

## **PLANNING APPLICATION NUMBER:P09/1610**

Type of approval sought	Full Planning Permission
Ward	Netherton, Woodside & St. Andrew's
Applicant	Mr TIM ROLLINSON, TDR TRANSPORT LTD
Location:	<b>T D R TRANSPORT SERVICES LTD, PEARTREE LANE, DUDLEY, WEST MIDLANDS, DY2 0UX</b>
Proposal	<b>ERECTION OF OFFICE BUILDING (RETROSPECTIVE)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO A 106 AGREEMENT</b>

### **SITE AND SURROUNDINGS**

1. The application site is TDR Transport Services Ltd., who offer specialised transport of construction plant, industrial plant and fabrications, agricultural and oversize abnormal loads.
2. The site area is 0.73 hectare and the site is in a predominantly industrial/commercial area surrounded by similar uses and within a Key Industrial Area of the Adopted UDP (2005).

### **PROPOSAL**

3. The proposal is for a single storey prefabricated office building that would measure 12.19m x 6.09m. The application is retrospective as the building is already in place
4. The application is accompanied by a Design & Access Statement.

## HISTORY

5.

<b>APPLICATION No.</b>	<b>PROPOSAL</b>	<b>DECISION</b>	<b>DATE</b>
P03/2396	Change of Use from steel storage & distribution site to transport yard	Granted	04/02/2004

## PUBLIC CONSULTATION

6. Public Consultation time expired 25 March 2010. No objections received.

## OTHER CONSULTATION

7. No comments received.

## RELEVANT PLANNING POLICY

8. Dudley UDP (2005)

AM14 – Parking

DD5 – Development in Industrial Areas

DD6 – Access & Transport Infrastructure

DD7 – Planning Obligations

EE1 – Key Industrial Areas & Development Sites

9. Supplementary Planning Document

Parking Standards & Travel Plans

Planning Obligations

## ASSESSMENT

10. The key issues to be assessed in this application are as follows:

- Principle
- Impact on Amenity
- Design
- Planning Obligations

Principle

11. The application site is located within an existing Key Industrial Area (EE1) where B1, B2 and B8 will be encouraged. It is therefore considered that a proposed small office building for the existing B2 use on site is acceptable in principle, subject to all other material planning considerations, in accordance with Policy EE1 of the adopted UDP (2005).

### Impact on Amenity

12. The office is single storey, measure 12.19m x 6.09m and is sited at the rear of an existing two storey office building. The building is set back 16m from Pear Tree Lane (obscured by the existing office building) and when viewed from inside the large application site is set against a neighbouring two storey industrial building. This is a large site located in an established commercial/industrial area and amenity is not considered to be adversely affected by the office building.

### Design

13. The office building is flat roofed, prefabricated and has a textured coating paint finish. The siting of the building away from the highway, to the rear of an existing two storey office block and set against an industrial building ensures that the proposed building does not have a detrimental impact upon the street scene or character of the area.

### Highways

14. The application site has a large expanse available for vehicular parking. The proposed office would not adversely impact upon the existing parking available.

### 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.

### Offsite Contributions

16. The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

- Transport Infrastructure £468.02
- Management & Monitoring Charge £250.00

Total Offsite Contribution equates to £718.02

17. The proposed scheme does not meet the threshold for other planning infrastructure requirements.

## CONCLUSION

18. It is considered that the proposed development is acceptable in terms of scale, size and appearance and would not have a detrimental impact on surrounding amenity and the street scene and is compliant with Policies DD5 and EE1 of the adopted UDP.

## RECOMMENDATION

19. It is recommended that the application be approved subject to:
- a) Within three months of the date of approval a scheme for the submission and approval of a planning obligation to guarantee the sum of £718.02 for transport improvements, shall be 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**

It is considered that the proposed development is acceptable in terms of scale and appearance and would not have a detrimental impact on residential amenity and the street scene and is compliant with Policy DD4 of the adopted UDP.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley Unitary Development Plan (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 details on the decision please see the application report.

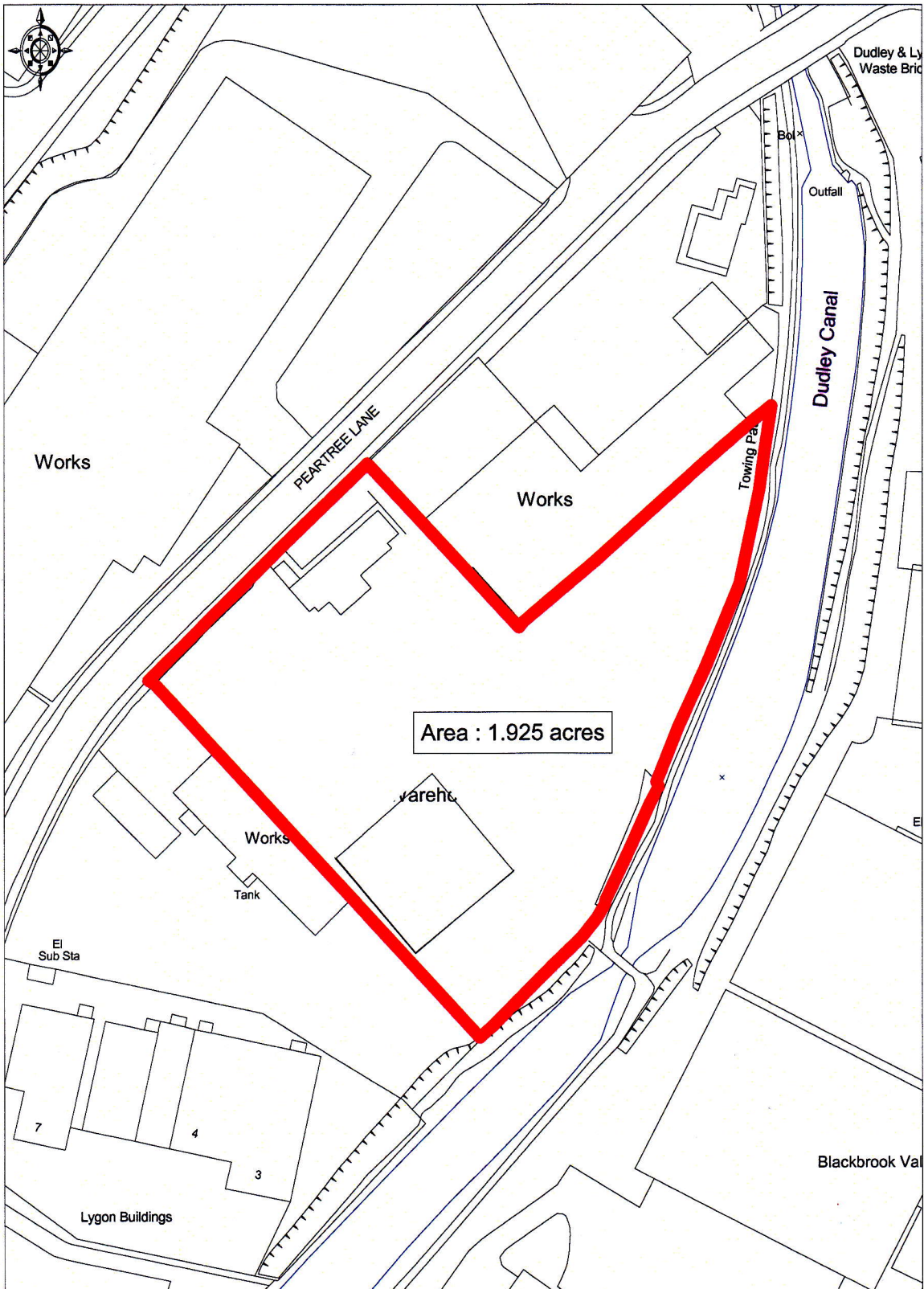
## **INFORMATIVE 1**

The development hereby permitted shall be built in accordance with drawing no. 1386/P1, unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

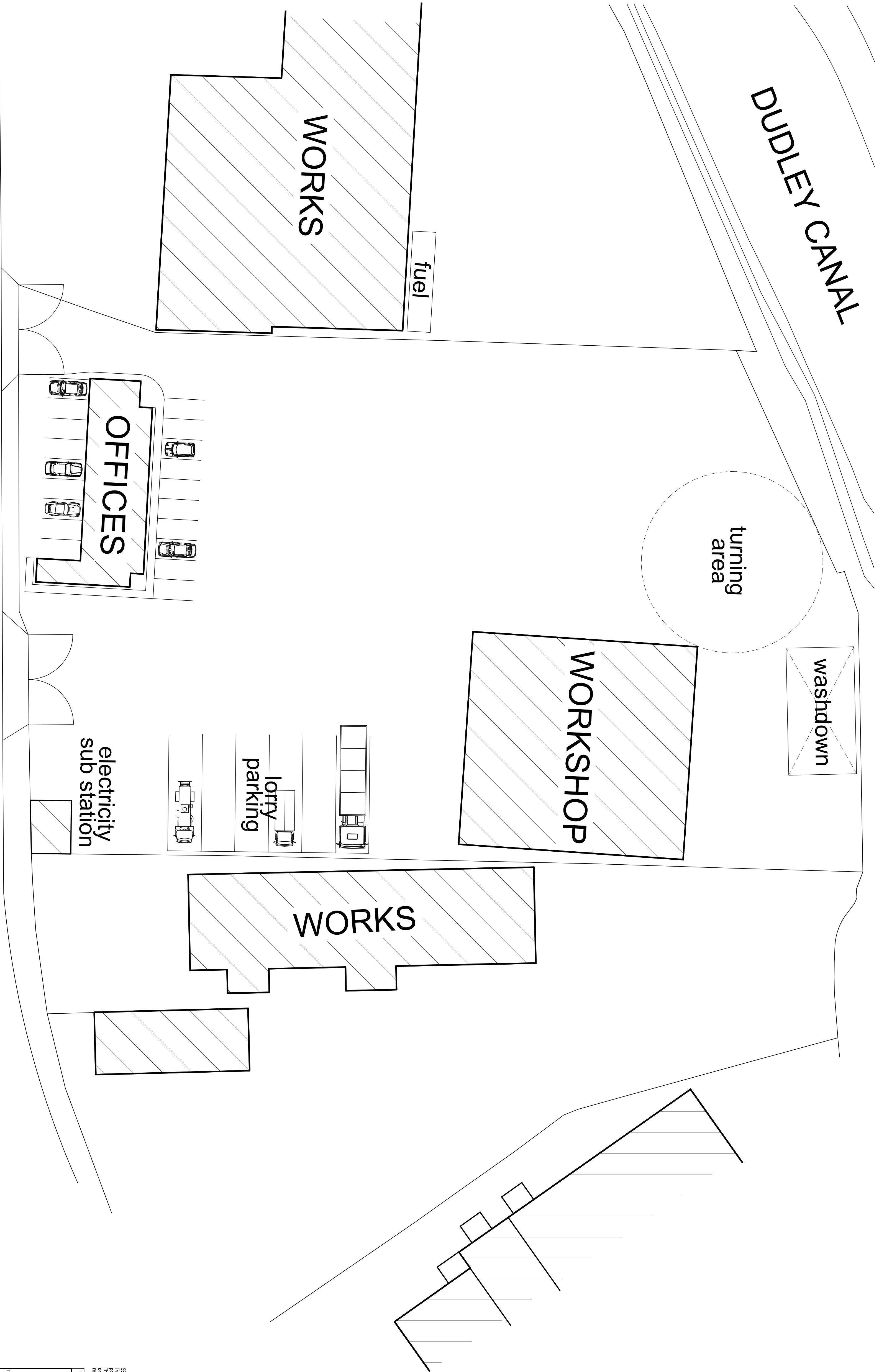
1. Within three months of the date of this permission a scheme for the provision of:
  - Transport Infrastructure Improvements
  - Management and monitoringhas been submitted to and approved in writing by the Local Planning Authority

**T D R TRANSPORT SERVICES LTD  
PEARTREE LANE  
DUDLEY**



**Ordnance Survey**

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SITE PLAN (SCALE 1:250)

PEARTREE LANE

SIXTH DESIGN BUILD has no responsibility for anything any building made in this plan. The customer is to check and verify all building and all dimensions, walls and area & data position and metrics and position of building services before work commences. This plan is for information only and is not to be used for any other purpose. No liability is accepted on this drawing or not. All necessary local authority inspections must be requested at the appropriate stages in construction.

REV: DRAWING: DATE: 18.11.09



**SEVEN DESIGN BUILD**  
Westminster  
20 Bedford Road  
W15 0AA  
Tel: 01832 864317 Fax: 0773 863436 Email: BRINDLEY@SEVENDESIGNBUILD.COM

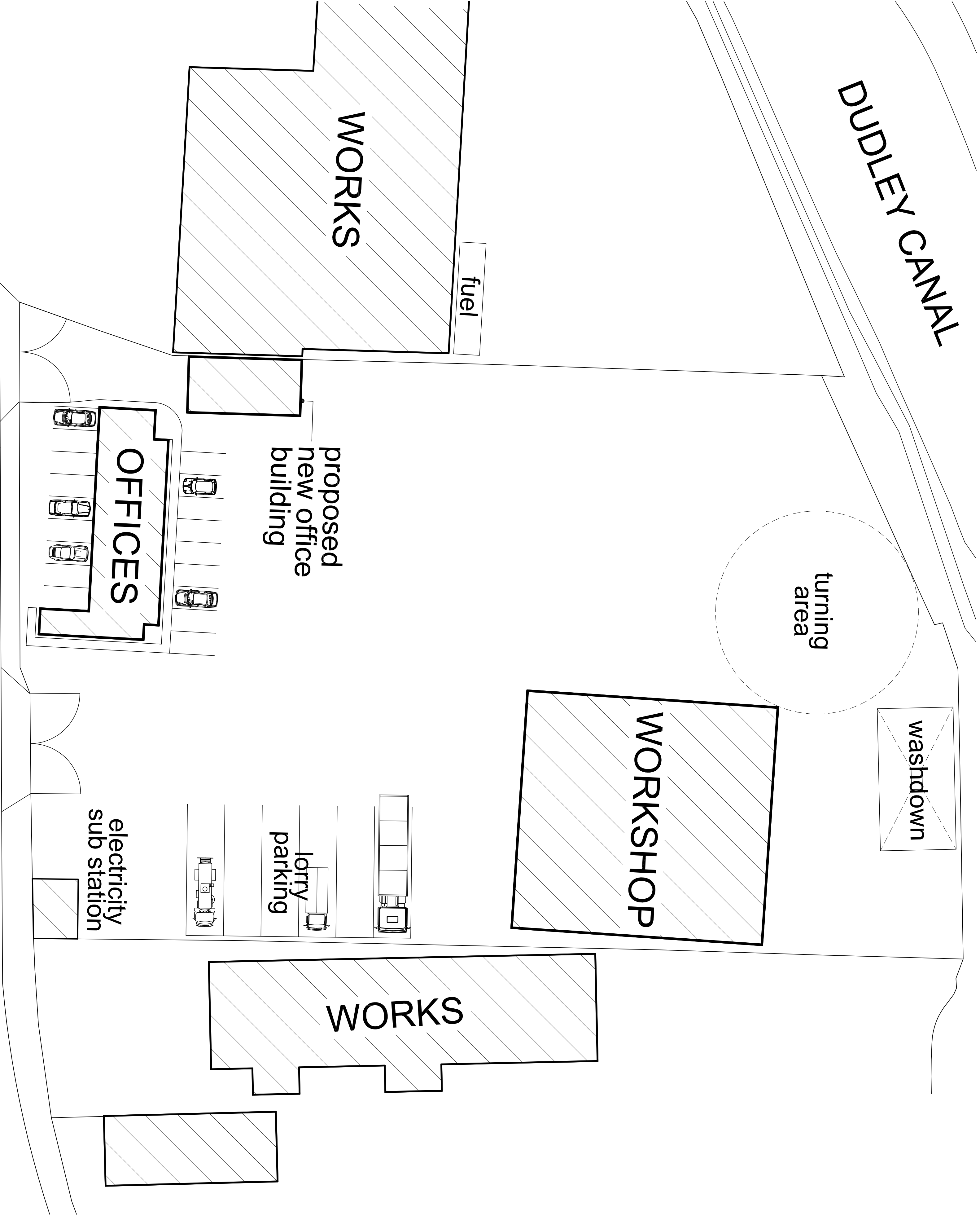
PROJECT: PROPOSED NEW OFFICE BUILDING  
PEARTREE LANE  
BRIERLEY HILL  
WEST MIDLANDS

CLIENT: TDR TRANSPORT SERVICES LTD

EXISTING SITE PLAN

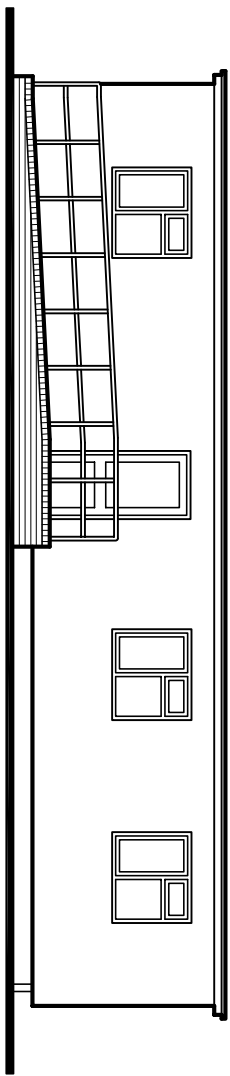
DRAWN	CHECKED	APPROVED
DATE	SCALE	DATE
18.11.09	1:250 BH	18.11.09
DRAWING NO.	1386/S1	REV



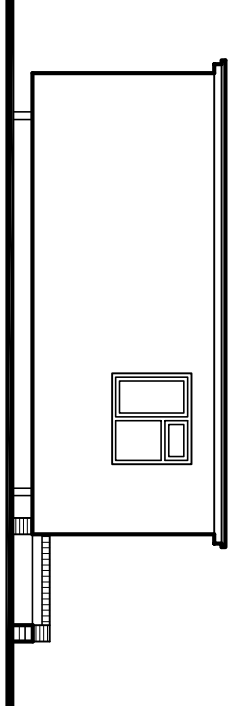


SITE PLAN ( SCALE 1:250 )

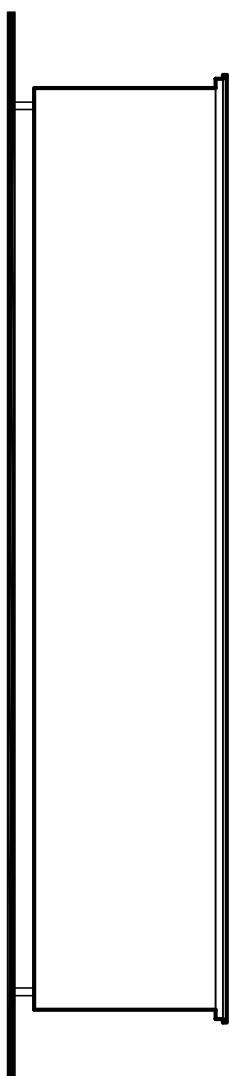
PEARTREE LANE



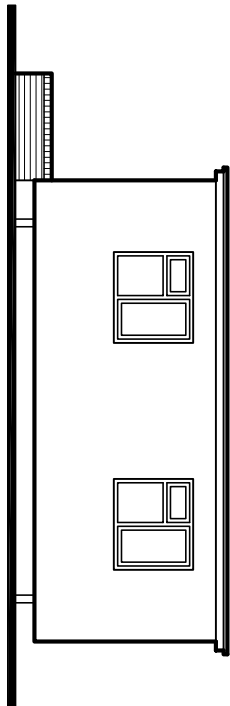
FRONT ELEVATION



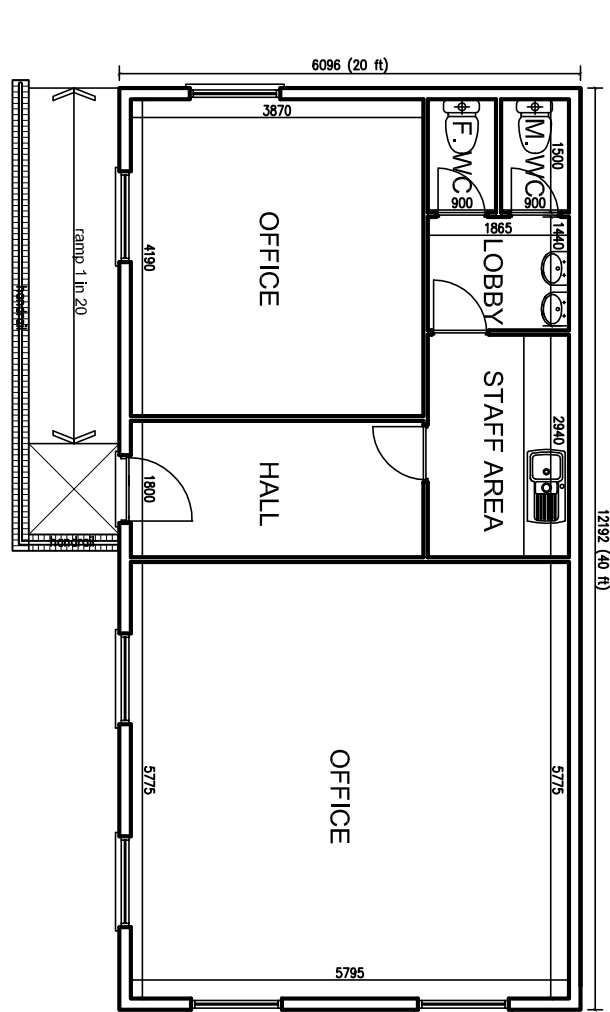
SIDE ELEVATION



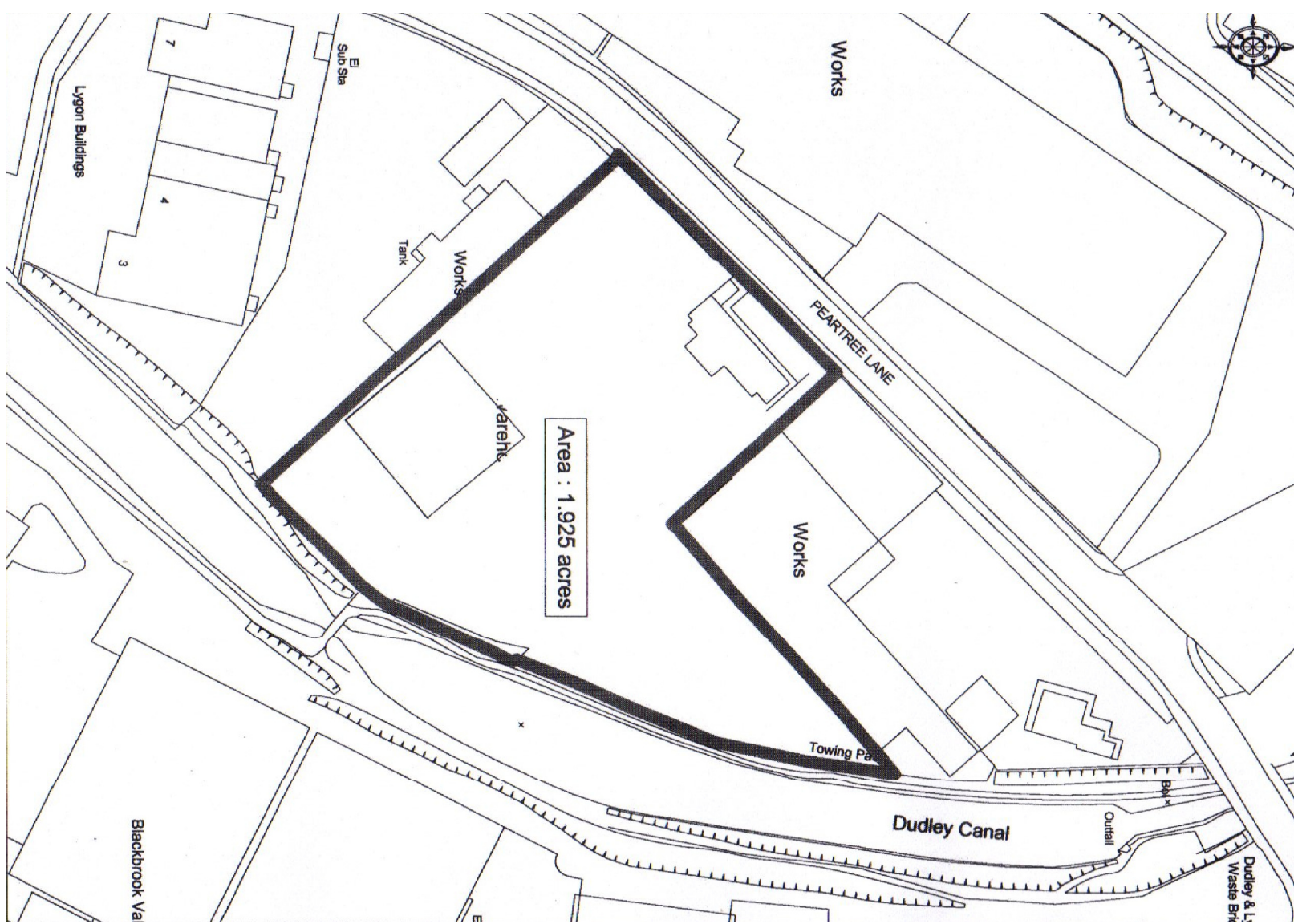
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN ( SCALE 1/100 )



LOCATION PLAN ( SCALE 1:250 )

SEVEN DESIGN BUILD			
20 Beaumont Road Walsingham WNS OAA			
Tel: 01932 864317 Fax: 01773 863438 Email: BRINDLEY@SEVENDESIGNBUILD.CO.UK			
PROJECT			
PROPOSED NEW OFFICE BUILDING PEARTREE LANE BRIERLEY HILL WEST MIDLANDS			
CLIENT			
TDR TRANSPORT SERVICES LTD			
DRAWING			
PROPOSED SITE PLAN			
DRAWN		APPROVED	
DATE		DATE	
SCALE		SCALE	
DRAWING NO.		REV	
1386/P1			