

PLANNING APPLICATION NUMBER:P09/1472

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|-------------------------|---|
| Type of approval sought | Full Planning Permission |
| Ward | Upper Gornal & Woodsetton |
| Applicant | holdens brewery |
| Location: | HOLDENS BREWERY, GEORGE STREET, WOODSETTON, DUDLEY, WEST MIDLANDS, DY1 4LW |
| Proposal | SINGLE STOREY FRONT/SIDE EXTENSION |
| Recommendation Summary: | APPROVE SUBJECT TO A 106 AGREEMENT |

SITE AND SURROUNDINGS

- 1 The application site consists of the Holdens Brewery site which is located at George Street Woodsetton. The complex consists of a number of buildings, areas of hard standing, plant and machinery.
- 2 Adjoining the site is a public house and is used as the 'brewery tap'. Opposite the brewery on George Street are a number of dwellings. Also adjoining the application site includes a car showroom on Sedgley Road and an area of open land to the rear.

PROPOSAL

- 3 The planning application is to provide an extension to the existing cask store and cask filling area building. The extension would measure 4m by 12m, with a height of 3m (at car park level) and would be used for tanked storage. The building would be faced in brick and would occupy approximately two spaces within the existing brewery/public house car park.
- 4 A design and access statement has been submitted with the application.

HISTORY

- 5 Various planning applications relating to the use of the site as a brewery.

PUBLIC CONSULTATION

- 6 No representations received

OTHER CONSULTATION

- 7 Group Engineer (Development): No objection.
- 8 Head of Environmental Health and Trading Standards: No objection, subject to a soil gas condition.

RELEVANT PLANNING POLICY

Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DD5 Development in Industrial Areas

DD7 Planning Obligations

EE3 Existing Employment Uses

EP5 Air Quality

EP7 Noise Pollution

Supplementary Planning Guidance/Documents

Nature Conservation Supplementary Planning Document

Parking Standards and Travel Plans Supplementary Planning Document

Planning Obligations Supplementary Planning Document

ASSESSMENT

- 9 The main issues are
- Principle
 - Design

- Neighbour Amenity
- Access and Parking
- Planning Obligations

Principle/Policy

- 10 The application site is a long established local employment site (policy EE3) and as such the extension to or improvement of buildings at the site is acceptable in principle, subject to all other material planning considerations including design, amenity and parking/access.

Design

- 11 The proposed extension is considered to be of acceptable design in that it would be faced in brick and would match part of the adjoining public house and the older part of the brewery. The extension would also screen an existing building which is finished in profiled sheeting.

Neighbour Amenity

- 12 The proposed development would cause no significant harm to neighbour amenity in terms of light as the nearest dwelling is almost 30m away from the single storey extension, with no material change in levels.
- 13 In respect of noise the brewery is a long established B2 employment site and is located near to residential property (less than 30m). In this case the provision of the extension of the size proposed together with its proposed storage use would not cause any significant harm to amenity, with this view supported by the Head of Environmental Health and Trading Standards.

Access and parking

- 14 The proposed development would involve the loss of two parking spaces to the adjoining public house. The Group Engineer (Development) is satisfied that the proposed development would not lead to an undersupply of parking or additional parking on street. Therefore no objection is raised on access or parking grounds.

Planning Obligations

- 15 The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement would be required in respect of the following contributions.

| | |
|------------------------------------|-----------------------|
| • Transport Improvements | £248.49 |
| • Monitoring and Management Charge | £250.00 |
| • <u>Total Monies</u> | <u>£498.49</u> |

- 16 The applicant has agreed to the payment of these offsite planning obligations.
- 17 In addition a condition will be imposed that requires nature conservation enhancement of the site.

CONCLUSION

- 18 The proposed development is acceptable in principle, would cause no harm to amenity or highway safety and is of acceptable design. Consideration has been given to policies DD1 Urban Design DD4 Development in Residential Areas DD5 Development in Industrial Areas DD7 Planning Obligations EE3 Existing Employment Uses EP5 Air Quality and EP7 Noise Pollution of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to:

- a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the transport infrastructure improvements and management t and monitoring fee totalling £498.49 has been submitted to and agreed in writing by the Local Planning Authority.
- b) 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.
- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for approval

The proposed development is acceptable in principle, would cause no harm to amenity or highway safety and is of acceptable design. Consideration has been given to policies DD1 Urban Design DD4 Development in Residential Areas DD5 Development in Industrial Areas DD7 Planning Obligations EE3 Existing Employment Uses EP5 Air Quality and EP7 Noise Pollution of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Notes

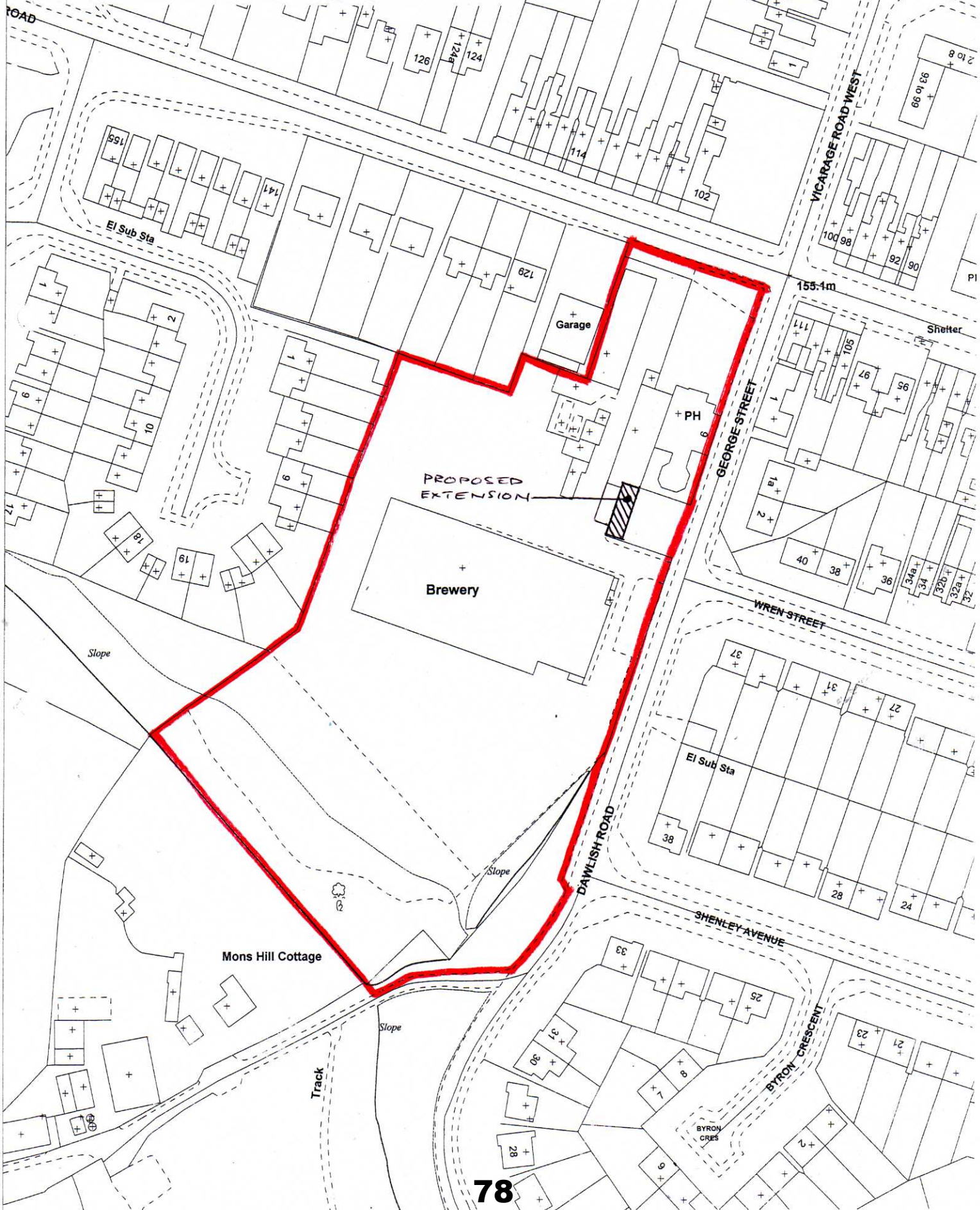
The development hereby permitted shall be built in accordance with the approved plans numbered 815:12 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

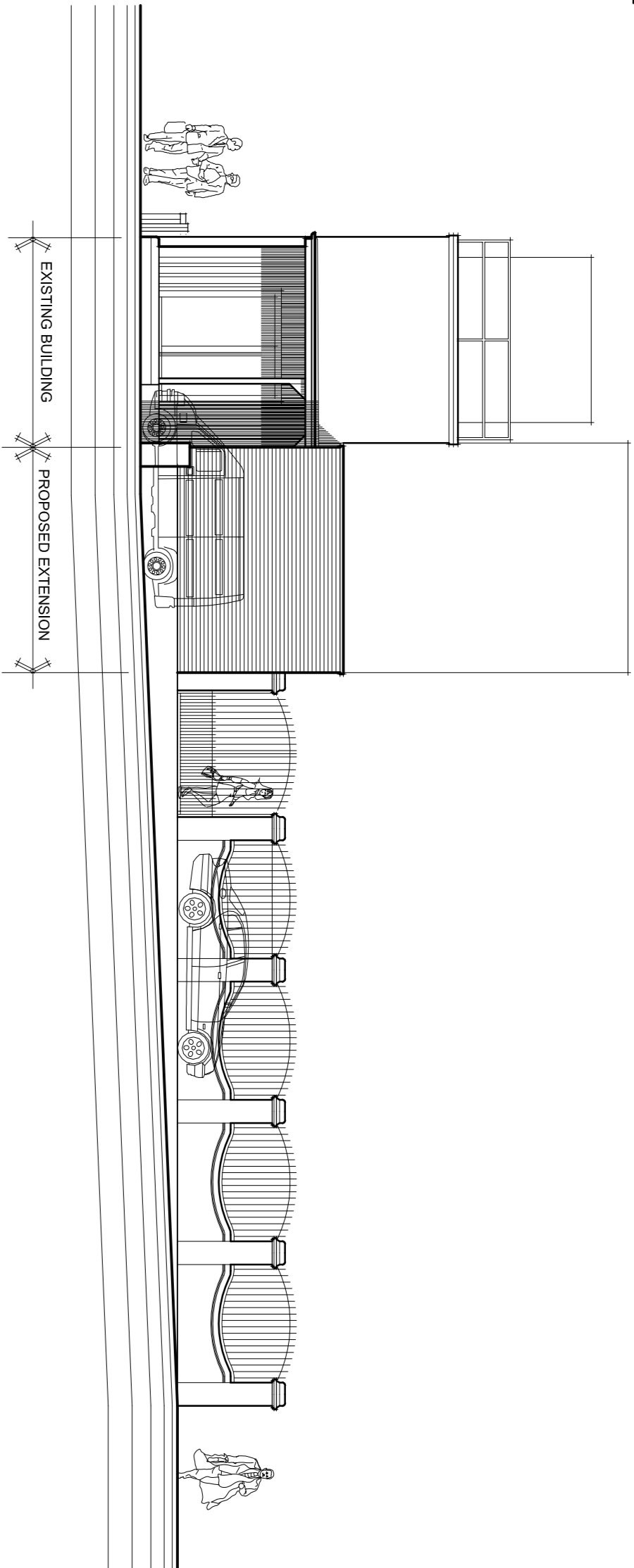
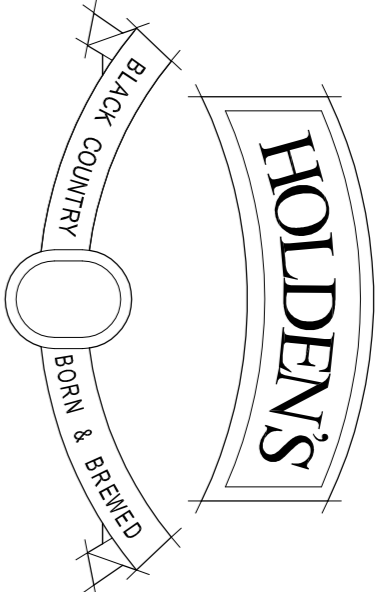
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Development shall not commence until an arrangement for the provision of transport infrastructure improvements and the monitoring and management fee has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
3. The development hereby permitted shall only be constructed using the materials referred to in the approved plans or other such schedule or details submitted as part of the planning application.
4. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of ground gases and vapours that have the potential to pose a risk to human health and the wider environment. Where the investigations identify the presence of ground gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases and vapours has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
5. The development hereby approved shall not be first commenced until details of the nature conservation enhancement of the site have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement shall thereafter be provided in accordance with the approved details and shall be maintained and managed for the life of the development.

SITE LOCATION PLAN

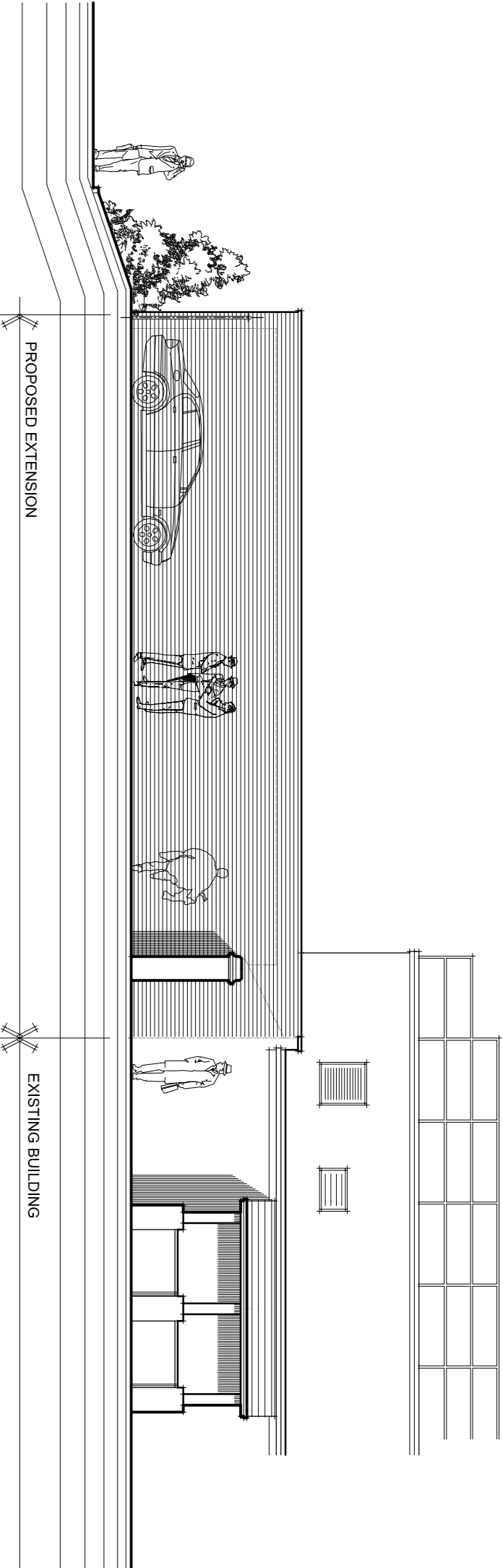
Scale 1:1250



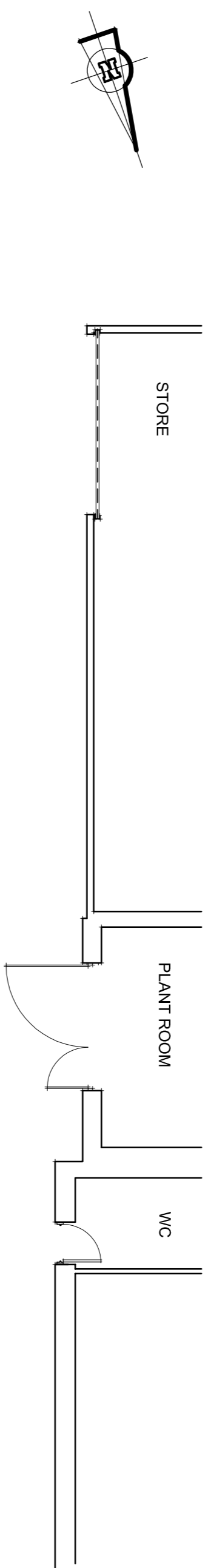
The Contractor is to check and work all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided. The Contractor is to comply in all respects with the current building regulations wherever or not opening stated on these drawings.



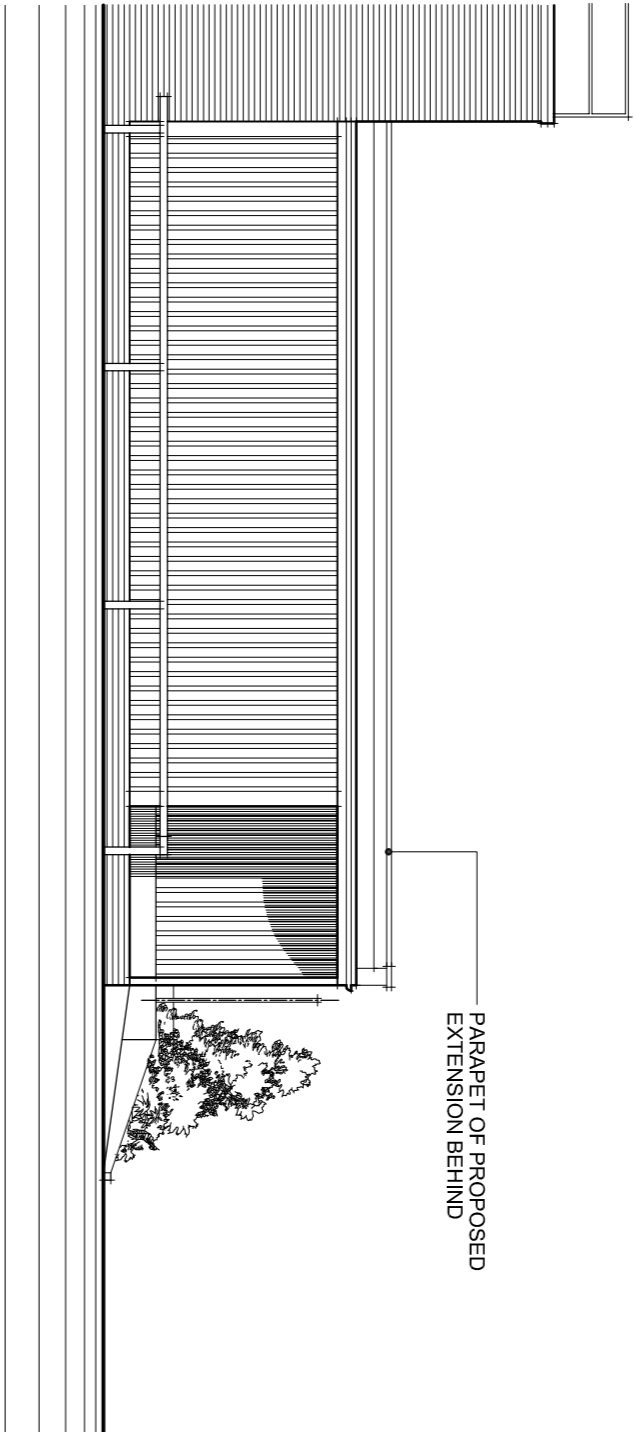
SIDE ELEVATION scale 1:100



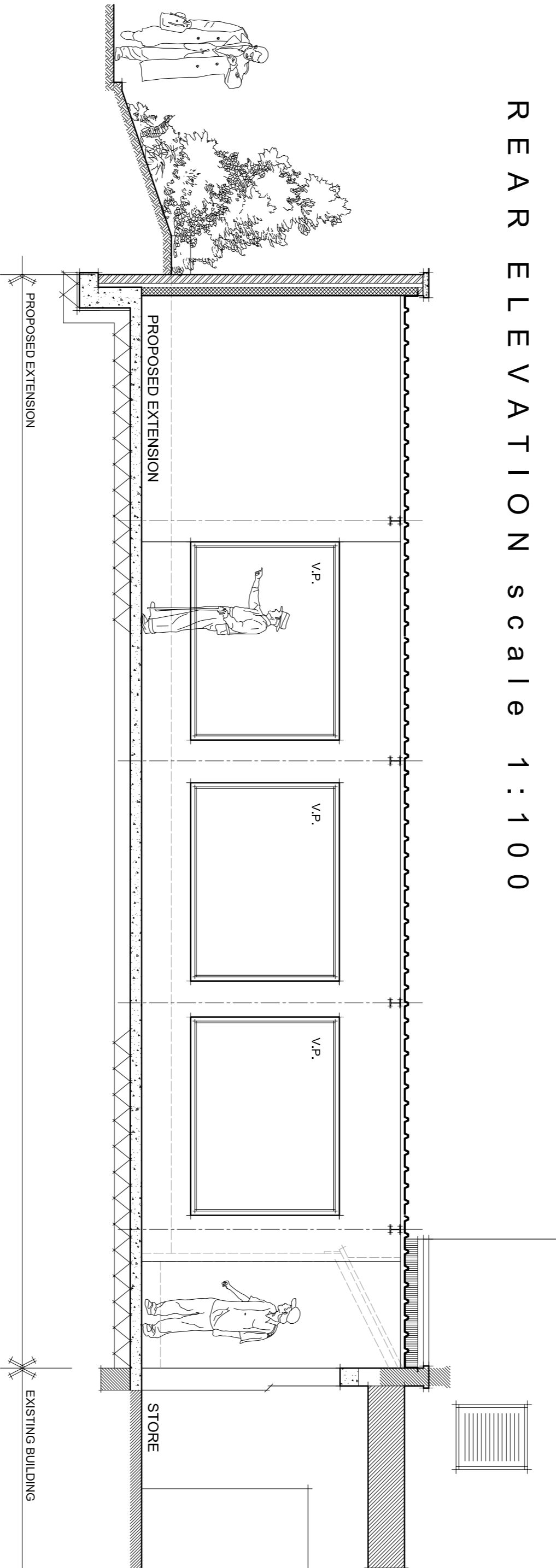
FRONT ELEVATION scale 1:100



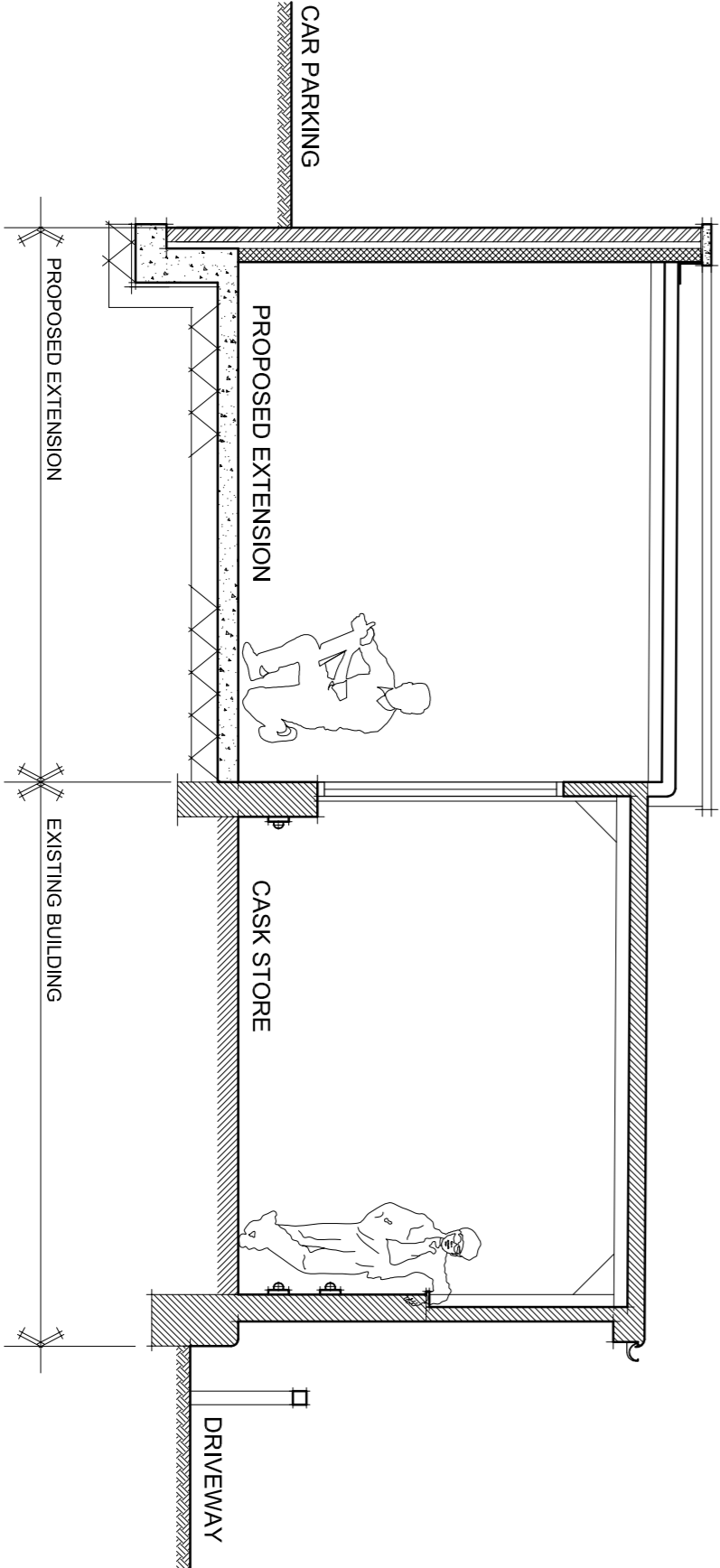
DRIVEWAY



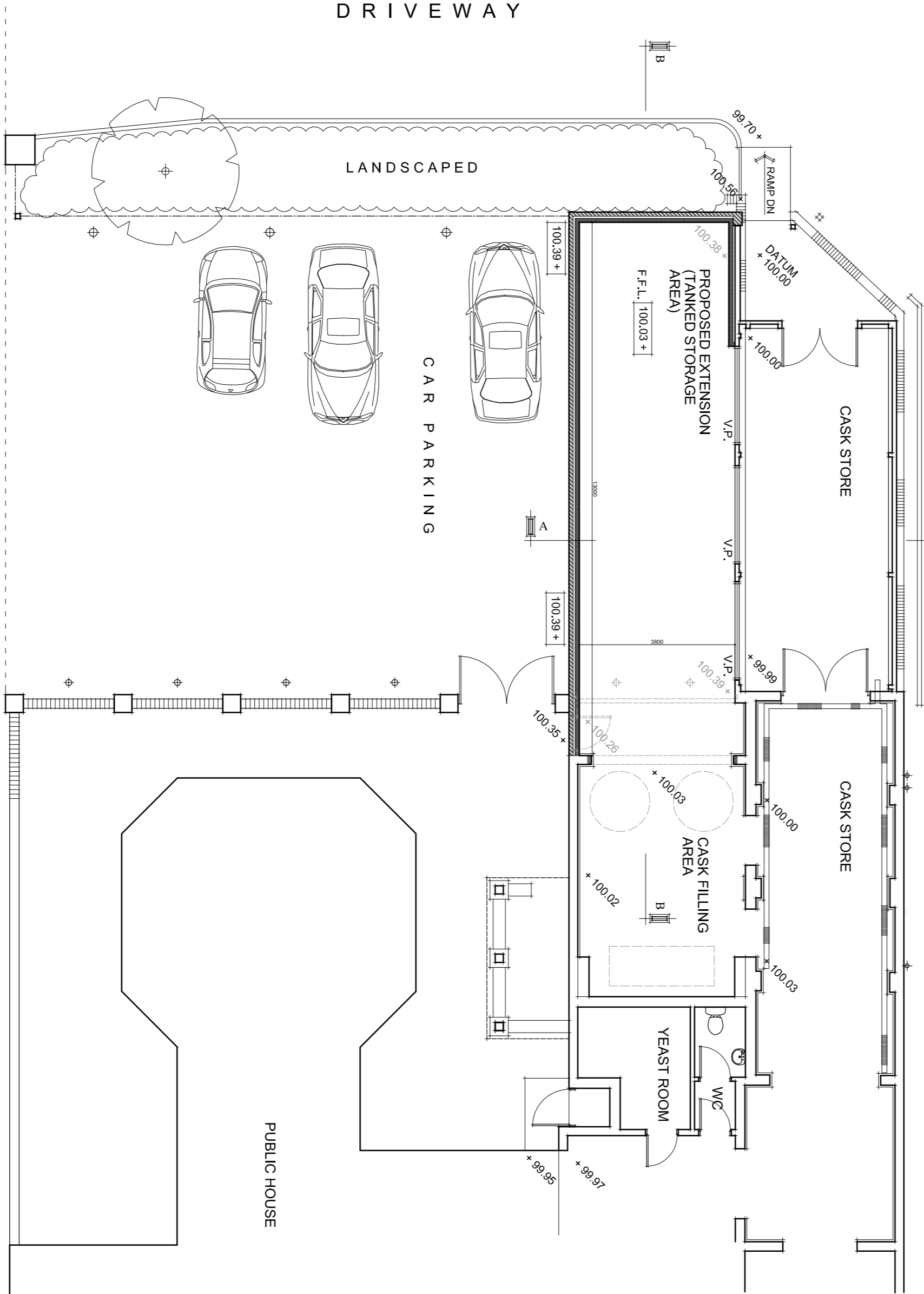
REAR ELEVATION scale 1:100



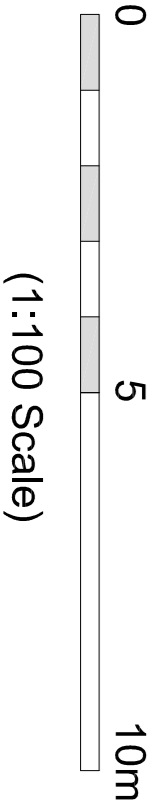
CROSS SECTION B-B scale 1:50



CROSS SECTION A-A scale 1:50



SITE PLAN scale 1:100



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Job: proposed development at:
George Street
Woodsetton
Dudley

Title: scheme drawing:
SITE PLAN AND
ELEVATIONS
Client: Holdens Brewery

The Architect retains all copyright of this drawing and design and it must not be copied or reproduced without the consent in writing.
Scale @A1 AS SHOWN Date OCT '09
Drawing No. 815.12
Drawn By: ZP