

PLANNING APPLICATION NUMBER:P12/0235

Type of approval sought	Full Planning Permission
Ward	ST THOMASS
Applicant	Mr Edmunds DUE Environmental Management
Location:	BLOWERS GREEN RECYCLING CENTRE (SITE B OFFICE AND , BLOWERS GREEN ROAD, DUDLEY, DY2 8UP
Proposal	PROPOSED PORTAKABIN OFFICE AND SINGLE STOREY EXTENSION TO EXISTING STORAGE BAY
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is located on an area of land located between Blowers Green Road and the Dudley Southern Bypass (Duncan Edwards Way). The site is split in two (Site A and Site B) by an unnamed road which leads to the Thornleigh industrial site on the other side of the bypass. Site A is to the north and site B to the south of the road.
2. The site itself is mostly flat, although it does rise up in places around the edges where there is some peripheral planting, including some poplars. Site A forms the operational part of the site for the recycling centre and comprises storage bays for recyclable material (cardboard, plastic and glass), a dry store and modular mess room building. Site B comprises an ancillary office building and staff parking area for those working and running the site.
3. There is some residential development to the north of Site A which faces onto to Blowers Green Road, although the nearest property is used as a café.
4. Access to the sites is via the Thornleigh industrial road, that runs from Blowers Green Road which forms part of the Councils strategic highway network.

PROPOSAL

5. The proposal seeks the erection of a modular office building and single storey extension to the storage bay on Site A. The proposed storage bay extension would be to the storage bay within the far western corner of the site immediately adjoining the boundaries with the southern bypass. The extension would serve to store additional plastic and cardboard waste.
6. The proposed office building would be positioned to the south of the existing dry store building immediately to the north of the unnamed road. The office building would be a modular unit measuring 2.9 metres wide, 9.8 metres deep and 2.5 metres high. The walls of the building would be treated in ivory with brown fascia and doors and white windows. The office building would be accessed via a ramp located on its southern elevation.
7. The extension to the existing storage bay would be triangular in shape being 6.8 metres deep, 14 metres wide and 8 metres high to the top of the ridge of the proposed roof. The extended storage bay would be built of materials to match the existing structure this being profiled aluminium sheeting in Goosewing Grey.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P10/0417	Full planning permission for the creation of new recycling depot and ancillary facilities and associated parking.	Approved with conditions.	21/09/10
P10/0417/A1	Non-material amendment to previously approved application P10/0417.	Approved	11/05/11

P10/0417/C1	Discharge of conditions 2, 4, 6 & 11.	Approved	15/06/11
P11/0118	Full planning permission for the creation of a new recycling depot, ancillary facilities and associated parking (resubmission of approved application P10/0417)	Approved with conditions	03/03/11

PUBLIC CONSULTATION

8. The application was advertised by way of individual neighbour notification letters being sent to the occupiers of four properties located within close proximity to the site. The latest date for comments was the 16th March 2012. At the time of writing the report no letters have been received from neighbours commenting on the proposed development.

OTHER CONSULTATION

9. West Midlands Fire Service: No objections.
10. The Coal Authority: No objection subject to an Informative within the Decision Notice.

RELEVANT PLANNING POLICY

National Planning Guidance

11. The Draft National Planning Policy Framework (NPPF) was published for consultation on 25th July 2011. The Planning Inspectorate has issued guidance which makes it clear that the NPPF is capable of being a material consideration and therefore regard has to be had for the document. However, it carries limited weight at this stage of the

process as it is in draft form and subject to possible change. Existing national planning policy remains and carries substantial weight.

- National Planning Guidance
 - PPS1 - Delivering Sustainable Development
 - PPS10 – Planning for Sustainable Waste Management

- Black Country Core Strategy
 - CSP4 Place Making
 - EMP3 Local Quality Employment Areas
 - TRAN2 Managing Transport Impacts of New Development
 - TRAN5 Influencing the Demand for Travel and Travel Choices
 - ENV 3 Design Quality
 - WM1 Sustainable Waste and Resource Management
 - DEL1 Infrastructure Provision

- Unitary Development Plan
 - DD1 Urban Design
 - DD4 Development in Residential Areas
 - DD5 Development in Industrial Areas
 - EP7 Noise Pollution

- Supplementary Planning Guidance/Documents
 - Parking Standards and Travel Plans Supplementary Planning Document
 - Planning Obligations

ASSESSMENT

12. The main issues are:

- Principle
- Design
- Neighbour Amenity
- Access and Parking

- Planning Obligations

Principle

13. PPS10 supports sustainable waste management with the need for disposal to be the last resort and the focus to now be on the management of waste by reusing, recycling and recovering it. The national planning document states that the planning system is pivotal to the providing adequate and the timely provision of new facilities that will be needed. The four Black Country local planning authorities have produced a Black Country Core Strategy (BCCS). This sets out a broad strategy for the spatial development of the Black Country and provides a framework for development control decisions.
14. The BCCS identifies a need for additional capacity in terms of managing Municipal Solid Waste (MSW) (Policy WM1 Sustainable Waste and Resource Management – Table 17 New Waste Capacity Requirements), and thus proposes a number of new waste management facilities including a Depot/Bulking Facility (MSW) within Dudley Borough (Policy WM3 Strategic Waste Management Proposals – Table 18 Proposed Locations for New Strategic Waste Management Infrastructure). This application, which seeks to expand the storage capacity of recyclable waste at the newly completed waste management site, is supported by both the principles of PPS10 and the BCCS.

Design

15. The proposed office building would be a prefabricated type building with a ramp leading up to its main entrance. The elevations of the building would be ivory with brown fascia and door and white window frames. The office building would sit in front of the dry store building. The dry store stands 6 metres high at this point with the proposed office building being 2.5 metres high. The small scale nature of the proposed office building compared to the scale and massing of the dry store area behind would ensure that the building is not visually obtrusive or over prominent within the street scene and is on balance considered acceptable from a design point of view.

16. The extension of the existing storage bay would complement the design and appearance of the original building. Its sitting to the rear of the site and against the embankment serving the southern bypass would ensure that it is not overly prominent and therefore would not detract from the character of the area.

Neighbour Amenity

17. The proposed development would not increase the intensity of use at the site. The use of the site would need to adhere to conditions attached to the original planning permission that granted the redevelopment of the site as a waste transfer station (P11/0118). This includes conditions restricting the operating hours and the retention of an acoustic barrier/fence to the north of the site to ensure the protection of the residential amenity of the occupiers of residential properties located to the north east of the site.

Access and parking

18. The proposed development would not increase the intensity of the existing use of the site. Therefore, the existing parking provision and access arrangements would be suitable to accommodate the proposed development.

Planning Obligations

19. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
20. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
21. In addition to applying Policy DEL1 and the SPD, in identifying the required planning obligations on this application the following three tests as set out in the CIL

Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- (d) necessary to make the development acceptable in planning terms;
- (e) directly related to the development;
- (f) fairly and reasonably related in scale and kind to the development.

22. The proposed development would only involve the creation of an additional 76m² of floors space at the site. The limited scale of the development and the fact that the development would not intensify the use of the site would mean that it would not have an adverse impact upon local infrastructure that would need mitigating against. Therefore, the proposed development would not trigger planning obligations in accordance with the Planning Obligations SPD.

CONCLUSION

23. This application seeks to expand the storage capacity of recyclable waste at the newly completed waste management site. It would contribute towards delivering an increase in the amount of recoverable, recyclable and reusable waste generated within the Borough in accordance with national and regional planning policy. The design of both the storage bay extension and office building whilst functional in nature would be appropriate within the context of the site and would not detract from the character of the area. The proposed development would not increase the intensity of use at the existing waste management facility thereby not raising issues with respect to residential amenity or parking/access.

RECOMMENDATION

24. It is recommended that the application be approved subject to conditions.

Reason for approval

This application seeks to expand the storage capacity of recyclable waste at the newly completed waste management site. It would contribute towards delivering an increase in the amount of recoverable, recyclable and reusable waste generated

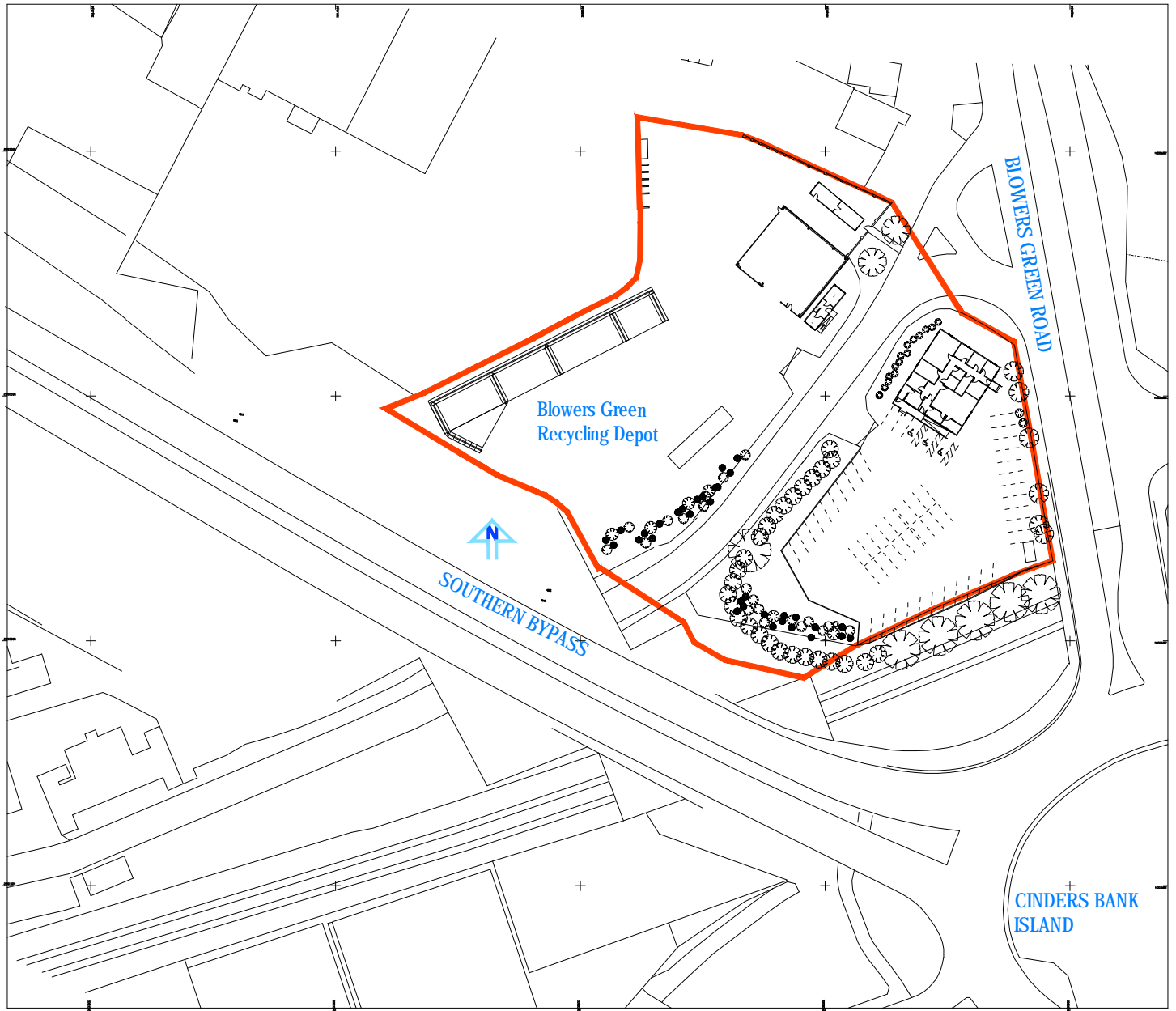
within the Borough in accordance with national and regional planning policy. The design of both the storage bay extension and office building whilst functional in nature would be appropriate within the context of the site and would not detract from the character of the area. The proposed development would not increase the intensity of use at the existing waste management facility thereby not raising issues with respect to residential amenity or parking/access.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the saved UDP (2011) 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 be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawings no. 02, A210, A211, A215 and A800.



Title

**BLOWERS GREEN RECYCLING DEPOT
Proposed Portakabin Offices &
Extension To Existing Storage Bay**

LOCATION PLAN

Scale

1:1250

Date

Feb 2012

Drawn

SF

Job Number

AMPJ748

Dwg. no.

02

Rev.

Construction and Design

3, St. James's Road, Dudley, West Midlands DY1 1HZ
Directorate of Children's Services
Dudley Metropolitan Borough Council

Ordnance Survey H.M.S.O.
Licence Number LA 100019566.

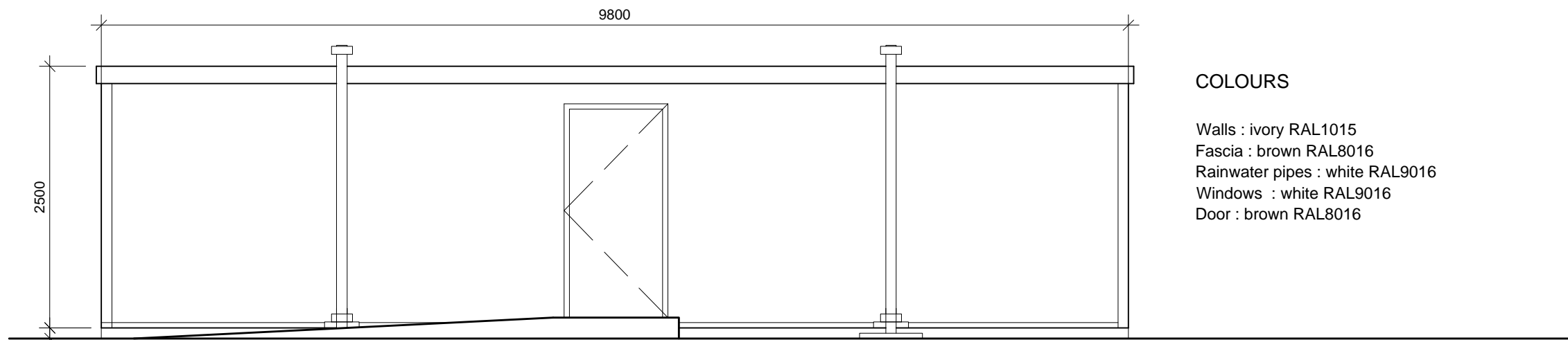
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NOTES

COLOURS

Walls : ivory RAL1015
 Fascia : brown RAL8016
 Rainwater pipes : white RAL9016
 Windows : white RAL9016
 Door : brown RAL8016



FRONT ELEVATION

scale 1:50

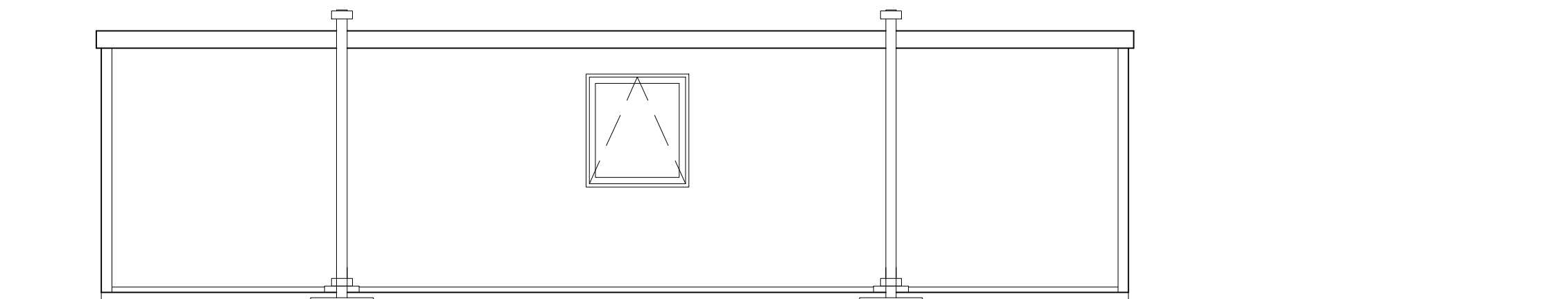


SIDE ELEVATION

scale 1:50

SIDE ELEVATION

scale 1:50



REAR ELEVATION

scale 1:50



REV	DATE	DESCRIPTION	BY

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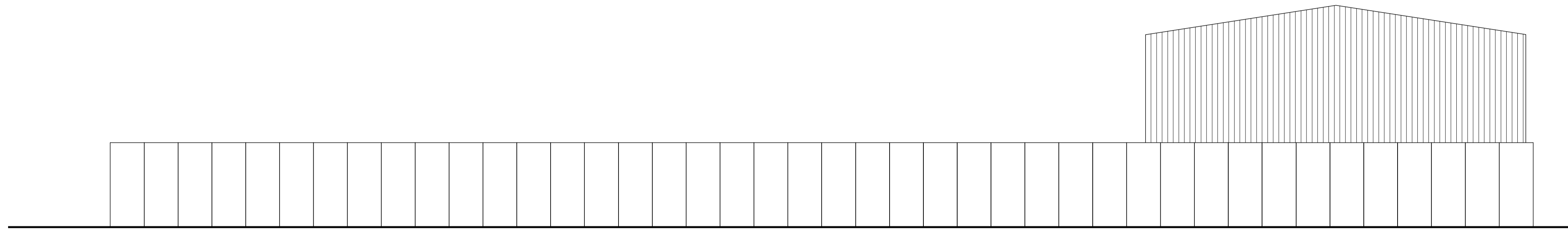
PROJECT
 Blowers Green Recycling Depot
 Proposed Portakabin Offices & Extension to Existing Storage Bay

DRAWING
 Proposed Portakabin Offices
 Elevations

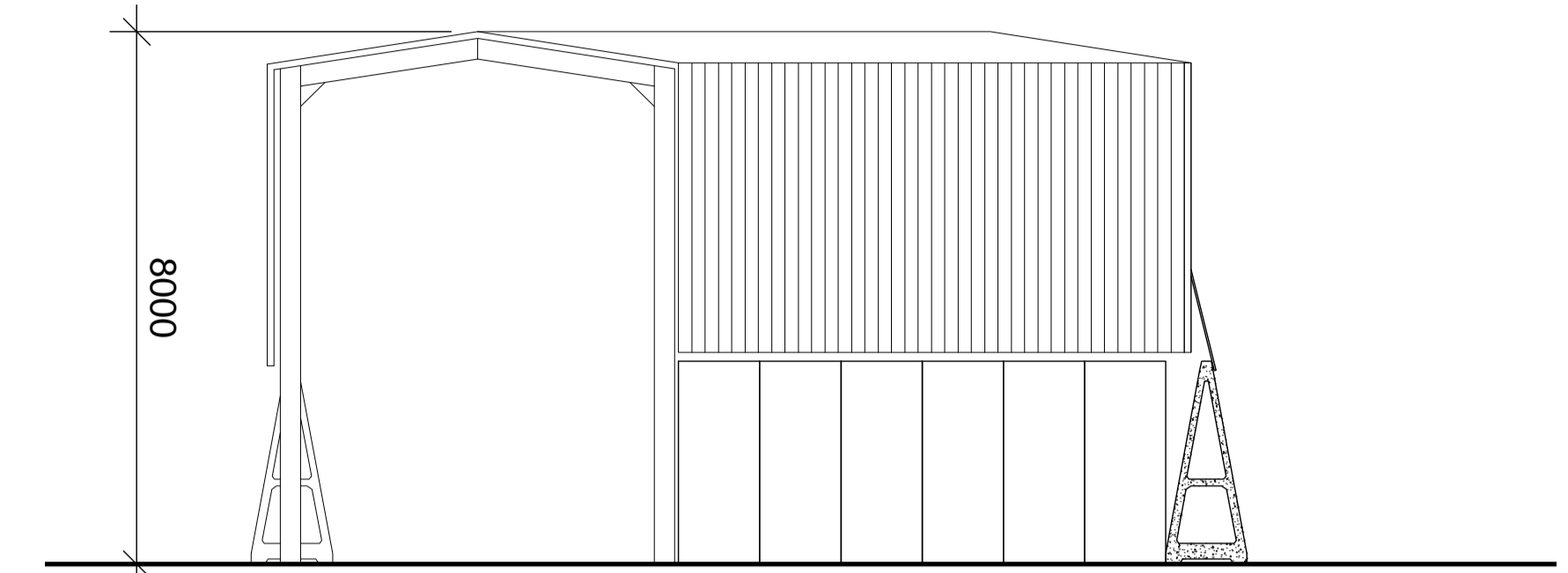
Scale	1:50	Date	Feb 2012	Drawn	SF
Job Number	AMPJ748	Drawing Number	A211	Revision	Plot Sheet size A3

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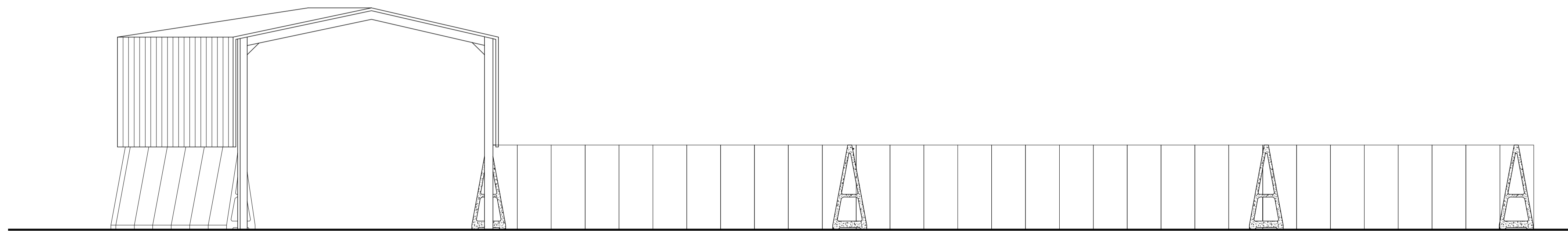
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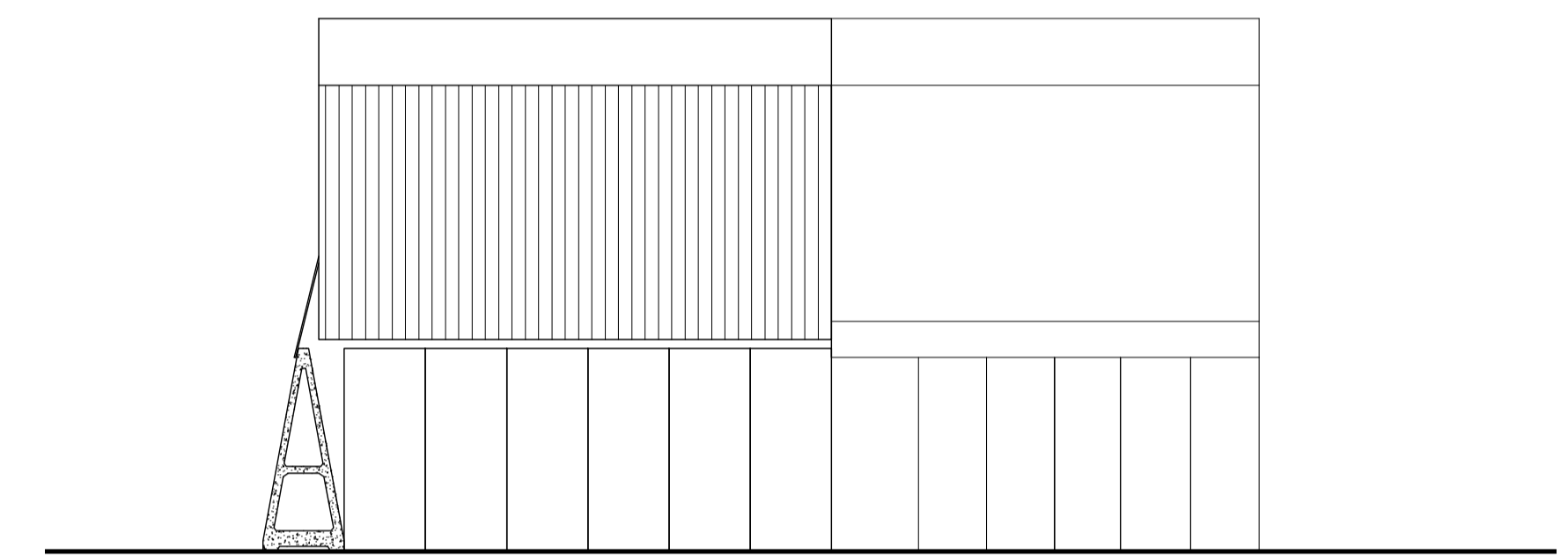
North Western Elevation



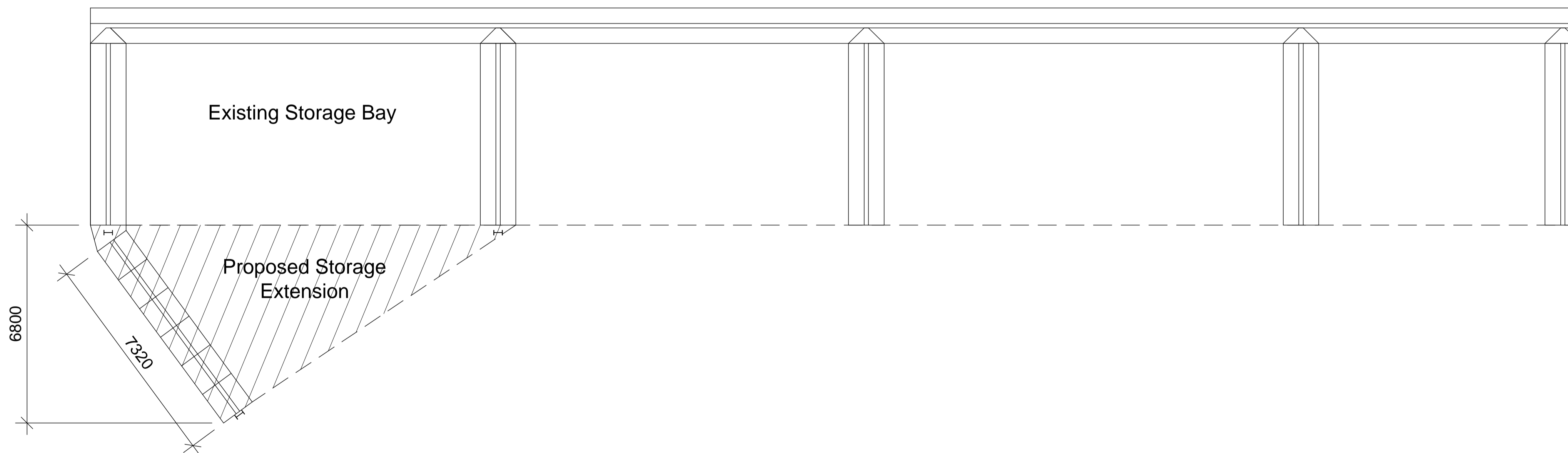
North Eastern Elevation



South Eastern Elevation



South Western Elevation



Plan

Profiled aluminum sheeting
 cladding to match existing.
 Colour : Goosewing Grey



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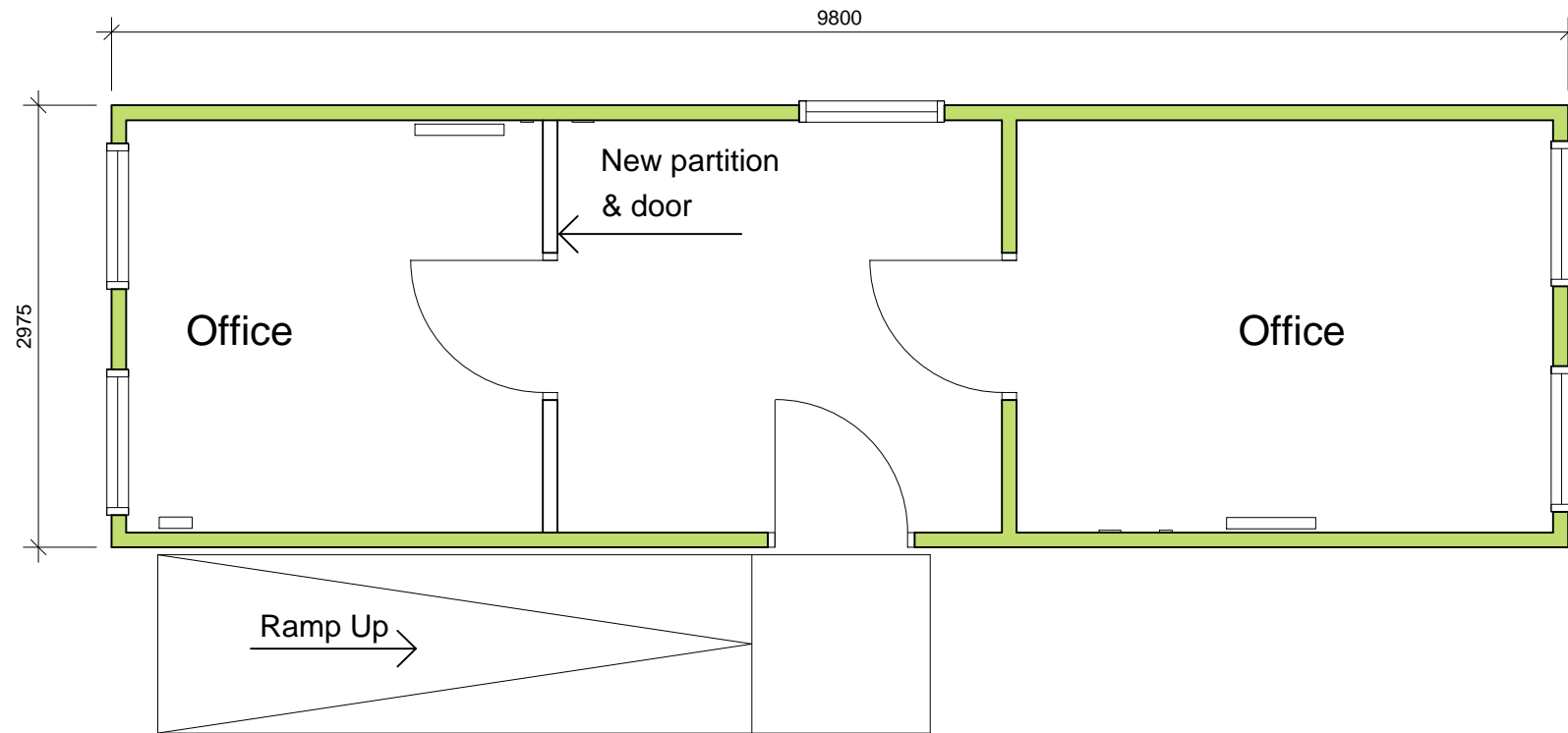
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 Dudley Metropolitan Borough Council

PROJECT
Blowers Green Recycling Depot
 Proposed Portakabin Offices & Extension to Existing Storage Bay
 DRAWING
 Proposed Storage Bay Extension

Scale	1:200	Date	Feb 2012	Drawn	SF
Job Number	AMPJ748	Drawing Number	A215	Revision	.
				Plot Sheet size	A1

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PLAN
 scale 1:50

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 Dudley Metropolitan Borough Council



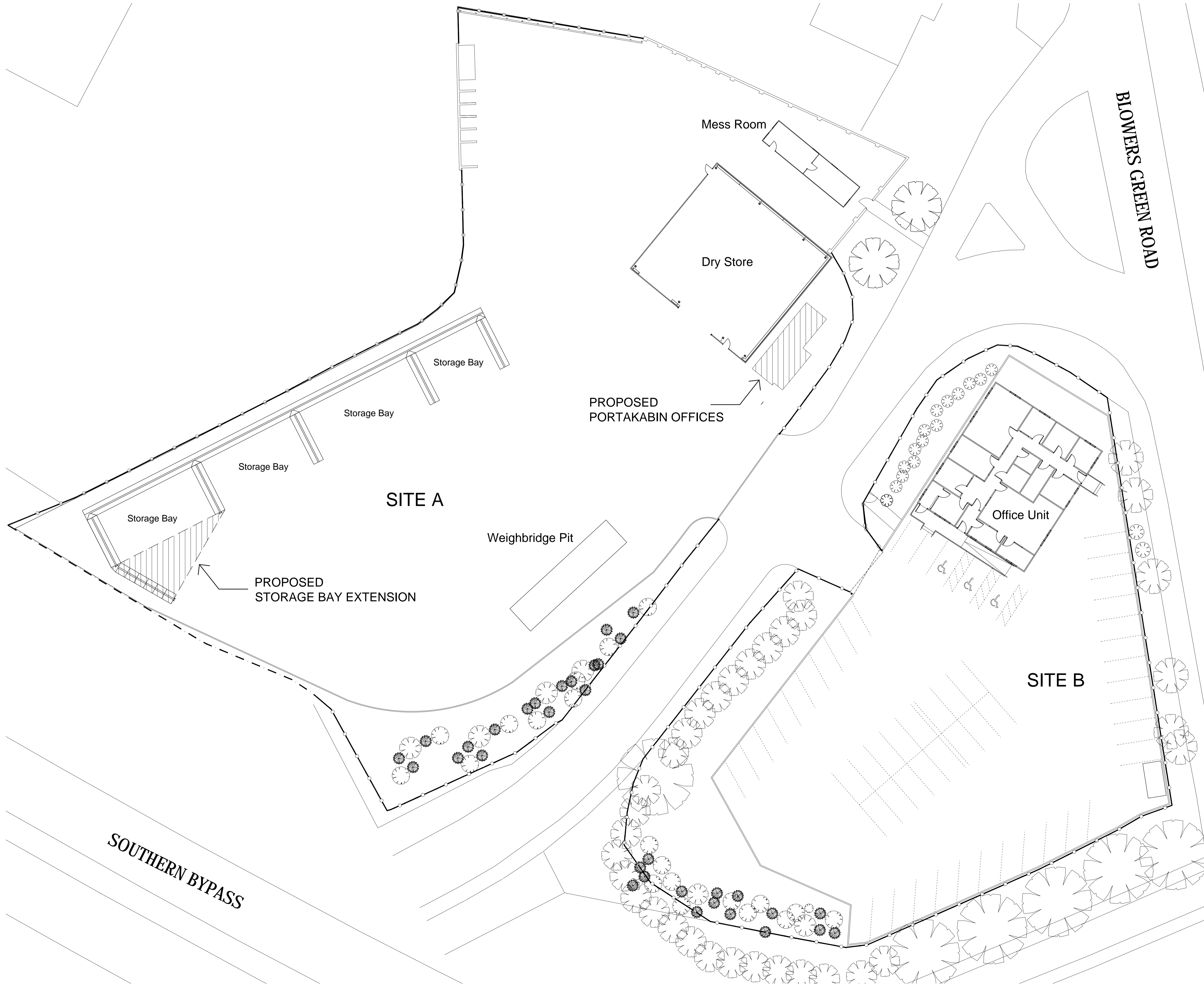
PROJECT
Blowers Green Recycling Depot
 Proposed Portakabin Offices & Extension to Existing Storage Bay

DRAWING
Proposed Portakabin Offices
Plan

Scale	1:50	Date	Feb 2012	Drawn	SF
Job Number	AMPJ748	Drawing Number	A210	Revision	A3

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 PRELIMINARY DRAWING
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 Directorate of Children's Services
 Dudley Metropolitan Borough Council

PROJECT
Blowers Green Recycling Depot
 Proposed Portakabin Offices & Extension to Existing Storage Bay
 DRAWING
Proposed Site Plan

Scale	1:200	Date	Feb 2012	Drawn	SF
Job Number	AMPJ748	Drawing Number	A800	Revision	.
				Plot Sheet size	A1