

Planning application no.	18/00511/FUL	
Site	Pantheon Park (part of), Wednesfield Way	
Proposal	New motor trade showroom (sui generis use) with forecourt display area, vehicle preparation/valet and wash facilities, associated access and landscaping	
Ward	Wednesfield South;	
Applicant	Wednesfield Way Investment LLP and Arnold Clark Ltd	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Julian Wain, Director of Regeneration	
Originating service	Planning	
Accountable employee	Phillip Walker	Senior Planning Officer
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1.0 Summary recommendation:

- 1.1 Grant subject to Section 106 obligation and receipt of an acceptable flood risk assessment.

2.0 Application site

- 2.1 This cleared former industrial land is located to the south of Wednesfield Village Centre. It forms part of a larger development site known as Pantheon Park. It is bounded by Wednesfield Way to the north and is adjoined by industrial and commercial development to the south, west and east. There is an existing vehicular access from Wednesfield Way. There are trees and shrubs on the highway verge, which is included within the site boundary.

3.0 Planning History

- 3.1 09/00429/OUT. Outline application with all matters reserved for industrial / warehouse development (B1, B2 and B8 use classes). Approved 2010.
- 3.2 Reserved Matters applications 11/00904/REM, 15/01009/REM, 15/01011/REM, 15/01012/REM and 15/01013/REM for industrial / warehouse development (B1, B2 and B8 use classes). Granted.

4.0 Application details

- 4.1 The development proposal would occupy the north eastern part of Pantheon Park. The vehicle showroom building, constructed from glazing and cladding panels, would be sited close to the northern site boundary with Wednesfield Way. Access to the site would be from the existing access point off Wednesfield Way.
- 4.2 It is proposed to remove some of the highway trees and shrubs. The applicants state that this is necessary to allow passers-by to have clear views of the showroom. To mitigate this loss the applicants are proposing to make a financial contribution for trees and shrubs to be planted elsewhere in the vicinity of the site. The contribution will be secured through a planning obligation which meets the required tests.
- 4.3 It is proposed that the vehicle showroom would be operated by Arnold Clark. They have an existing vehicle training centre nearby at Bearing Drive, Wednesfield. A separate application (18/00580/FUL) is currently being considered for a part change of use of that training centre to allow vehicle servicing and MOT testing to operate from there, in connection with the proposed new showroom. Therefore the 2 sites are intrinsically linked.
- 4.4 The proposed showroom would create 45 new jobs. The change of use to allow vehicle servicing at the existing vehicle training centre at Bearing Drive would result in a further 40 new jobs.

5.0 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)

6.0 Publicity

- 6.1 No representations received.

7.0 Consultees

- 7.1 Transportation – No objection subject to conditions to secure electric vehicle charging points and an off-site financial contribution of £35,000 towards highway improvement works to the Willenhall Road / Neachells Lane / Moseley Road Junction. The contribution would be secured through a planning obligation which will meet the required tests.

7.2 Staffordshire County Council Flood Risk Management Service – The flood risk assessment is unacceptable and amended details are required.

8.0 Legal implications

8.1 There are no legal implications arising from this report. (LD/21062018/A).

9.0 Appraisal

9.1 BCCS Policy EMP2 and BCCS Appendix 2 identifies the area as to be retained for employment uses (B1 Business, B2 General Industrial and B8 Storage and Distribution). The policy also allows for some employment generating non-Class B uses to be permitted, where they can be shown to support, maintain or enhance the business and employment function of the area.

9.2 A car dealership is a Sui Generis use and as such is a non Class B use. The site has been vacant since 2010 and no development has taken place despite the grant of various planning permissions. The applicants state that this proposal, if implemented, would assist with attracting new development to the remainder of the site and that the development would create 80 new jobs in car sales, engineering, mechanical, logistical, skilled labour and administrative roles, both on site and at their existing training centre at Bearing Drive. The development proposal would therefore support and enhance the business function of the area and is in accordance with policy EMP2 and BCCS Appendix 2.

9.3 Although the development proposal would result in the removal of some trees and shrubs from the Wednesfield Way frontage, this is acceptable subject to replacement planting in the vicinity of the site.

9.4 The proposals would increase traffic movements in the area, but this is an allocated employment site and there would not be any material harm to safety or traffic flows, subject to highway improvements at the Willenhall Road / Neachells Lane / Moseley Road Junction.

10.0 Conclusion

10.1 Subject to conditions, completion of a Section 106 obligation and receipt of an acceptable flood risk assessment, the proposal is acceptable and in accordance with the Development Plan.

11.0 Detail recommendation

11.1 Grant planning application 18/00511/FUL subject to:

I. Section 106 obligation to secure:

- Compensatory payment of £10,000 for the loss of the trees and shrub planting along Wednesfield Way, to be used for the provision of replacement trees and shrub planting in the vicinity of the site
 - Off-site financial contribution of £35,000 towards highway improvement works to the Willenhall Road / Neachells Lane / Moseley Road Junction
 - Targeted recruitment and training
- II. Receipt of an acceptable flood risk assessment
- III. Any necessary conditions to include:
- External lighting specification
 - Landscaping and tree protection measures
 - Boundary treatments
 - External materials
 - Drainage
 - Parking to be provided and retained as shown
 - Electric vehicle charging points
 - Cycle and motorcycle parking
 - Bin stores
 - Car parking management plan

