
Committee Date:	06/08/2015	Application Number:	2015/01496/PA
Accepted:	02/06/2015	Application Type:	Full Planning
Target Date:	01/09/2015		
Ward:	Washwood Heath		

Land at Bordesley Green Road, Saltley, Birmingham, B8 1BY

Erection of three storey conference & banqueting hall building (Sui Generis) with associated works. Other works to include landscaping and boundary works to the adjoining builders merchant.

Applicant: HRA
273 Bordesley Green Road, Saltley, Birmingham, B8 1BY
Agent: PJ Planning
Regent House, 156-7 Lower High Street, Stourbridge, West
Midlands, DY8 1TS

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. Consent is sought for the erection of a three-storey conference and banqueting hall building on vacant industrial land on Bordesley Green Road.
- 1.2. The proposal would result in the erection of a modern three-storey building (2700 sq. metres), which would be located parallel to Bordesley Green Road. The proposed building would have a maximum width of 38 metres and a maximum depth of 25 metres. The building would be 11.2 metres in height. The total site area is approximately 0.35 hectares. The broad palette of materials would include render, brick and glazing. The main centralised entrance feature fronting Bordesley Green Road would be curved, with a canopy to add further architectural interest to the proposed building.
- 1.3. The internal layout of the proposed building would comprise two access lobbies from the Bordesley Green Road frontage and the car park respectively that would lead to a function hall and communal internal staircases/ lift, large kitchen, store and w/c facilities at ground floor level. The first and second floors would provide two further function halls (a mezzanine) with office and communal kitchen and w/c facilities.
- 1.4. The proposal would cater for pre-wedding functions during Mondays to Thursdays and wedding events during weekends for the Asian community. There has been no information provided for the non-residential conference use that would operate at the site. The banqueting facility would not be licenced. The applicant has confirmed that the proposed venue would be restricted to a maximum of 550 people on site at any one time. However, the floor plans show a maximum seated capacity of 450 customer covers. The proposed opening hours would be 1200-2330 daily. The use would employ 43 full and part-time equivalent staff at the site. All food would be prepared off-site by external caterers and delivered to the site when required.

- 1.5. There would be a new footway crossing (minimum of 8 metres wide) proposed from Bordesley Green Road frontage. A total of 80 parking bays including 5 disabled bays and drop off/ pick up bays would be provided adjacent to the main access from Bordesley Green Road. There would be 30 additional parking bays proposed within an overflow car park on the adjoining Builders Merchants, which is in the ownership of the applicant. A total of 5 cycle parking spaces would be provided adjacent to the main entrance to the proposed building on Bordesley Green frontage. The proposal also shows 6.3 metres wide drop-off/ pick-up area at the side of the building adjacent to car park access arrangements. The plans also show a refuse storage area that would be situated to the side of the building.
- 1.6. Due to a ground level difference from the Bordesley Green Road frontage to the rear of the site, the proposal includes cut and fill at rear ground level (maximum 2.6m), with a retaining wall to ensure the car park is on one level.
- 1.7. There have also been detailed landscaping and boundary treatment plans submitted to include the rear retaining wall that would be provided for the adjoining builders merchant and the overspill car park at the junction of Arden Road and Bordesley Green Road. The Bordesley Green Road and Arden Road frontage would include trees, railings/ wall with low planning, turf and trip rail at the back of pavement to define boundaries. The new layout plan shows a 2.5 metre wide planting strip to the side of the overflow car park with elements of hardstanding and access gates/ railings to improve connectivity and safety of patrons to the proposed banqueting hall. The railings and planting strips adjacent to main access on Bordesley Green frontage have also been extended to tie in with the next phase of landscaping/ boundary treatment for the proposed banqueting/ conference building.
- 1.8. The following documents have been submitted in support of the proposal:
- Design and Access Statement
 - Planning Statement
 - Transport Statement
 - Noise Assessment Report
 - Desk Study and Land Contamination Study
 - Ecological Appraisals/ Surveys
- 1.9. [Link to Documents](#)
2. [Site & Surroundings](#)
- 2.1. The application site comprises a vacant rectangular piece of former industrial land that fronts onto Bordesley Green Road. The majority of the site is open, overgrown and in an untidy state. Part of the site is being used in an unauthorised manner to store top soil, timber and plant in association with the adjoining builders' merchants.
- 2.2. The surrounding area is predominantly commercial in character. To the north of the site is a builder's merchant, which is also in the ownership of the applicant. To the west of the site, there are a number of warehouse units that are accessed from Arden Road. On the opposite side of Bordesley Green Road (east) is Bordesley Green Trading Estate that comprises a number of small industrial and warehouse units. The former Station Hotel building, railway line and Adderley Station are situated to the south of the site. The signal controlled crossroads junction of Bordesley Green Road/ Arden Road and Ash Road is situated approximately 110 metres from the application site. The Draft Bordesley Park Area Action Plan preferred option allocates the application site and adjoining sites for mixed uses.

Alum Rock District Centre and Bordesley Green Neighbourhood Centre are situated approximately 650 metres and 750 metres respectively away from the application site.

[Location Plan](#)

3. Planning / Enforcement History

- 3.1. 04.10.2004 - 2004/03257/PA - Erection of a two storey building to accommodate a builder's merchant (trade only) with storage and distribution facilities (internal and outside of building), mezzanine floor providing ancillary offices, boundary walls, fencing, retaining wall, vehicular access and car parking (Use Class Sui Generis) – Approved with conditions.
- 3.2. 2012/0634/ENF & 2013/0359/ENF – Untidy state of site and non-compliance of conditions – Cases Closed.
- 3.3. Current - 2015/0476/ENF - Unauthorised expansion of builders merchants and untidy nature of site – awaiting determination of this application.

4. Consultation/PP Responses

- 4.1 Press & site notices displayed. Adjoining residents, Resident Associations, Ward Councillors and Liam Byrne MP consulted – No responses received.
- 4.2 Transportation Development – No objections subject to conditions to include construction of means of access, siting/ design of means of access, details of pavement boundary, maximum capacity of 550 people on site, amended parking layout plan, signage, parking area laid out prior to use, pedestrian visibility splays, cycle storage and maximum capacity reduced to 400 people if the overspill parking area within the adjoining builders merchant site ceases to become available.
- 4.3 Regulatory Services – No objections subject to conditions relating to the restriction of cumulative noise levels from plant and equipment, insulation to plant and machinery, no live music/ amplification, hours/ days of operations restricted to 1200 to 2300 hours daily, extraction/ ventilation system and land contamination investigations.
- 4.4 Severn Trent – No objections subject to a drainage condition.
- 4.5 Western Power Distribution – Advisory for the applicant/ agent to contact them prior to any excavation works as that there are cables are running along the footpath fronting the site and potential for disconnection.
- 4.6 Health and Safety Executive – No objections
- 4.7 City Ecologist – No objections subject to conditions to include a method statement for the removal of invasive weeds and ecological enhancement strategy based on recommendations contained within Section 4 of the Ecological Appraisal report.
- 4.8 West Midlands Fire Services – No objections.
- 4.9 The Access Committee – No objections.
- 4.10 West Midlands Police – No objections subject to the proposal incorporating Secured by Design and Designing out Crime Principles.

5. Policy Context

- 5.1. NPPF (2012), Adopted UDP 2005; Draft BDP (2013), SPD Car Parking Guidelines (2012), SPD Shopping and Local Centres (2012), SPG Places for All (2001), Draft Bordesley Park AAP (2013).

6. Planning Considerations

- 6.1. The main considerations within the determination of this application are:

- 6.2. **Planning Policy** – One of the core principles set out in paragraph 17 of NPPF is to “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”. Paragraph 19 of the NPPF states significant weight should be placed on the need to support economic growth through the planning system.

- 6.3. **Loss of industrial land** - Paragraph 22 goes on to state that “planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or building should be treated on their merits having regards to market signals and the relative need for different land uses to support sustainable local communities”. Furthermore, NPPF paragraph 216 emerging plan states that “from the day of publication, decision-takers may also give weight to relevant policies in the emerging plans” such as Draft BDP and Draft Bordesley Park Area Action Plan.

- 6.4. The application site comprises an open piece of industrial land that has remained vacant for a considerable number of years. Paragraph 4.24 of the adopted UDP refers to the application site to being within an area of regeneration, where land is safeguarded for predominantly industrial uses. Paragraph 4.31 states that “the loss of industrial land to other non-industrial uses will be resisted except in cases where the site is a non-conforming use”. However, it is noted that many of the industrial uses on Bordesley Green Road and Adderley Road are in relatively poor condition, vacant or in low intensity uses and considered to be unsuitable for modern industrial needs. The application site is situated within the Draft BDP (2013) and Bordesley Park Area Action Plan (Preferred Option 2013) area where a wider transformation proposal of the Adderley Park area towards a mixed use neighbourhood offers scope for a wider range of uses. These would include community and education facilities that create an attractive frontage to the park which are of high quality design, and contribute to the overall uplift of the environment. It should be demonstrated that any site constraints are appropriately addressed.

- 6.5. The application site has not been marketed but has been vacant for a number of years. The Draft BDP and BPAAP also offsets the loss of this industrial land by promoting additional industrial land through land assembly within the immediate area that are better located, more attractive, accessible to the market such as the Wheels Adventure Park and Vauxhall area sites. Consequently, the proposal would contribute to the regeneration of this area and would comply with aspirations of Draft BDP and BPAAP. Planning and Growth Strategy have raised no objections to the proposal.

- 6.6. **Impact on vitality and viability of the adjoining centres** - Paragraphs 23 and 24 of the NPPF state that planning policies should promote competitive town centre environments and sequential tests should be applied to planning applications for

main town centre uses that are not in an existing centre. The application site is not within a Neighbourhood or District Centre as defined by Shopping and Local Centres SPD, but it is on the fringes of the residential area to the north of the site. A sequential test was submitted which considered potential alternative sites for the location of the proposed facility. The potential sites that were explored both within existing Bordesley Green Neighbourhood Centre and Alum Rock Road District Centre and edge of centre with detailed reasons provided as to why they were discounted. Planning and Growth Strategy were consulted and have raised no objection to the principle of the proposed development.

- 6.7. **Design and impact on visual amenity** – There have been extensive pre-application discussions prior to the submission of this application that have taken into consideration key issues such as the siting of the proposed building, car parking, the changes in the ground levels and site boundaries, ground conditions and access points.
- 6.8. The proposed building would be modern in appearance with large glazing and coloured projecting staircases to define the main access as well as large windows to key elevations. Consequently, I consider that the proposed siting, scale and massing would be acceptable and would improve the character and appearance of the site and overall area. I also consider that the appearance of the building, subject to matching materials being used, could be satisfactorily controlled through the imposition of conditions to require samples to be agreed and implemented.
- 6.9. **Impact on residential amenity** – The nearest residential property (former Station Hotel PH), which is now a hostel is located approximately 20 metres to the south of the application site. Regulatory Services raise no objection to the proposals and are satisfied that residential amenity for existing residential occupiers would not be adversely affected by the proposed use. They have recommended safeguarding conditions regarding ventilation and extraction systems, restrictive plant and machinery, hours of operation etc. I concur with this view and have attached appropriate conditions.
- 6.10. **Impact on trees, ecology and landscaping** – The proposed plans show a 1.5 to 2 metre wide landscaping strip along the Bordesley Green Road frontage and side boundary to the adjoining builders merchants to the application site. There are no Tree Preservation Orders on site and my Tree Officer has raised no objections to the proposal. My Landscaping Officer has requested additional planting along the southern/ western boundaries adjoining emergency access/ car park to Blakemore Cash and Carry, and within the car park, which would be conditioned together with the site levels, boundary treatment and a retaining wall that would ensure that the proposal makes a substantial contribution to the building and overall area in amenity terms.
- 6.11. The submitted Ecology Survey identifies the site to be of low significance with limited potential to support nesting birds or mammal activity. Japanese knotweed, an invasive species was identified within the site and the City Ecologist has raised no objections subject to conditions for the proposed development to be implemented in accordance to the recommendations set out with Ecology Appraisal report and method statement for invasive weed removal on site.
- 6.12. **Impacts on highway safety** – Transportation Development have raised no objections to the proposal subject to conditions. I concur with this view. The proposal would provide a new access arrangement into the site and car parking provision of 110 spaces within the curtilage of the site and includes overspill parking within the

adjoining builders' merchant, which would comply with Car Parking Guidelines SPD. Also, cycle parking provision would be provided. The site benefits from good public transport links, with bus stops along Bordesley Green Road, Bordesley Green, Ash Road and Alum Rock Road. Adderley Park Railway Station is also situated to the south of the site. Amended red line plan has been provided that includes the Builders merchant/ overspill car park that would ensure parking within the adjoining builders yard parking be readily available to the proposed use. Consequently, the proposal is unlikely to have an adverse impact on highway safety within the immediate vicinity of the site.

6.13. **Adjoining builders merchant** – This is in the same ownership and a revised red edge plan has been submitted that allows the Builders Merchants to access and operate their site safely in conjunction with the proposed banqueting use. There are also conditions attached to ensure that storage only occurs within authorised areas only to avoid reduction in parking facilities.

6.14. Given the evidence of current/ previous breaches/ non-compliance of planning conditions attached to the builders merchants and the wider aspirations for environmental improvements as set out within Draft Bordesley Park Area Action Plan, I consider that it is reasonable to attach a condition to require all hard landscaping/ surfacing/ boundary treatment (including a retaining wall) scheme of works to be undertaken and completed within 3 months from the date of this permission. I also consider that for soft landscaping, it is reasonable to attach a 6 months implementation and completion condition so that any planting can be carried out in the first available planting season, which has been agreed by the applicant and agent.

7. Conclusion

7.1. The proposed banqueting hall building would be a catalyst for the regeneration of the wider area and is in compliance with both national and local policies, the emerging BDP and the Bordesley Park Area Action Plan. I am satisfied that the proposed development would not have a detrimental impact on residential amenity or highway safety. I recommend that this application is approved subject to conditions.

8. Recommendation

8.1. Approve subject to conditions

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|---|---|
| 1 | Requires the implementation and completion of soft landscape scheme for the builders merchants within 6 month time period. |
| 2 | Requires all hardstanding, surfacing, boundary treatments to include rear retaining wall for the builders merchants to be implemented and completed within 3 month time period. |
| 3 | Prevents storage except in authorised area of the builders merchant. |
| 4 | Limits the storage height to be below the boundary wall within the builders merchants. |
| 5 | Requires the prior submission of sample materials |
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6	Requires the prior submission of a contamination remediation scheme
7	Requires the prior submission of a contaminated land verification report
8	Requires the prior submission of hard and/or soft landscape details
9	Requires the prior submission of hard surfacing materials
10	Requires the prior submission of boundary treatment details
11	Limits the hours of operation (0800-2300 hours daily)
12	Requires the prior submission of a landscape management plan
13	Requires the prior submission of level details
14	Requires the scheme to be in accordance with the listed approved plans
15	Requires the prior submission of a sustainable drainage scheme
16	Requires the prior submission of extraction and odour control details
17	Limits the noise levels for Plant and Machinery
18	Prevents the use of amplification equipment
19	Requires the parking area to be laid out prior to use
20	Requires the prior submission of cycle storage details
21	Requires the prior submission of a method statement for the removal of invasive weeds
22	Requires the prior submission of a scheme for ecological/biodiversity/enhancement measures
23	Requires the prior installation of means of access
24	Requires the prior approval of the siting/design of the access
25	Requires the prior submission of details of pavement boundary
26	Requires the prior submission of a parking management strategy
27	Requires the prior approval of an amended car park layout
28	Requires the prior submission of entry and exit sign details
29	Requires pedestrian visibility splays to be provided
30	Limits the approval to 3 years (Full)

Case Officer: Mohammed Akram

Photo(s)

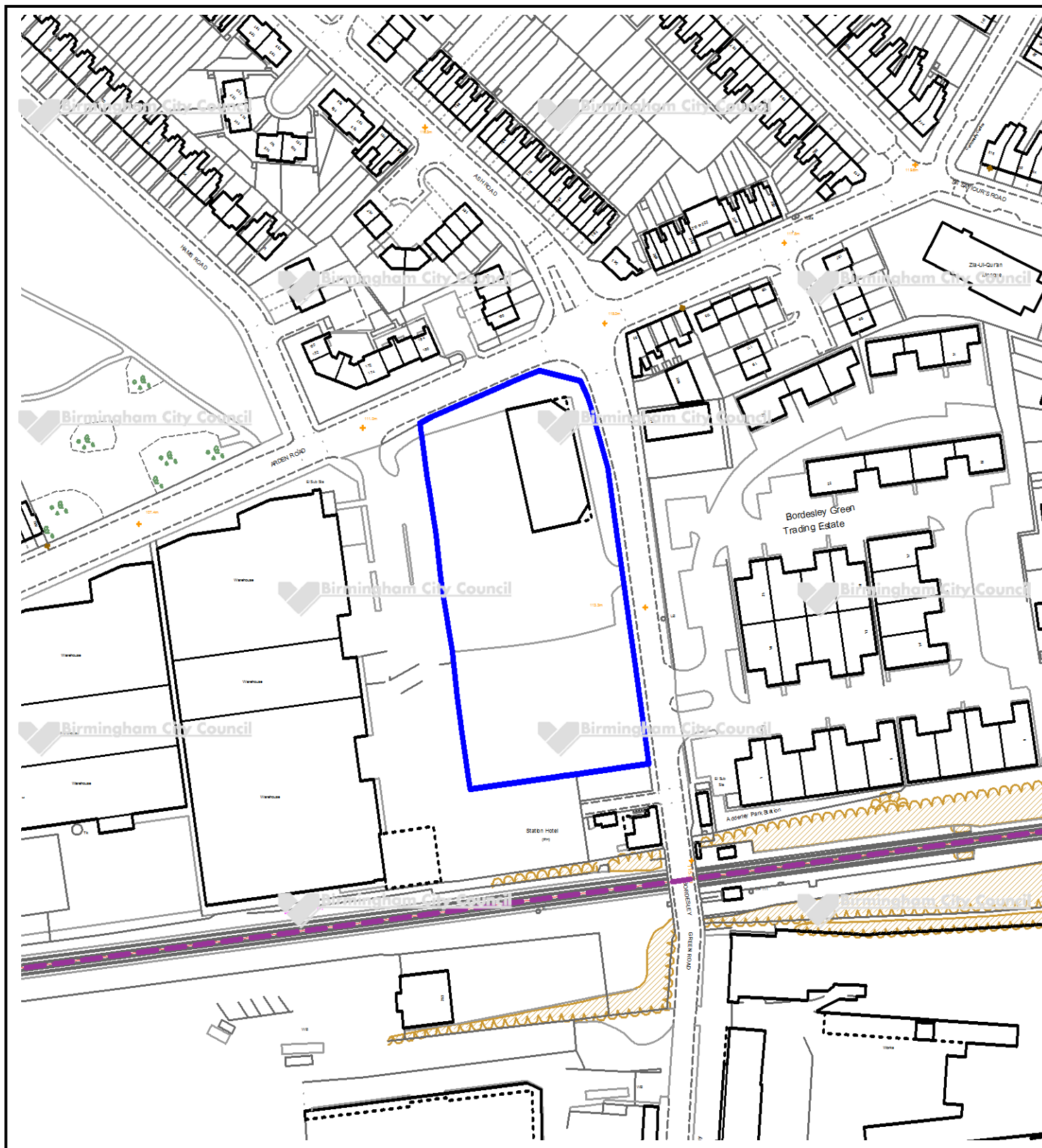


Figure 1 – Application site



Figure 2 – View from Bordesley Green Road

Location Plan



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