

PLANNING APPLICATION NUMBER:P13/1605

Type of approval sought	Full Planning Permission
Ward	Lye and Stourbridge North
Applicant	Mr Mahmood
Location:	105, BIRMINGHAM STREET, STOURBRIDGE, WEST MIDLANDS
Proposal	PART CHANGE OF USE FROM CAR WASH TO CAR SALES AND STORAGE OF CARS (RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site occupies a prominent location on Birmingham Street just outside Stourbridge Town Centre. Birmingham Street forms part of the Strategic Highway Network. To the north part of the site abuts the River Stour and beyond is the Civic Amenity Site (refuse). To the west is cleared, former industrial land. On the opposite side of Birmingham Street to the south is a residential estate which occupies an elevated position with respect to the application site.
2. A former petrol station the site retains its building and canopy. It is now used as a hand car wash and tyre fitting centre.

PROPOSAL

3. This is a retrospective application for the part change of use of the site from a car wash to car sales and the storage of vehicles. Limited information has been provided in plan form and additional information has been requested. However, the cars for sale are stored in the extreme eastern corner of the site and the plan indicates that part of an existing building would be used as the office for the car sales.

HISTORY

4. Relevant History.

APPLICATION	PROPOSAL	DECISION	DATE
SB/53/87	Outline: Use as garage and filling station	Approved	30/07/53
SB/53/163	Petrol filling station and repair garage	Approved	21/11/53
SB/56/240	Wash bay and additional petrol pumps	Approved	29/11/56
81/50131	Redevelopment of existing garage to provide new canopy & shop & conversion of existing workshop to a garage	Approved	27/04/81
88/52155	Open car sales area	Approved	03/11/88
99/50078	Change of use from petrol station to car sales	Approved	08/04/99
P05/2758	Change of use to hand car wash and tyre fitting (retrospective)	Refused	21/02/06
P06/0812	Change of use to hand car wash and tyre fitting (retrospective) resubmission of approved application P05/2758	Approved	02/06/06

PUBLIC CONSULTATION

5. Nineteen letters have been sent to adjacent and nearby commercial premises and a Site Notice has been displayed. At the time of writing the report no letters of objection had been received. The consultation period had however not expired and therefore any objections to the application, if received, will be presented to Committee in the form of a pre-committee note.

OTHER CONSULTATION

6. Group Engineer - Highways – No objection subject to a Condition requiring the provision of an area of customer parking and a service vehicle management plan to ensure that all service vehicles are loaded/unloaded within the site and access and egress the Highway in a forward gear.
7. Head of Environmental Health and Trading Standards – The change of use of part of this site from a car wash facility to car sales and storage is unlikely to adversely impact on the amenity of nearby residents in terms of noise. The proposed use is in fact preferable in terms of noise compared to the existing car wash use. I therefore have no objection in terms of noise to the proposals to change part of the site to car sales and storage of cars.

RELEVANT PLANNING POLICY

8. National Planning Guidance (2012)
National Planning Policy Framework
9. Black Country Core Strategy (2011)
DEL1 Infrastructure Provision
ENV 2 Historic Character and Local Distinctiveness
TRAN2 Managing Transport Impacts of New Development
10. Saved Unitary Development Plan (2005)
DD2 Mixed Use
SO2 – Linear Open Space
11. Supplementary Planning Documents
Planning Obligations (2011)
Parking Standards (2012)
Stourbridge Area Action Plan (2013)

ASSESSMENT

Key Issues

- Principle
- Amenity
- Access and Parking

Principle

12. The site is located just outside Stourbridge Town Centre and forms part of Opportunity Site S6 (North of Birmingham Street) within the Stourbridge Area Action Plan. Opportunity Sites are identified to help to regenerate the local environment, reinvigorate the vitality and viability of the Town Centre and to deliver a vastly improved environment.
13. The site is used for tyre fitting and as a hand car wash. The site has an unkempt appearance and ideally the site will eventually form part of the larger adjacent site for re-development. In the meantime however, this application represents a small change to the premises re-introducing car sales to part of the site. In principle, such a use would be in keeping with the general history and current use of the site with its connection to motor vehicles.

Amenity

14. The Head of Environmental Health and Trading Standards considers that the change of use of part of this site from a car wash facility to car sales and storage is unlikely to adversely impact on the amenity of nearby residents in terms of noise. Indeed he feels that the proposed use is preferable in terms of noise compared to the existing car wash use. He therefore raises no objection in terms of noise to the proposals to change part of the site to car sales and storage of cars.

Access and Parking

15. The Group Engineer, Highways does not object to the application provided that two customer parking spaces are marked out; that all service vehicles are loaded/unloaded within the site; that egress to the Highway is in forward gear and that a plan is submitted which indicates the area for car sales / storage, customer parking and the relationship with the car wash / drying area. These can all be secured by condition.

CONCLUSION

16. The application represents a return of part of the site to car sales. Given the size of the site and its previous history it is considered that this part change of use is appropriate. On this basis the application would accord with the National Planning Policy Framework, Policies DEL1, ENV2, TRAN2 of the Black Country Core Strategy, Saved Policies DD2 and of the adopted Dudley Unitary Development Plan, the Stourbridge Area Action Plan and Parking Standards Supplementary Planning Document.

RECOMMENDATION

17. It is recommended that the application is APPROVED subject to the following conditions:

Conditions and/or reasons:

1. Within one month of the date of this permission a plan clearly showing the area of the site for car sales/storage, customer parking and the car wash and drying area shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt at least two customer parking spaces shall be provided for the car sales facility. The site shall be laid out in full accordance with the approved details within one month of their approval and shall be retained as such thereafter for the lifetime of the development.
2. Within one month of the date of this permission a vehicle management plan shall be submitted to and approved in writing by the Local Planning Authority. For the

avoidance of doubt the plan shall demonstrate that all service vehicles shall be loaded/unloaded within the application site and that they shall access and egress the site in a forward gear. The development shall be carried out in complete accordance with the approved details for the lifetime of the development.



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29 NOV 2013

