

# PLANNING APPLICATION NUMBER: P09/1656

Type of approval sought	FULL PLANNING PERMISSION
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	ALDI STORES LIMITED
Location: <b>ALDI STORES LTD, BRIDGNORTH ROAD, WOLLASTON, STOURBRIDGE, WEST MIDLANDS, DY8 3QQ</b>	
Proposal: <b>CHANGE OF USE FROM DOMESTIC GARDENS (C3) TO ADDITIONAL CAR PARKING AREA FOR RETAIL SHOP (A1)</b>	
Recommendation summary: <b>APPROVE SUBJECT TO CONDITIONS</b>	

## SITE AND SURROUNDINGS

- The site is located in Wollaston local centre and consists of a supermarket with extensive areas of parking to the front. Within the south western corner of the site is an area measuring approximately 18m x. 22m which formerly formed part of the rear gardens of no.s 8 -16 Cobden Street. This part of the site lies within Wollaston Conservation Area.

## PROPOSAL

- Permission is sought to use this area to form an extension to the existing parking area at the site to create an additional 13 parking spaces. Existing boundary fencing along this part of the site is to be partly retained and partly replaced by new close boarded fencing.

## HISTORY

3.

APPLICATION	PROPOSAL	DECISION	DATE
P07/0847	Erection of New Food Store	Approved Subject to Conditions	June 2007
P07/1775	Construction of Additional Car Parking Spaces for Proposed A1 Food Retail Store	Approved Subject to Conditions	October 2007

4. Application P07/1775 sought consent for the creation of an additional 14 parking spaces to serve the supermarket using part of the rear gardens of no.s 4 to 10 Cobden Street and no.97 Bridgnorth Road.

## PUBLIC CONSULTATION

5. No response received to neighbour consultation exercise at the time of writing this report.

## OTHER CONSULTATION

6. Head of Environmental Health and Trading Standards:

Prior to commencement of the development a scheme for a continuous acoustic barrier along the boundary with 8 to 18 Cobden Street, of a minimum height of 2 metres and minimum surface density of 10 kg/m<sup>2</sup>, shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before the use commences. The barrier shall be retained throughout the life of the development.

Group Engineer ( Development ):

Request an amended plan showing the provision of 7no. impaired mobility spaces.

## RELEVANT PLANNING POLICY

7. Adopted 2005 UDP

Policy DD4 ( Development in Residential Areas )

Policy HE4 ( Conservation Areas )

Policy DD7 ( Planning Obligations )

## ASSESSMENT

8. Key Issues

- Impact on the Conservation Area;

- Residential amenity;
- Planning Obligations.

### Conservation Area

9. Policy HE4 of the UDP states that the Council will '*safeguard and seek to enhance approved conservation areas*'. Whilst the site of the proposed development lies inside the Conservation Area, the remainder of the site does not. The development would therefore effectively be an encroachment of the supermarket's parking area into the Conservation Area. Provided that suitable surfacing materials are used in the parking area ( which can be secured by condition ) the development would not have any adverse effect on the character of the Conservation Area. A small amount of landscaping is proposed in the corner of the new parking area which will help to 'soften' the effect of additional hardsurfacing.

### Residential Amenity

10. The development would bring activities at the site closer to residential properties on Cobden Street. The parking area would be located at the end of the long rear gardens of those properties, and it is considered that there would be sufficient distance between it and the dwellings to ensure that the use of the parking area would not have any adverse effect on existing residents. The development would not therefore contravene Policy DD4 of the UDP which seeks to ensure that new developments do not have any detrimental impact on residential amenity.

### Planning Obligations

11. Policy DD7 of the UDP requires that applicants should enter into planning obligations in order to make appropriate provision for the infrastructure requirements of a development. In this case contributions of £171 towards nature conservation improvements, £14,006.02 towards public realm improvements, and £250 towards Officers' management and monitoring costs is required. At the time of writing the report the applicant had not yet agreed to provide the contribution. An update on this matter will be provided in the pre-Committee note.

## RECOMMENDATION

12. It is recommended that the application be approved subject to:
- a) The development not commencing until a scheme for the submission and approval of a planning obligation to guarantee a contribution of £14,427.02 towards off-site nature conservation and public realm improvements and the Council's management and monitoring costs has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
  - a) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary.

## CONCLUSION

13. The proposed use of the site would not have any adverse impact on the character of the Conservation Area or residential amenity. As such it is considered that the proposal would not contravene Policies HE4 or DD4 of the UDP.

## RECOMMENDATION

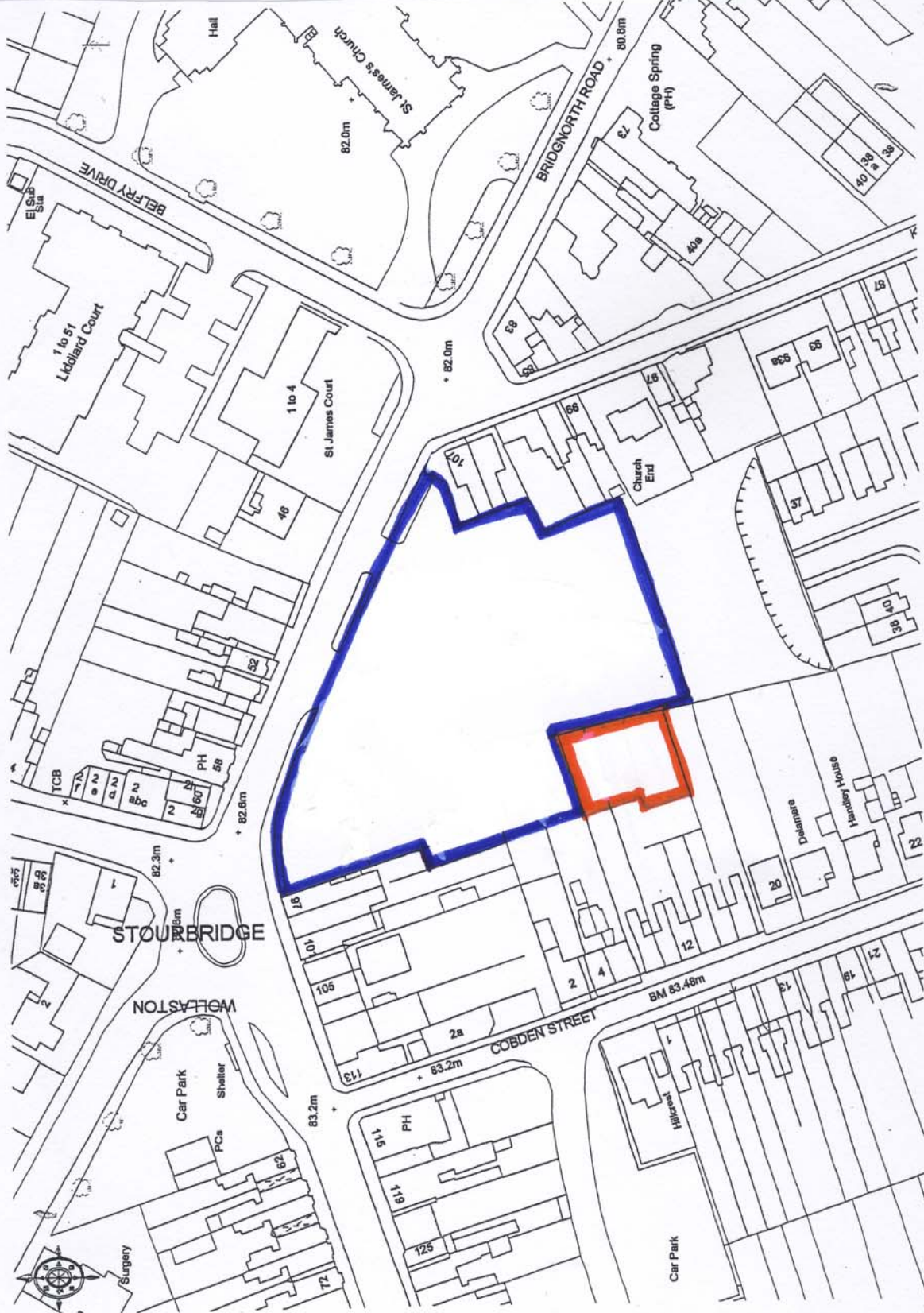
14. It is recommended that the application is approved subject to the following conditions:

### Conditions and/or reasons:

- 1. BA01 Commencement within 3 years (full)
- 2. Prior to commencement of the permitted use, a continuous acoustic barrier of a minimum height of 2 metres and minimum surface density of 10kg/sq.metre shall be

erected along the site's boundary with no.s 8 to 16 Cobden Street. The barrier shall thereafter be retained for the life of the development.

3. Before development takes place, a scheme shall be submitted to the LPA to minimise the effect of light glare on neighbouring properties arising from the installation of lighting columns. Subject to agreement of the scheme by the LPA, the scheme shall be implemented before development takes place and be retained throughout the life of the development.
4. No development shall commence until details of surfacing materials to be used in the car parking area have been submitted to and approved by the local planning authority.
5. The development shall not commence until a scheme for the provision of public realm improvements, nature conservation improvements, and the Council's associated monitoring and management costs has been submitted to and approved in writing by the Local Planning Authority.



CLIENT ALDI STORES LIMITED

PROJECT BRIDGNORTH ROAD  
WOLLASTON

TITLE LOCATION PLAN

DALKIN SCOTTON PARTNERSHIP  
ARCHITECTS LIMITED

305 FORT DUNLOP FORT PARKWAY BIRMINGHAM B24 9QT

TEL - 0121 747 1943 FAX - 0121 747 1944 www.dsparchitects.com

SCALE 1:1250 @ A4 DRAWN

DATE 03-12-09 CHECKED SWDB

NORTH  
**211**

DWG No.

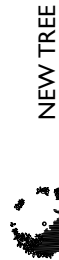
REV

**V09A14 - 001**



LEGEND

- RK RAISED KERB
- FK FLUSH KERB
- DK DROP KERB
- TK TRANSITION KERB
- CP CONSERVATION PAVING
- SSB STAINLESS STEEL BOLLARD
- HDB HEAVY DUTY BOLLARD
- RBP RED BLOCK PAVOIRS CHAMFERLESS
- BC BRINDLE COAL CONCRETE
- RG ROAD GRILLE
- KR STAINLESS STEEL KNEE RAIL
- LC LIGHTING COLUMN
- ECM ELECTRIC CABLE MARKER
- CBP CHARCOAL BRICK PAVOIRS
- BBP BRINDLE BLOCK PAVOIRS CHAMFERLESS



+10.000

+10.000



A	SPACES HATCHED FOR CLARITY	FE
Revision	Description	Date

DALKIN SCOTTON PARTNERSHIP  
ARCHITECTS LIMITED

305 FORT DUNLOP FORT PARKWAY BIRMINGHAM B24 9QT

TEL - 0121 747 1943  
FAX - 0121 747 1944  
www.dsparchitects.com

CLIENT	ALDI STORES LTD.						
PROJECT	BRIDGNORTH ROAD STOURBRIDGE						
TITLE	CAR PARK EXTENSION PROPOSED SITE PLAN						
DATE	13.02.09	SCALE	1:200@ A1	DRAWN	DJN	CHECKED	
DWG No.	V09A14-002			REVISION	A		NORTH
				