



# Planning Committee

## 3 December 2013

<b>Planning Application No</b>	DC/13/00757/FUL
<b>Site</b>	Impacta Ltd, Oxford Street, Wolverhampton
<b>Proposal Erection of external storage facility</b>	Erection of external storage facility
<b>Ward</b>	Bilston East
<b>Applicant</b>	Mr Warren Morgan
<b>Cabinet Member with Lead Responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Accountable Strategic Director</b>	Tim Johnson, Education and Enterprise
<b>Planning Officer</b>	Name Colin Noakes Tel 01902 551124 Email Colin.noakes@wolverhampton.gov.uk

### 1. Summary Recommendation

1.1 Grant subject to conditions

### 2. Application site

2.1 This application was deferred by Planning Committee on 1 October 2013 for a site visit.

2.2 The site is located close to the junction of the A41 and A4098 and is occupied by an established manufacturing business employing approximately twenty members of staff. The company specialises in the construction of storage and shelving used primarily in the automotive and aerospace industry.

2.3 The site is predominantly surrounded by commercial and industrial premises however, there are residential properties adjoining the southern boundary and further along High Street.

### **3. Application Details**

- 3.1 The application seeks permission for the retention of a storage facility that has already been erected adjacent to the site's northern boundary with the A41 - The structure consists of a steel frame covered with a white fabric outer layer.

### **4. Planning History**

- 4.1 Erection of new building and associated modification to the existing, granted, 18.01.1978.
- 4.2 Erection of an industrial building for the repair, rebuilding and storage of machinery, refused 22.07.1980.
- 4.3 Extensions to existing works, granted 19.11.1981.
- 4.4 Additional garage/workshop in connection with existing road haulage business granted 19.02.1988.

### **5. Relevant Policy Documents**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

### **6. Environmental Impact Assessment Regulations**

- 6.1 This development proposal is not included in the definition of Projects that requires a "screening opinion" as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

### **7. Publicity**

- 7.1 A petition containing eleven signatures has been received from local residents. Their objections can be summarised as follows:
- Noise pollution
  - Appearance
  - Potential risk to public health

### **8. Legal Implications**

- 8.1 There are no specific legal implications resulting from this report (LD/21112013/C)

### **9. Appraisal**

- 9.1 The key issues to consider are the following;

- Design and appearance
- Neighbour amenity

## 9.2 Design and Appearance

Due to the materials used for the building's construction and its design the structure seems similar to a marquee in appearance. The level of the land in which the development sits is lower than the adjacent highway. This in combination with the site landscaping helps to partially conceal the structure from the streetscene. Consequently the building does not adversely affect the character and appearance of the streetscene and conforms with BCCS Policy ENV3 and UDP Policies D7, D8 and D9.

## 9.3 Neighbour Amenity

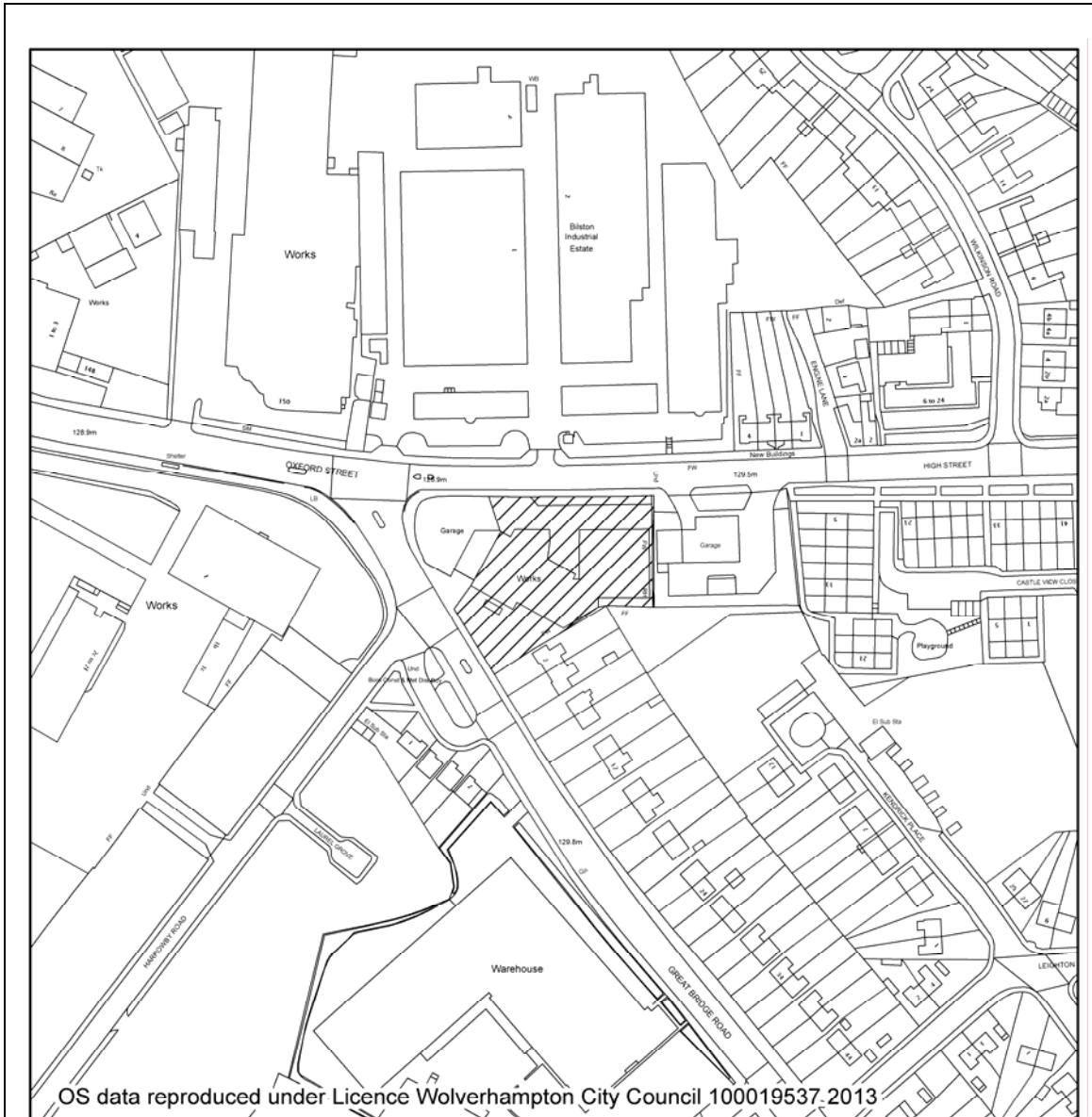
Although there are residential properties that abut the site these are on the opposite side of the main factory unit. The nearest houses along High Street are approximately 65m away from the building. Neighbours have raised concerns regarding noise and fumes generated from the use of the structure. However, the proposed use of the building is for storage, and therefore this will not cause any significant increase in noise from that already by the factory. The proposal is therefore in accordance with UDP policy B5

## 10. Conclusion

- 10.1 The use of the building for storage would not adversely affect neighbour amenity. Neither does it have an unacceptable impact on the street scene. Therefore providing the use of the building is restricted to storage the development is considered acceptable and in accordance with development plan policies.

## 11. Detailed Recommendation

- 11.1 That planning application 13/00757/FUL be granted, subject to any appropriate conditions including:
- Restrict the use of the building for storage only



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