

PLANNING APPLICATION NUMBER:P10/0403

Type of approval sought	Full Planning Permission
Ward	Netherton, Woodside & St. Andrew's
Applicant	Mr David Wood, David Wood Baking (UK) Ltd.,
Location:	BLOCK M, CRACKLEY WAY, NETHERTON, DUDLEY, DY2 0UW
Proposal	EXTENSIONS TO EXISTING INDUSTRIAL UNIT AND ERECTION OF 2 NO. 17M HIGH FLOUR SILOS.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site comprises large industrial premises, located within an industrial estate, near to the banks of the Pensnett Canal. The former path of the canal, partly cuts through the site and is located to the North of the site. The site area is given as 0.64 hectares.
- 2 The company (David Wood Baking) are a well established food production and packing firm of ready meals.
- 3 The existing premises consist of a large two storey, factory building fronting onto Crackley Way. There is an existing brick built office extension to the front elevation adjacent to a recently constructed front extension (P09/1134). There are existing silo towers (14 metres in height) located on the side elevation, with parking to the front. There is palisade fence and gates to the boundary. Vehicular and pedestrian access is gained off Crackley Way. For vehicular access there is a loading bay for wagons and an uncovered loading area to the front of two roller shutter doors.
- 4 Opposite to the south of the site, there is adjacent land owned by the applicant, which currently accommodates storage containers.

PROPOSAL

- 5 Planning permission is sought for the extension to existing industrial unit and erection of silo towers. It is proposed to increase the amount of industrial floorspace at the site from 4193 square metres to 4452 square metres (i.e. an additional 259 square metres) by extending the unit with 2 extensions to the side and rear (for additional production area and pant room) and erection of 2 No. 17m high flour silos onto the front elevation of the building (to be positioned directly to the fore of 2 silos approved under P09/1134). The proposal would provide a standard and disabled car parking bay adjacent to the main entrance, while relocating the majority of the existing parking area (previously shown on P09/1134 as 21 bays) to the opposite side of the cul-de-sac (proposed 37 bays to the south of the site). A bike shed would provide shelter for 12 bikes.
- 6 The 2 No. proposed extensions are shown as two storey and single storey with pitched roof construction to maximum heights of 7m & 4m respectively. One is to provide a covered loading bay and one to increase the area for production. The construction would be metal cladding to roof and walls, coloured to match the existing colour scheme, which is off white roof, green walls and red doors.
- 7 The 2 No. new 17m high flour silos are proposed as 3m diameter. The new silos would be white in colour.
- 8 The proposal would not alter the vehicular and pedestrian access to the site.
- 9 The proposal is accompanied with a design and access statement, stating that the proposal would not involve excavations, because construction of the foundations would be on top of a reinforced concrete slab.

HISTORY

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APPLICATION No.	PROPOSAL	DECISION	DATE
80/53474	SPECULATIVE WAREHOUSE DEVELOPMENT COMPRISING 28 UNITS AND CONSTRUCTION OF ESTATE ROADS	Approved with conditions	12/01/81
94/51685	EXTENSION OF COLDSTORE TO REAR OF BUILDING.	Approved with conditions	19/12/94
P09/1134	EXTENSION TO EXISTING INDUSTRIAL UNIT AND ERECTION OF SILO TOWERS	Approved with conditions	03/11/09

PUBLIC CONSULTATION

11 No representations have been received.

OTHER CONSULTATION

- 12 **Head of Public Protection** – recommends conditions in relation to ground gas mitigation measures.
- 13 **Group Engineer (Development)** – the proposal provides further increase in floor area for B1 light industrial use over that previously approved P09/1134. It is noted that part of that approval has been implemented and we are not aware that information regarding cycles, parking or a travel plan have been provided.

The extension is for an additional 259 sq m of B1 industrial use, which requires 1 space per 50 sq m = 6 spaces. Therefore a new parking layout showing an additional 6 spaces should be provided.

A planning obligation will be required based on a net increase in floor area to the sum of £1311.36.

A travel plan is required. Secure and undercover cycle storage together with associated shower facilities should be provided. The level of cycle provision will be determined by the outcomes of the travel plan.

No objections to the application subject to conditions.

- 14 Head of Conservation – No comments received at time of writing report.

RELEVANT PLANNING POLICY

- 15 Unitary Development Plan (UDP) (adopted 2005)

DD1 – urban design

DD5 – development in industrial areas;

DD6 – access and transport infrastructure;

DD7 –Planning Obligations;

EE1 – key Industrial areas;

HE7 – canals

HE8 – archaeology and information

HE9 – scheduled ancient monuments and other sites of national importance

AM14 – parking

S16 – access and movement

- 16 Supplementary Planning Document (SPD)

Parking and travel plans.

A Strategy for Dudley's Canals

Planning Obligations

ASSESSMENT

17 The key issues are –

- principle;
- impact on visual amenity;
- impact on the canal side environment;
- car parking and access;
- Planning obligations

18 Principle

This proposal is for the intensification and extension of an industrial employment use within a Key Industrial Area. There is therefore, significant in principle planning policy support for this proposal.

19 Impact on visual amenity

This issue relates to the 2 No. proposed 17m high silo towers. In terms of the silos' relationship with the design of the building, they would be sited directly in front of 2 previously approved 17m high silos (P09/1134). Therefore, although the proposed silos will be visually dominant when viewed set against the existing building, it is considered that this will not be overly so to the detriment of the design of the unit or the character of the surrounding industrial area.

20 The proposed silos would not be located near to any residential dwellings and would integrate well with the rest of the industrial development spread across this relatively large estate, it is thus considered that the silos would not appear overly obtrusive within the environment, with no significant impact on visual amenity nor residential amenity, arising.

21 Impact on the canal side environment

The site is generally concrete surfacing, therefore a minimal amount of landscaped area to the rear of the site would be lost as a result of the extensions, it is considered that this would be compensated for by the additional planting on land within or adjacent to the site, thus maintaining a green backdrop to the canal.

22 Access and parking

The proposal provides for 2 No. spaces within the site (including 1 No. disabled) together with 37 No. on land adjacent to the site. There is space adjacent to the site to provide additional spaces as detailed within the Group Engineer's comments and in accordance with that set out in the SPD for a development of this scale and nature.

23 The unit is sited at the end of the cul-de-sac of the estate with parking available on the estate roads on the approach to it. There is therefore limited opportunity for the proposal to lead to overspill parking on the surrounding highway network.

24 The Group Engineer has no objection subject to condition. Subject to such terms, it is considered that there will be no significant implications for highway safety.

25 Environmental Protection

HEP acknowledges that there are no residential dwellings located within close proximity to the site. No objections subject to conditions in relation to ground gas mitigation measures.

Planning obligations

26. 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:

Onsite/Offsite contributions:

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

- Transport Improvements - **£1311.36**
- Nature Conservation Enhancements - **£4100.00**
- Management and Monitoring Charge - **£500.00**

Total Onsite/Offsite Contribution equates to **£5911.36**

27. The applicant has been notified of this principle and confirmation of their acceptance is awaited.

CONCLUSION

- 28 The proposal is for the extension of an industrial employment use within a Key Industrial Area, with sufficient parking shown so as not to unduly prejudice highway safety. In addition, the proposed silo towers, whilst dominant as a result of its height will not unduly impinge on the visual amenities of the area or appear incongruous within an industrial setting. In all other respects, the proposal is considered acceptable and in compliance with the development plan, in particular policies EE1, DD5 and DD6 of the adopted Unitary Development Plan.

RECOMMENDATION

29. 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 provision, maintenance and enhancement of transport improvements, nature conservation enhancements and management and monitoring for a total charge of **£5911.36**, 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 of Planning Permission

The proposal is for the extension of an industrial employment use within a Key Industrial Area, with sufficient parking shown so as not to unduly prejudice highway safety. In addition, the proposed silo towers, whilst dominant as a result of its height will not unduly impinge on the visual amenities of the area or appear incongruous within an industrial setting. In all other respects, the proposal is considered acceptable and in compliance with the development plan, in particular policies EE1, DD5 and DD6 of the adopted Unitary Development Plan. For the reasons outlined, approval is recommended.

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.

Informative

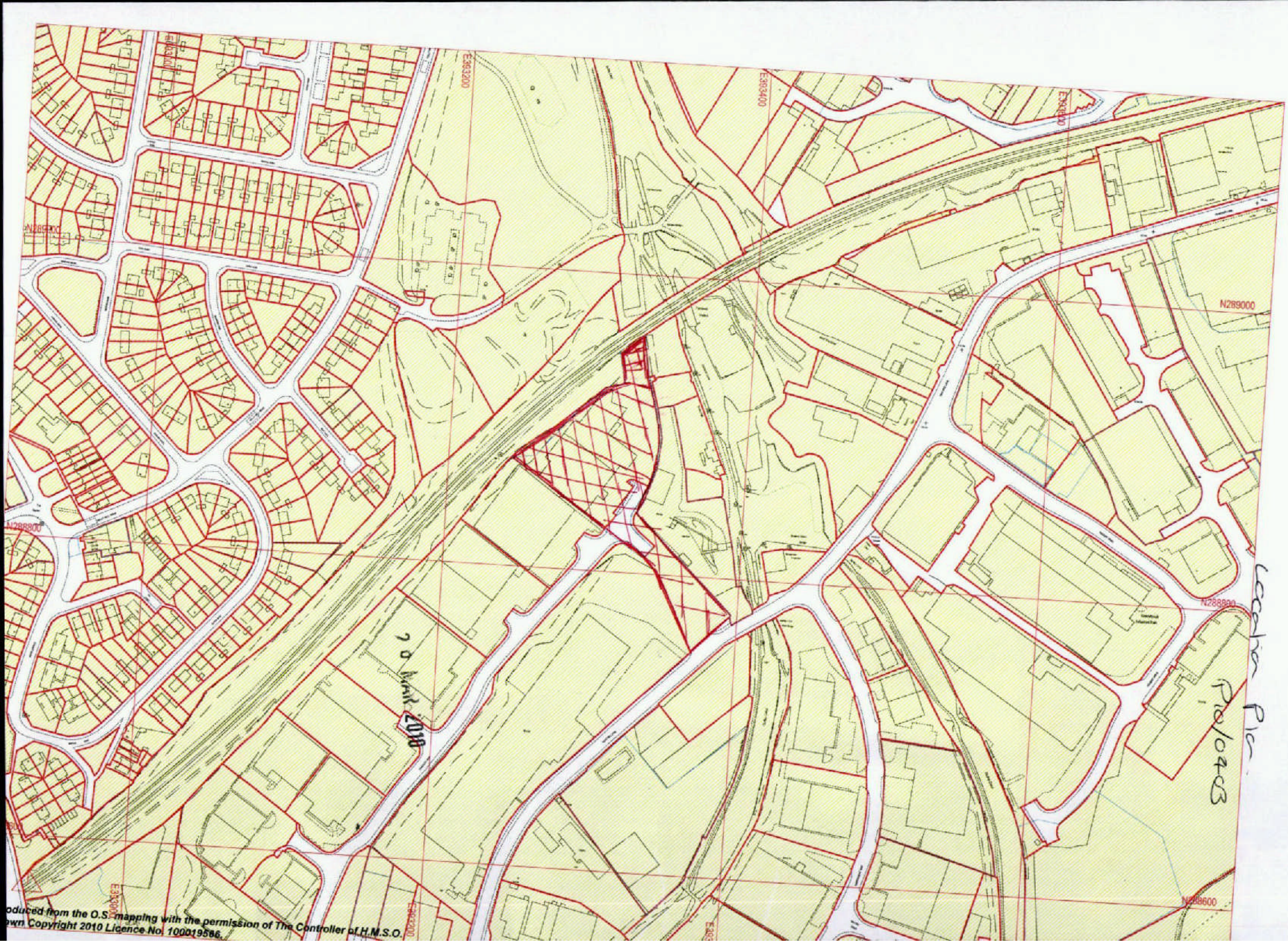
The development hereby permitted shall be built in accordance with the approved drawings received on 26 March 2010, unless otherwise agreed in writing by the Local Planning Authority.

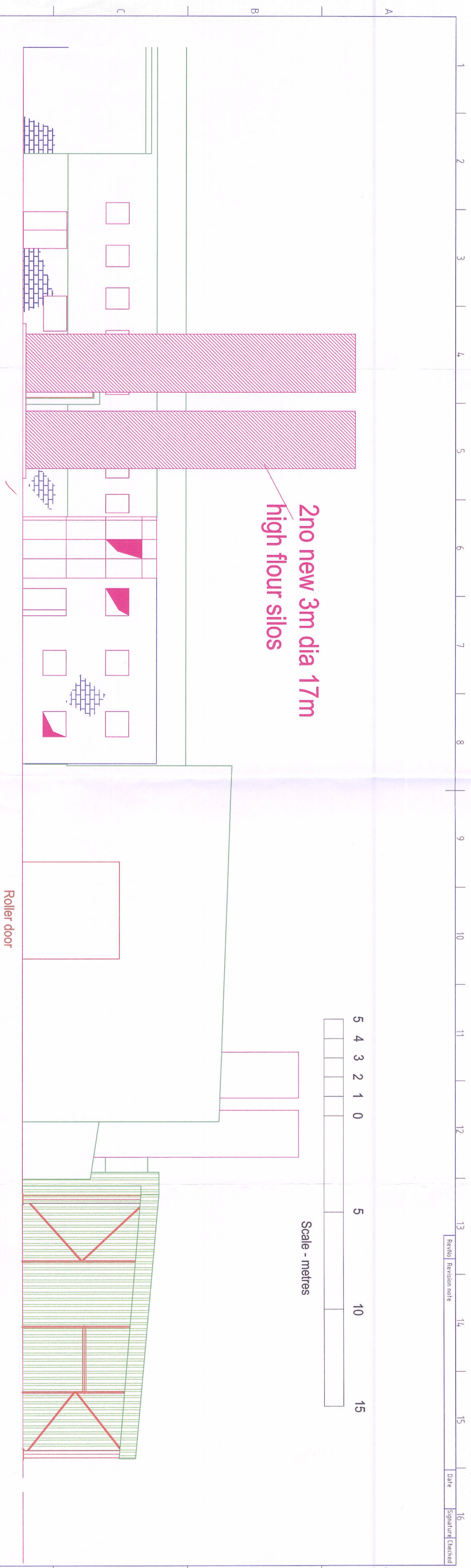
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to commencement of development details of secure and undercover cycle storage facilities including shower facilities will be submitted to and approved in

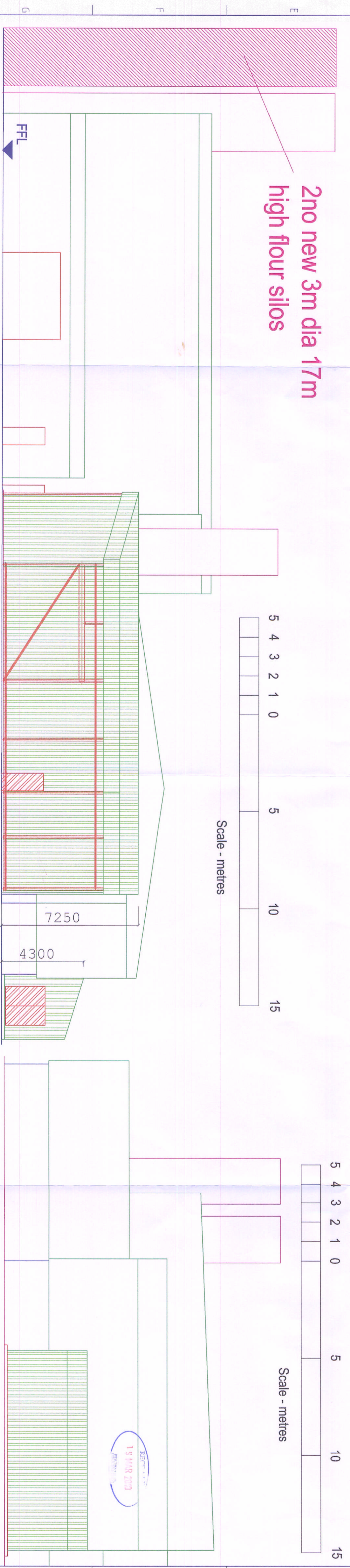
writing by the LPA. Prior to first occupation these will be provided in accordance with the approved details and maintained for the life of the development.

3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
4. Prior to commencement of development details of the parking areas will be submitted to and approved in writing by the LPA. Prior to first occupation the parking areas will be implemented in accordance with the approved details and retained and maintained for the life of the development.
5. The development not beginning until a scheme for the provision of:
 - a. Transport Improvements
 - b. Nature Conservation enhancements
 - c. Management and Monitoring Chargehas been submitted and approved in writing by the Local Planning Authority.
6. 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 soil 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 soil gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases 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.

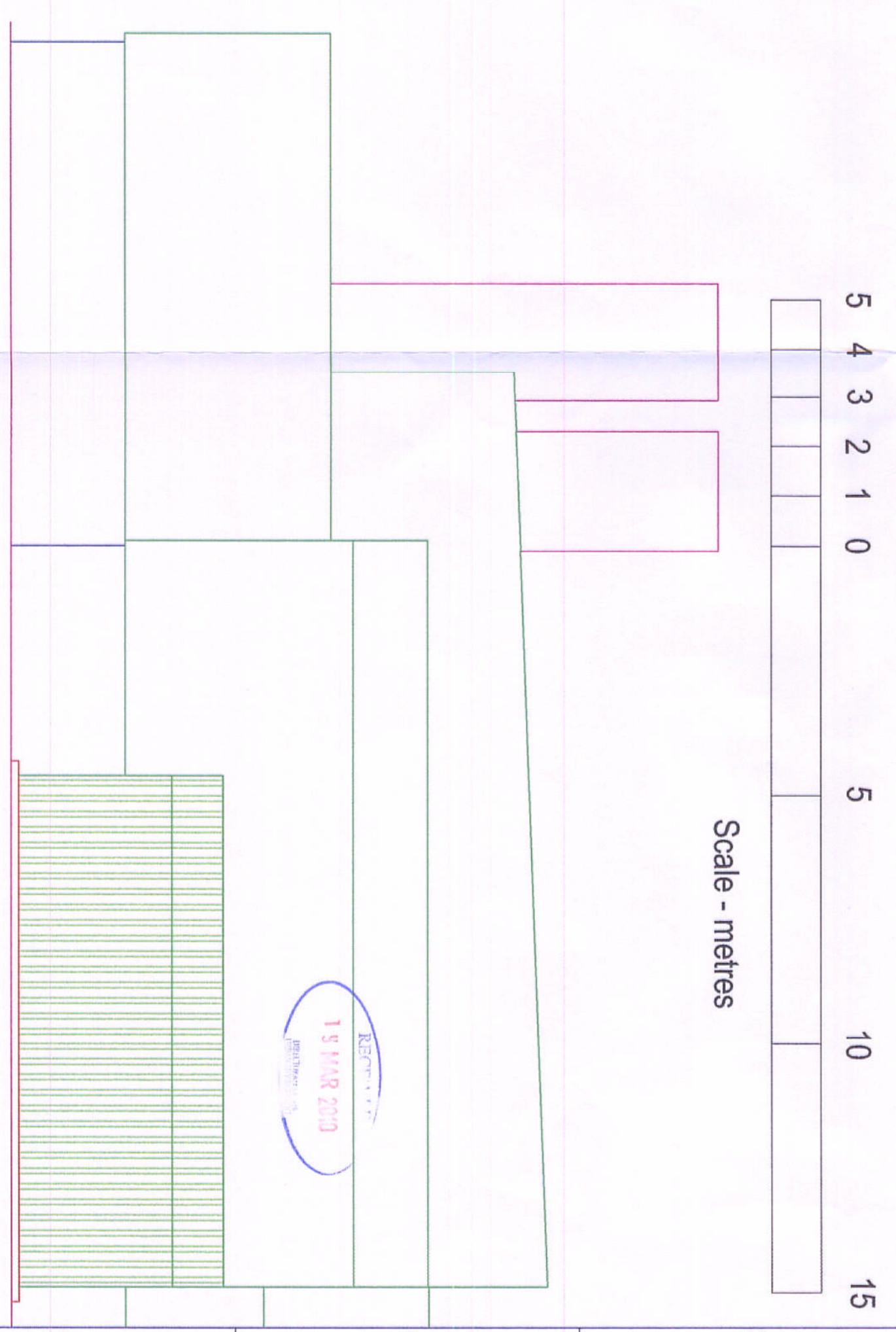




Proposed Elevation A



Proposed Elevation B



Proposed Elevation C

NOTE CLADDING COLOUR BROWN
 COLOUR ON DRAWINGS INDICATIVE ONLY 26 MAR 2010

Item ref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
TDH	Designed by	Checked by	Approved by - date
TDH	Designed by	Checked by	Approved by - date
TDH	Designed by	Checked by	Approved by - date

David Wood Baking Ltd

Extension 3 Proposed Elevation

T001-03-004

17/03/10

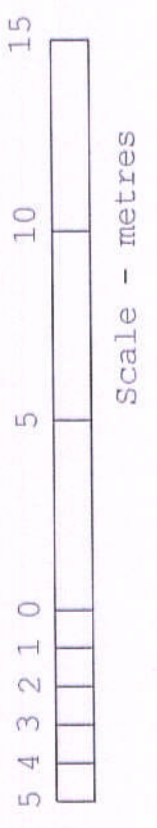
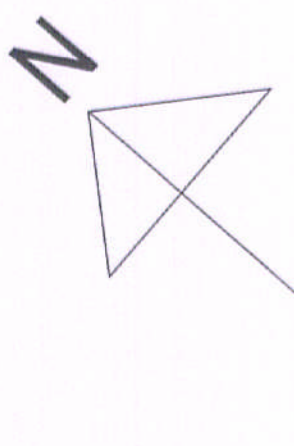
1

Scale 1:100 at A1

Sheet 1/1

P16/0403

RevNo	Revision note	Date	Signature	Checked
16				



C

B

A

Access gate

Y

Palisade fence

Existing brick wall

Handrill

New VMI

Exist Sub Station

Ramp Down



B

C

Crackley Way

Site Plan
Scale 1:500

ree Lane

Site Plan
Scale 1:200



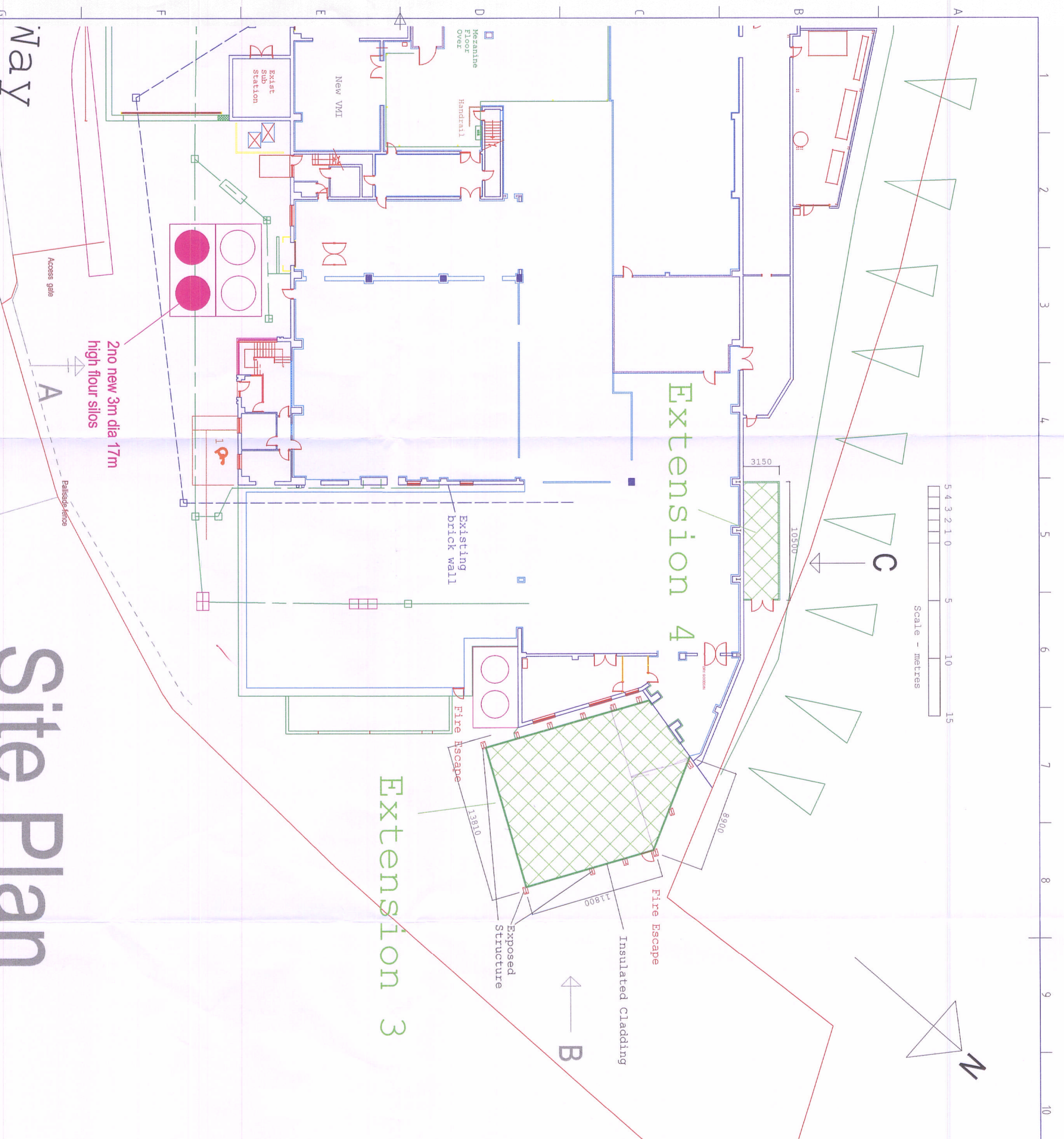
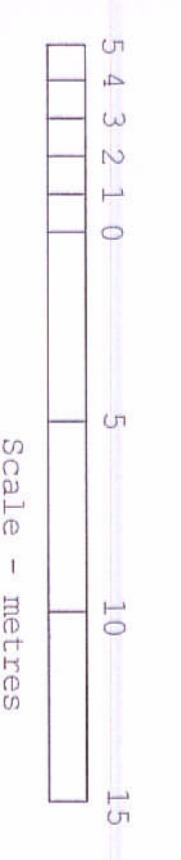
26 MAR 2010

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		Approved by - date	
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		T001-03-001	Sheet 1/1

David Wood Baking Ltd

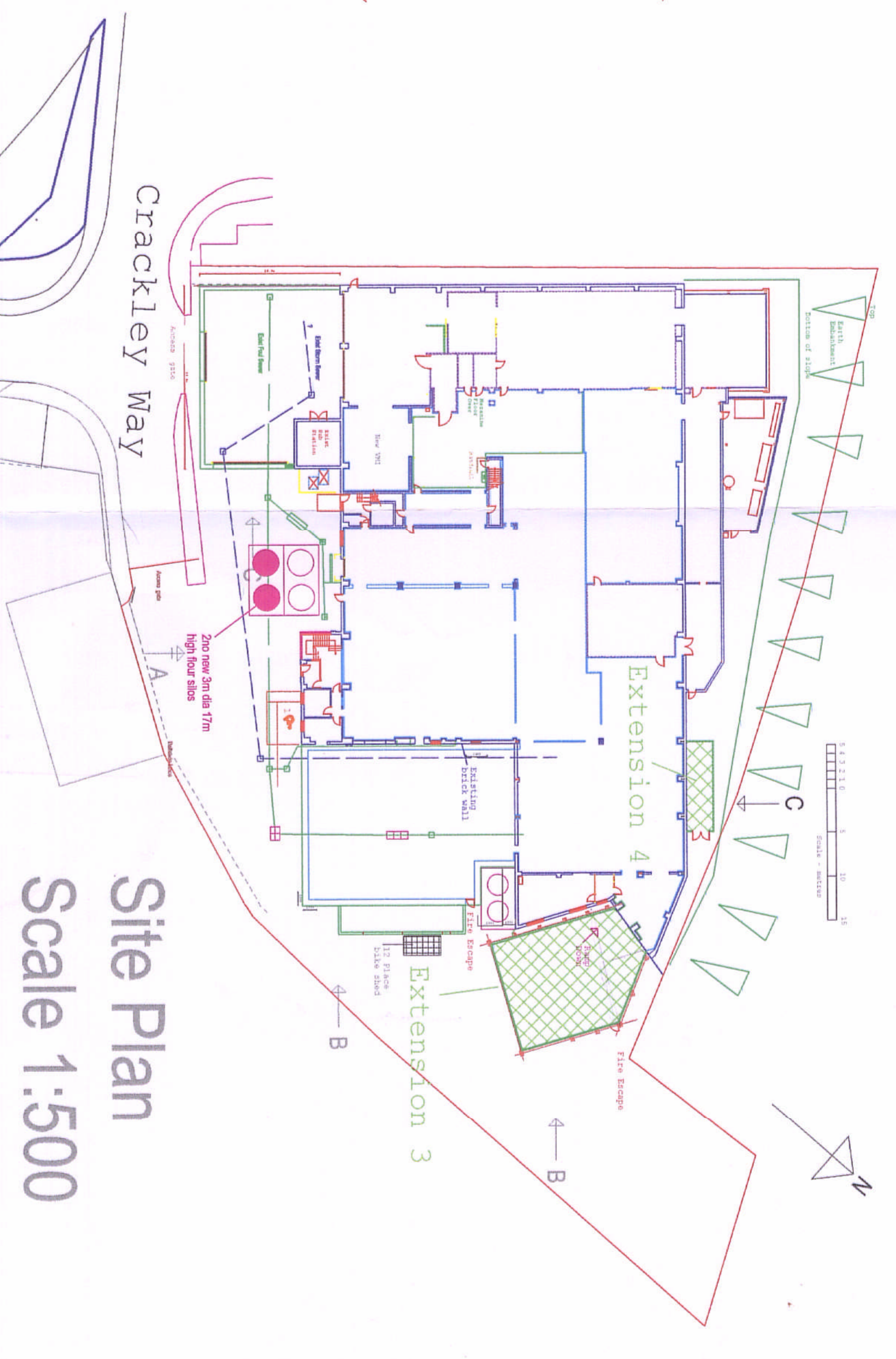
Proposed floor plan
P1010403

RevNo	Revision note	Date	Signature/Checked



Site Plan

Scale 1:200



Site Plan

Scale 1:500



26 MAR 2010

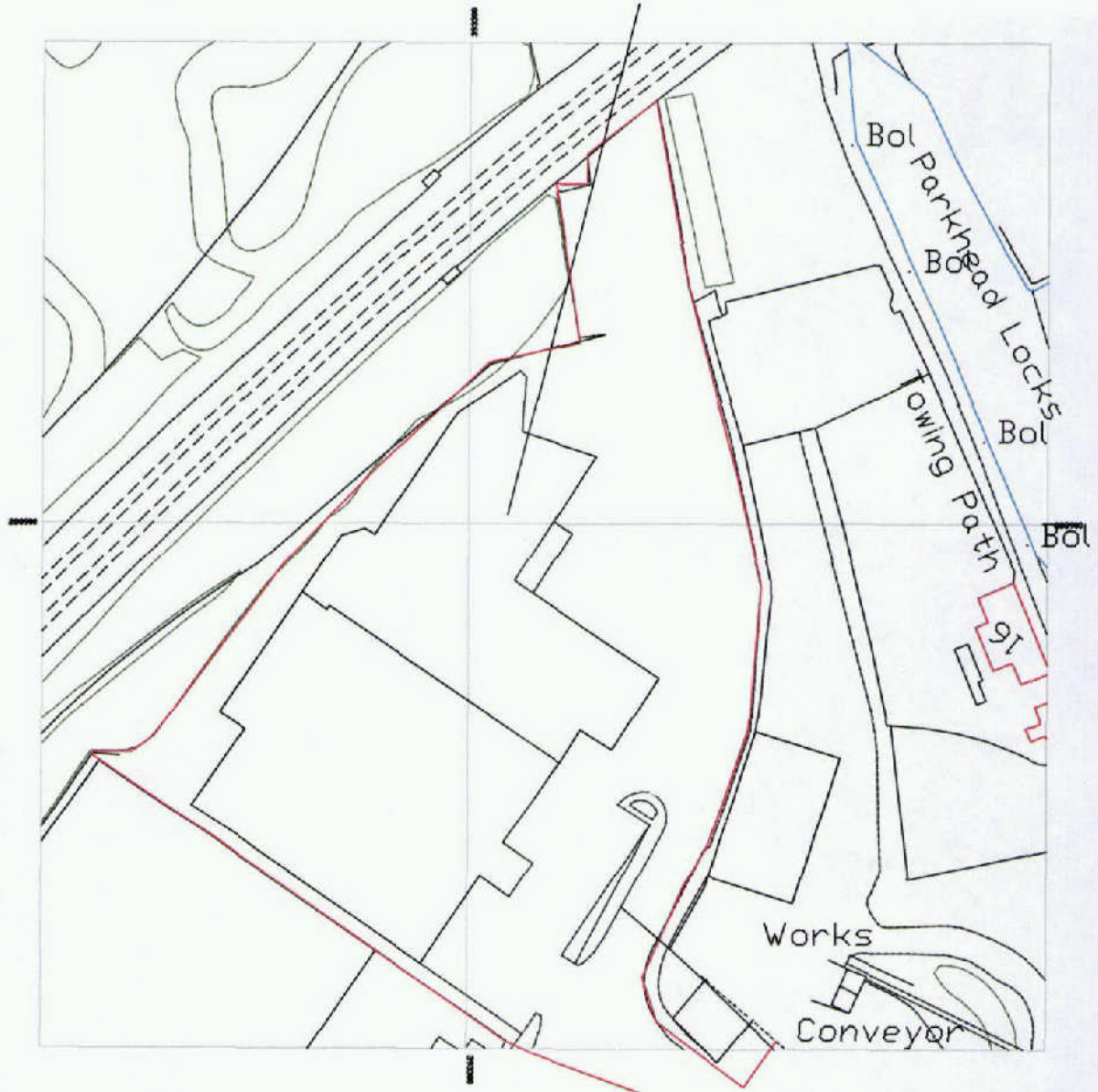
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		Checked by	Date 17/03/10
		Approved by - date	17/03/10
David Wood Baking Ltd			
Edition 1			
Sheet 1/1			

Extension 3 Proposed Plan

T001-03-003

Block plan
310/0403

UNIT M

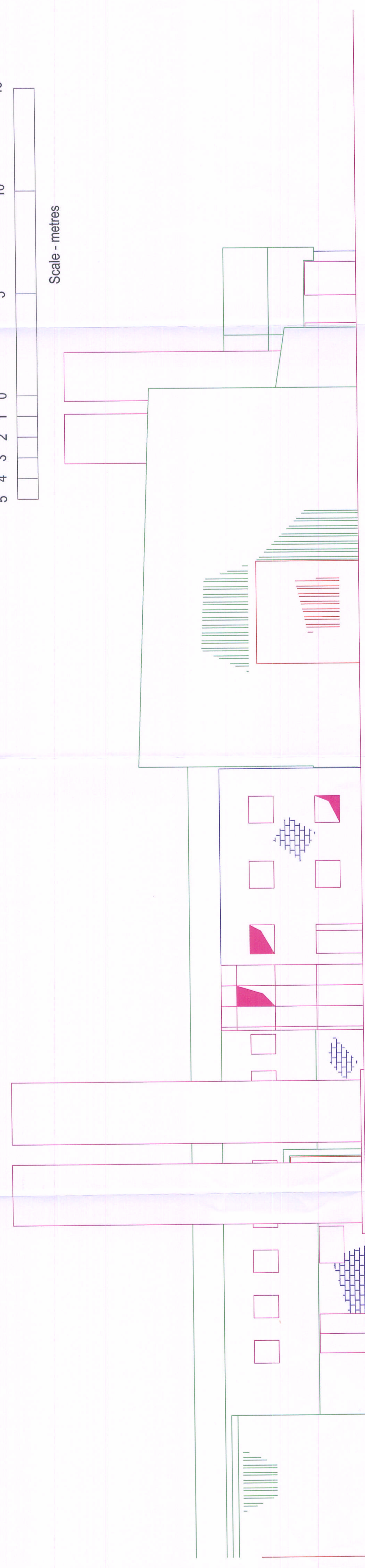
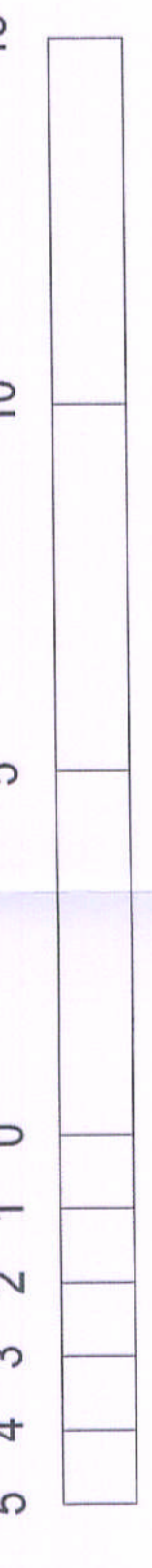


David Wood Baking Ltd
Unit M
Crackley Way
Peartree v Lane
Dudley
DY2 0UW

Scale 1 : 1250

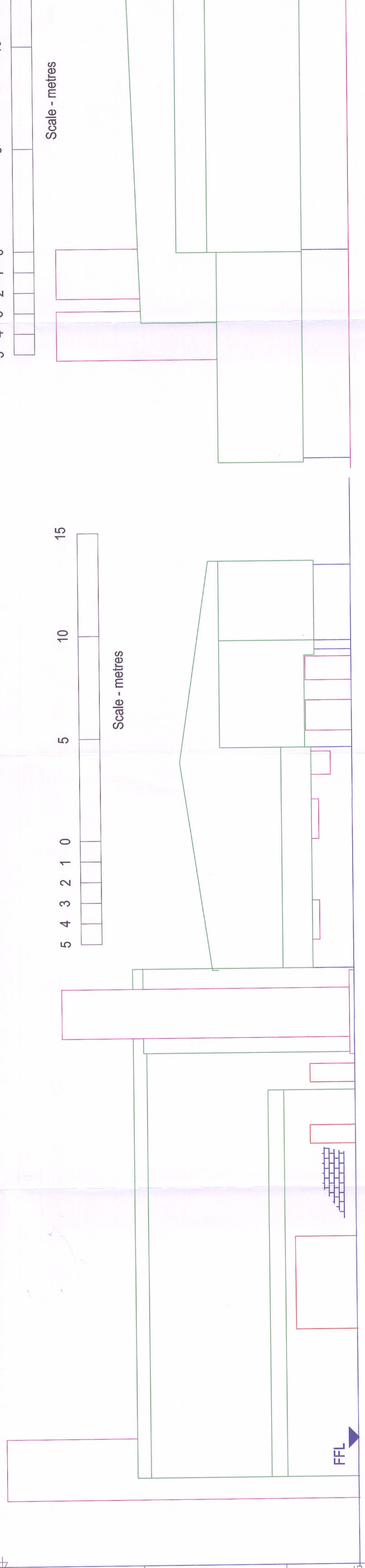
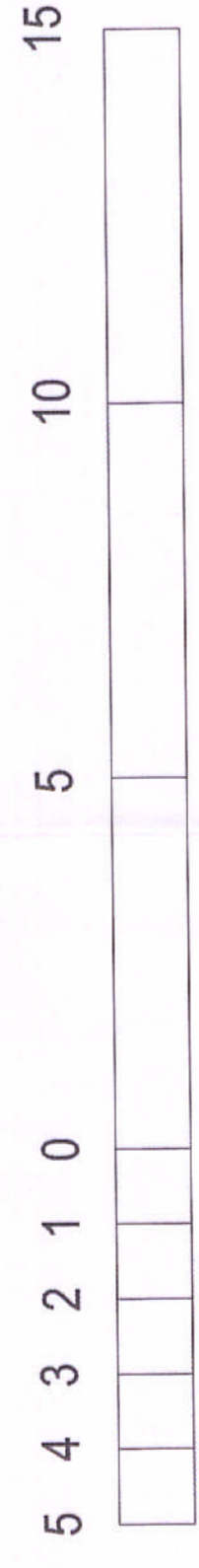
RECEIVED
19 MAR 2010
26 MAR 2010

Scale - metres



Existing Elevation A

Scale - metres



Existing Elevation B

Existing Elevation C

RECEIVED
 19 MAR 2010
 26 MAR 2010

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No/Reference
Designed by TDH	Checked by	Approved by - date	Date 17/03/10
		Filename TDH001	Scale 1/100 at A1
Extension 3 Existing Elevations			Edition 1
David Wood Baking Ltd			Sheet 1/1
T001-03-002			15