



Planning Committee

20 January 2015

Planning application no.	14/01286/FUL
Site	MS UK Ltd, Swarn House, Meadow Lane
Proposal	Part change of use from industrial and warehouse to multi-purpose leisure facility to include hot yoga studio, gymnasium and recording studio
Ward	Spring Vale
Applicant	Metal Spraying UK Ltd
Agent	Stoneleigh Architectural Services Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Strategic Director Place
Planning officer	Name Ragbir Sahota Tel 01902 555616 Email ragbir.sahota@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is Swarn House, Meadow Lane which is currently used as an industrial unit for manufacturing and warehousing with ancillary offices. The site is within the same ownership and has been since 2009/2010.

2.2 The building is predominantly two storeys in height, part brick/part cladding. The main entrance to the site is off Meadow Lane with a secondary access on Anchor Lane.

2.3 The site is surrounded predominantly by industrial/commercial buildings and is identified within the Bilston Area Action Plan as being local employment land. Meadow Lane comprises a number of detached bungalows and houses and semi-detached properties.

3. Application Details

3.1 The application seeks to change a small section of the existing storage warehouse building to create a multi-purpose leisure facility. The proposed facility comprises a hot

yoga studio and gymnasium on the ground floor with dance/multi-use studios and recording studios at first floor.

- 3.2 The access to the site is off Meadow Lane via the existing access and the proposal provides for 31 parking spaces.
- 3.3 The proposal seeks to make minor external changes to the building to accommodate the use.

4. Constraints

- 4.1 Landfill Gas
Mining Area

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)
- 5.3 Bilston Area Action Plan

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 Six representations have been received opposing this development. The main reasons are:
- Traffic/parking/access issues
 - Existing and proposed noise/fumes/pollution/rubbish issues
 - Hours of opening
 - Sound proofing of building
 - Safety risks to residents and visitors of residential properties
 - Safety of users from lorries/forklifts
 - Lack of need for the facility

8. Internal Consultees

- 8.1 Environmental Health – proposal is considered acceptable subject to appropriate conditions to control noise and attenuation, acoustic glazing and hours of opening.
- 8.2 Transportation – proposal is considered acceptable subject to cycle and motorcycle parking and a swept path analysis.

9. Legal Implications

- 9.1 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. The existing use for manufacturing and warehousing falls under Class B2 (General Industrial) and Class B8 (Use for storage).
- 9.2 The proposed use will be for a mixed use under Class B2 and B8 in respect of the retained industrial and warehousing and Class D2 (Assembly and leisure) in respect of the hot yoga and gymnasium together with the recording studio being a sui generis use. KR/08012014/H

10. Appraisal

- 10.1 The application site is within the same ownership and the owners propose to change a small section of the building which is currently vacant for a multi-purpose leisure facility to include hot yoga studio, gymnasium and recording studio.
- 10.2 Residents raise concerns in respect of noise, disturbance and parking. In respect of noise and disturbance and in order to minimise neighbour impact, it is considered that subject to suitable conditions to sound proof the building with appropriate acoustic insulation, attenuation schemes and detailed acoustic glazing, this would minimise any sound emanating from the building. Furthermore to protect residential amenities, it is considered that the use of the facilities shall be conditioned to hours of opening between 08.00 - 20.00 hours Monday to Sunday only.
- 10.3 In respect of parking, the proposal makes provision for 31 parking spaces. Whilst residents have raised concern, the site is considered to be highly accessible and has adequate level of parking. As the site is within the same ownership and the existing business would be closed after 5pm on weekdays and 3pm on Saturdays, additional parking provision is available on site thus reducing the need to park on Meadow Lane.
- 10.4 The site is identified as local employment land within the Bilston Area Action Plan and whilst the proposal results in the loss of a small section of the existing industrial/warehouse building, it does result in creating 2 full time and 8 part time jobs.

11. Conclusion

- 11.1 The proposal brings back into use part of this vacant building, creates 6 full time equivalent jobs and results in inward investment with the refurbishment of the building. Whilst residents have raised concerns to the proposal, it is considered that subject to suitable conditions, the proposal would not have an adverse impact on neighbour amenities and therefore the proposal is considered to be acceptable and in accordance with the development plan.

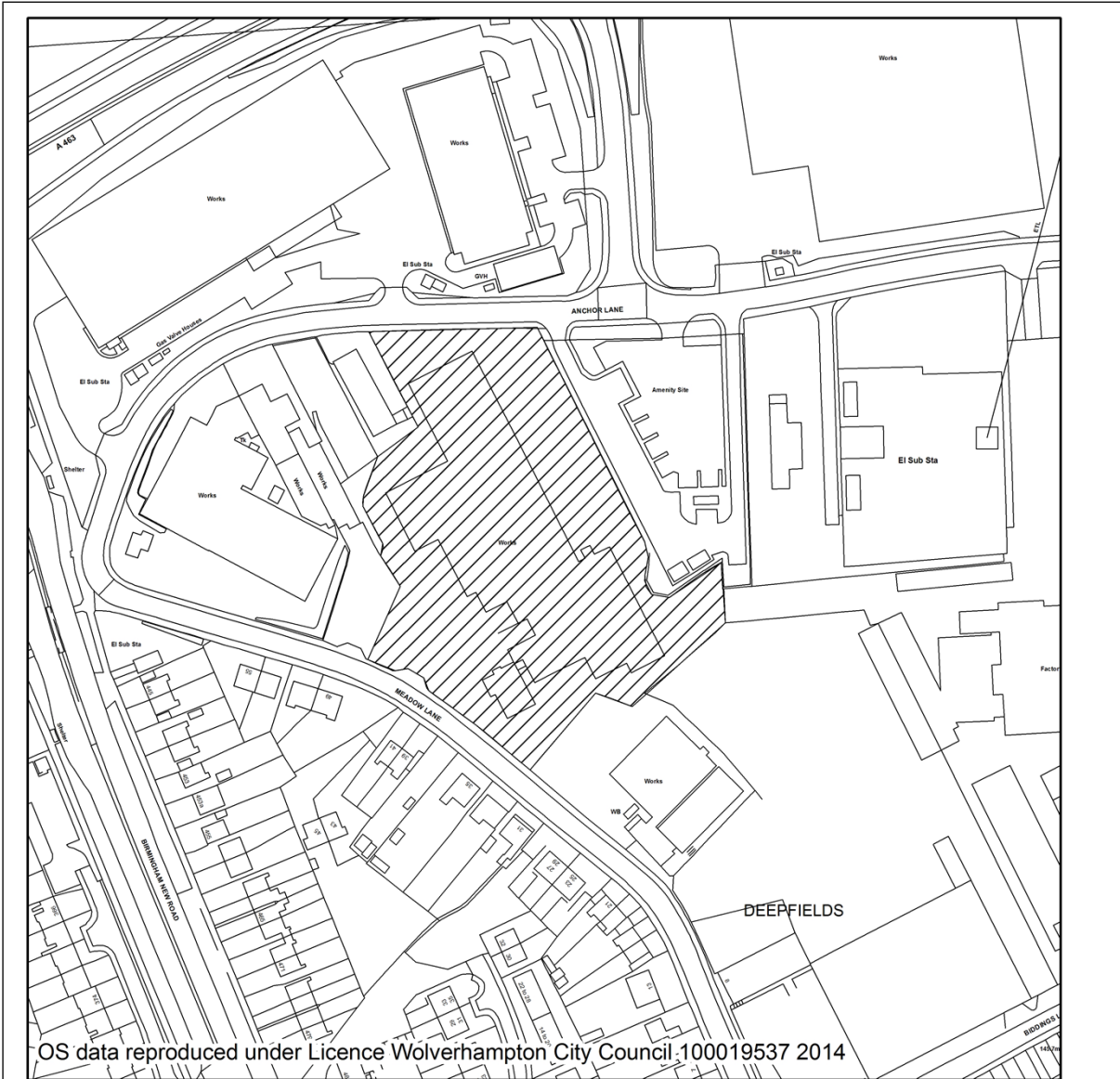
12 Detailed Recommendation

12.1 That planning application 14/01286/FUL be granted, subject to any appropriate conditions including:

- Matching materials
- Swept path analysis
- Cycle parking
- Details of internal layout showing construction of walls/ceilings
- Acoustic insulation/attenuation schemes
- Acoustic glazing/ventilation
- Hours of opening 08.00 – 20.00 hours Monday to Sunday
- Restrict use to gymnasium, hot yoga and recording studio only

Note for Information

- Landfill Gas
- Mining Area



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