

**HALESOWEN AREA COMMITTEE - 12<sup>TH</sup> NOVEMBER 2008**

**REPORT OF THE DIRECTOR OF THE URBAN ENVIRONMENT**

**DEVELOPMENT OF A NEW SPORTS GROUND AND SOCIAL CLUB AT LAND OFF STEWARTS ROAD, DEVELOPMENT OF NEW SPORTS FIELDS AND ENVIRONMENTAL ZONE AT OLIVE HILL SCHOOL AND RESIDENTIAL REDEVELOPMENT AT LAND OFF COOMBS ROAD AND LODGEFIELD ROAD WITH ACCESS OFF COOMBS ROAD. PLANNING APPLICATION P08/1373**

**Purpose of Report**

1. To seek the Area Committee's views on the above planning application.

**Background**

2. The above planning application was submitted on 11<sup>th</sup> September 2008 by St Modwens Developments Ltd and relates to three sites in their ownership, of which one is in the Belle Vale Ward and two are in the Halesowen North ward. All plans, documents and observations related to this application can be viewed and comments made on-line via the Dudley MBC website [www.dudley.gov.uk](http://www.dudley.gov.uk) click on Environment and Planning (located in the left panel). Then click on the link 'more on Online Planning and Building Control', click on 'Search for Planning Application.' You will need to agree to the terms and conditions before you can access the planning portal therefore click 'I agree.' You are now on the page 'Planning Application Search Criteria', type in planning application PO8/1373 and press the search button.
3. The first site relates to the existing sports and social club located off Coombs Road and Lodgefield Road which accommodates a cricket ground, bowling green and members pavilion. The site is adjoined at a higher level by industrial premises to the north, with houses on the opposite side of Lodgefield Road to the south-west. This site is proposed to be redeveloped for residential purposes with up to 80, two, three and four bedroom houses and bungalows indicated on the outline planning application. Existing trees surrounding the site are indicated to be retained as part of the development. A means of access to the site from Coombs Road is shown.
4. The second site off Stewarts Road within the Coombeswood Green Wedge is proposed to accommodate replacement facilities lost from Coombs Road to include a single storey, sports and social club, cricket pitch and bowling green. The site will also accommodate cricket practice nets and a car parking area with geo-block/grasscrete surfacing. Due to the fall in levels to the rear of residential properties, substantial regrading of the grassland area will be required to form the level plateau for the playing area and single storey sports club building. Land will thereafter be graded down to existing levels and fenced.

5. The third site is located to the rear of Olive Hill Primary School and houses on Barnfield Road within the Coombeswood Green Wedge. This is proposed to accommodate two football pitches and an environment zone for the sole use by the school. Again, due to falling levels across the site, regrading will be required to provide a level playing surface for the pitches which will be fenced.
6. The planning application has been supported with Planning Statement, Design and Access Statement, Transport Assessment, Geo-environmental Assessment, Ecological Assessment, Arboricultural Surveys, Acoustic Assessment, Flood Risk Assessment and a Statement of Community Engagement. A selection of submitted plans are attached to this report.
7. Planning Policies  
The Coombeswood Green Wedge is designated as Green Belt within the adopted 2005 Unitary Development Plan (Policy SO1) and within such areas development will not be permitted except in very special circumstances unless for essential facilities for outdoor sport and recreation, for cemeteries, or for uses which preserve the openness of the Green belt and do not conflict with the purposes of the Green Belt. The form, bulk and general design of buildings must also be in keeping with their surroundings
8. Two of the sites fall within the Coombeswood Wedge and are also within a Landscape Heritage Area (Policy HE2) where proposals which would be detrimental to the character, quality and historic integrity of the landscape would be resisted. Approval will also not be given where views into, from, or within the areas would be unduly interrupted or harmed, or where the opportunity to enhance such a view would be lost.
9. Both sites in the Coombeswood Wedge are also designated as Sites of Local Interest for Nature Conservation (Policy NC5) where the Council seek to maintain and where possible enhance the quality, amount and distribution of the key habitat types and features.
10. The planning application will be assessed in accordance with the above specific designations and any other relevant policies of the adopted Unitary Development Plan. Material considerations arising from the land use elements of the Community Strategy are also of relevance. Sport England are a statutory consultee due to the loss of a sports pitch.

## **Finance**

11. There are no direct financial consequences arising from this report.

## **Law**

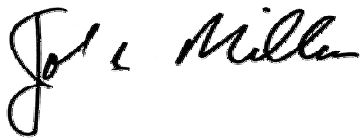
12. The Council has a statutory duty under the Town and Country Planning Act 1990 (As Amended) to determine planning applications within its area in accordance with the 'Development Plan' and any other material considerations.

### **Equality Impact**

13. This report complies fully with the Council's policies on equal opportunities and diversity. Elements of the planning application to be determined relate to facilities which are available to children and young people.

### **Recommendation**

14. It is recommended that the Area Committee provide their views with regard to planning application P08/1373 to the Planning Case Officer.



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**John B Millar**  
**Director of the Urban Environment**

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### **List of Background Papers**

*Drawing Numbers AP(0) 001, 002, 012, 003, 009, 007, 005, 004 & 006.*