

PLANNING APPLICATION NUMBER:P12/1180

Type of approval sought	Full Planning Permission
Ward	St Thomas's
Applicant	Mr P. Edmunds, DUE Environmental Management
Location:	BLOWERS GREEN RECYCLING CENTRE (SITE B OFFICE AND, BLOWERS GREEN ROAD, DUDLEY, DY2 8UP
Proposal	SECOND STOREY MESS ROOM WITH EXTERNAL STAIRCASE AND HANDRAIL
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is located on an area of land located between Blowers Green Road and the Dudley Southern Bypass (Duncan Edwards Way). The site is split in two (Site A and Site B) by an unnamed road which leads to the Thornleigh industrial site on the other side of the bypass. Site A is to the north and site B to the south of the road.
2. The site itself is mostly flat, although it does rise up in places around the edges where there is some peripheral planting, including some poplars. Site A forms the operational part of the site for the recycling centre and comprises storage bays for recyclable material (cardboard, plastic and glass), a dry store and modular mess room building. Site B comprises an ancillary office building and staff parking area for those working and running the site.
3. There is some residential development to the north of Site A which faces onto to Blowers Green Road, although the nearest property is used as a café (TG's Diner).
4. Access to the sites is via the Thornleigh industrial road that runs from Blowers Green Road, which forms part of the Council's strategic highway network.

PROPOSAL

5. The proposal seeks the erection of a second storey mess room with external staircase and handrail. The proposed mess room would be added above the existing mess room located within the far north eastern corner of site A. The building would be modular and similar to the existing unit, measuring 3.4 metres wide, 12.2 metres long and 2.6 metres high. The walls of the building would be grey, with white roof and blue window/door frames.
6. The second floor mess room would be accessed via staircase measuring 1.1m in width to a height of 3.8m with 1.1m high handrails. The staircase balustrades/handrails would be blue/grey in colour, with landings/treads/stringers in a natural colour. The staircase would be located on the southern elevation of the mess room.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P10/0417	Full planning permission for the creation of new recycling depot and ancillary facilities and associated parking.	Approved with conditions.	21/09/10
P10/0417/A1	Non-material amendment to previously approved application P10/0417.	Approved	11/05/11
P10/0417/C1	Discharge of conditions 2, 4, 6 & 11.	Approved	15/06/11
P11/0118	Full planning permission for the creation of a new recycling depot, ancillary facilities and associated parking	Approved with conditions	03/03/11

	(resubmission of approved application P10/0417)		
P12/0235	Proposed portacabin office and single storey extension to existing storage bay	Approved with conditions	03/04/12

PUBLIC CONSULTATION

7. The application was advertised by way of individual neighbour notification letters being sent to the occupiers of seven properties located within close proximity to the site. At the time of writing the report no letters have been received from neighbours commenting on the proposed development.

OTHER CONSULTATION

8. None undertaken.

RELEVANT PLANNING POLICY

9. National Planning Guidance

The National Planning Policy Framework was published and came into immediate effect on the 27th March 2012.

10. Black Country Core Strategy

CSP4 Place Making

EMP3 Local Quality Employment Areas

TRAN2 Managing Transport Impacts of New Development

TRAN5 Influencing the Demand for Travel and Travel Choices

ENV 3 Design Quality

WM1 Sustainable Waste and Resource Management

DEL1 Infrastructure Provision

11. Saved Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DD5 Development in Industrial Areas

EP7 Noise Pollution

12. Supplementary Planning Guidance/Documents

Planning Obligations

Parking Standards Supplementary Planning Document

ASSESSMENT

13. The main issues are:

- Principle
- Design
- Neighbour Amenity
- Parking
- Planning Obligations

Principle

14. The NPPF seeks to achieve sustainable development in three dimensions; economic, social and environmental. The environmental role aims to 'use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.'

15. The four Black Country local planning authorities have produced a Black Country Core Strategy (BCCS). This sets out a broad strategy for the spatial development of the Black Country and provides a framework for development control decisions.

16. The BCCS identifies a need for additional capacity in terms of managing Municipal Solid Waste (MSW) (Policy WM1 Sustainable Waste and Resource Management – Table 17 New Waste Capacity Requirements), and thus proposes a number of new

waste management facilities including a Depot/Bulking Facility (MSW) within Dudley Borough (Policy WM3 Strategic Waste Management Proposals – Table 18 Proposed Locations for New Strategic Waste Management Infrastructure).

17. This application, would support the facilities and operations of the existing recently constructed waste management site, which is supported by the principles of the NPPF and the BCCS.

Design

18. The proposed mess room building would be a prefabricated type building with a staircase leading up to its entrance door. The elevations of the building would be grey with blue door/window frames. The mess room building would sit on top of the existing mess room building, which is set back 10m from the road and to a total height of 5.1m. The stair case would be located to the southern side, which would be partly screened by the existing larger scale dry storage building. The small scale nature of the proposed mess room building, compared to the scale of the dry store area would ensure that the building is not visually obtrusive or over prominent within the street scene and is considered acceptable from a design point of view.

Neighbour Amenity

19. The proposed mess room would not have any north eastern side facing windows at first floor level which would overlook the cafe or neighbouring residential properties. The proposed staircase would be located between the proposed building and dry store building within the site. It is therefore considered that there would be no detrimental impact in terms of loss of privacy, or potential for overlooking to the neighbouring properties.
20. The proposed development would not increase the intensity of use at the site. The use of the site would need to adhere to conditions attached to the original planning permission that granted the redevelopment of the site as a waste transfer station (P11/0118). This includes conditions restricting the operating hours and the retention of an acoustic barrier/fence to the north of the site to ensure the protection

of the residential amenity of the occupiers of residential properties located to the north east of the site.

Access and parking

21. The proposed development would not increase the intensity of the existing use of the site. Therefore, the existing parking provision and access arrangements would be suitable to accommodate the proposed development.

Planning Obligations

22. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.

23. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.

24. In addition to applying Policy DEL1 and the SPD, in identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

25. The proposed development would only involve the creation of an additional 36m² of floor space at the site. The limited scale of the development and the fact that the development would not intensify the use of the site would mean that it would not have an adverse impact upon local infrastructure that would need mitigating against. Therefore, the proposed development would not trigger planning obligations in accordance with the Planning Obligations SPD.

CONCLUSION

26. This application would contribute towards delivering sustainable development in line with national and regional planning policy. The design of the building whilst functional in nature would be appropriate within the context of the site and would not detract from the character of the area. The proposed development would not increase the intensity of use at the existing waste management facility thereby not raising issues with respect to residential amenity or parking/access.

RECOMMENDATION

27. It is recommended that the application be approved subject to conditions.

Reason for approval

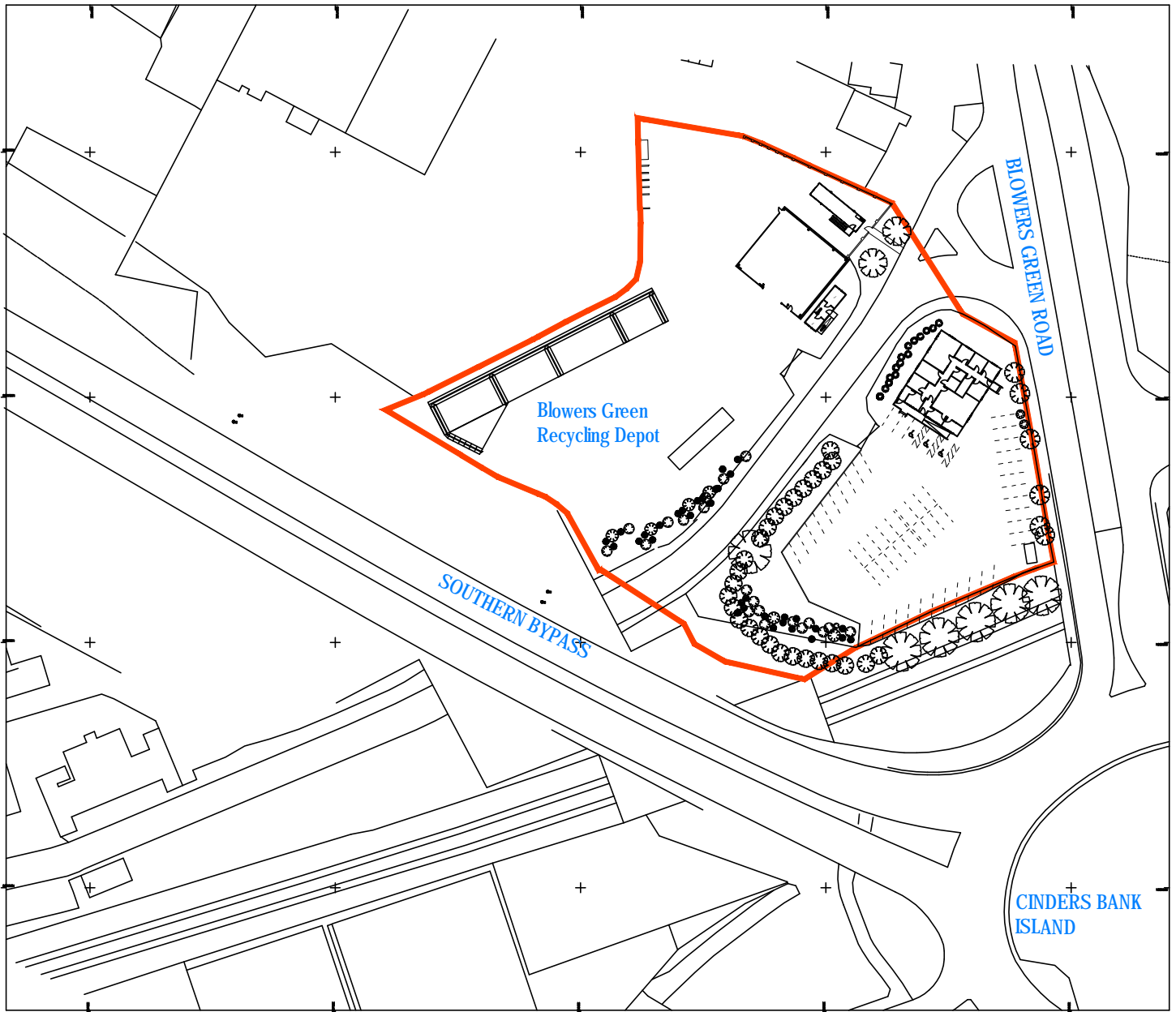
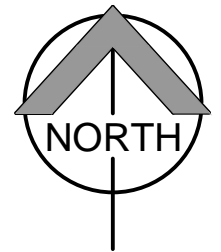
This application would contribute towards delivering sustainable development in line with national and regional planning policy. The design of the building whilst functional in nature would be appropriate within the context of the site and would not detract from the character of the area. The proposed development would not increase the intensity of use at the existing waste management facility thereby not raising issues with respect to residential amenity or parking/access.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the saved UDP (2011) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 03, A801 & A300.



Title

**BLOWERS GREEN RECYCLING DEPOT
Additional Mess Room**

LOCATION PLAN

Scale
1:1250

Date
Sep 2012

Drawn
SF

Job Number
AMPJ748

Dwg. no.
03

Rev.
.

Construction and Design

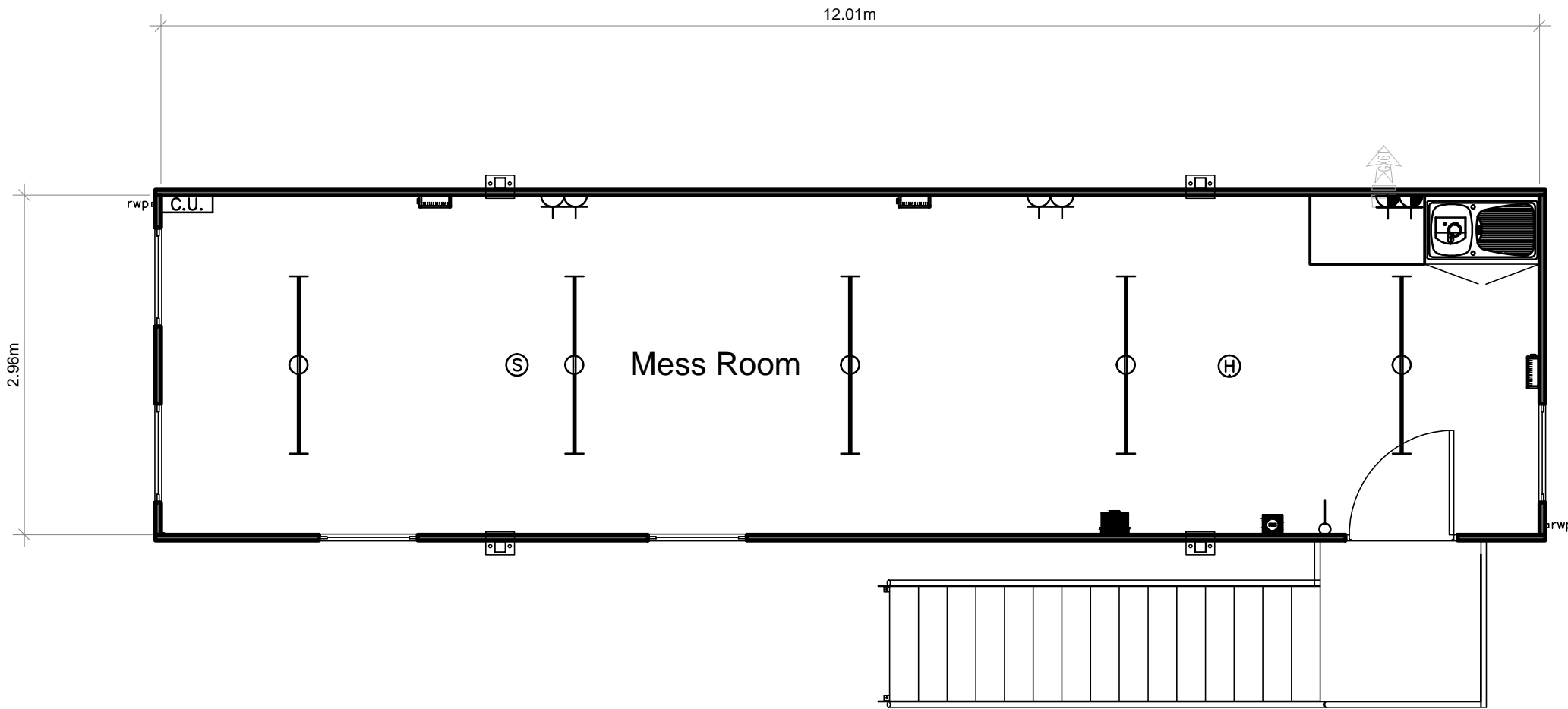
Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council

Ordnance Survey H.M.S.O.
Licence Number LA 100019566.



ALL FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR
 ORDNANCE SURVEY MAPPING IS REPRODUCED WITH PERMISSION OF THE
 DUP-VUUSSOA/OP/OF CEUVY/AVE/OP/OUY/AD/OD/AVV/ADUY/PA/UYU/OPV
 UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO
 PROSECUTION OR CIVIL PROCEEDINGS.
 LICENCE NUMBER LA 100019566. DATE AS DRAWING
 THIS DRAWING IS COPYRIGHT AND THE CONTENTS MAY NOT BE REPRODUCED
 EXCEPT BY WRITTEN PERMISSION.

NOTES



Construction and Design
 APPROVED CONSTRUCTION
 DRAWING

- | | | | |
|--|---|--|----------------------------|
| | Single phase consumer unit | | 1 gang, 1 way light switch |
| | 2 gang switched socket | | Call point |
| | 2 gang switched socket
(Mounted above worktop) | | Fxed temp heat detector |
| | 2KW H/L fan Heater | | Optical smoke detector |
| | 2KW undersink water heater | | Sounder |
| | 1 x 58w, 1.5m fluorescent fitting
c/w CPD51 diffuser | | |

REV	DATE	DESCRIPTION	BY

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
 Directorate of Children's Services
 Dudley Metropolitan Borough Council



PROJECT
**Blowers Green Recycling Depot
 Additional Mess Room**

DRAWING
**Proposed Second Storey
 Mess Room - Plan**

Scale	1:50	Date	Sep 2012	Drawn	SF
Job Number	AMPJ748	Drawing Number	A220	Revision	Plot Sheet size A3

ALL FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR
 ORDNANCE SURVEY MAPPING IS REPRODUCED WITH PERMISSION OF THE
 CROWN COPYRIGHT OFFICE. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO
 PROSECUTION OR CIVIL PROCEEDINGS.
 LICENCE NUMBER LA 100019566. DATE AS DRAWING
 1 THIS DRAWING IS COPYRIGHT AND THE CONTENTS MAY NOT BE REPRODUCED
 EXCEPT BY WRITTEN PERMISSION.

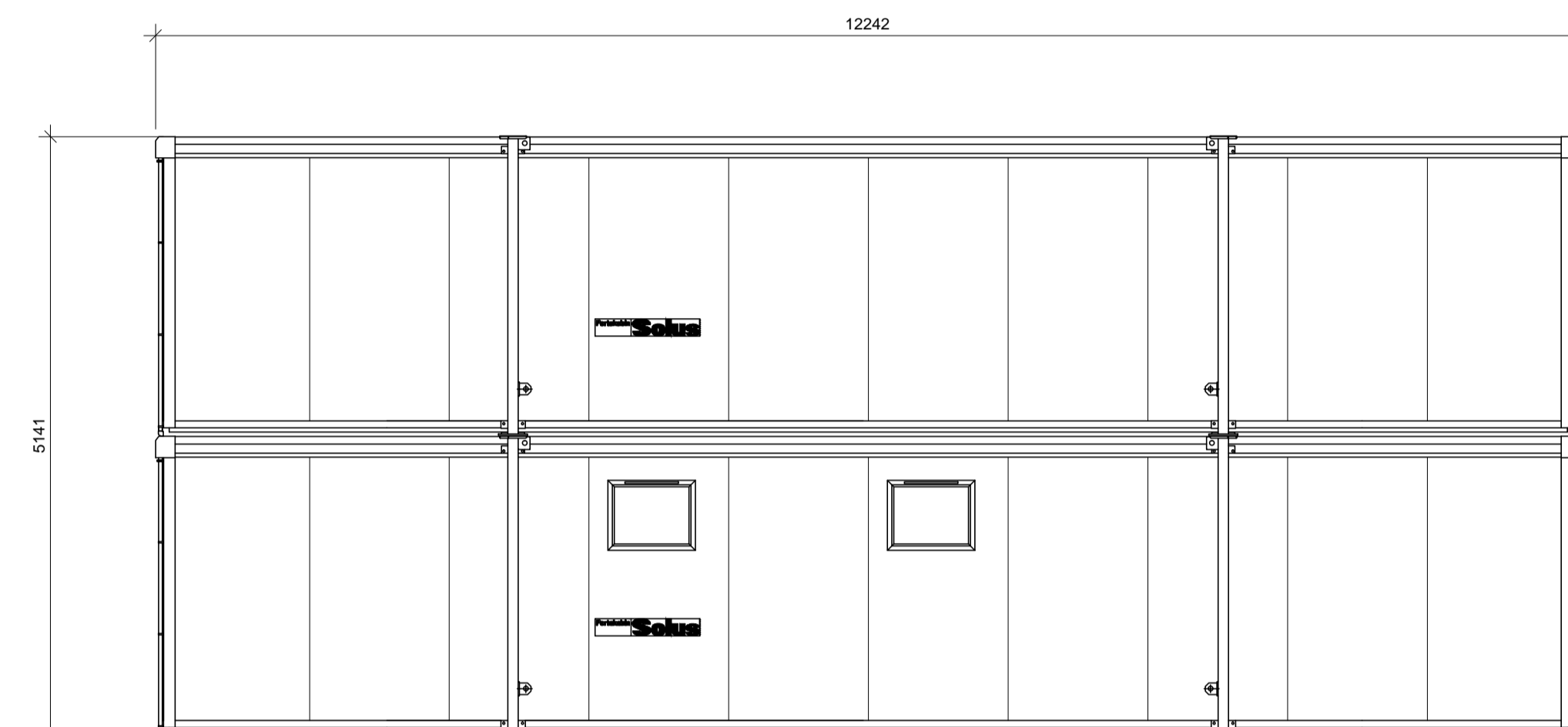
NOTES

BUILDING COLOURS

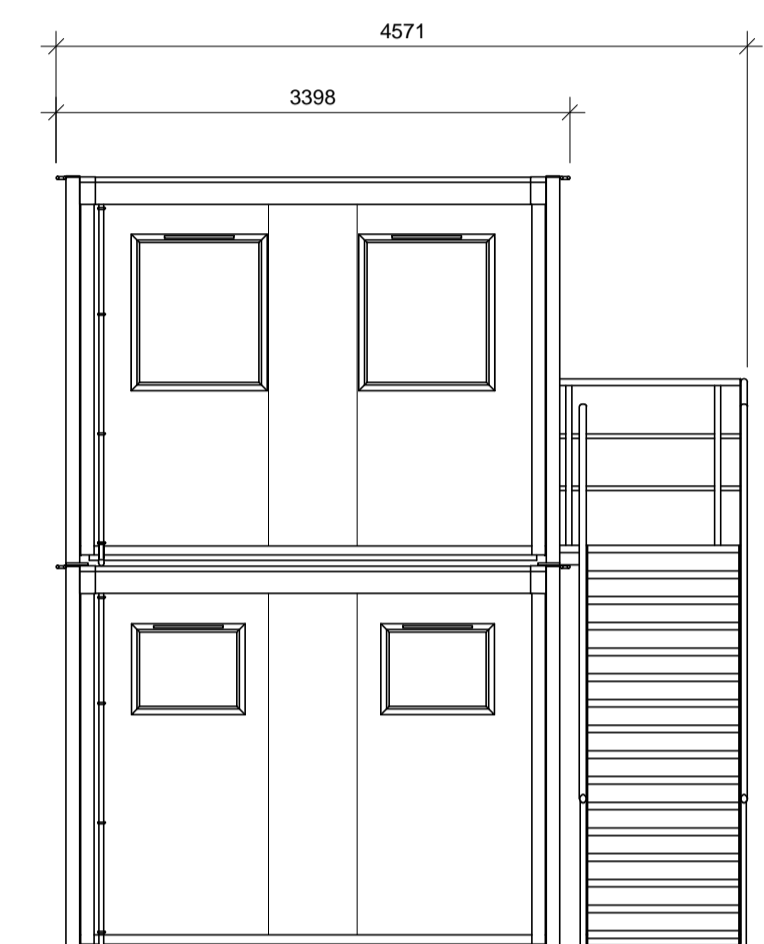
- External Walls - UK Sales, Albatross, nearest BS 4800 ref 18 B 17
 Hire & Europe, Goosewing grey nearest BS 4800 ref 10 A 05
- Roof - White, nearest BS 4800 ref 00 E 55
- Corner wall trims - As external wall steel
- Bottom wall trims - As external wall steel
- Fascia - As external wall steel
- Lodastrut legs - As external wall steel
- Door leaf - UK Sales, Britannia Blue, nearest BS 4800 ref 18 E 58
 Hire, Merlin Grey, nearest BS 4800 ref 18 B 25
 Europe, Goosewing grey nearest BS 4800 ref 10 A 05.
- Door frame - Silver anodised aluminium.
- Door furniture - Manhattan Grey MCS S 2502-Y RAL-DS 060 70 05
- Windows - UK Sales, Britannia Blue, nearest BS 4800 ref 18 E 58
 Hire, Grey, RAL 9042
- Rainwater fall pipe - Grey

STAIRCASE COLOURS

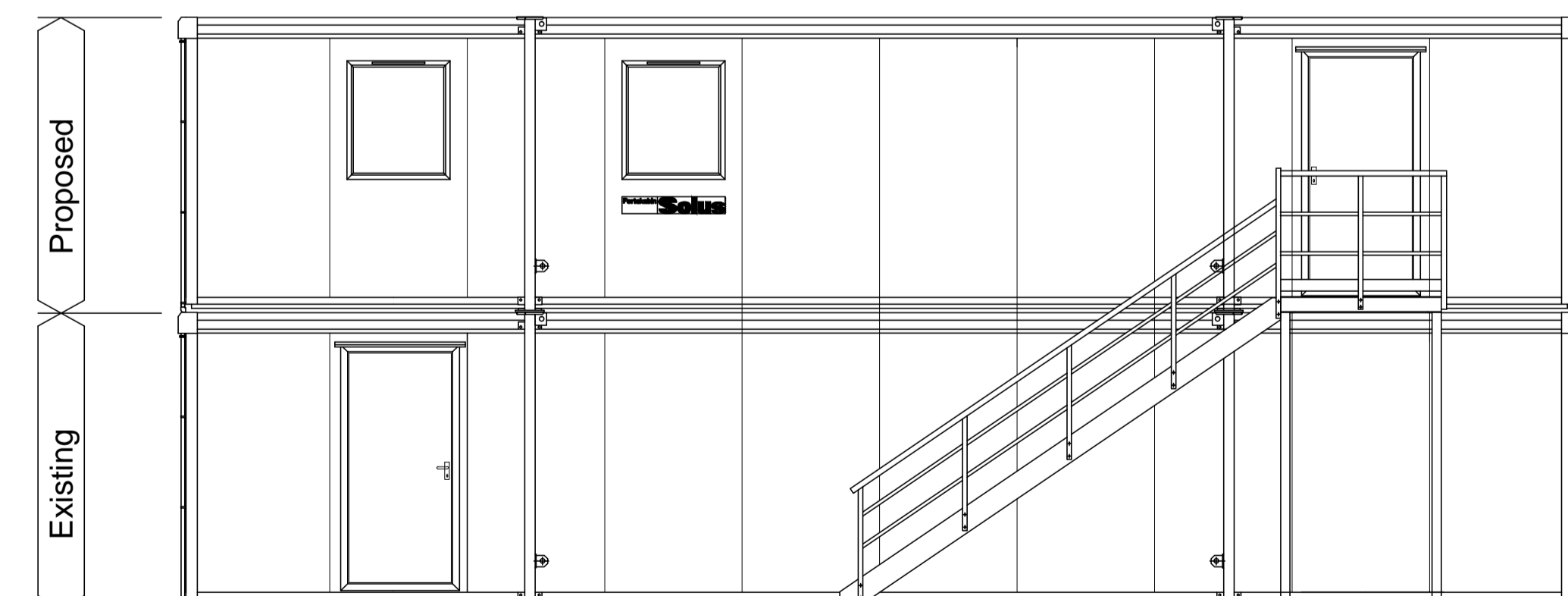
- Balustrade/handrail)
- Landing legs) Blue Grey BS 4800 18 B 29
- Exposed faces of landing frame)
- Landing frames)
- Landing platforms) Natural colour
- Flight treads) zinc coating
- Flight stringers)



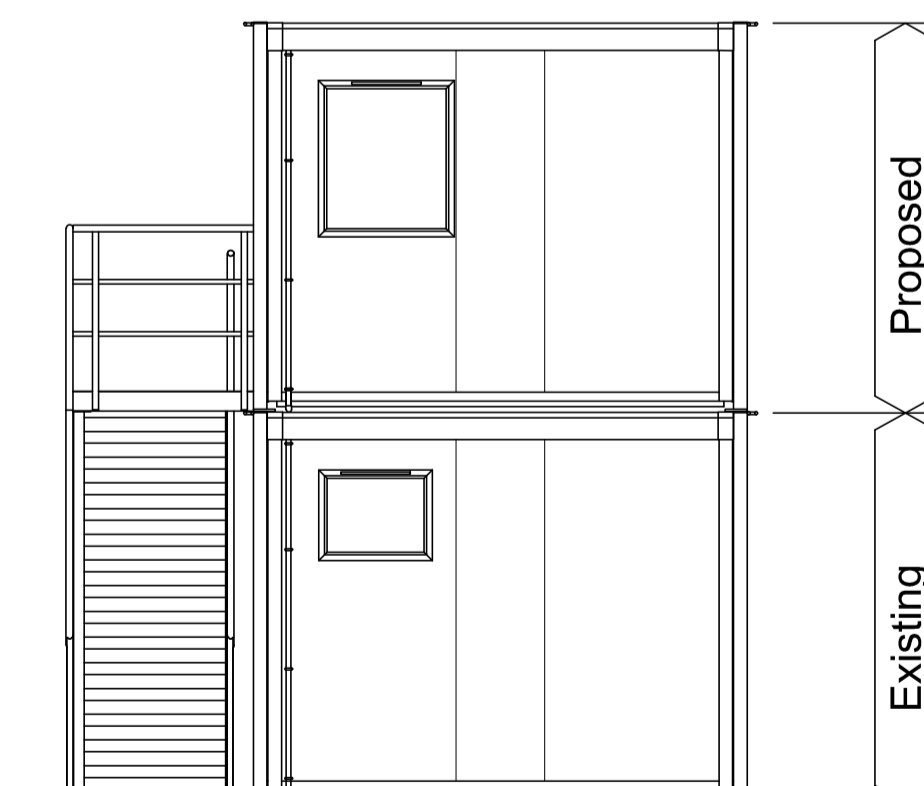
NORTH-EASTERN ELEVATION
 SCALE 1:100



NORTH-WESTERN ELEVATION
 SCALE 1:100



SOUTH-WESTERN ELEVATION
 SCALE 1:100




SOUTH-EASTERN ELEVATION
 SCALE 1:100

Construction and Design
 APPROVED CONSTRUCTION
 DRAWING

REV	DATE	DESCRIPTION	BY

Construction and Design
 Ward House, Himley Park, Dudley, DY3 4DF
 Directorate of Children's Services
 Dudley Metropolitan Borough Council

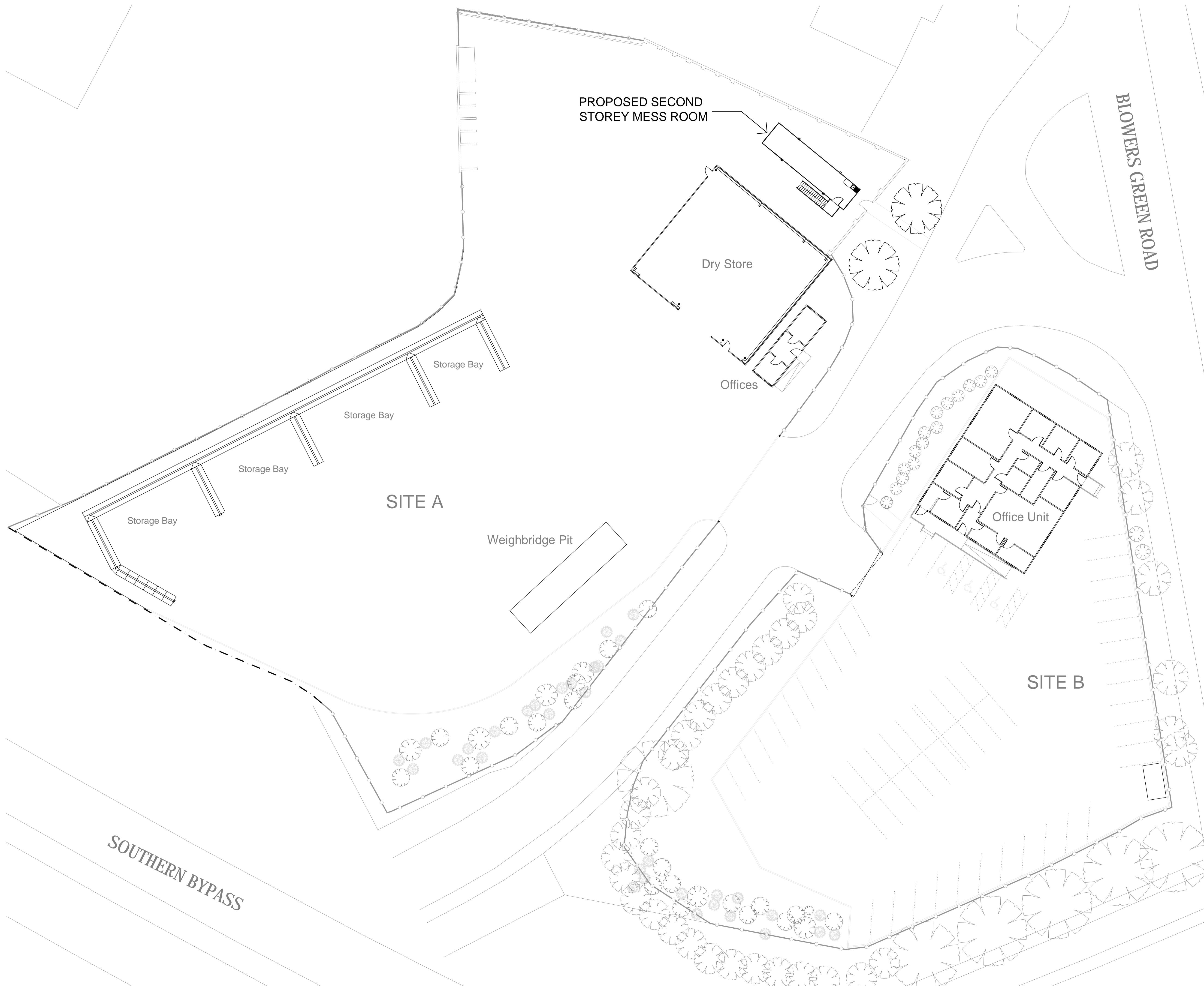
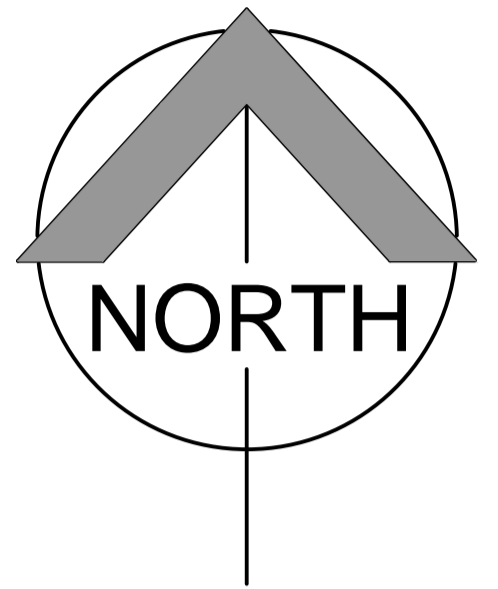


PROJECT
 Blowers Green Recycling Depot
 Additional Mess Room
DRAWING
 Proposed Second Storey
 Mess Room - Elevations

Scale	Date	Drawn
1:50	Sep 2012	SF
Job Number	Drawing Number	Revision
AMPJ748	A300	.
Plot Sheet size A1		

ALL FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR
 ORDINANCE SURVEY MAPPING IS REPRODUCED WITH PERMISSION OF THE
 ORIGINAL SURVEYOR. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO
 PROSECUTION OR CIVIL PROCEEDINGS.
 LICENCE NUMBER LA 100019566. DATE AS DRAWING
 1 THIS DRAWING IS COPYRIGHT AND THE CONTENTS MAY NOT BE REPRODUCED
 EXCEPT BY WRITTEN PERMISSION.

NOTES



Construction and Design
 PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY

Construction and Design
 3, St. James's Road, Dudley, West Midlands DY1 1HZ
 Directorate of Children's Services
 Dudley Metropolitan Borough Council

PROJECT
 Blowers Green Recycling Depot
 Additional Mess Room

DRAWING
 Proposed Site Plan

Scale	1:200	Date	Sept 2012	Drawn	SF
Job Number	AMPJ748	Drawing Number	A801	Revision	.
				Plot Sheet size	A1