

PLANNING APPLICATION NUMBER:P14/1498

Type of approval sought	Outline Planning Permission
Ward	Netherton Woodside and St Andrews
Applicant	Mr P. Walker
Location:	THE WOODSIDE LIBERAL CLUB, 278, STOURBRIDGE ROAD, DUDLEY, DY1 2EE
Proposal	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDING AND ERECTION OF 11 NO. RESIDENTIAL UNITS (ACCESS AND LAYOUT TO BE CONSIDERED) (RESUBMISSION OF WITHDRAWN APPLICATION P14/0967)
Recommendation Summary:	1. SUBJECT TO ENTERING INTO S106 AND 2.APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site lies to the south-west of Dudley town centre fronting Stourbridge Road a strategic highway (A461) that links Dudley with Brierley Hill and Stourbridge. The site comprises a modern vacant two storey flat roof building that was formerly used as a social club. The building is set back 9m from the highway with frontage car parking. Access is provided to rear of the building via a 3m wide driveway to an additional area of hard standing. This access is shared with the owners of no. 276 Stourbridge Road, which provides access to two prefabricated garages serving this site. The site comprises an area of overgrown shrubs and self-set trees within the north-western part of the site. The site is relatively flat but falls in level from the front to the rear of the site.
2. Adjoining the northern boundary of the site is a row of three terrace properties and adjoining the southern boundary of the site set at a significantly lower level is the former Henry Boot Training site. Immediately outside of the Henry Boot and within 5m of the application site is a bus shelter. Abutting the western boundary of the site is Fens Pool Nature Reserve. The rear of the site is enclosed by a brick boundary wall. The site adjoins Stourbridge Road to the east.

3. The site is located within a generally residential area characterised by traditional terraced properties and an enclave of retail premises. A hot food take-away is located opposite the site and a motor spares retail unit is located at 268-270 Stourbridge Road with a vacant betting office and former butchers located at 264-266 Stourbridge Road.

PROPOSAL

4. The proposal seeks outline planning permission for the demolition of the existing building and the erection of 11 dwellings. Details of access and layout have been submitted for consideration.
5. The proposed development would maintain and improve the existing access adjoining no. 276 Stourbridge Road. The access would be 5.5m wide with a 2m wide footpath and 2.4m x 65m visibility splay. The access would create a cul-de-sac that would extend 55m from the road frontage. The existing bus shelter positioned in the footpath would be relocated as a result of the proposed development to prevent encroachment upon the visibility splay.
6. The development would propose the erection of a small block of three apartments fronting Stourbridge Road. The parking serving the apartments would be formed in a small forecourt providing 4 spaces immediately adjoining the proposed access. Three detached dwellings would be sited to the south of the proposed access road. Two pairs of semi-detached properties and two detached properties would be located at the head of the cul-de-sac.
7. The application is accompanied by a Design and Access Statement and an Ecological and Bat Survey.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/51/86	Alterations to existing club premises and caretakers flat.	Approved	14/06/51
DB/67/2055	Car park.	Withdrawn	27/02/67
DY/62/497	Erection of secretary's office on first floor.	Approved with Conditions	31/08/62
DB/66/192	Extension to main hall new billiard room and store and car parking.	Approved with Conditions	20/07/66
DY/63/478/S	Projecting wall box sign.	Approved with Conditions	12/02/63
DY/61/728	Extensions and alterations to club.	Approved with Conditions	24/01/62
DY/63/500/S	Double sided projecting wall sign.	Approved with Conditions	18/06/63
DB/67/2264	Demolition of three houses and use of land for car parking.	Approved with Conditions	16/04/67
P14/0967	Outline application for demolition of existing building and erection of 22 no. residential units (access and layout to be considered).	Withdrawn	26/09/14

8. The most recent planning application was withdrawn due to concerns regarding the overall number of units proposed in terms of design and layout and the inability of the scheme to provide sufficient off street parking.

PUBLIC CONSULTATION

9. The application was advertised by way of neighbour notification letters being sent to the occupiers of twenty-eight properties within close proximity to the site and through the display of a site notice. The latest date for comments was the 4th December 2014. No letters have been received making observations to the proposed development.

OTHER CONSULTATION

10. Group Engineer (Highways): The revised scheme addresses a number of the issues previously raised in relation to car parking and approval is recommended subject to conditions.
11. Head of Environmental Health and Trading Standards: Environmental Safety and Health has no objection in principle to the proposed residential development on this site. The site is in an established residential area but is also adjacent to the busy Stourbridge Road so it will be affected by elevated levels of road traffic noise. This is particularly relevant to any properties at the front of the site or those with a direct view to the road. With that in mind noise mitigation measures are recommended, in the form of acoustic glazing and ventilation treatments. Such measures would be required for habitable rooms with a direct line of sight to the road. These aspects could be secured by condition.
12. Head of Planning (Land Contamination Team): No objection subject to conditions with respect to ground conditions.
13. Birmingham and Black Country Wildlife Trust: No objection subject to the detailed scheme delivering a landscape buffer between the site and Fens Pool SINC. This

would protect Fens Pool SINC from waste disposal, dumping and fly tipping from the application site. It is also requested that the site be assessed for bats prior to the demolition of the existing building in the interests of nature conservation.

14. West Midlands Fire Service: No objections.

15. West Midlands Police: No objection to the principle of development.

RELEVANT PLANNING POLICY

National Planning Guidance (2012)

16. The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions, but does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved.

17. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

Planning Practice Guidance

- Natural Environment
- Noise
- Planning Obligations
- Use of Planning Conditions

Black Country Core Strategy (2011)

- CSP1 The Growth Network
- CSP4 Place Making
- DEL1 Infrastructure Provision
- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility
- ENV2 Local Character and Distinctiveness

- ENV3 Good Design
- TRAN2 Managing Transport Impacts of New Development

Unitary Development Plan (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- DD9 Public Art
- DD10 Nature Conservation and Development
- NC1 Biodiversity
- NC6 Wildlife Species
- EP7 Noise Pollution

Supplementary Planning Guidance/Documents

- Open Space, Sport and Recreation Provision Supplementary Planning Document
- Nature Conservation Supplementary Planning Document
- New Housing Development Supplementary Planning Document
- Planning Obligations Supplementary Planning Document
- Design for Community Safety Supplementary Planning Guidance
- Parking Standards

ASSESSMENT

18. The main issues are

- Principle
- Nature Conservation
- Access
- Layout
- Planning Obligations
- National Homes Bonus

Principle/Policy

19. The National Planning Policy Framework (NPPF) was published and came into immediate effect on the 27th March 2012.

20. Central to the NPPF with respect to decision making is a presumption in favour of sustainable development meaning that:

- Development proposals should be approved that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

21. The site is located within the Growth Network falling within Regeneration Corridor 11a (Dudley-Brierley Hill) of the BCCS. The Growth Network is to be the main focus for growth, regeneration and land use change including the creation of sustainable housing growth. Policy CSP1 is relevant, which states that *'By 2026, the network of Regeneration Corridors linking the Strategic Centres will provide...35,000 new homes in sustainable communities built on redundant employment land and other brownfield sites close to existing public transport routes and canal networks and locations with the best access to residential services, at moderate densities that allow for a range of house types.'*

22. BCCS policy HOU2 'Housing Density, Type and Accessibility' sets out the objectives for density and types of new housing, promoting the need to achieve high quality design and minimise amenity impacts, taking into account the characteristics and mix of uses in the area where the proposal is located.

23. BCCS policies CSP4 'Place Making' and ENV3 'Design Quality' require that all development demonstrates a clear understanding of how proposals make a positive contribution to place-making and environmental improvement through high quality design.
24. Saved policies DD1 and DD4 of the Dudley Unitary Development Plan seek to ensure that new development applies principles of good urban design making a positive contribution to the character and appearance of the area, ensuring that the scale, nature and intensity of use of the proposed development would be in keeping with the surrounding area and that the proposed development would not result in a detrimental effect upon highway safety.
25. The proposed development would comprise the redevelopment of a vacant previously developed site within the Growth Network for residential development. The site is located in a sustainable location with good public transport links and ease of access to the Borough's Strategic Centre. The scheme would contribute towards the delivery of achieving at least 95% of all new housing on previously development land creating a sustainable form of development that would be in accordance with Policy HOU1 of the BCCS.

Nature Conservation

26. The site is located in an urban area with residential and commercial properties to the north and south and residential areas to the east as well as Woodside Park. There is an area of rough grass, scattered scrub and derelict buildings immediately to the south of the site. There is also an area of scrub immediately to the north.
27. To the west is the Fens Pools complex. This consists of a Special Area of Conservation (SAC), designated as a European importance nature reserved for its population of Great Crested Newts. There are also Site of Special Scientific Interest (SSSI) - areas designated for similar reasons – being nationally important for GCN's as well as associated SINC (Site of Importance for Nature Conservation) and SLINC (Site of Local Importance for Nature Conservation) areas. The site is a short

distance from one of the SINC areas – The Plateau. SINC sites are considered to be of county importance. The Fens Pool complex consists of scrub, grassland and waterbodies.

28. The submitted extended Phase 1 Habitat Survey demonstrated numerous species records for the Fens Pools Complex immediately to the west of the site including a large number of records for Great Crested Newt. From the records the nearest pond containing Great Crested Newts is approximately 180m to the south of the site. There are also records for Slow worm, Common Lizard and Grass Snake for the Fens Pools complex. There are no records of protected species in close proximity to the site with the nearest record appearing 180m away. There are no bat records in the vicinity of the site but Common Pipistrelle records exist for the surrounding 1km radius as well as Daubenton's and Noctule bat records. However, a large area of the application site could be suitable for a wide range of species including bats, badgers and great crested newts.

29. The site consists of the former Liberal Club, tarmac car parking areas, small areas of ruderal grassy habitat and dense scrub in the northern part of the site.

30. The building was assessed and inspected for its suitability for bats. However it is flat roofed with well-sealed soffits. Therefore it appears to lack roosting opportunities. Likewise the concrete garage with its asbestos roof, lacks any possible roosting cavities. The Aspen tree on the western boundary also lacks suitable crevices. There are no other trees of sufficient maturity to be suitable for roosting bats. However it is likely they might use the limited areas of scrub and scrub habitat adjacent to the site for foraging.

31. Based on information from EcoRecord the nearest breeding pond for Great Crested Newts is 180m to the south with the main breeding ponds being located 250m away or more. As there is abundant suitable terrestrial habitat for Great Crested Newts on the reserve nearer to the ponds it is considered there is a low likelihood of Great Crested Newts using habitat on the site. Particularly as these areas are not en-route between any breeding ponds. Also the site is built on a platform above the Fens

Pools Nature reserve with brick walls delineating the western boundary and large parts of the northern and southern boundary. This makes it more difficult for GCN's to enter the site.

32. Likewise Slow-worm, Common Lizard and Grass Snake are present at Fen's Pools, the nearest record being approximately 200m away. However large areas of the Fen's Pools site provide suitable habitat and the brick walls also presents a partial obstacle to movement. The scrub is also very dense reducing its suitability. With this in mind once again is considered that there is a low likelihood of them present in the limited areas of suitable habitat on the site.

33. Whilst the desk data search flagged up records for badgers within a 1km radius, there was no evidence of badgers on the site and there is no evidence of track ways going through the site. The site is effectively situated on a platform overlooking the Fens Pools Nature Reserve, the brick wall on the western boundary with the reserve presents quite a barrier, and the brick wall also forms part of the northern boundary. There is also a change in ground level on the southern boundary with a further brick wall, however this is not entire and midway along it would be possible for badgers to gain entry to the site. However there is no evidence of them having done so.

34. In order to ensure that the nature conservation value of the site is enhanced conditions would be attached to any consent to secure the delivery of nature conservation enhancements. This could include the provision of four bird boxes placed as high up as possible on new buildings in north or east facing positions away from strong lighting. By way of compensation for loss of shrubs and native hedgerow, shrub planting should be incorporated around the site boundaries or in areas of amenity space wherever feasible post construction. Suitable species would be Hawthorn, Hazel, Blackthorn, Holly, Field Maple, Hornbeam, Rowan, Silver Birch and Crab Apple.

35. It is not considered that the site provides habitat likely to be of value to other protected and notable species. Therefore no further survey has been recommended. The proposed development would therefore be in accordance with the NPPF and saved Policies NC1 and NC6 of the Adopted Dudley Unitary Development Plan.

Access

36. Stourbridge Road (A461) forms part of the strategic highway network. These roads are for long distance and strategic traffic. Street parking and direct frontage access is kept to a minimum to ensure the effective flow of traffic.

37. The junction of the site access with Stourbridge Road should maintain a 2.4 metre (m) (X-distance) by 65m (Y-distance) visibility splay required upon exit from the site. This visibility splay is physically obstructed by a bus shelter to the south of the site. This lack of visibility of vehicles on Stourbridge Road raises highway safety concerns. However, the imposition of a Grampian condition, which requires the developer to have repositioned the bus shelter with CENTRO prior to the commencement of development and to have repositioned to bus shelter to the agreed position prior to first occupation would be sufficient to overcome highway safety concerns relating to visibility upon egress from the development.

38. The design of the proposed access with its 5.5m internal roadway and 2m wide footpaths would be of suitable dimensions for the passing of vehicles and the safe movement of pedestrians within the site.

39. Based on the *Parking Standards SPD* the proposed residential development would require the provision of 23 parking spaces to meet the anticipated parking demand of the development. Whilst parking provision would be a reserved matter, the submitted layout demonstrates that the proposed development would provide 21 off street parking spaces. The displacement of 2 vehicles onto the public highway would not raise highway safety concerns due to the availability of on-street parking.

40. The proposed development would provide a suitable access and parking provision to meet the needs of the development and would not raise highway safety concerns thereby being in accordance with TRAN2 of the BCC3, saved Policy DD4 of the Adopted Dudley Unitary Development Plan and the Parking Standards SPD.

Layout

41. The NPPF, BCCS (HOU2) and the subsequent revised New Housing Development SPD reaffirm the importance of a design-led approach to new housing development with schemes expected to have regard to their context in terms of design and density. Policy HOU2 of the BCCS has established a minimum net density of development of 35 dwellings per hectare provided that this level of density would not prejudice the historic character or local distinctiveness as defined by Policy ENV2 of the BCCS.

42. The site is located in an area characterised by traditional terrace properties built close to the footway and at relatively high densities (46 dph). The Revised New Housing Development SPD recommends that in such locations densities in the region of 40-50 dph could be appropriate.

43. The resubmitted application has reduced the number of units on the site from 22 to 11 and would result in a gross density of 39.6 dph. The density is a little less than the traditional terrace properties within the street but is above the minimum density requirement of 35 dph set by Policy HOU2 of the BCCS. It would not be possible to redevelop the site for a greater density. This is due to its limited width, the requirements for separation distances between dwellings, the provision of suitable amenity space and the provision of off street parking to meet the parking demands and an appropriate access into the site.

44. The overall density of the proposed development would be appropriate having regard to the character of the area thereby being in accordance with Policy HOU2 of the BCCS and the Revised New Housing SPD.

45. The amended layout would provide a mix of apartments, detached and semi-detached properties. Each dwelling would have sufficient separation distances between each other in order to retain suitable privacy and prevent overlooking. Most of the private gardens would meet minimum standards with the exception of plots 4-6 being slightly below at 10m deep. However, increasing the length of the gardens to 11m deep would prevent the creation of front boundary treatment and landscaping as well as the dwelling abutting the proposed footpath with no defensible space. The gardens only fall short of the minimum depth by 1m and would still provide a usable garden area, with no issues of overlooking arising relative to the adjacent site.
46. The scheme would result in dwellings fronting onto the main access road thereby creating an internal street and with the provision of dwellings facing onto the head of the cul-de-sac acting as a focal point and visual end stop to the overall development. Plot 6 in terms of its detailed design would be expected to turn the corner and be dual aspect to improve the visual appearance and activity within the street.
47. The submitted layout demonstrates that the proposed development would be able to provide sufficient off street parking that would not result in highway safety concerns.
48. The proposed development would result in an appropriate density and form of development that would result in the redevelopment of an underutilised, previously developed site for the creation of a sustainable form of development that would be in accordance with the NPPF, Policies CSP1, CSP4, HOU2, ENV2 and ENV3 of the BCCS, saved Policy DD4 of the Adopted Dudley Unitary Development Plan and the Revised New Housing Development SPD.

Planning Obligations

49. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these

policy documents were prepared in accordance with national legislation and guidance on planning obligations.

50. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.

51. In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

52. Following consideration of the above tests, the proposed development would require an off-site contribution towards path improvements within Woodside Park secured by a legal agreement:

Off-Site Provision (to be secured by legal agreement)

- Open Space, Sport and Recreation

53. The proposed development would generate 21 people of which 58% (12) would be expected to use the local park on at least a weekly basis. Woodside Park is located immediately opposite the site. The Council's Greenspaces Quality Audit demonstrated that the park achieved a score of 26 out of 100 indicating significant deficiencies. A Masterplan has been adopted seeking to implement improvements to the park. The masterplan identified a prioritised and costed list of 20 projects in Woodside Park. The Council has delivered some of these items but path improvements have yet to be implemented. The S106 contribution would be used towards the improvement and maintenance of the paths at Woodside Park in accordance with the Liveability Masterplan. It is considered that this contribution would meet the necessary tests as stated above in that it contributes to the delivery

of a sustainable development, would be directly related to the development itself and is deemed to be in scale and kind to the proposed development. This development complies with the requirements of BCCS Policy DEL1 and the Planning Obligations SPD.

54. At the time of writing the report, the applicant has not yet agreed to the provision of the off-site contribution towards improvements to Woodside Park.

New Homes Bonus

55. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application.

56. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.

57. The Bonus provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.

58. This proposal would provide 11 houses generating a grant of 11 times the national average council tax for the relevant bands per annum for 6 years.

59. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

60. The proposed development would comprise the redevelopment of a vacant previously developed site within the Growth Network for residential development. The site is located in a sustainable location with good public transport links and ease of access to the Borough's Strategic Centre. The scheme would contribute towards the delivery of achieving at least 95% of all new housing on previously development land resulting in an appropriate density and form of development that would result in the redevelopment of an underutilised, previously developed site for the creation of a sustainable form of development.

61. It is not considered that the site provides habitat likely to be of value to other protected and notable species. The proposed development would provide a suitable access and parking provision to meet the needs of the development and would not raise highway safety concerns.

62. The completion of a S106 Agreement to secure improvements to pathways at Woodside Park would ensure that the proposed development would mitigate against the increased use of the park by residents thereby ensuring that the development is sustainable and contributes to the proper planning of the wider area.

RECOMMENDATION

63. It is recommended that the application be APPROVED subject to:

- a) The applicant entering into a Section 106 Agreement for a contribution towards improvements to pathways at Woodside Park totalling £21,253.45 and a management and monitoring charge of £1000.
- b) The completion of the Agreement by 22nd February 2015 and, in the event of this not happening, the application being refused if appropriate.

- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Notes to Applicant/Informative

Coal mining areas

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Highways

The development as proposed contains highways that will be of sufficient public utility to warrant its dedication as public highways under Sec. 38 of the Highways Act 1980. The development layout, as shown on Site Plan (May 2014) is solely a preliminary design, which may be subject to relevant Road Safety Audits and may require amendments in order to gain Technical Approval of the detailed highway design as part of the Sec. 38 adoption process.

Nature Conservation

Where scrub is removed this should take place outside the nesting season, which runs from March to August as there is a high likelihood of nesting birds being present during this time. This is due to their legal protection.

With regard to the low potential for Great Crested Newts and Reptiles to be present a precautionary hand search of vegetation and debris should be undertaken prior to development by an Ecologist with appropriate training and experience.

It is recommended a standard garden fence be erected on the southern boundary of the site prior to the commencement of development. This should have a concrete base dug into the ground with wooden fence panelling to create a solid barrier between the site and the rough grass scrub adjacent which adjoins the Fens Pools Nature Reserve. This need only take place along part of the southern boundary as solid walls are already present along part of this boundary. (The western boundary and northern boundary are already separated by a brick wall).

This enclosure of the site should take place before the building is demolished as areas of rubble can create an attractive habitat for Great Crested Newts.

Conditions and/or reasons:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
2. Approval of the details of appearance, scale and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority before any development is begun.
3. No development shall commence until details of nature conservation mitigation, compensation and enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.

4. No development shall commence until details of works of public art have been submitted to and approved in writing by the Local Planning Authority. The works of public art shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
5. No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.
6. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
7. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
8. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan Rev A received on the 11th December 2014 and prepared by Pharoah Designs.
9. Before development begins details shall be submitted to and approved in writing by the Local Planning Authority of a surface water drainage scheme for the site, based on sustainable drainage principles. The approved scheme shall be implemented in accordance with the approved details and retained for the lifetime of the development.
10. Prior to the commencement of development, details of the works for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details prior to the occupation of the dwellings hereby permitted.
11. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.
12. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.

13. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
14. Prior to the commencement of development, details of the materials, including colours, of any retaining walls to be built within the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details prior to occupation and the walls shall be retained and maintained as approved for the lifetime of the development.
15. Prior to the commencement of development, details of the boundary treatments /walls/fences to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
16. Prior to the commencement of development a plan detailing outside lighting will be submitted and approved in writing by the LPA. All works must be carried out in accordance to the approved plan and conform to these requirements for the life of the development. All outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance "Bats and lighting in the UK". It should be close to the ground and directed downwards and away from the surrounding wildlife habitat.
17. Prior to the commencement of development, details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.
18. The development hereby approved shall not commence until the details of the access roads and parking areas including cross-sections, lines, widths, levels, gradients, drainage and lighting have been submitted to and agreed in writing, relevant legal agreements entered into and the agreed details implemented and retained for the life of the development.
19. None of the development hereby approved shall be first commenced until the location of secure and undercover cycle parking within the development have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details and shall be retained for the life of the development. The store shall not first trade until the cycle parking have been provided in accordance with the approved plans.
20. Development shall not commence until details of the relocated bus shelter have been submitted to and agreed in writing with the Local Planning Authority. None of the dwellings shall not be occupied until the bus shelter has been relocated in accordance with the approved details.
21. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic has been submitted to and

approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development

22. No development shall begin until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
23. Where the approved risk assessment (required by CL02a) identifies ground gases or vapours posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the Local Planning Authority.
24. Unless otherwise agreed in writing with the LPA, the approved scheme (required by CL02b) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.
25. In the event that contamination (that is unsuitable for the intended use or poses an unacceptable risk to the environment) is found at any time when carrying out the approved development it must be reported immediately to the Local Planning Authority and confirmed in writing. A risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, all of which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme such completion shall be certified and a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Land Registry Index map plan

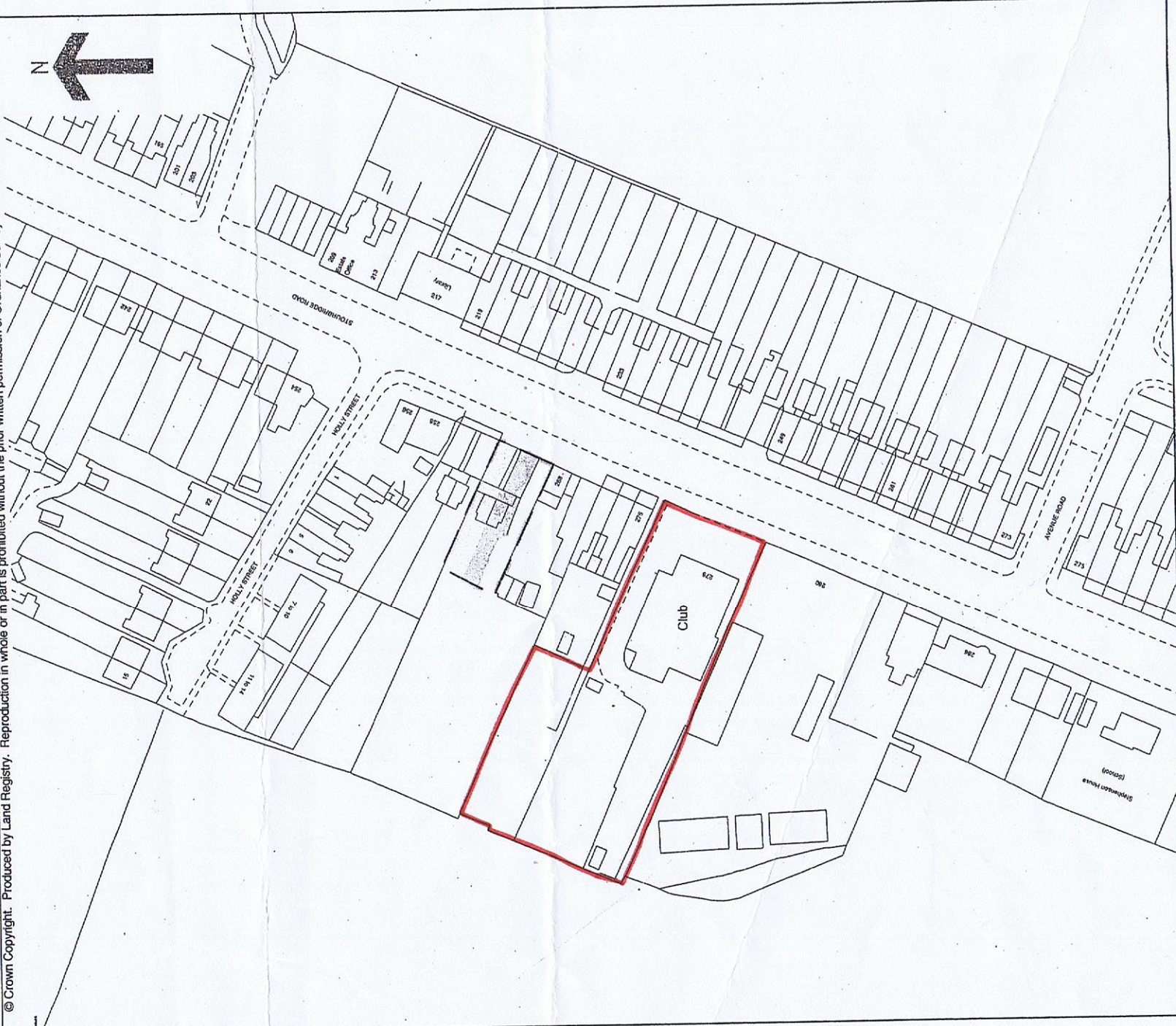
Ordnance Survey map reference **SO9288NW**

Scale **1:1250**

Plan prepared on **22/01/2010** at **00:00:01**



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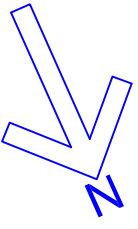


This plan should be read in conjunction with result A38WGJB.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.



site area 2773m²



Proposed Change of Use to Residential, 12 Units, Former Woodside Liberal Club, 278 Stourbridge Road, Holly Hall, Dudley, West Mids. DY1 2EE

Proposed Site Plan 1:500 May 2014

Rev A