

PLANNING APPLICATION NUMBER:P10/1640

Type of approval sought	Full Planning Permission
Ward	ST THOMASS
Applicant	G & M Industrial Services Ltd
Location:	G & M INDUSTRIAL SERVICES, SHAW ROAD, DUDLEY, DY2 8TP
Proposal	ERECTION OF SINGLE STOREY OFFICE BUILDING
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The overall application site measures 5500 square metres and is used as a waste transfer station by G & M Industrial Services who specialise in all aspects of waste disposal and the hire of skips. The overall site is fairly level and used for the parking and storage of vehicles and skips and the sorting and storage of waste materials.
2. The site is located off Shaw Road, Dudley 750m from Dudley Town Centre and is within a predominately commercial/industrial area.
3. The site has a long 190 metre frontage to Shaw Road with a long line of evergreen trees along it to obscure views of the site from Shaw Road and the public highway. To the west on the opposite side of Shaw Road is a mixture of offices and industrial units, to the north a factory and on the eastern boundary a vacant site and factory premises.
4. The site is within an area designated as a Local Employment Area within the Adopted UDP (2005) where acceptable employment uses are B1, B2 and B8.

PROPOSAL

5. The proposed development comprises a single storey detached office building measuring 12m long by 6.5m wide. The building would contain 2no. office rooms , kitchen, toilet/showers facilities and a reception area. The development would also include a 10 no. space parking area.
6. The application is accompanied by a Design and Access Statement.

HISTORY

7.

APPLICATION No.	PROPOSAL	DECISION	DATE
96/51618	Use of land as a waste transfer station	Granted	20.02.97
99/51627	Installation of Powergrid material screening unit and container skip and siting of asbestos waste container	Granted	24.07.01

PUBLIC CONSULTATION

8. The application has been advertised by way of neighbour notification. Public consultation period expired 28 December 2010. No objections received at time of drafting report

OTHER CONSULTATION

9. Group Engineer (Development): No objection subject to the payment of the planning obligations

Head of Environmental Health and Trading Standards: No adverse comments received.

RELEVANT PLANNING POLICY

10. Adopted Dudley UDP (2005)

DD1 – Urban Design
DD5 – Development in Industrial Areas
DD6 – Access & Transport Infrastructure
DD7 – Planning Obligations
EE2 – Local Employment Areas
EP6 – Light Pollution
EP7 – Noise Pollution
UR9 – Contaminated Land

11. Supplementary Planning Guidance/Documents

Parking Standards and Travel Plans Supplementary Planning Document
Planning Obligations Supplementary Planning Document

12. National Planning Guidance

Planning Policy Statement 1 – Delivery Sustainable Development
Planning Policy Statement 23 – Planning and Pollution Control

ASSESSMENT

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

- Principle
- Impact on Amenity
- Design

- Highways
- Planning Obligations

Principle

14. The application site is located within a Local Employment Area where acceptable employment uses are light and general industrial, and warehouse/distribution. It is therefore considered that a proposed new office building ancillary to the existing business on site in an EE2 area is acceptable in principle subject to all other material planning considerations, in accordance with Policy EE2 of the adopted UDP (2005).

Impact on Amenity

15. The proposed office is single storey, would measure 12m by 6.5m and would be sited to the south of the main entrance from Shaw Road. From Shaw Road the proposed office building could only be viewed from the main entrance due to the existing heavy screening of evergreen trees sited on the Shaw Road boundary. Notwithstanding that the heavy screening would significantly obscure the building from Shaw Road, the building is considered to be of an appropriate scale and design. It is therefore considered that the building would have no adverse impact upon the amenity of the area, in accordance with policy DD5 of the adopted UDP (2005).

Design

16. The proposed office building would be brick built and would have a pitched roof. The siting of the building against an industrial/commercial context, its relatively small scale and its screening from the highway would ensure that the proposed building would not have a detrimental impact upon the street scene or character of the area, in accordance with policy DD5 of the adopted UDP(2005).

Highways

17. The application site has a large expanse available for vehicular parking. The proposed office development would also include a formal 10no. space car park .

There are no objections subject to the provision of the parking area and payment of the planning obligations.

Planning Obligations

18. 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

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

- Transport Infrastructure £439.95
- Management & Monitoring Charge £ 250.00

Total Offsite Contribution equates to £689.95

20. The proposed scheme does not meet the threshold for other planning infrastructure requirements, and the applicant has not yet agreed to the provision of these onsite planning obligations.

CONCLUSION

21. 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 EE2 of the adopted UDP.

RECOMMENDATION

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

REASON FOR APPROVAL

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 EE2 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.

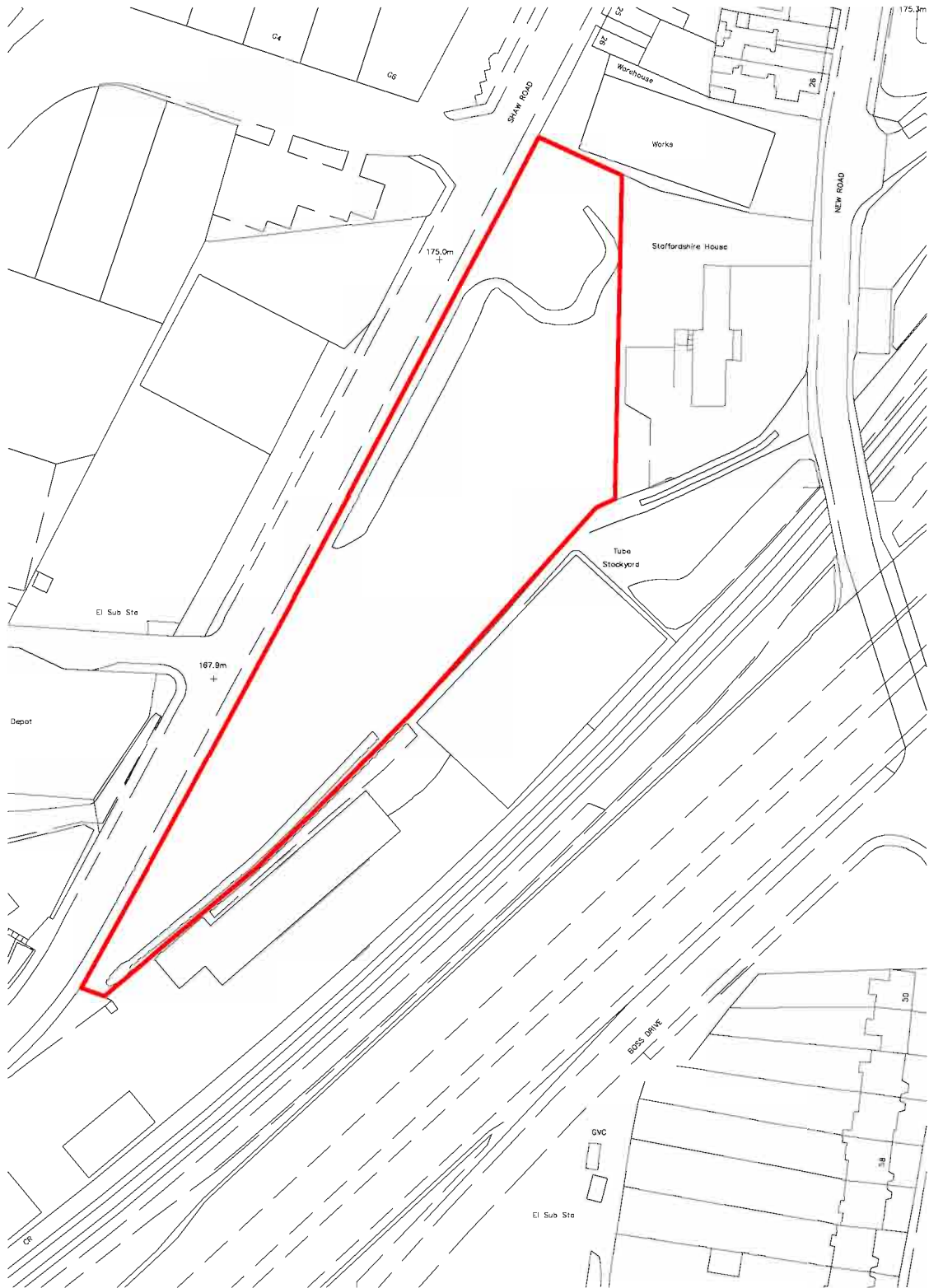
The above is intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the application report.

Conditions and/or reasons:

1. No development shall commence until a scheme for the provision of:
 - Transport Infrastructure Improvements
 - Management and Monitoringhas been submitted to and approved in writing by the Local Planning Authority.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the 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. The development hereby permitted shall be carried out in accordance with the following approved plans: 1077/001, 1077/002 and 1077/003.
5. The building hereby approved shall not be occupied until the area shown for car parking on the plan numbered 1077/002 has been graded, levelled, surfaced, drained and marked out in accordance with the agreed scheme and that area shall not thereafter be used for any other purpose unless otherwise agreed in writing with the local planning authority.
6. Prior to the commencement of development, details of a secure cycle storage area to be provided on site shall be submitted to and approved in writing by the local planning authority. The facilities, as agreed, shall be implemented on site prior to the occupation or commencement of use of the buildings.



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Site:
G & M
Shaw Road
Dudley
 Title:
Location Plan

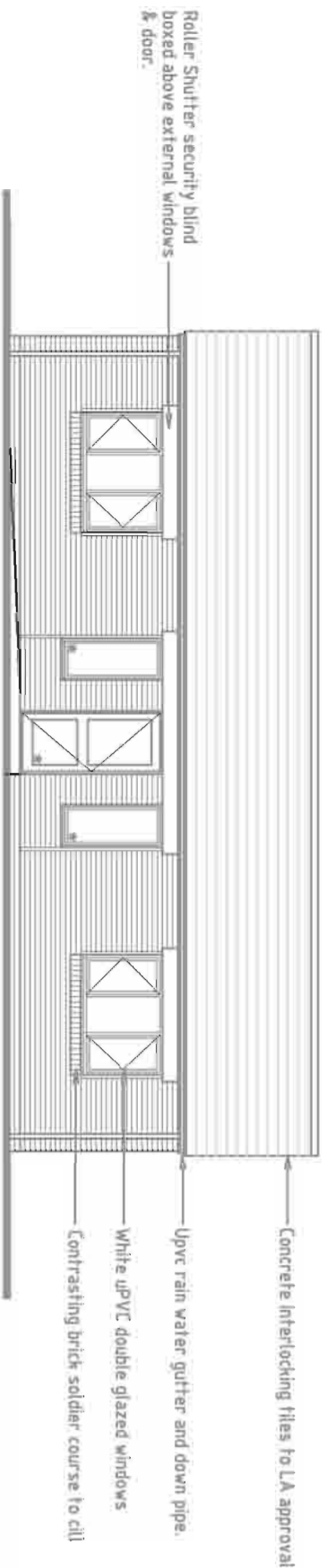
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 Drg No.:
1077/003

Date:
November 2010
 Sheet Size:
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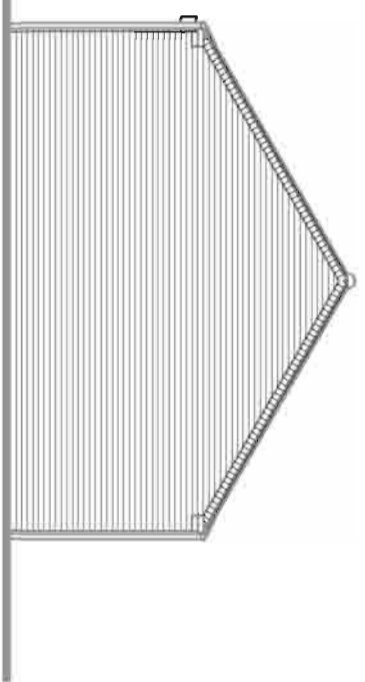
DRAWN BY: A.J. Denham BSc.(Hons) MCIAT AMASI

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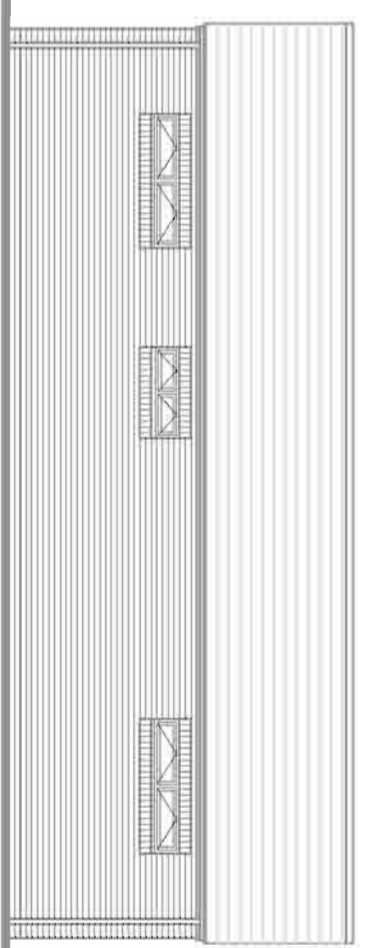
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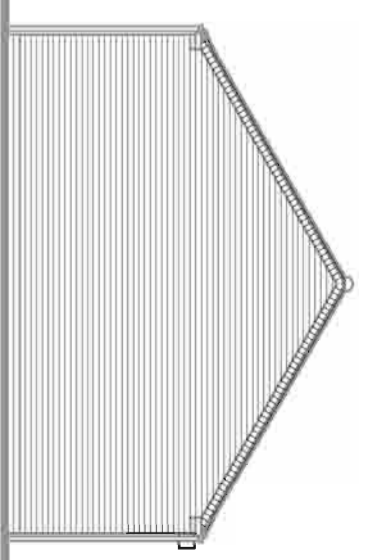
FRONT ELEVATION



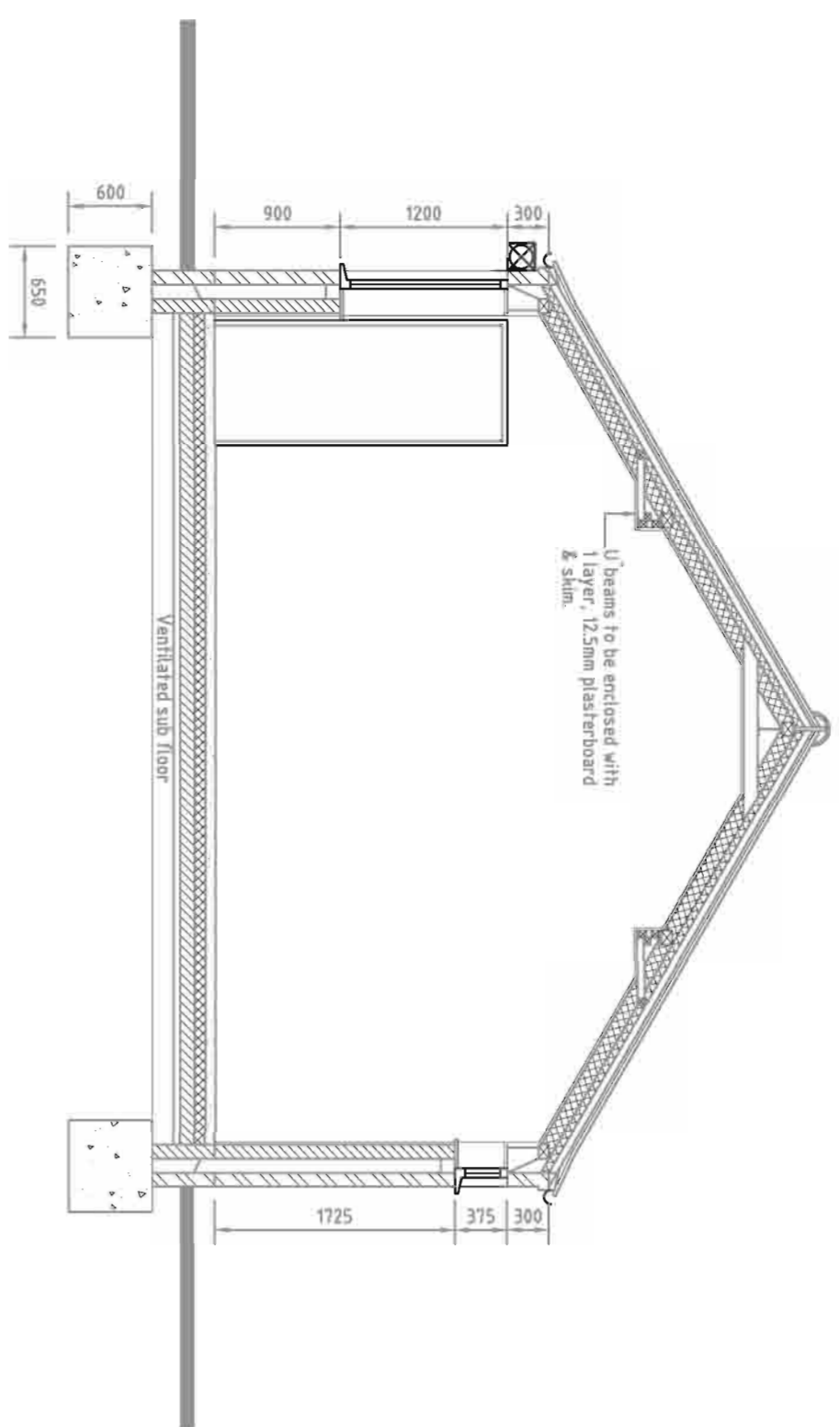
SIDE ELEVATION



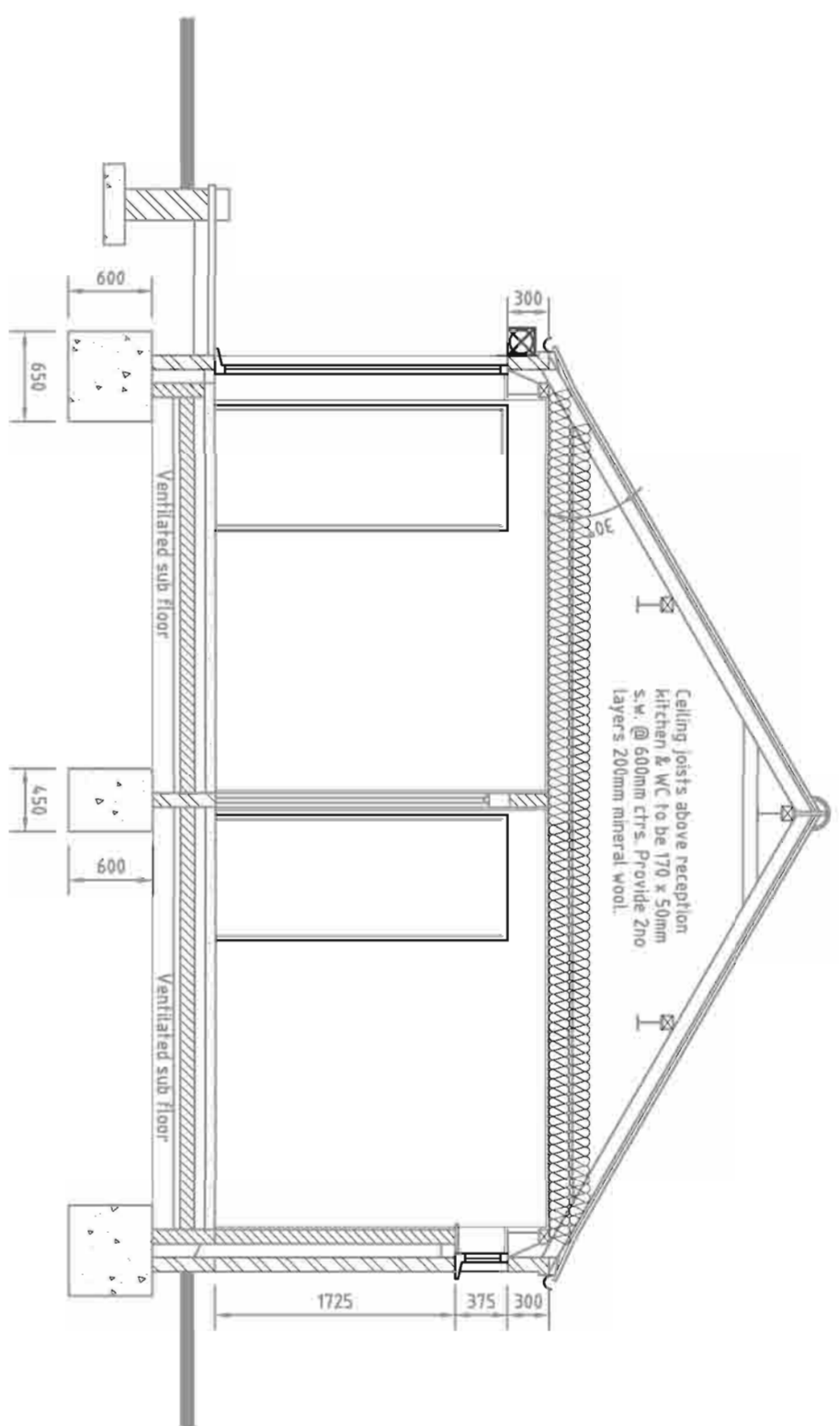
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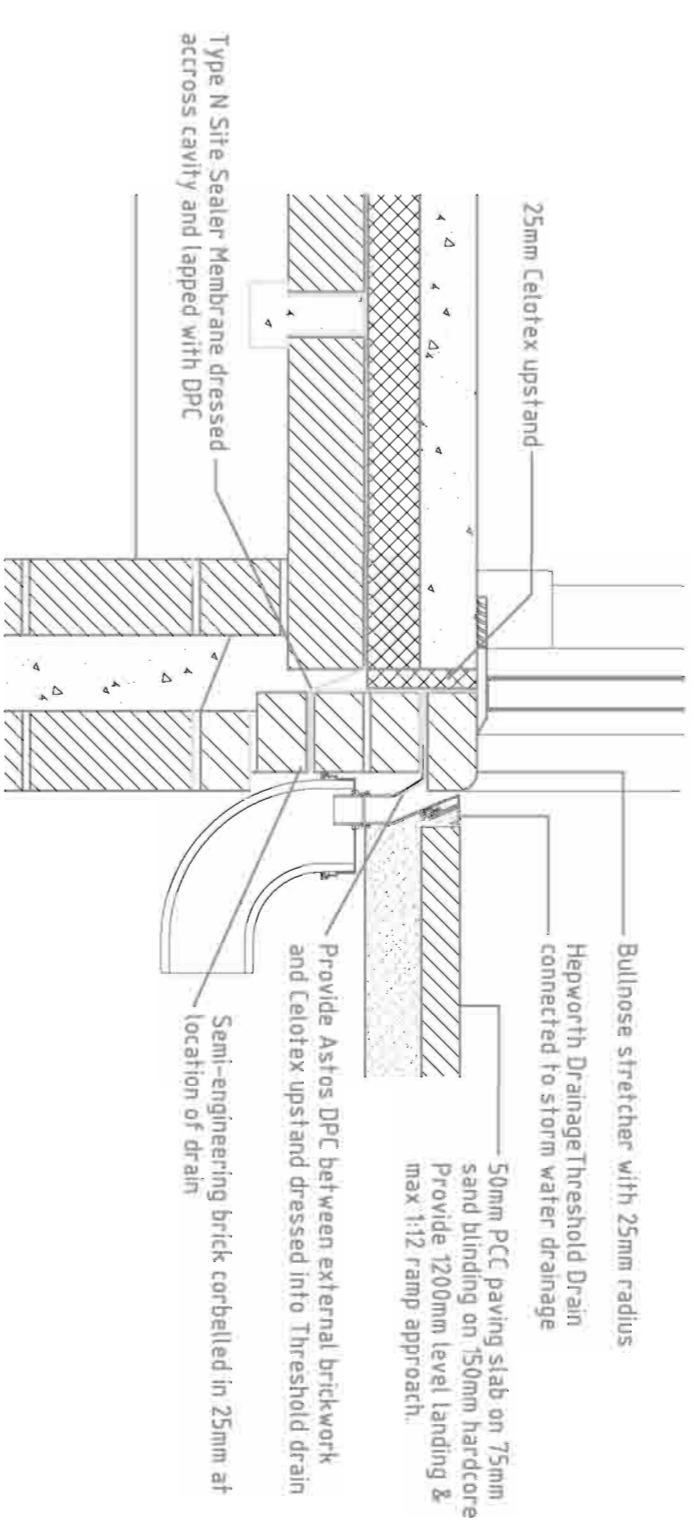
SIDE ELEVATION



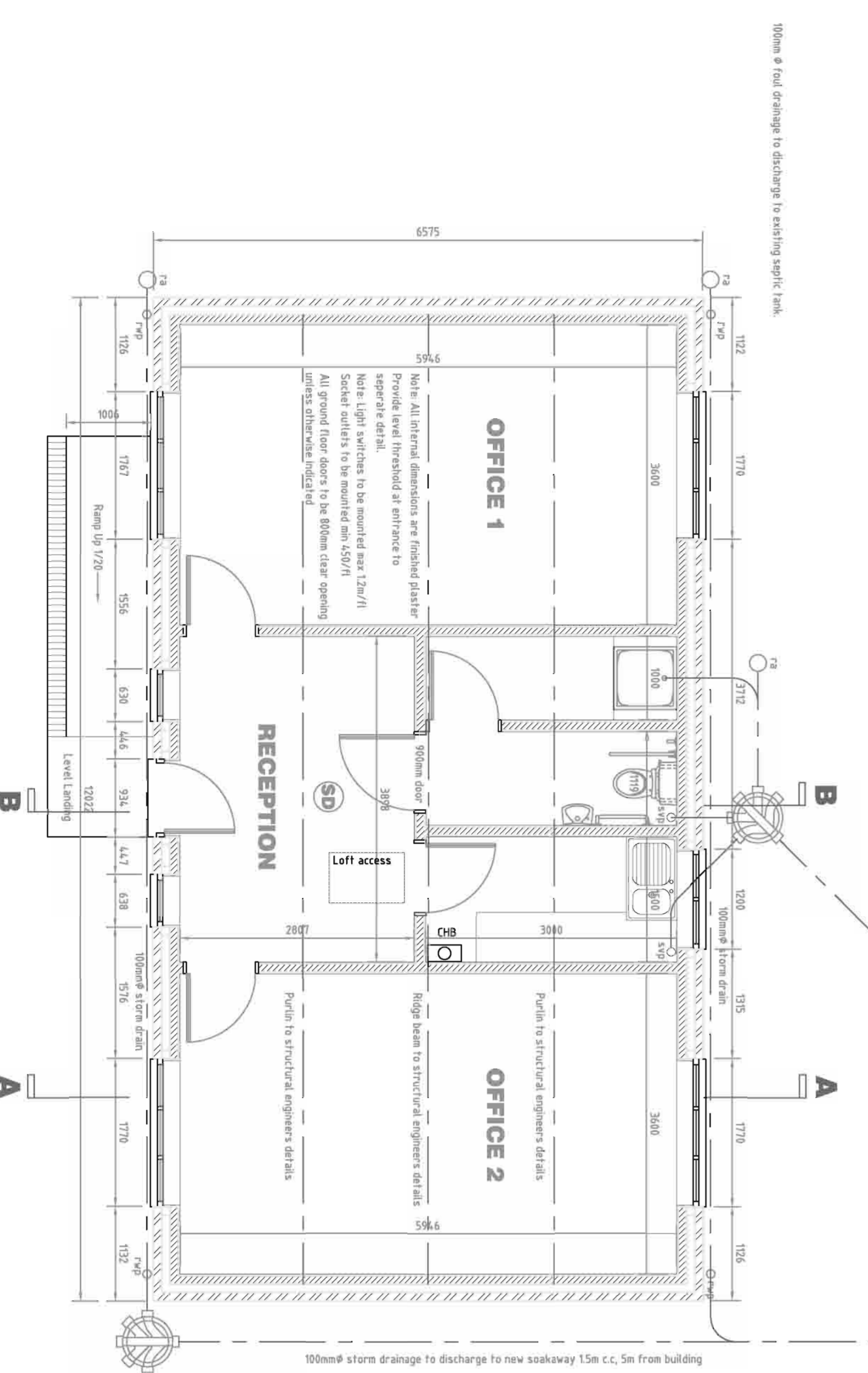
SECTION A - A



SECTION B - B



THRESHOLD DETAIL 1-10



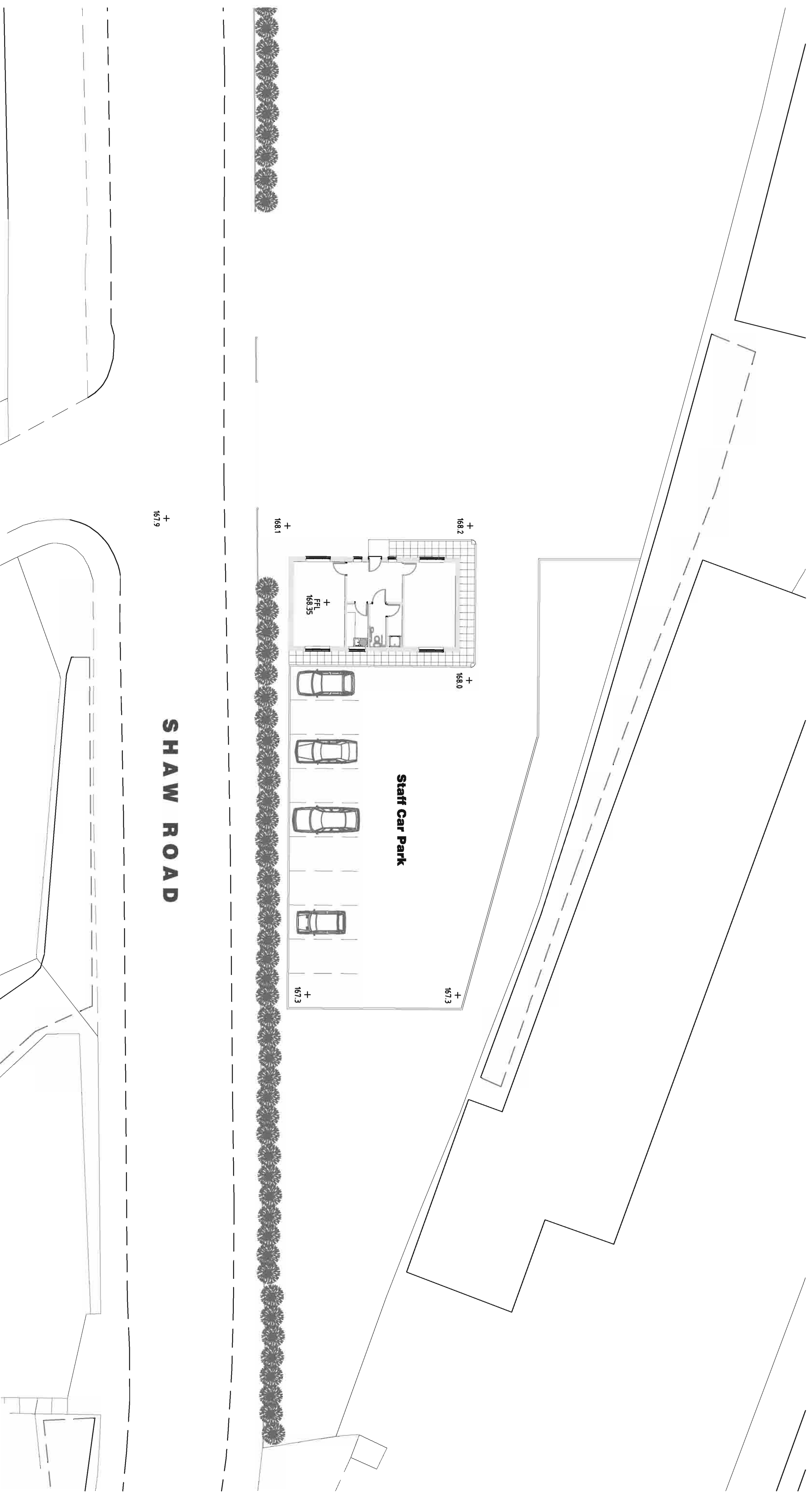
GROUND FLOOR PLAN




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G & M Industrial Services Ltd
Shaw Road, Dudley

Proposed Plans
Scale: 1/100, 1/50
Date: November 2010
Drawing No: 1077/001



SHAW ROAD



ECLIPSE

 ARCHITECTURE

Site: **G & M Industrial Services Ltd**
Shaw Road, Dudley.
 Title: **Site Plan**

Scale: **1/200**
 Date: **November 2010**
 Dwg No.: **1077/002**
 Rev:

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