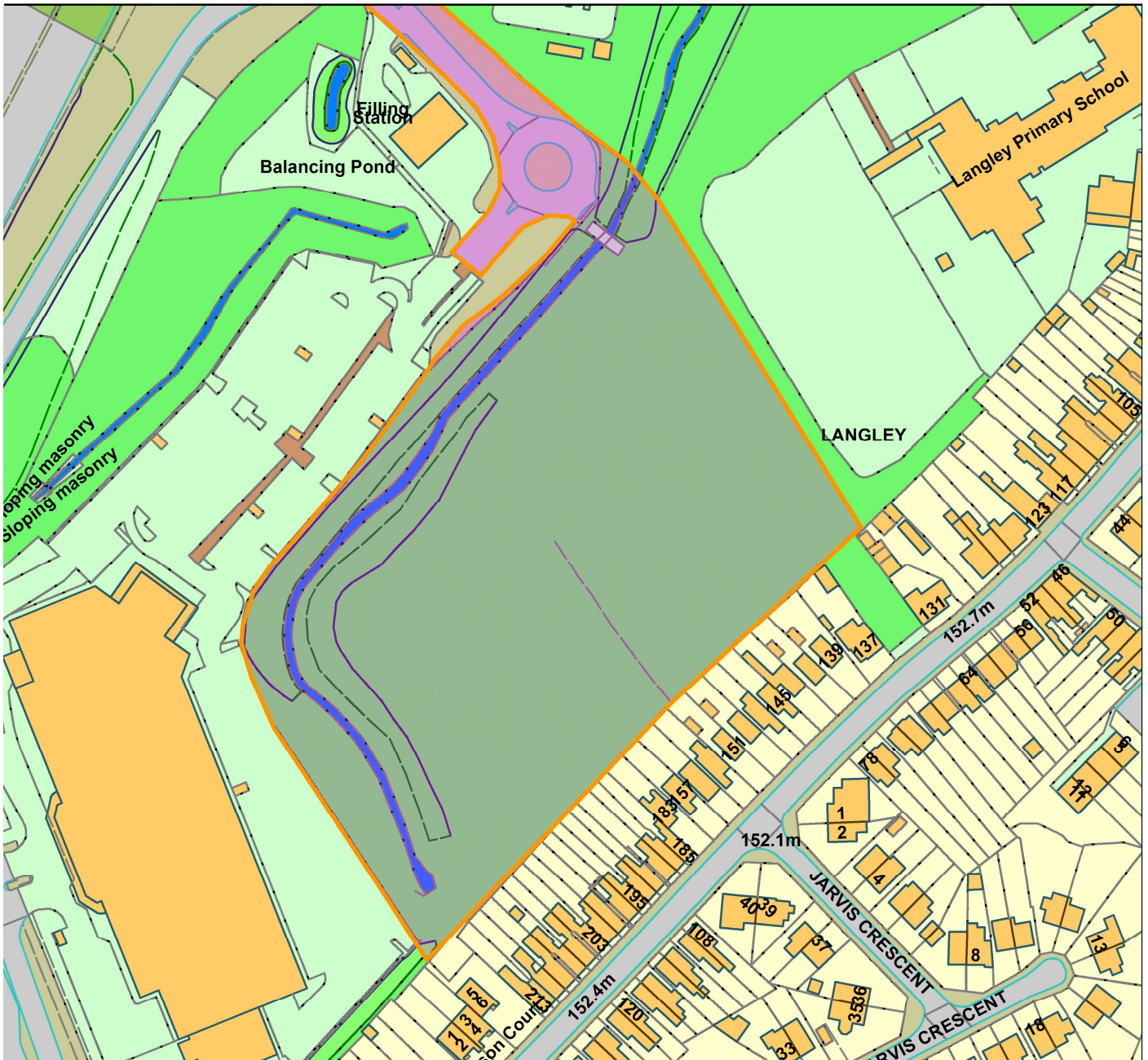
Various policies

### **6. Contact Officer**

Alison Bishop  
0121 569 4039  
alison\_bishop@sandwell.gov.uk

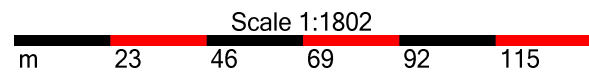
DC/19/63297

Land Adj to Asda, Wolverhampton Road



**Legend**

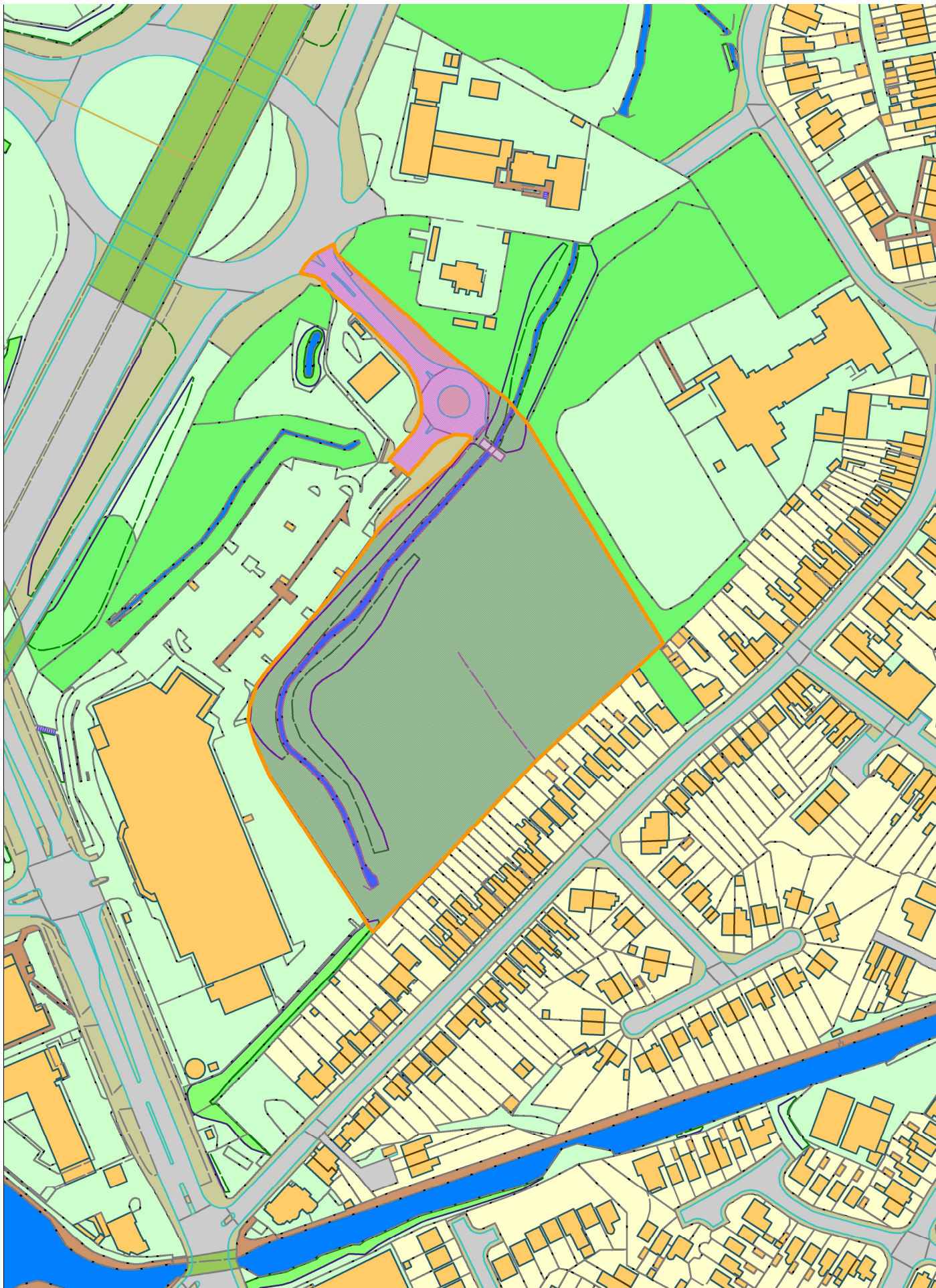
Sc 1:1802



© Crown copyright and database rights 2019  
Ordnance Survey Licence No 100023119

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	21 August 2019
<b>OS Licence No</b>	





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
Sandwell MBC Licence No LA 076309 2013 2016

