

DUDLEY METROPOLITAN BOROUGH

DEVELOPMENT CONTROL COMMITTEE – 13TH APRIL 2022

PRE - COMMITTEE NOTES

**Page 1 Application No. P21/1989 – Sedgley Police Station and Car Park,
Vicar Street, Sedgley, Dudley, DY3 3SD**

The report states that 18 car parking spaces are needed, however, with further consideration of the Car Parking Standards SPD standards the number should be;

3 x 2 bed houses = 6

7 x 2 bed flats 1.2 = 8.4

2 x 1 bed flats = 2

Total = 16.4 spaces

Condition 28 states;

28. The development hereby approved shall not be first occupied until a car park

management plan has been submitted to and approved in writing by the Local

Planning Authority. The car park shall thereafter be managed in accordance with

the approved plan for the life time of the development.

If at least 50% of the car park is shared, according to Government guidance (Residential Car Parking Research) there is no need for visitor parking as the apartment standards already include for unallocated visitor parking.

On a shared basis 13.55 spaces are needed and visitor allocation is not required if more than 50% of spaces are shared. Given the condition the parking is shared there is actually a slight over provision of parking and no deficit with the above condition.

CIL

The proposal is liable for CIL. The site is divided by two CIL Zones. Plots A and C are within Zone 2 and Plots D1 and D2 are within Zone 5. It can be confirmed that the CIL Charge has been identified as £13,101.01

Road Traffic Accidents near to the site

The following photographs have been forwarded by a neighbour who will be speaking at the Committee:

Crash outside 225 Spies Lane 2nd September 2017



Photo courtesy of West Midlands Fire Service and Oldbury Fire Station (@Oldburyfire).

The following photos were taken on 23rd January 2010 Crash outside 225a Spies Lane



Airbag deployed in Sainsburys van











The following photos were taken on 23rd December 2010 Crash outside 221, 223 and 225a Spies Lane

Crash scene before emergency vehicle arrival



Road closed by abandoned vehicle. Driver fled the scene

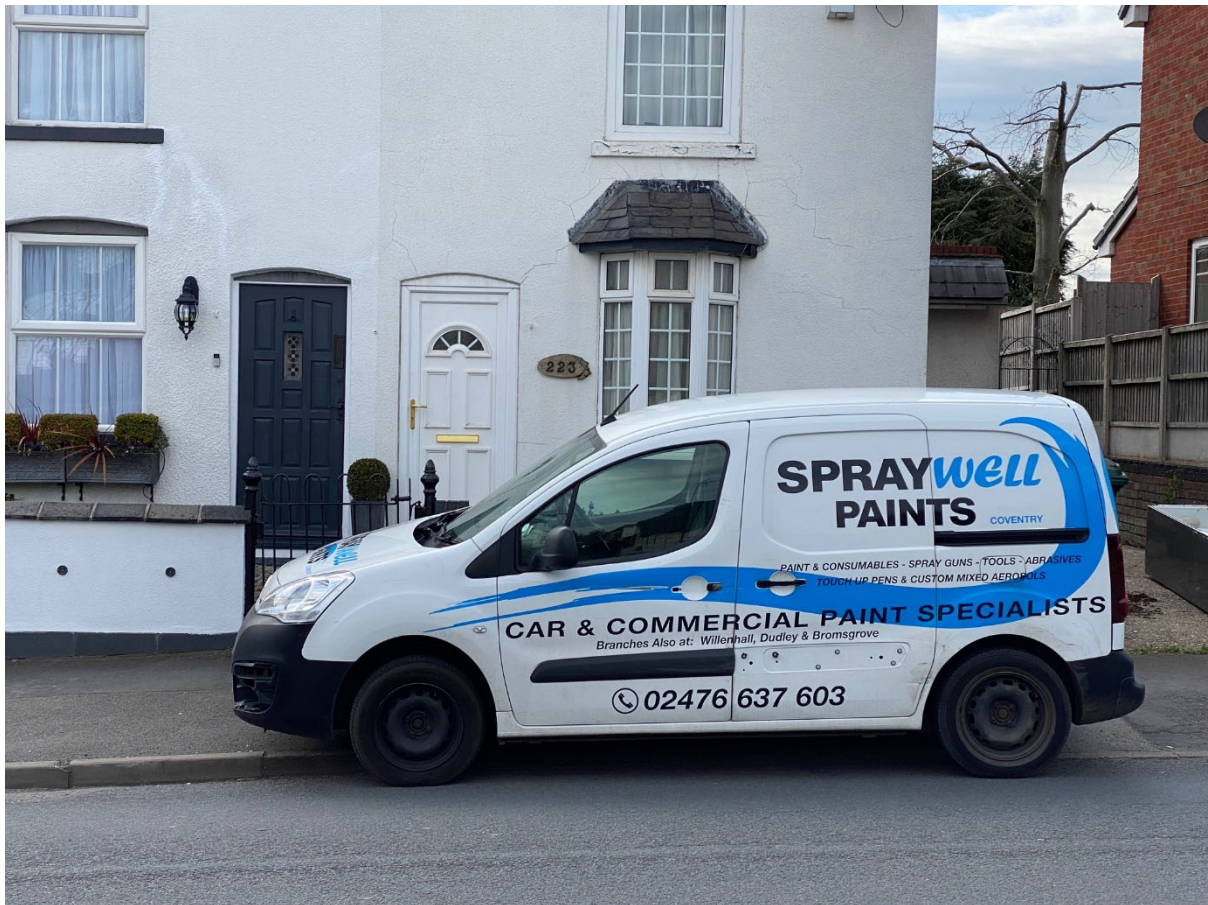


Vehicle carried onto pavement and significantly damaged





February 2022. Photograph provided to indicate evidence that damage was sustained to residents parked van outside 223 Spies Lane



Brickwork displacement at 225 Spies Lane 2nd September 2017





Additional Information submitted by the applicant

**Open Consultation
With All Neighbours
25-September-2020
06-November-2021
(1 of 5)**

Dear Neighbour,

We are writing to invite you to an open afternoon to review development plans we are intending to submit to the local council in the coming weeks.

The plans will be available to view at the rear of 220 Spies Lane between 2pm and 4pm on Saturday 06 November. The site gate will be left open during this period, so feel free to walk in.

We would of course have visited to welcome you into our home, but with COVID still prevalent we need to remain vigilant. Therefore, we will place the plans on boards outside. If there is adverse weather, the plans will be situated in the garage with the garage door left open. We will also provide some light refreshments and tea/coffee to keep the autumn cold at bay.

If you have any comments to share on the day, do come and speak to us. Alternatively, there will be pens and paper for you to post your comments. Even if you do not have any comments, it would be nice to see you.

Warm Regards,

[Redacted Signature]

Re: Development Application at [Redacted]

Dear Neighbour,

We are writing to advise that we have recently submitted an application to develop 3 new dwellings on the land that resides behind 220 Spies Lane. I have attached an outline of the plans to this letter. A detailed design statement accompanying the plans will be available on the council's planning portal shortly.

Following our initial application earlier this year, we have been approached by a number of property developers keen to explore the opportunity to create a denser scheme, or to include social housing. We have received these approaches and decided to respond to welcome the previous application and work with credible architects to come up with a scheme that is sympathetic to the neighbourhood. We would like to gradually you that our proposal is made with the intent that we intend to continue living at 220 Spies Lane.

The land behind 220 Spies Lane is quite extensive, some 0.18 hectares. This is far in excess of what would be considered suitable garden space and the size must be us to manage at our age. As a result, most of it is being sold to waste and over the past few years, we have reported, with increasing frequency, regular requesting on to the land, petty theft and vandalism.

We would have liked to have invited you to meet with us personally to review the application details and any concerns or suggestions you may have. However, the current COVID situation is not going to make this possible.

We do hope that you will find the revisions to the scheme, which reduce the number of new dwellings from four down to three (a single storey bungalow, a dormer bungalow and a coach house), and greater garden amenity, and increase off-road parking provision will be a better addition to the neighbourhood than those being suggested by development companies.

You will of course be contacted by the council and given the opportunity to respond formally, but we wanted to take the opportunity to share with you some of the rationale behind the application. If there are any aspects of the application that you would like to discuss with us directly or would like more detail, please feel free to call [Redacted].

Yours faithfully,



P21/2117(220 Spies Lane, Halesowen)

The Department for Transport: Verified Road Safety Data

(2017-2021) Spies Lane

(3 of 5)

Source: The Department for Transport Great Britain 2017 - 2021 (verified)

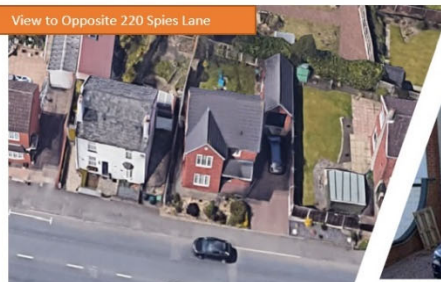


Irregular Existing Street Scene

(5 of 5)



Various Materials, Colours, Proportions and Styles



P21/2117(220 Spies Lane, Halesowen)

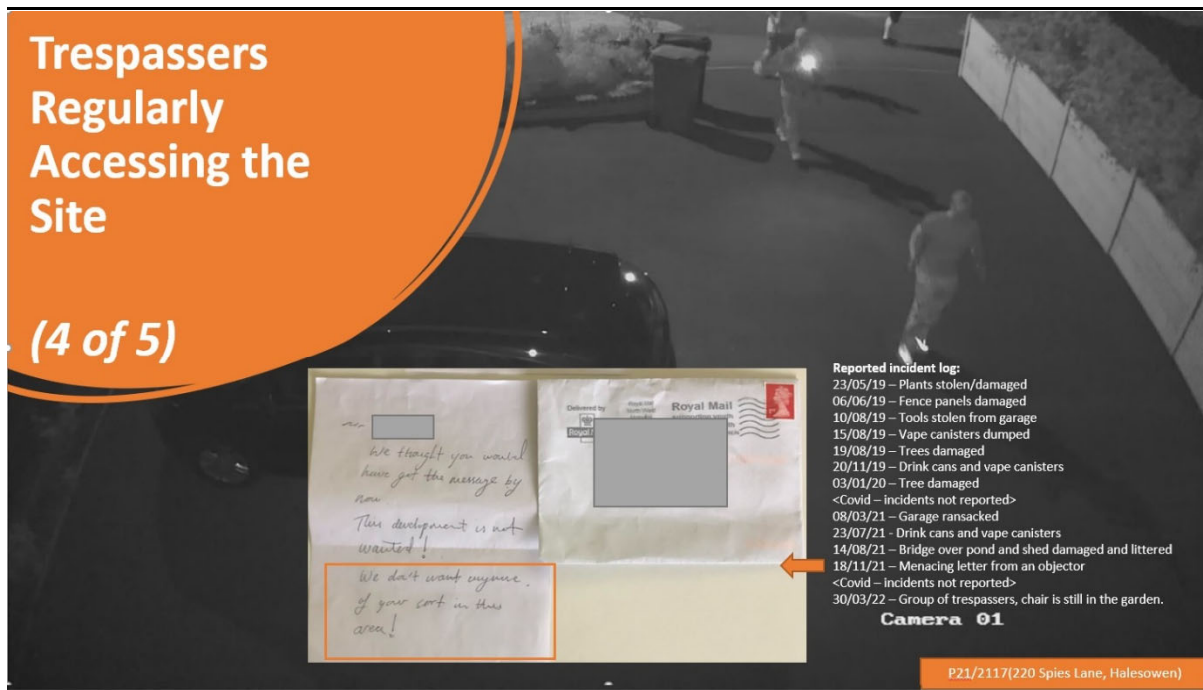
Existing Developments at the Rear of Dwellings on or Near Spies Lanes

(2 of 5)



Trespassers Regularly Accessing the Site

(4 of 5)



Application No. P22/0220 – 122,124, 126 & 128 Colley Gate, Cradley, Halesowen, B63 2BU

1. One additional letter of objection has been received from a nearby occupier, objecting to the application on the following grounds
 - Loss of tarmac path and green space.
 - Impaired vision for traffic exiting Colley Lane
 - Car park would increase risk to pedestrians
 - The building is not complimentary to the surrounding
 - Needs more greenspace.
 - Bathrooms have no windows
 - More appropriate to create homes for families or the elderly.

2. The following additional condition is added at the request of the Highways Engineer:

The development shall not be occupied until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall operate in accordance with the approved car park management plan for the life of the development.

REASON: In the interests of highway safety of the area and to ensure the availability of adequate parking provision within the site in accordance with Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings