

Planning application no.	20/01519/RC	
Site	Aldi, Goldthorn Hill, Wolverhampton, WV2 3HP	
Proposal	Material Amendment to recently approved planning application 19/01048/FUL To revise the proposal to retain the existing Loading Bay and associated delivery ramp, at the rear of the store, and to extend the store at the rear to provide a meeting Room, together with relocation of external services plant area.	
Ward	Blakenhall;	
Applicant	Aldi Stores Limited	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planning Officer
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1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The majority of the site is occupied by the existing Aldi retail store, car parking, and landscaping. Two additional residential properties, numbers 11 and 13 Goldthorn Hill, and part of a residential garden area to number 15 Goldthorn Hill, would be incorporated into the site for development, as granted under application 19/01048/FUL. The site has a prime corner position, at the traffic light junction to Dudley Road Local Centre, and Goldthorn Hill. The site abuts boundaries with residential properties on Goldthorn Hill, Neville Avenue and Longdon Avenue.

3.0 Application details

3.1 The previous planning application which was granted at Planning Committee related to the following.

- 3.2 The current size of the Aldi store retail area would increase from 940 to 1260 square metres, with the gross external site area increasing from 1394 to 1767 square metres. The proposal incorporates design changes to the northern elevation facing Goldthorn Hill, a 42m² extension to the service area along the southern elevation for a new loading dock, an extension/relocation of the existing car park and formalising a new vehicular/service access from Goldthorn Hill.
- 3.3 This application is for the removal of the previously approved works to the service area along the southern elevation which included a new loading dock. This will now remain as existing, apart from a single storey flat roof extension, to the rear south/eastern corner of the store for a meeting room, and the repositioning of plant equipment adjacent to it.

4.0 Relevant policy documents

- 4.1 National Planning Policy (NPPF)
Black Country Core Strategy (BCCS)
Wolverhampton Unitary Development Plan (UDP)

5.0 Publicity

- 5.1 Two objection letters received, objecting to the following:
- The store is visible therefore additional landscape screening to neighbouring gardens required.
 - Disturbance from noise
 - Concerns that conditions placed on the previous permission would not be on any new permission.

6.0 Consultees

- 6.1 Environmental Health – No Objections
- 6.2 Highway and Transportation – No Objections

7.0 Legal implications

- 7.1 There are no legal implications arising from this report KR/10032021/A.

8.0 Appraisal

- 9.1 The key issues with this amendment are design and the impact on neighbours' amenities.

Design

- 9.2 The position of the proposed single storey rear extension would not be easily viewed from the street scene, as the store is set far back from the surrounding streets to the south/western corner, along the southern boundary and is screened by parking. The extension is relatively small with a flat roof design, which would not detract from the

overall appearance of the store, or surrounding area. The proposed plant to the side of the extension would also be appropriately enclosed by an acoustic fence, screening is from the car park and surrounding area.

Neighbour Amenities

- 9.3 The extension would be set well in from the common boundary with those properties along the southern boundary, and the repositioned plant would also be further away from those boundaries and enclosed with acoustic fencing. Therefore, there would be no significant detriment to the current outlook.
- 9.4 The noise assessment submitted with the application concludes that there would be no significant noise impact, and Environmental Health have confirmed that they have no objection to the reposition of the plant.

9.0 Conclusion

- 9.1 The proposed amendments to the previously approved application, would have no significant impact on the character/appearance of the building or the surrounding street scene, along with neighbouring amenities, which have also been considered by the inclusion of conditions, to help mitigate any disturbance from noise etc, as per the previous planning approval.

10.0 Detail recommendation

- 10.1 Grant planning permission subject to conditions as included on the previous approved planning application 19/01048/FUL.

