



# Planning Committee

21 July 2015

<b>Planning application no.</b>	15/00563/FUL
<b>Site</b>	Chubb Locks Unit, Well Lane
<b>Proposal</b>	Change of use to a mixed use of leisure (D2) and storage/distribution (B8) with minor works to the building
<b>Ward</b>	Heath Town
<b>Applicant</b>	Adventure Forest Ltd/Assa Abloy Ltd
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Accountable director</b>	Nick Edwards, Service Director, City Assets
<b>Planning officer</b>	Name      Andy Carter Tel         01902 551132 Email      andy.carter@wolverhampton.gov.uk

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## 1. Summary Recommendation

1.1 Grant.

## 2. Application site

2.1 The site comprises the industrial unit formerly occupied by Chubb Locks on Well Lane. The site area is 0.9 hectares, and is bounded by Well Lane, Wednesfield Way and industrial land.

## 3. Application Details

3.1 It is proposed to change the use of the building to a trampoline centre, the first to be operated by 'Air Space' outside of Scotland, with a UK central storage and distribution hub for 'Air Space' and the sister company 'Go Ape'. The use would create 40 full-time jobs and 40 part-time jobs, with the potential for more in the future. Staff would have 20 parking spaces, and visitors would have 75 spaces.

## 4. Relevant Policy Documents

4.1 National Planning Policy Framework (NPPF)

4.2 The Development Plan:

Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

## **5. Publicity**

5.1 No representations.

## **6. Internal Consultees**

6.1 Transportation – No objection

## **7. Legal Implications**

7.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply a presumption in favour of sustainable development.

7.2 S55(2)(f) of the Town and Country Planning Act 1990 requires that planning permission be obtained for the development of land, including the making of the material change in the use of any building or land. The Town and Country Planning (Use Classes) Order 1987 prescribes a number of classes of use. A use not falling within a specific class is a sui generis use. LM/01072015/Q

## **8. Appraisal**

8.1 The key issues are:-

- Loss of strategic employment site
- Leisure use out of centre

Loss of strategic employment site

8.2 The proposals do not accord with policy EMP2 as the presumption is against non-employment uses in strategic employment sites unless the proposals can be shown to support, maintain or enhance the business and employment function of the area. Despite the high-quality employment land designation the immediate surroundings are mixed and include leisure type uses in the form of Bentley Bridge Leisure Park, and Wolverhampton Swimming Pool. There is also a healthcare facility to the east of the site.

8.3 The proposals are bringing 60 full time equivalent jobs to a vacant unit of 4,693sqm. This equates to one job per 78sqm, and is equivalent to the job density of a storage and distribution use.

8.4 The internal alterations to the unit would be minimal therefore allowing a future return to a manufacturing use.

Leisure use out of centre

8.5 The applicants have submitted a sequential assessment of sites across the city to establish if there would be any buildings closer to or within an existing centre. 'Air Space'

have bespoke requirements in terms of the height (6.5-7m) and floorspace (2,200sqm – 4,500sqm) which has ruled out all sequentially preferable sites.

## 9. Conclusion

9.1 The proposals are not in accordance with policy EMP2, however this is outweighed by the contribution of new jobs, the unique requirements of the occupier, and the re-occupation of a vacant unit

## 10. Detailed Recommendation

10.1 That application 15/00563/FUL be granted subject to the following conditions:

- Temporary permission for ten years;
- The permission is for a trampoline centre with ancillary distribution only.

