

PLANNING APPLICATION NUMBER:P08/1852

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Bernard Meade, DUE
Location:	MARY STEVENS PARK, WORCESTER LANE, STOURBRIDGE, WEST MIDLANDS
Proposal	APPLICATION UNDER SECTION 73 FOR NON-COMPLIANCE WITH CONDITION 1 OF PLANNING APPROVAL P04/0191 TO RETAIN BUILDING UNTIL 31/3/2014
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site measures 0.04 hectares and comprises a single storey temporary modular office building. The western boundary of the site adjoins Norton Road. The northern boundary of the site abuts a commercial property in retail use. The eastern and southern boundaries of the site adjoin the main Council municipal offices, which are situated within Mary Stevens Park. Parking associated with the office unit is shared with the main municipal office building within an area of car parking to the east of the site. The site is located within a mixed use area characterised by a mix of commercial and residential properties.

PROPOSAL

2. The proposal seeks the retention of the office building and the renewal of temporary planning permission for a further five years. The office building provides accommodation for the Council's graphics and car parking enforcement team. The office comprises a gross external floor area of 255m² and provides accommodation for a total of 15 employees.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
90/50963	Erection of temporary offices	Approved with conditions	14/06/90
P04/0191	Location of mobile offices	Approved with conditions	18/03/04

PUBLIC CONSULTATION

3. The application was advertised by way of neighbour notification letters being sent to the occupiers of twenty-two properties within close proximity to the site. The latest date for comments was the 12th January 2009. No letters have been received commenting on the retention of the office building.

OTHER CONSULTATION

4. Group Engineer (Development): No objection.

RELEVANT PLANNING POLICY

- Unitary Development Plan
- EE4 Office Development
DD4 Development in Residential Areas
AM14 Parking
S06 Parks

5. The site is designated as falling within a Local Park, this being Mary Stevens Park.

- Supplementary Planning Document(s)

Parking Standards and Travel Plans

- Regional Spatial Strategy
QE3 Creating a high quality built environment for all

ASSESSMENT

Key Issues

- Principle
- Design and Appearance

Principle

6. The previous application submitted in 2004 was approved on a temporary basis with the temporary consent expiring on the 31st March 2009. Mary Stevens Park retains a shortage of office space and there are currently no firm proposals seeking to address the long-term needs of the Council with respect to office accommodation. On this basis, the existing mobile office building is not at the time of writing this report surplus to requirements. The applicant has been made aware of the need to address future requirements on the basis that the Local Planning Authority cannot continually renew temporary planning permissions for a temporary building since this would result in the creation of a permanent building. This could raise concerns with respect to its long-term visual appearance and the location of office floor space outside of Dudley, Stourbridge and Halesowen town centres being contrary to Policy EE4 (Office Development) of the Adopted Dudley Unitary Development Plan (2005).

Design and Appearance

7. The office building remains in a good condition being sited in the corner of Mary Stevens Park some 25 metres away from the main office building. The building is largely screened from public views from Norton Road by a boundary wall and mature planting and from Mary Stevens Park by landscaping and trees. The retention of the office building for a further five years would not have an adverse impact on the overall strategy of the Adopted Dudley Unitary Development Plan (2005) and would have no adverse impact in terms of the setting, role or function of the park. The proposed

development is therefore in accordance with Policies DD4 (Development in Residential Areas) and EE4 (Office Development) of the Adopted Dudley Unitary Development Plan (2005).

CONCLUSION

8. The retention of the temporary office building for a further five years is on balance acceptable provided that the Local Authority considers its long-term need for permanent office space in the future. The siting of the office building being screened from Norton Road and from the park would ensure that there is no adverse impact upon the setting, role and function of the park.

RECOMMENDATION

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

Reason for approval

The retention of the temporary office building for a further five years is on balance acceptable provided that the Local Authority considers its long-term need for permanent office space in the future. The siting of the office building being screened from Norton Road and from the park would ensure that there is no adverse impact upon the setting, role and function of the park.

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.

Conditions and/or reasons:

1. The development hereby permitted shall cease on or before the 31st March 2014.

location plan
P281252

STOURBRIDGE

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15 DEC 2008
DIRECTORATE FOR
SERVICES AND
COMMUNITIES

