



Planning Committee

24 March 2015

Planning application no.	14/01350/FUL
Site	Garage Site Between 4 and 10 Humphries Crescent, Wolverhampton
Proposal	Full Application – Provision of 24 garages (garages to comprise shipping containers)
Ward	Bilston East
Applicant	Mr R Singer
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable Director	Nick Edwards, Service Director, City Assets
Planning officer	Name Andrew Johnson Tel 01902 551123 Email andrewk.johnson@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a former council owned garage court accessed off Humphries Crescent.

3. Application Details

3.1 The application proposes the repair/reinstatement of the existing nine dilapidated garages on the site and install 24 new garages. The new garages will comprise shipping containers. The proposals will continue the use of the site as a garage court.

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. Environmental Impact Assessment Regulations

- 5.1 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.

6. Publicity

- 6.1 12 letters of objection have been received, including an objection letter from Councillor Val Gibson and Councillor Simkins. Reasons for objection include impact on amenity, loss of privacy, out of character, fear of crime/anti-social behaviour, impact on ecology, no perceived demand and highway safety.

7. Consultees

- 7.1 Coal Authority, Ecology, Transportation and Environmental Health – No objections.
- 7.2 Police – No objection. Security improvements recommended.

8. Legal Implications

- 8.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply a presumption in favour of sustainable development. Legal implications reference LM/02032015/W

9. Appraisal

- 9.1 The application site is a garage court located off Humphries Crescent. The site is currently not secured and in a very poor condition.
- 9.2 There would be no material changes of use. The continued use of the site as a garage court would not be unduly harmful to highway safety or amenity.
- 9.3 Whilst much of the site cannot be directly viewed from the public realm, it is currently in a very poor condition and detracts from the character of the locality. The applicant is proposing to enhance the appearance of this site, including a landscaping scheme. The landscaping scheme would provide visual relief to the streetscene whilst also screening the site. On balance, the positive measures to improve the appearance of the site would ensure that the use of shipping containers would not be harmful to visual amenity.
- 9.4 The applicant has received advice from the Police and the proposals have been designed to significantly improve the security of the site, including high quality security fencing and CCTV. The proposals would also introduce activity and surveillance back into an area that is currently affected by anti-social behaviour and crime, likely, in part, due to a lack of decent security measures (including effective boundary treatment) and passive surveillance.

9.5 The site is located adjacent to a Site of Local Importance for Nature Conservation. However, due to the minor scale of the works, it is unlikely there would be any harmful effects on any adjacent wildlife.

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 14/01350/FUL be granted, subject to any appropriate conditions including:

- Garage court use
- No vertical stacking of containers (single storey only)
- Landscaping
- Boundary treatments
- Materials
- Security measures

Notes for Information:

- Coal Mining Advice



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