


REPORT TO PLANNING COMMITTEE

6th November 2019

Application Reference	DC/19/63297
Application Received	10 th July 2019
Application Description	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
Application Address	Land Adj To Asda Wolverhampton Road Oldbury
Applicant	Canmoor (Oldbury) Ltd C/o Agent Michael Sparks Associates Units 11 And 12 Plato Place 72-74 St Dionis Road London SW6 4TU
Ward	Langley
Contribution towards Vision 2030:	
Contact Officer(s)	Alison Bishop 0121 569 4039 alison_bishop@sandwell.gov.uk

RECOMMENDATION

That the application is deferred for further information.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the proposal has generated a high volume of objections.

Members visited the site prior to your October Committee, however it was deferred from this meeting due to further assessments being required and consultation with statutory consultees and residents.

2. SUMMARY OF KEY CONSIDERATIONS

2.1 The Site is allocated for employment land and forms part of a wildlife corridor.

2.2 The material planning considerations which are relevant to this application are:

Government policy (NPPF)

Proposals in the Local Plan

Overlooking/loss of privacy

Loss of light and/or outlook

Overbearing nature of proposal

Design, appearance and materials

Access, highway safety, parking and servicing

Traffic generation

Noise and disturbance from the scheme

Air quality/pollution

Nature conservation and loss of ecological habitats

Flood risk

2.3 Further explanation will be provided at your next meeting

3.0 The APPLICATION SITE

3.1 The application site relates to land between Asda, adjacent to junction 2 of the M5, and the west of Titford Road, Oldbury.

3.2 The residential properties on Titford Road back directly onto the site which presently is a private green space which contains a number of self setting trees and shrubs. A water course also runs through the site to the along the north and western boundary of the site.

4. PLANNING HISTORY

4.2 The site is situated on undeveloped land which was historically used as allotment gardens. Whilst there has been a subsequent application for additional car parking to serve the existing Asda store, this was refused in 2004 and no further applications have been received.

4.3 Relevant planning applications are as follows:-

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.	Approved with Conditions 17.11.1986

5. APPLICATION DETAILS

- 5.1 The applicant proposes to construct two industrial units which would be marketed for Light Industry (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 Assessment. Further explanation will be provided at your next meeting.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letters. The comments/objections received will be reported to your next committee

7. STATUTORY CONSULTATION

- 7.1 All statutory consultations will be reported at your next meeting.

8. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY

- 8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area. This should include creating a strong economy, achieving strong, vibrant and healthy communities and protecting and enhancing the natural and built

environment. It is important that all these factors are considered when deciding on the merits of proposed new development.

9. LOCAL PLANNING POLICY

9.1 The following sections of the Council's Development Plan are relevant:-

EMP3: Local Quality Employment Areas

ENV1 : Nature Conservation

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV7: Renewable Energy

ENV8: Air Quality

TRAN2: Managing Transport Impacts of New Development

EMP5 Improving Access to the Labour Market Training and Recruitment

SAD EMP1: Employment Land Development Sites

SAD EMP2 – Training and Recruitment

SAD EMP4 : Relationship between Industry and Sensitive Uses

SAD EOS9: Urban Design Principles

SAD EOS10: Design Quality & Environmental Standards

9.2 The local policy considerations will be outlined in detail at your next meeting.

10. MATERIAL CONSIDERATIONS

10.1 Members will be updated at the next Planning Committee.

11. IMPLICATIONS FOR SANDWELL'S VISION

11.1 The proposal supports Ambitions 3, 8 and 10 of the Sandwell Vision 2030:-

11.2 Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy

11.3 Ambition 8 – Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.

11.4 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

12.1 That Members defer the application until their next meeting.

13. STRATEGIC RESOURCE IMPLICATIONS

13.1 When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.

14. LEGAL AND GOVERNANCE CONSIDERATIONS

14.1 This application is submitted under section 55 of the Town and Country Planning Act 1990.

15. EQUALITY IMPACT ASSESSMENT

15.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

16. DATA PROTECTION IMPACT ASSESSMENT

16.1 The planning application and accompanying documentation is a public document.

17. CRIME AND DISORDER AND RISK ASSESSMENT

17.1 The scheme will be considered in accordance with Secure by Design guidance.

18. SUSTAINABILITY OF PROPOSALS

18.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Members will be updated at the next Planning Committee.

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 There will be no impact.

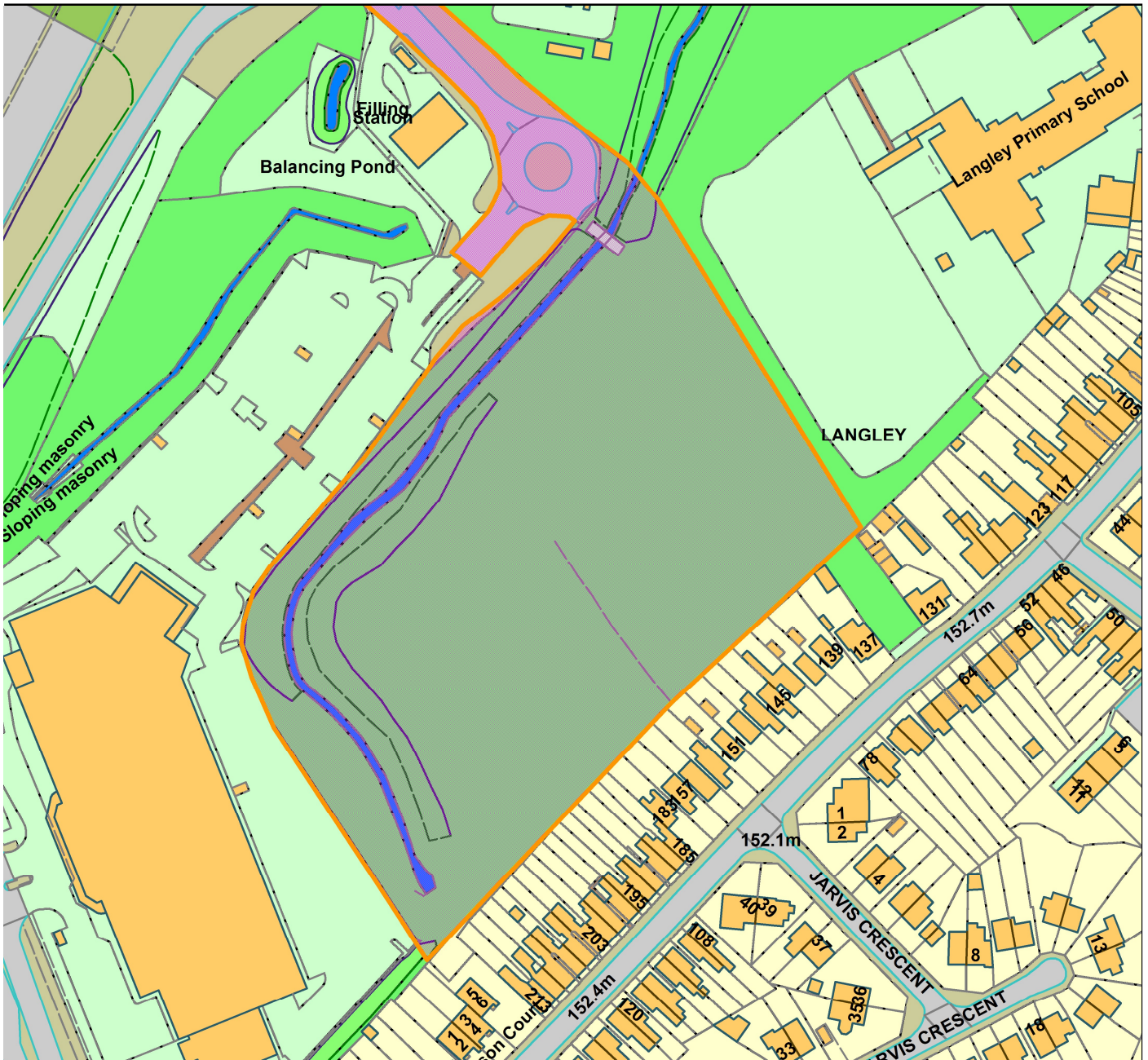
21. APPENDICES:

Site Plan
Context Plan

Finished? Click here to remove buttons and surplus icons

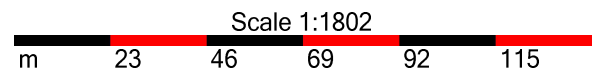
DC/19/63297

Land Adj to Asda, Wolverhampton Road



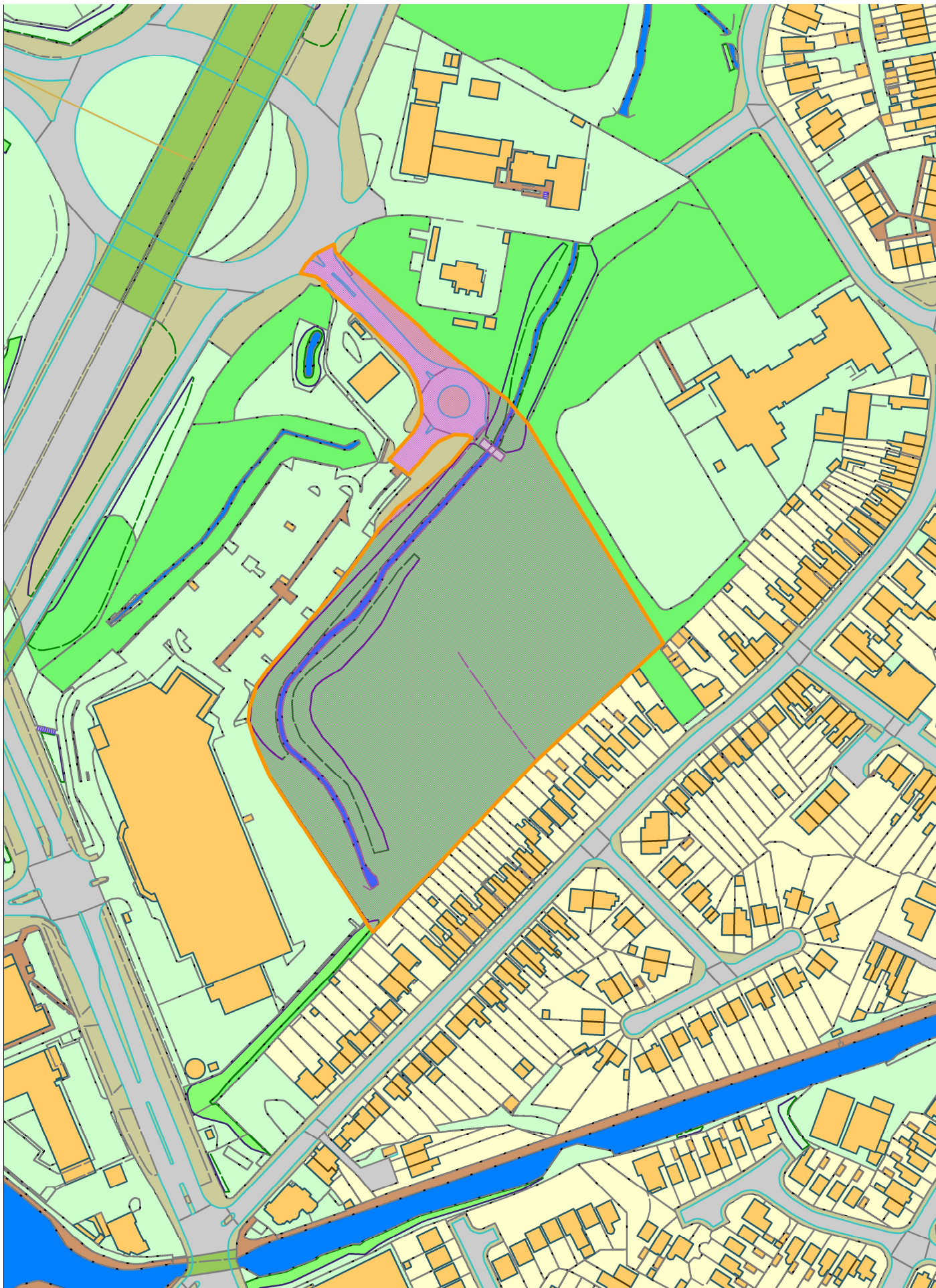
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