

PLANNING APPLICATION NUMBER: P10/0123

Type of approval sought	FULL PLANNING PERMISSION
Ward	BROCKMOOR AND PENSNETT
Applicant	LCP ESTATES LTD
Location:	BUILDING 32, BAY 2, THE PENSNETT ESTATE, KINGSWINFORD, WEST MIDLANDS
Proposal:	CHANGE OF USE FROM B2 (GENERAL INDUSTRY) TO B1B, B1C (RESEARCH AND DEVELOPMENT AND LIGHT INDUSTRIAL) AND B8 (STORAGE AND DISTRIBUTION)
Recommendation summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The site measures 0.06 hectares and comprises one bay within an industrial unit. There is car parking located to the front of the unit which provides 11 spaces for this industrial unit. The industrial unit comprises a pitched roof and is clad in grey metal sheeting with blue window frames, doors and eaves. A service yard is provided to the rear of the unit with access for delivery vehicles also being located to the rear. Located to the front of the unit is an area of grass planted with some trees and there is a wooded embankment located to the east of the unit.
2. The site is located within an existing industrial estate that comprises a mix of light industrial, general industrial, warehouse and distribution uses.

PROPOSAL

3. The proposal seeks the change of use of the unit from B2 (general industrial) to B1b, B1c (research and development and light industrial uses) and B8 (storage or distribution use)

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P01/1165	Change of use from B8 to B1, B2 and B8 use (Bay 1)	Approved with conditions	16/08/01

PUBLIC CONSULTATION

4. The application was advertised by way of fifteen neighbour letters being sent out to the occupiers of adjoining properties notifying them of the proposed development. The deadline for comments is the 4th March 2010. No letters had been received commenting on the proposed development at the time of writing the report.

OTHER CONSULTATION

5. Group Engineer (Development): No objection.
6. Head of Environmental Health and Trading Standards: No objection

RELEVANT PLANNING POLICY

- Unitary Development Plan

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

EE1 Key Industrial Areas and Development Sites

AM14 Parking

7. The site is designated as falling within a key industrial area.

- Supplementary Planning Document(s)

Planning Obligations

Parking Standards and Travel Plans SPD

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

Key Issues

- Principle
- Parking
- Planning Obligations

Principle

8. The Pensnett Industrial Estate is located within a Key Industrial Area whereby the primary use is research and development, general industrial, light industrial, warehousing and storage and distribution uses. The proposed change of use would maintain the industrial unit in employment use. The proposals would bring a vacant unit back into a suitable use within a key industrial area. It provides an opportunity to create further employment opportunities within the key industrial area thereby contributing to the continued stability and balance of the key employment area in terms of meeting the Borough's strategic employment needs and contributing towards ensuring the provision of a balanced portfolio of employment land to meet economic objectives.

Parking

9. The proposed unit would comprise 544 square metres of floor space, which would trigger a maximum parking standard of between 6-7 spaces for general industrial (B2) use, between 9-10 spaces for light industrial/research and development (B1b/c) use and between 3-4 spaces for warehouse (B8) use in accordance with the Parking Standards and Travel Plans SPD. The site comprises 11 off street car parking spaces and would therefore be able to accommodate the maximum car parking requirement with respect to each of the proposed employment uses. This would ensure that the proposed development would raise no highway safety concerns and would be in accordance with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

Planning Obligations

10. 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:

11. The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:
 - Nature Conservation Enhancement - £315
 - Management and Monitoring Charge - £250

Total Offsite Contribution equates to £565

(A contribution for transport infrastructure improvements was not required since it was considered that the proposed change of use from B2 to B1b, B1c, B2 and B8 was likely to generate fewer trips than the previous (B2) use.

12. The applicant has not at the time of writing the report agreed to the payment of these offsite planning obligations.

CONCLUSION

13. The proposed use of the industrial unit for light industrial purposes is an appropriate use within a Key Industrial Area. The proposals would bring a vacant unit back into a suitable use that will contribute towards ensuring that the Borough maintains a balanced portfolio of employment land to meet economic objectives.

RECOMMENDATION

14. 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 of a contribution towards off site nature conservation enhancement and a monitoring and management charge totalling £565 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 use of the industrial unit for light industrial purposes is an appropriate use within a Key Industrial Area. The proposals would bring a vacant unit back into a suitable use that will contribute towards ensuring that the Borough maintains a balanced portfolio of employment land to meet economic objectives

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.

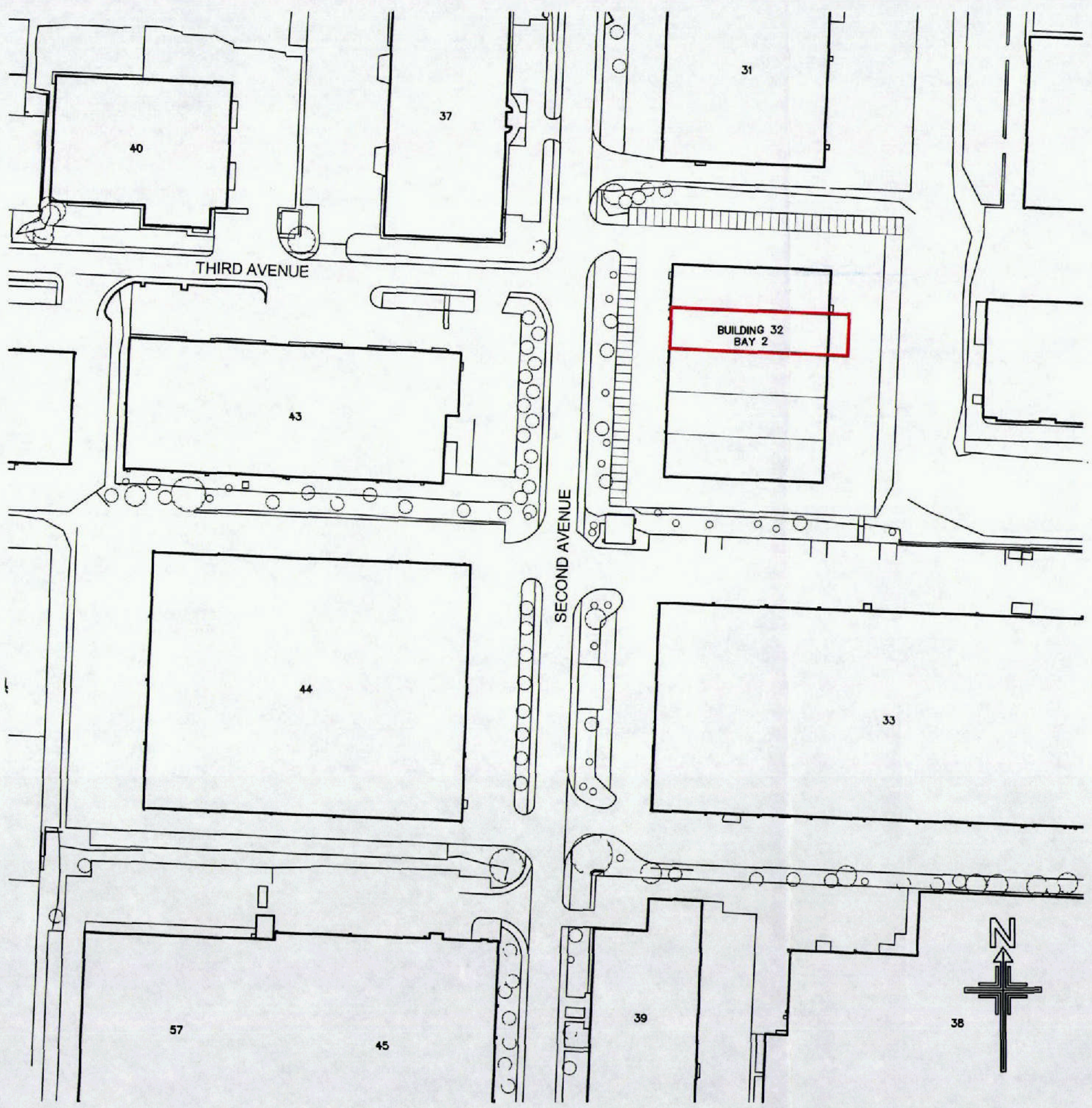
Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans numbered **10-804/01** and **10-804/02** unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. BA01 Commencement within 3 years (full)
2. Development shall not commence until an arrangement of off site nature conservation enhancement and monitoring and management charge has been submitted to and agreed 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 infrastructure required in connection with the proposed development.

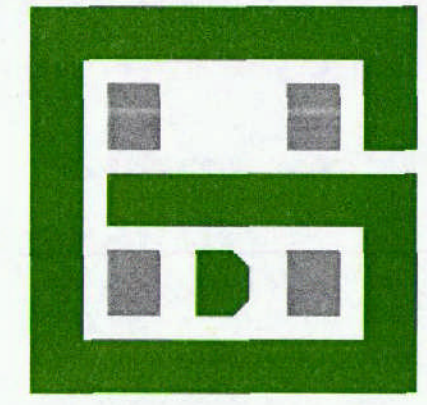
^ TO STALLINGS LANE. ^



GENERAL NOTES

CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING ALL RELEVANT DIMENSIONS.

Location Plan

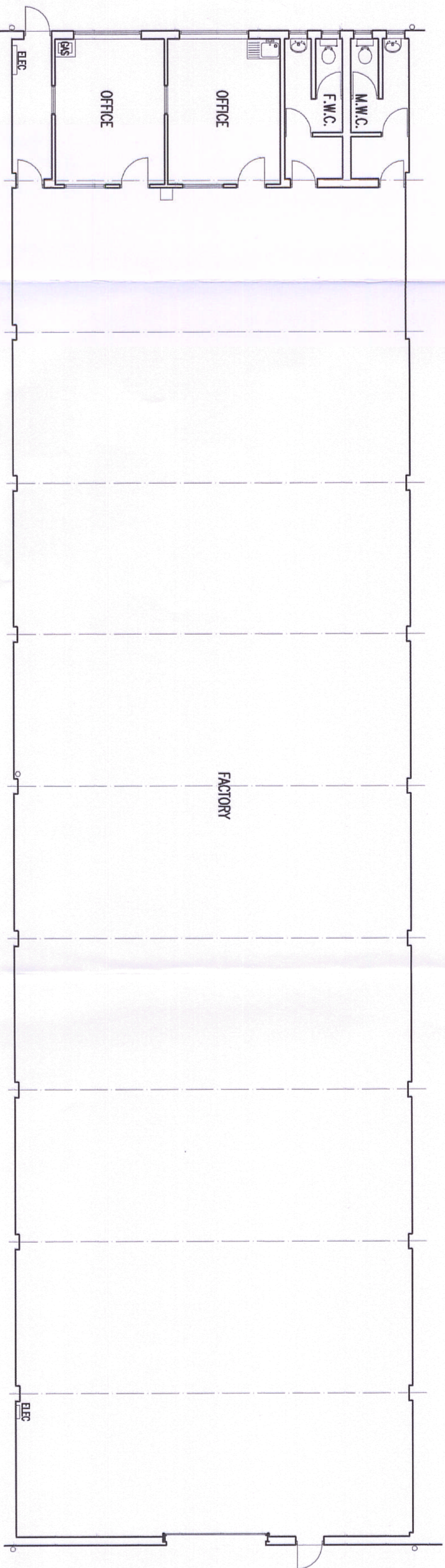


G.H. DESIGN LTD
 3, NEWTON HOUSE
 THE INNOVATION CENTRE
 THE PENSNETT ESTATE
 KINGSWINFORD
 WEST MIDLANDS. DY6 7YE
 tel: 01384 270090
 fax: 01384 404508
 email: mail@ghdesign.co.uk

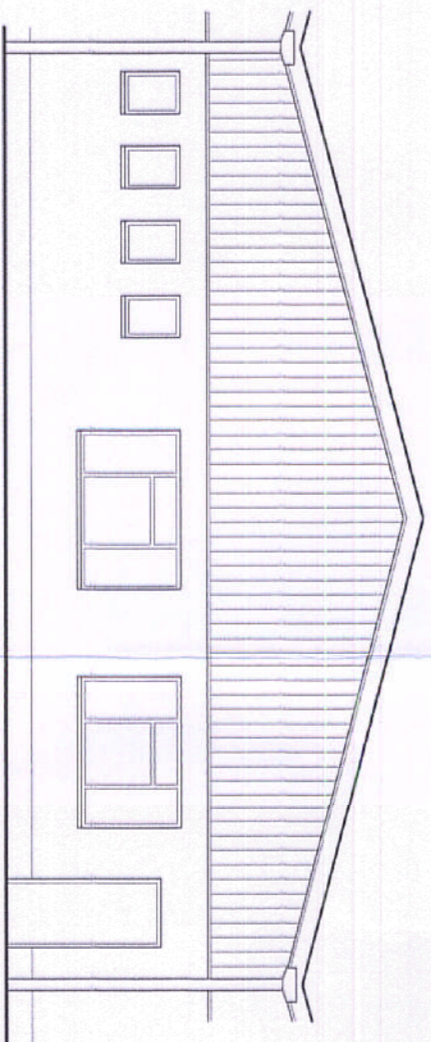
L.C.P Estates Ltd
 Building 32 Bay 2
 Pensnett Estate
 Kingswinford



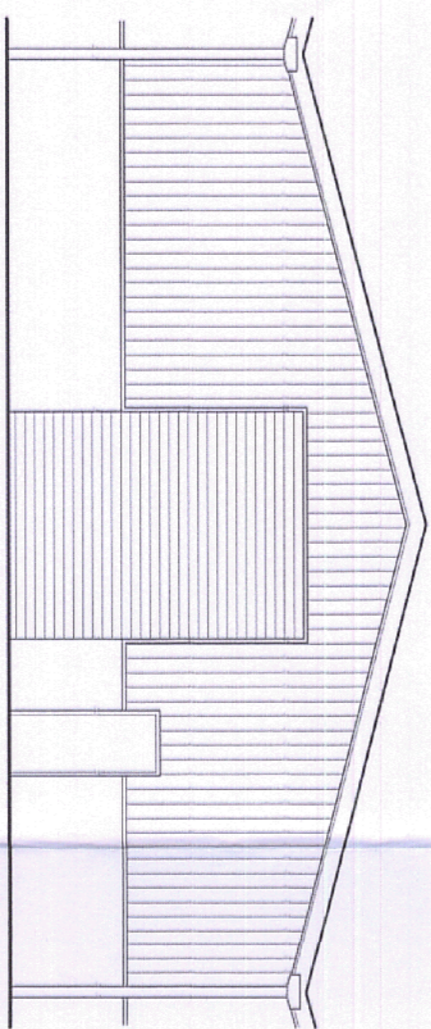
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 DATE: January 2010
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 DRAWING No: 10-804/02



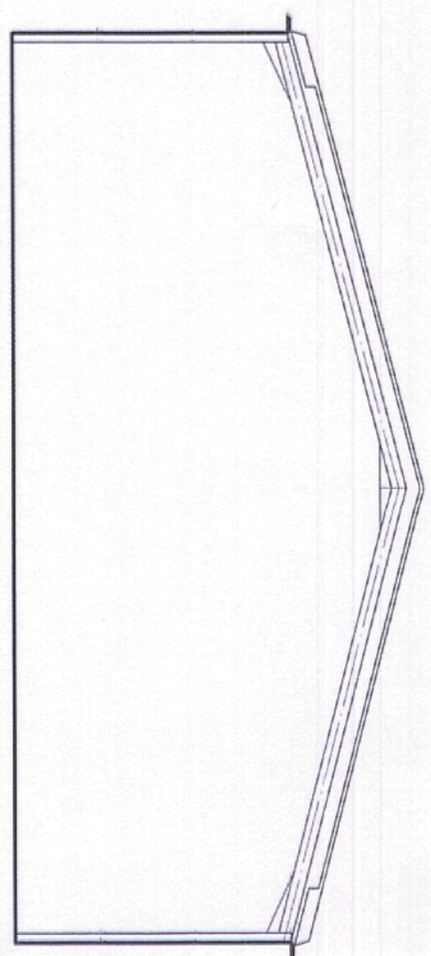
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



TYPICAL SECTION.

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floor plan and elevations
as existing



G.H. DESIGN LTD
3 NEWTON HOUSE
THE PENNETT ESTATE
WEST WIMBORNE ROAD
WIMBORNE, DORSET BH20 7YE
TEL: 01204 20060
FAX: 01204 20060
email: mail@ghdesign.co.uk



L.C.P Estates Ltd
Building 32 Bay 2
The Pensnett Estate
Kingswinford

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