
Committee Date:	06/08/2015	Application Number:	2015/04589/PA
Accepted:	23/06/2015	Application Type:	Full Planning
Target Date:	22/09/2015		
Ward:	Aston		

Hydraforce Hydraulics Unit, St Stephens Street, Aston, Birmingham, B6 4RG

Change of use from B2 to allow B1(c), B2 and B8 use

Applicant: Hydraforce Hydraulics Ltd
c/o Agent
Agent: JLL
45 Church Street, Birmingham, B3 2RT

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. This application seeks planning permission for the change of use of an existing B2 industrial premises to broaden the range of permitted uses to including B1(c), B2 and B8. The existing factory building comprises 4645 square metres of floorspace with associated service yards and car parking. The car parking area provides 126 car parking spaces.
- 1.2. The existing business is relocating to the Aston Regional Investment site.
- 1.3. The applicant has submitted a Transport Statement to consider the traffic and parking implications of the proposed change of use.
- 1.4. [Link to Documents](#)

2. Site & Surroundings

- 2.1. The site is located within a wholly industrial area to the north of the ring road in south Aston. The premises comprises a modern industrial unit with service access taken from Moorsom Street and access to the car park from Elkington Street.
- 2.2. [Site location and street view](#)

3. Planning History

- 3.1. 6/09/2000 – 2000/03765/PA – Erection of industrial unit with two storey offices with parking facilities and service yard for goods vehicles and boundary railings. Approved subject to conditions.

4. Consultation/PP Responses

- 4.1. Press and Site Notices erected. MP, ward members, residents associations and neighbouring occupiers notified. No representations received.
- 4.2. Transportation Development – No objections.
- 4.3. Regulatory Services – No objections.
- 4.4. Lead Local Food Authority – No objections.
- 4.5. Environment Agency – No objections.

5. Policy Context

- 5.1. Adopted UDP, Draft BDP, Aston, Newtown and Lozells AAP, Car Parking Guidelines SPD, NPPF.

6. Planning Considerations

6.1. Policy

- 6.2. The site is located within an established industrial area, and is identified in the draft BDP and the adopted Aston Newtown and Lozells AAP as a Core Employment Area. The principle of the proposed change of use to allow B1(c) light industrial and B8 (storage and distribution) uses in addition to B2 (general industrial) use is therefore acceptable in principle.

6.3. Traffic and Parking

- 6.4. The car parking standard for B2 use is 1 space per 60 square metres of floorspace which equates to a maximum of 77 spaces. The standard for B8 uses is the same and so there would be no additional parking required for this alternative use. The existing car park has provision for 126 spaces, and whilst this exceeds the maximum standard, it is evident that it is well used by the existing B2 use. The existing business have 310 people employed at the site operating two shifts.
- 6.5. The Council's car parking standard for B1 uses is 1 space per 30 square metres of floorspace which equates to a maximum of 155 spaces. This standard applies to all B1 uses, though the applicant's transport statement makes the case that B1 (c) light industrial uses tend to generate the need for less parking than B1(a) offices, and that the existing car park is sufficient to meet the needs of a B1(c) light industrial use.
- 6.6. I concur with the conclusions reached and consider that the proposal is acceptable in respect of its proposed parking provision.

7. Conclusion

- 7.1. The proposed change of use accords with the Council's industrial land policies in the UDP, Draft BDP, the adopted AAP and the NPPF and is therefore recommended for approval.

8. Recommendation

8.1. Approve subject to conditions.

1 Requires the scheme to be in accordance with the listed approved plans

2 Limits the approval to 3 years (Full)

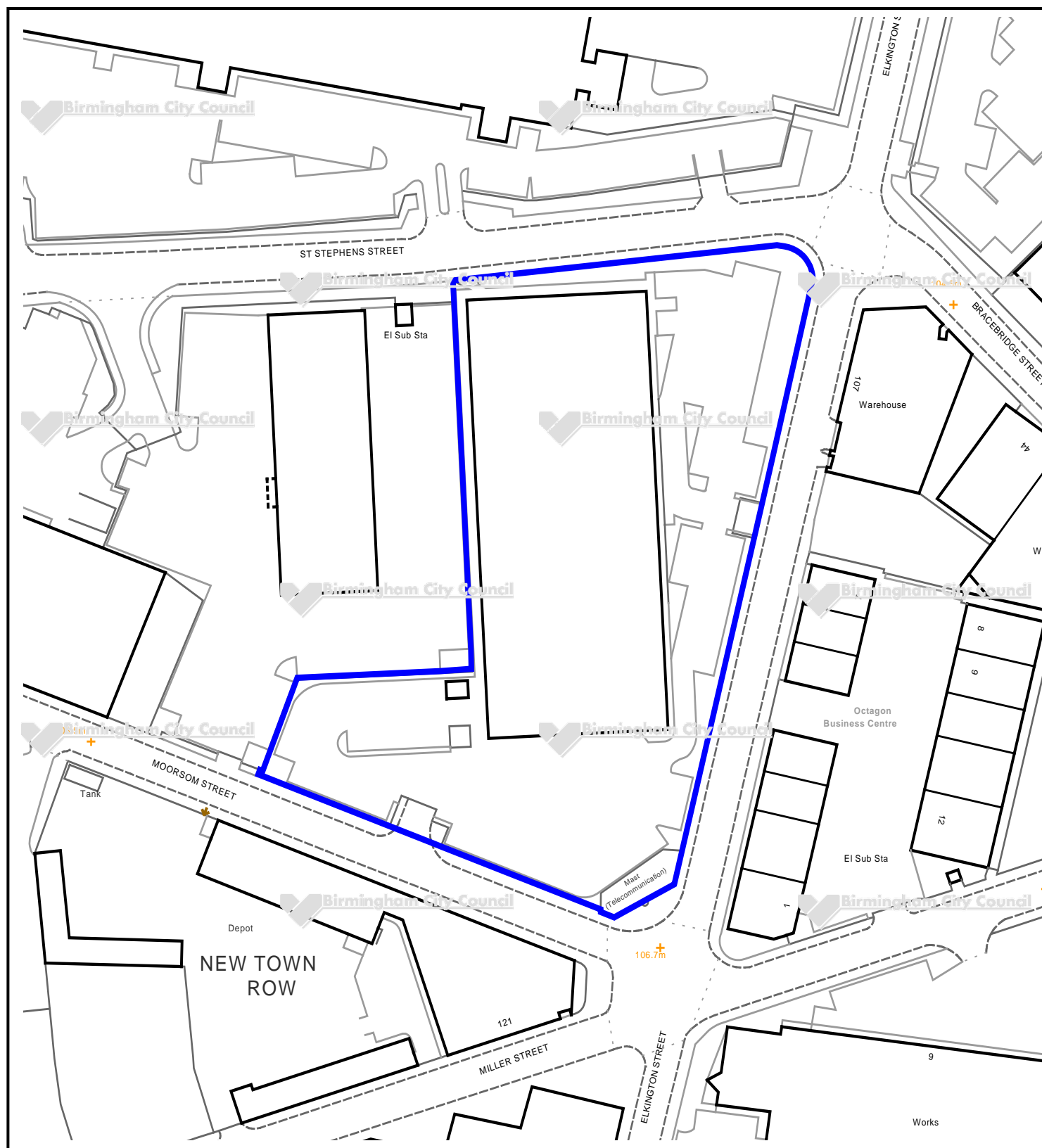
Case Officer: Stuart Morgans

Photo(s)



Figure 1 : Car park entrance

Location Plan



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