

PLANNING APPLICATION NUMBER:P07/0410

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Churchill Retirement Living
Location:	53 -65, ENVILLE STREET, STOURBRIDGE, DY8 1XP
Proposal	DEMOLITION OF 53 - 65 ENVILLE STREET. ERECTION OF 44 SHELTERED HOUSING APARTMENTS FOR THE ELDERLY WITH ANCILLARY LODGE MANAGERS ACCOMMODATION, COMMUNAL FACILITIES, CAR PARKING , ACCESS AND LANDSCAPING.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is on the southern side of Enville Street, approximately 180m to the west of Stourbridge town centre. The site is roughly rectangular (0.23 hectares in area) and contains a number of two storey derelict buildings previously used for retail and commercial purposes. The site is bounded by West Street to the west, an established residential street of mainly terraced houses (the rear gardens of some of these houses bound the site to the south). Immediately adjacent the site to the east is a public house. The wider area is characterised predominantly by terraced properties of domestic scale, although there are examples of other buildings of a larger scale in the vicinity, the most prominent being Alexandra House (no.s 24 – 26) which is a four storey apartment building located at the junction of Enville Street and the Ring Road. Also located on the opposite side of Enville Street are a number of large buildings set well back from the highway and situated in spacious grounds.

PROPOSAL

2. Permission is sought for the demolition of the existing buildings at the site and the erection of a 2 and 3 storey apartment block of forming 44 Category II sheltered housing apartments. The development is to provide 15 parking spaces. Amenity space is provided in the form of a landscaped amenity area immediately to the rear of the building and balconies for a number of the apartments. Vehicular access to the site is proposed via West Street. The development has a density of 191 dwellings per hectare. The application is accompanied by a Traffic Impact Assessment and an Air Quality Assessment.
3. The type of accommodation proposed is specifically designed to meet the needs of independent retired people. The development includes supervision by a residential lodge manager, a communal lounge, landscaped gardens, a guest suite and laundry facilities. Sale of the apartments is restricted to people of 60 years or over, or those over 60 with a partner of at least 55.

HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
P05/2394	Demolition of 53-65 Enville St and Erection of 32no. 1 and 2-bed Apartments and Associated Parking	n/a	n/a

5. The above application was reported to Committee in June 2006. Members resolved to grant permission subject to a Section 106 Agreement in respect of affordable housing and open space provision. The Agreement has not yet been engrossed and therefore the application remains dormant.

PUBLIC CONSULTATION

6. A letter of support for the proposal for the following reasons has been received:

- The development involves the removal of derelict buildings which attract anti-social behaviour;
- The proposed building would 'greatly enhance the appearance' of the area;
- The nature of the development would not generate a significant volume of traffic;
- The development would offer support to older residents and would benefit traders in the town centre.

7. The occupant of no.49 (The Cottage Public House) Enville Street objects to the proposal on the grounds that the building would block the view of an advertising board on the side of his building, and would directly overlook/overshadow his rear garden.

8. The occupant of no.38 West Street objects to the proposal on the grounds that it would lead to additional parking and traffic generation on West Street. In addition, vehicles parked on West Street in the vicinity of the site access would obstruct visibility for vehicles leaving the site, thereby causing a danger to pedestrians and traffic.

OTHER CONSULTATION

9. **The Group Engineer (Development):** No objection.

The Head of Public Protection: No observations – conditions attached to the previously recommended development to be repeated.

RELEVANT PLANNING POLICY

10. Adopted UDP Policies

DD1 (Urban Design);

DD4 (Development in Residential Areas);

DD6 (Access and Transport Infrastructure);

DD7 Planning Obligations;

DD8 (Provision of Open Space, Sport and Recreation Facilities);

STC2(XIV) Block 14 – Enville Street;

H4 (Housing Mix)

H5 (Affordable Housing);

H6 (Housing Density)

AM14 (Parking)

11. National Policy

PPS3 (Housing)

ASSESSMENT

Principle

12. The site falls within Block 14 of Stourbridge Town Centre. Policy STC2 (XIV) of the UDP identifies new residential development as being acceptable within this block.

Density

13. PPS3 encourages the redevelopment of previously-developed land within the urban area for housing purposes, whilst Policy H6 of the UDP states that residential development will be encouraged to achieve the highest possible density taking into account factors such as the requirements to make full and efficient use of land, the local context, and the principles of good residential design. By their very nature applications for flatted development are high density, and at this relatively small and

constrained site any proposal which makes full use of the land available will be of a high density. The site is within walking distance of Stourbridge Town Centre and is in a highly sustainable location in relation to public transport links as it is on a designated strategic highway. With regard to the advice given in PPS3 and Policy H6 of the UDP it is therefore considered that the principle of high density redevelopment of this site is entirely acceptable.

Design

14. The design of the apartment block incorporates elements of scale and massing which are compatible with the character and appearance of the surrounding area. The height of the building has been limited to a maximum of 3 storeys, dropping to 2 storey adjacent to 'The Cottage Inn' Public House and 1 West Street, thereby providing visual interest without imposing on neighbouring uses while maintaining a bulk of development that is human in scale. The building provides a level of traditional character and detail that is in conformity with the design and detailing of nearby properties on the same side of Enville Street. Also, by placing the building at the front of the site and locating the car park at the rear, the development introduces a well designed feature building into a currently undistinguished road frontage. The materials to be used are considered to match the surrounding pallet of materials. Policy DD1 of the UDP requires all development to apply principles of good urban design and to make a positive contribution to the character and appearance of the area. It is considered that the proposed development satisfactorily achieves the aim of this policy.

Parking

15. The proposed level of parking provision equates to 1 space per 3 apartments. This level of parking is considered to be acceptable at a site which is well served by public transport and close to the town centre. Levels of car ownership among occupants of the apartments would be relatively low. The occupants would also have access to battery cars as part of the facilities available to them, again reducing the need for car ownership. Given that the Group Engineer (Development) has no objection to the proposal it is considered that, notwithstanding the concerns of an objector, the development accords with Policy DD6 which seeks to ensure that new

development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles.

Amenity space

16. Sufficient amenity space for future occupants is provided in the form of landscaped amenity areas with benches, balconies and a communal lounge area.
17. Policy DD4 of the UDP seeks to ensure that new developments do not adversely impact on residential amenity. With regard to the objections received, the development would lead to a degree of overlooking of the rear garden area of the public house but not to any degree sufficient to warrant refusal of the application.

Planning Obligations

18. The development would ordinarily trigger the requirements for on-site affordable housing in accordance with Policy H5 of the UDP (the policy requires 30% of the dwellings to be affordable on sites of 1 hectare or more or 25 units or more). In this case the applicants contend that the site is not large enough to accommodate a sustainable sheltered housing development and an element of affordable housing. The applicant is therefore prepared to make a financial contribution of £330,426 towards the off-site provision of affordable housing in respect of the application and is prepared to enter into a S106 agreement to secure such a payment. At the time of producing this report advice was being sought from Policy and Housing Officers as to whether an off-site contribution would be acceptable in this case, and if so whether the proposed amount is sufficient in helping to meet the Council's affordable housing needs.
19. A contribution to recreation facilities/open space provision in accordance with Policy DD8 would also be needed. Again, at the time of producing this report the amount to be contributed was being clarified. Further advice on this and the affordable housing contribution will be reported to Members in the pre-Committee note.

CONCLUSION

20. The principle of high density redevelopment of this site is considered to be acceptable. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The proposal is therefore in accordance with Policies DD1, DD4, H6 and DD6 of the UDP.

RECOMMENDATION

21. It is recommended that the application be approved subject to:
- a) The applicant entering into a Section 106 Legal Agreement for a contribution to affordable housing and off-site recreational public open space enhancement;
 - b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary:

Reason for approval

The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The proposal is therefore in accordance with Policies DD1, DD4, H6 and DD6 of the UDP.

Note for applicant

For the avoidance of doubt, this permission relates to plan drawing no.s 30010SB/004 Rev D, 30010SB/005 Rev D, 30010SB/006, 30010SB/003 Rev H, 30010SB/002 Rev.F, 30010SB/001 Rev D, CD02.01.02 Rev.A, and 30010SB/D01.

Conditions and/or reasons:

1. No development shall commence until details of the proposed boundary treatment of the site have been submitted to and approved in writing by the local planning authority. Development shall be in accordance with the approved details.
2. Development shall not begin until details of the existing and proposed levels of the site, which should be related to those of adjoining land and highways, have been submitted to and approved by the local planning authority.
3. None of the apartments shall be occupied until the parking spaces shown on the approved plans have been surfaced and marked out. The parking spaces shall thereafter be retained in perpetuity and used for no other purpose other than the parking of vehicles.
4. Development shall not begin until details of the type, texture and colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority. Development shall be in accordance with the approved details.
5. No development shall commence until details of the proposed boundary treatment of the site have been submitted to and approved in writing by the local planning authority.
6. Development shall not commence until a scheme for protecting the proposed dwellings facing Enville Street and West Street from road traffic noise has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of permitted apartments is occupied. These works to be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
7. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
8. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall:

include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.

9. The development hereby approved shall be occupied only by people of 60 years or over, or those over 60 with a partner of at least 55, unless otherwise agreed in writing by the Local Planning Authority.
10. Development shall not commence until an arrangement for the submission and approval of a means to guarantee the financial payment of a total sum of £359,752.06 to the Council together with the timing of the payment for the:
 - * provision of off-site public open space and play area improvements and their future maintenance;
 - * the managing and monitoring of the spend of these monieshas been submitted to and agreed in writing by the Local Planning Authority.