



Planning Committee

24 March 2015

Planning application no.	14/01167/FUL
Site	Land At Inverclyde Drive WV4 6FB
Proposal	Proposed change of use to steel stockholders (use class B8) with ancillary steel cutting.
Ward	Spring Vale
Applicant	Midland Bright Steels Ltd
Agent	Tweedale Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards, Service Director, City Assets
Planning officer	Name Jenny Davies Tel 01902 555608 Email Jenny.davies@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The application site is located approximately 4 km to the south of the City Centre. The site comprises a light industrial unit which was constructed last year but has not yet been occupied.

2.2 To the north-west is a housing development; to the north-east Taylor Road Open Space; to the south-west Fortress Interlocks a B1 industrial unit and the land is vacant to the south-east.

3. Application Details

3.1 The application is for a change of use from B1 to B8 (storage and distribution). The primary use is the storing of high grade steel bars in bulk and this accounts for 80% of the use. Approximately 10% of the stock will be cut to size by a band saw and circular saw.

- 3.2 The development would provide 29 parking spaces for 13 staff and visitors. The company receives deliveries from steel suppliers up to twice a week. The company distributes the steel goods on a 3.5 and 7.5 tonne vehicle with an average of four arrivals and departures a day.
- 3.3 The company would be expanding and relocating from an existing site in Tipton. It currently employs eight full time staff with a possibility of employing an additional five.

4 Planning History

- 4.1 03/0156/OP/M – Outline: Private housing, very sheltered housing, B1, B2, B8 use, open space, open space and infrastructure. Granted 05.10.2004
- 4.2 04/2069/RM – Layout and design, access roads and landscaping. Granted 29.04.2005
- 4.3 10/00806/FUL – Development to provide 4 units for B1 use. Granted 10.11.2010
- 4.4 13/00451/RC – Variation of condition 2 (revised parking layout and provide 2 units for B1 use) and removal of condition 17 (no single unit shall occupy more than 50% of the total floorspace). Granted 20.06.2013

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Other relevant policy documents:

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 Thirty three letters of objection and one letter of support have been received.
- 7.2 Only three of the 33 letters have included an address. The objections on planning grounds are summarised below:-
- Noise disturbance
 - Increase in traffic
 - Danger to pedestrian safety
 - Inappropriate site for proposed development

- Contrary to development plan

- 7.3 The letter of support (which has no address) states that employment generating uses should be supported and this site was always identified as commercial.
- 7.4 Councillor Malcolm Gwinnett has requested to speak to Planning Committee against the application and the agent has requested to speak in support.

8. Internal Consultees

- 8.1 Environmental Health – No objection subject to conditions for an acoustic insulation scheme, hours of operation, plant and machinery details, decibel level, no outside storage or handling of goods and no external flues or vents
- 8.2 Transportation – no objections

9. Legal Implications

- 9.1 There are no legal implications arising from this report (LD/09032015/B)

10. Appraisal

- 10.1 The proposal is consistent with UDP policy H4 - Housing allocations – MU4 Former GKN Site. Outline planning permission for mixed use development was granted under planning application 03/0156/OP/M dated 5 October 2004. Under this permission the site allocation for this plot was B1 and a building was constructed last year. The proposed change of use to B8 is appropriate if it can be demonstrated that there would be no adverse effect on neighbours.
- 10.2 The nearest residential properties are 26 metres from the north side elevation of the building.
- 10.3 There are potential noise sources from the proposed change of use to B8 which could give rise to nuisance to residents however the information submitted by the applicant and officers investigations have determined that there is no evidence to show that the predicted noise levels will have an adverse effect on residents subject to mitigation measures which can be secured through conditions.
- 10.4 The traffic movements associated with the proposal are limited and would not result in disturbance to residents or unacceptable noise levels.
- 10.5 Subject to conditions for an acoustic insulation scheme, hours of operation, plant and machinery details, no outside storage or handling of goods, decibel level, no external flues or vents the proposal is acceptable and would accord with UDP policy EP5

11. Conclusion

- 11.1 The development is acceptable and in accordance with the development plan subject to conditions as recommended.

12. Detailed Recommendation

12.1 That planning application 14/01167/FUL be granted, subject to any appropriate conditions including:

- acoustic insulation scheme
- no outside storage or handling of goods
- restrict decibel level
- hours of operation
- use is restricted to steel stockholders with ancillary cutting
- external lighting
- no external flues or vents
- details of plant and machinery

