



Planning Committee

29 September 2015

Planning application no.	15/00374/FUL
Site	Garage Site Behind 76 To 84 Snape Road, Wolverhampton
Proposal	Provision of Garages (Shipping Containers)
Ward	Wednesfield North
Applicant	Mr Singer
Agent	Mrs Sheila Porter
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards, Service Director, City Assets
Planning officer	Name Tracey Homfray Tel 01902 555641 Email Tracey.homfray@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 Grant subject to a satisfactory coal mining risk assessment if necessary and conditions.

2. Application site

- 2.1 The application site is part of a former council owned garage court accessed off Snape Road.

3. Application Details

- 3.1 The application is for 31 garages, of which nine will be pre-fabricated and 22 will be formed from shipping containers. The boundary treatment is to remain as existing, except along the northern boundary which will be secured fencing to be agreed. A new lock will be fitted to the existing entrance gates.

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 Four letters of objection have been received on the following planning grounds:.

- Impact on amenity
- Access unable to cope with traffic,
- Increased traffic
- Out of character
- Overshadowing
- Visually unacceptable
- Noise pollution
- Fear of crime/anti-social behaviour.

6. Internal Consultees

6.1 Environmental Health: conditions regarding hours of operation during construction, and there should be no commercial letting or commercial activity within the site.

6.2 Transportation: no objections.

7. External Consultees

7.1 Coal Authority – Awaiting Response

8. Legal Implications

8.1 There are no legal implications arising from this report (KR/10092015/S).

9. Appraisal

9.1 The application site is part of a garage court located off Snape Road. The site is currently secure, and all garages to this part of the garage court, have now been demolished.

9.2 There would be no material change of use. The continued use of the site as a garage court would not be unduly harmful to highway safety or amenity.

9.3 The site has been derelict for a long time, and bringing back the usage would improve the appearance of the area. Whilst much of the site cannot be directly viewed from the public realm, the area can be clearly viewed from neighbouring properties and so their maintenance can be conditioned.

9.4 The site has a lockable gate in order to secure the site from any anti-social behaviour or crime.

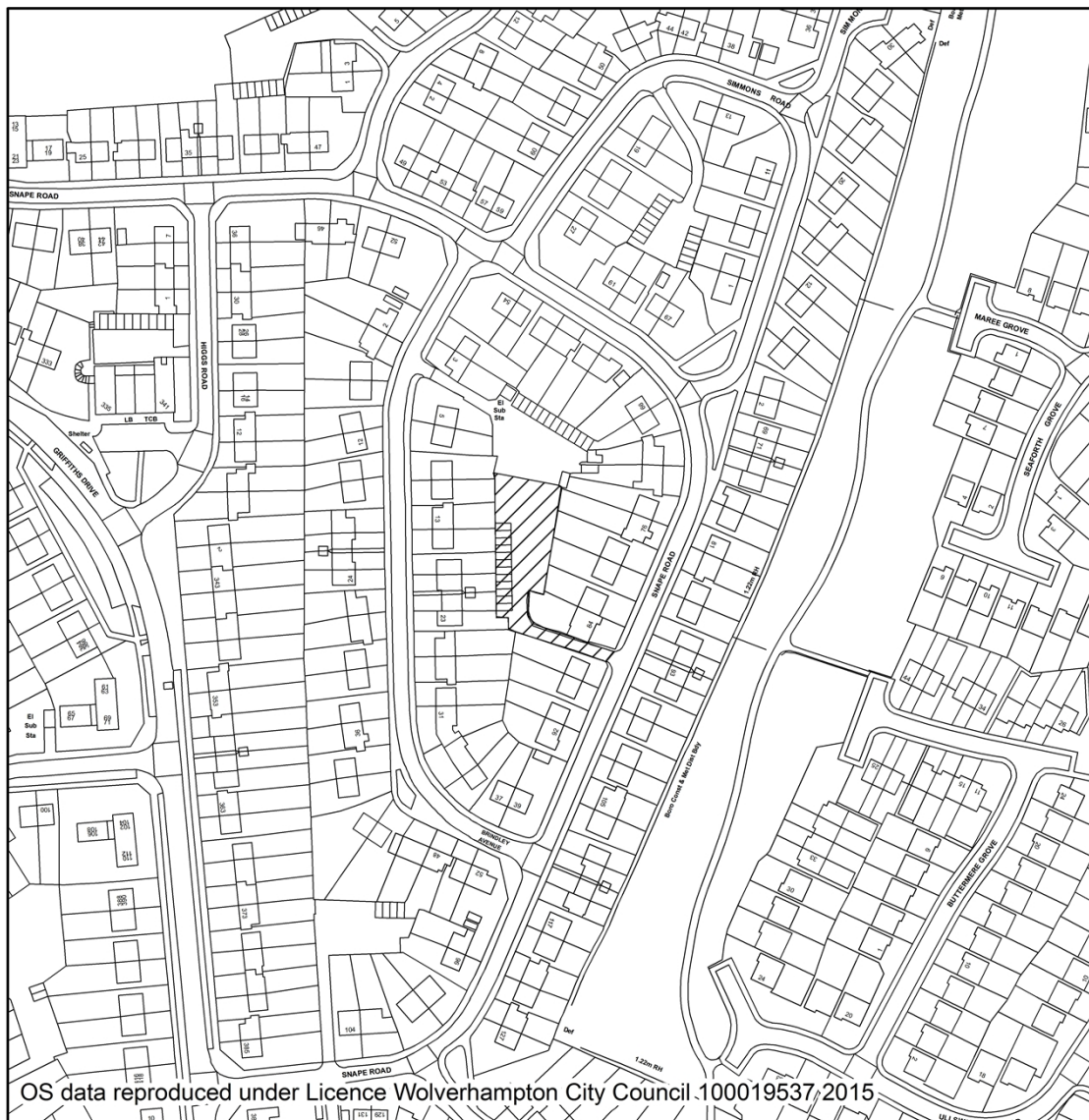
10. Conclusion

10.1 Subject to conditions as recommended, the development would be acceptable and in accordance with the development plan.

11 Detailed Recommendation

11.1 That planning application 15/00374/FUL be granted, subject to a satisfactory coal mining risk assessment if necessary and any appropriate conditions including:

- Garage court use (no commercial letting or commercial activity)
- No vertical stacking of containers (single storey only)
- Boundary treatments
- Materials/Maintenance
- Security
- Hours of construction



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