
Committee Date:	13/06/2013	Application Number:	2013/01923/PA
Accepted:	19/03/2013	Application Type:	Full Planning
Target Date:	14/05/2013		
Ward:	Springfield		

10-12 Bard Street, Sparkhill, Birmingham, B11 4SA

Change of use from storage warehouse (use class B8) to a multi sports indoor centre (use class D2) and repositioning of front entrance

Applicant: Mr M N Khan & Hanif Shah
352 Wake Green Road, Moseley, Birmingham, B13 0BN
Agent: MdM Archi Design
1046 Stratford Road, Hall Green, Birmingham, B28 8BJ

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1 Planning consent is sought to change the use of a vacant warehouse (B8) to multi sports indoor centre (D2).
- 1.2 The floor plan indicates that the ground floor would be marked out to create various sized pitches to cater for several different sports. A small mezzanine floor would be created (65 sqm) to provide a viewing gallery and refreshment area.
- 1.3 The existing entrance would be bricked up and new access created from the Bard Street elevation to provide direct access to the reception and changing areas.
- 1.4 6 car parking spaces (including 1 disabled bay) would be provided within the forecourt accessed from Bard Street.
- 1.5 The facility would be open between 10 am and 10 pm daily and would employ 4 full time and 4 part time members of staff.
- 1.6 The premises would be used by Attock Cricket Club for youth training for girls and boys who work with 10 primary schools in the Sparkbrook, Sparkhill and Springfield wards. Cricket foundation Street Chance and the Saheli Women's group have also expressed interest in using the premises for cricket and badminton. In addition to this the facility would be used by the South and City Colleges and would be available for hire to the local community.

2 Nature of surroundings

- 2.1 The site is a former storage warehouse, now vacant but last used for the storage of cardboard. It is located in a pocket of industrial and commercial uses containing a builder's merchant, car repairs, a mosque and Islamic secondary school, women's college, nursery and a food bank. Avon Park is located to the east and residential dwellings face onto the rear of the site in Avon Street. Residential uses also exist

along Weatheroak Road and rear gardens of properties in that street back onto the west elevation of the application site. The site is located between the Warwick and Stratford Roads, accessed from the Warwick Road (as no entry is possible from Stratford Road). All of the side streets provide unrestricted on street parking.

3 Planning history

3.1 Various consents for industrial and storage type uses – none relevant

3.2 Enforcement history

3.3 2012/0995/ENF – use as premises for the storage of cardboard. – site visit confirmed that this use has now ceased and the yard and building are empty. – case closed.

4 Consultation response/PP

4.1 Adjoining premises and surrounding residential properties and ward councillors were notified. Cllr Evans objects on behalf of a local resident who is concerned about the impact on parking and subsequent danger to children.

A representation has also been received from Narthex Sparkhill (who run the foodbank) stating that whilst they support the provision of sporting facilities in the area, they are concerned about the level of parking demand that the use would create.

4.2 A petition of objection containing 92 signatures was also submitted by Cllr Evans from local women's group/the Amir-e-Millat Trust and the Al-Medina Nursery who object as follows:

- Increase in traffic that would pose a danger to local people
- Increased danger to children
- Increase in noise and pollution
- Increased number in men and boys in a muslim area which has a high number of women's based activities including a girls school, women's project and a nursery – the proposals would compromise these projects
- Likely to attract anti sociable behaviour
- Adequate provision exists

A subsequent email was received on 23rd May from Farah Naz (Women's Community Centre) stating that she was responsible for the petition but has since met with the applicants and now wishes to withdraw it. However, as the petition appears to be split between the Amir-e-millat Trust and the Al-Medina Nursery, I consider that the objection must remain valid.

4.3 Transportation – No objection subject to the provision of secure cycle store.

4.4 Regulatory Services – No objection subject to restriction of hours to those proposed.

4.5 West Midlands Police – no objection

5 Policy context

5.1 The following local policies are applicable

- UDP 2005
- Draft Birmingham Development Plan
- Car Parking Guidelines SPD
- Loss of Industrial Land to Alternative Uses SPD

5.2 The following national policies are applicable

NPPF 2012

6 Planning considerations

6.1 Policy context

6.2 The NPPF states the government's presumption in favour of sustainable development, outlining the 3 dimensions of sustainable development which are economic, social and environmental. Chapter 1 deals with the economy and reinforces the importance of securing economic growth in order to create jobs and prosperity. The UDP and draft Birmingham Development Plan promote the maximisation of opportunities for economic revitalisation. Any new proposals shall protect or enhance what is good in the City's environment and improve what is less good. Proposals which would have an adverse effect on the quality of the built environment will not normally be allowed.

6.3 Paragraph 22 states that where there is no reasonable prospect of a site being used for allocated employment uses, applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

6.4 Chapter 8 talks generally about how the planning process can promote healthy communities and supports the provision of new facilities.

6.5 The proposals would result in the loss of a storage facility (approx 596 sqm). The site is not an ideal location for industrial uses due to its poor accessibility via narrow roads within close proximity to residential uses. Whilst the UDP and adopted SPD (the Loss of Industrial Land to Alternative Uses) protect all industrial land, (including B8 – storage and distribution) in this instance colleagues in Strategic Planning raise no objection due to the above factors. I concur with this view and consider the principle to be acceptable.

6.6 Residential Amenity

6.7 Dwellinghouses located within Weatheroak Road and Avon Street are approximately 20 m and 15 m away to the west and north of the application site. Occupiers of the closest dwellings have been notified and none have objected. Regulatory Services do not object to the proposals subject to restricting the use of the building to 10am to 10pm daily. I concur with this view and have attached the relevant condition.

6.8 Highway Safety

6.9 Transportation Development does not object to the proposals. The site is near to the Sparkhill Neighbourhood Centre and is within walking distance of a large residential catchment and regular bus routes on the A34 Stratford Road and A41 Warwick Road.

Parking on Bard Street and surrounding roads is not restricted by Traffic Regulation Orders. However there is a noted parking issue on Bard Street with vehicles mounting the footway and parking partially upon such. There is no turning head at the end of Bard Street, therefore vehicle turning is to some extent constrained, particularly for large vehicles.

6.10 While low parking demand was apparent at the time of Transportation's site visit, it is noted that there are periods of high parking demand in the vicinity, particularly associated with an established place of worship at the junction of Bard Street & Shakespeare Street. It is not anticipated however that the peak usage at the proposed sports hall would conflict with peaks at surrounding industrial or community uses. Noting also the accessibility of the site Transportation do not consider there would be harm to highway safety or the free flow on the public highway.

6.11 Public representations

6.12 I note the objections received from local residents/groups but concerns regarding highway safety and noise are not shared by my consultees, and therefore not considered to be sufficient reasons for refusal. The applicant has spoken to the Women's Group who were responsible for the petition of objection and has allayed their concerns. However, whilst I have received written confirmation of this, the petition is also signed by other groups and individuals and must remain as reported.

7 Conclusion

7.1 The proposals are considered acceptable and in full compliance with both local and national planning policy. They would provide a community facility within a redundant storage building to the benefit of the local community.

8 Recommendation

8.1 That planning permission be granted subject to the following conditions:

-
- 1 Limits the hours of use to 10:00 to 22:00 daily
 - 2 Requires the scheme to be in accordance with the listed approved plans
 - 3 Prevents the use from changing within the use class
 - 4 Requires the prior submission of cycle storage details
 - 5 Limits the approval to 3 years (Full)
-

Reason for Approval

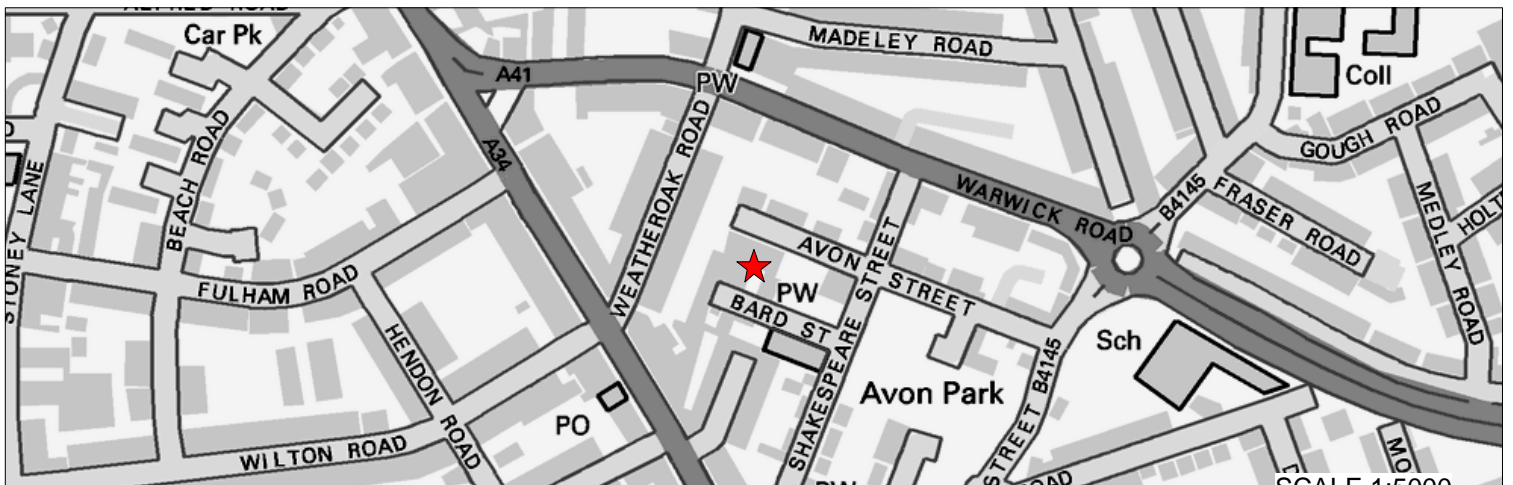
-
- 1 Birmingham City Council grants Planning Permission subject to the condition(s) listed below (if appropriate). The reason for granting permission is because the development is in accordance with:
Policies 3.8, 3.10 and 3.14 of the Birmingham Unitary Development Plan 2005; Places for All (2001); and the National Planning Policy Framework.
-

Case Officer: Debbie Farrington











APPENDIX



10-12 Bard Street
Sparkhill
Birmingham
B11 4SA

2013/01923/PA

-  Statutory Listed Building
-  Locally Listed Buildings
-  Conservation Area
-  Neighbourhood Offices
-  Site Boundary
-  Site Location

Development Directorate
1 Lancaster Circus
Queensway
Birmingham B2 2JE.



Date: 25/9/2007

