

DEVELOPMENT CONTROL COMMITTEE

Tuesday, 11th May, 2010 at 6.00 pm
in Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor Wright (Chairman)
Councillor Banks (Vice-Chairman)
Councillors Barlow, K Finch, Southall, Mrs Turner, C Wilson and Mrs Wilson

OFFICERS:-

Mr J Butler, Mr C Cheetham, Mrs H Martin, Mr P Reed, Mr S Roach, Mr D Owen and Mrs S Willetts (Directorate of the Urban Environment), Mrs G Breakwell and Mrs M Johal (Directorate of Law, Property and Human Resources)

99 APOLOGY FOR ABSENCE

An apology for absence from the meeting was received on behalf of Councillor Mrs Roberts.

100 DECLARATION OF INTEREST

No Member made a declaration of interest in respect of any matter to be considered at this meeting.

101 MINUTES

The minutes of the meeting held on 27th April, 2010 had been circulated separately to the agenda.

RESOLVED

That the minutes of the meeting of the Committee held on 27th April, 2010, be approved as a correct record and signed.

102 PLANS AND APPLICATIONS TO DEVELOP

The Chairman announced that the applications with public speaking would be considered first followed by Planning Application No P10/0222 and that the remaining applications would then be considered in numerical order.

A report of the Director of the Urban Environment was submitted on the following plans and applications to develop. In addition, where appropriate, details of the plans and applications were displayed by electronic means at the meeting. In addition to the report submitted, notes known as Pre-Committee notes had also been circulated updating certain of the information given in the report submitted. The content of the notes were taken into account in respect of the applications to which they referred.

The following persons referred to had indicated that they wished to speak at the meeting and, unless indicated, were in attendance at the meeting and spoke on the planning applications indicated:-

- (i) Plan No P10/0149 – Councillor E Walker – an objector
- (ii) P10/0199 – Mr P Hatton – an objector and Mr S Saleh – an agent/applicant
- (i) Plan No P10/0149 – Land Adjacent, 2 Lorrainer Avenue, Clockfields, Brierley Hill – Demolition of Detached Garage and Erection of 1 No Dwelling and Detached Garage

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

- (ii) Plan No P10/0199 – Halesowen Yemeni Community Centre, Highfield Lane, Halesowen – Following Demolition of Existing Community Centre Outline Application for the Erection of Two Storey Community Centre with Associated Parking (Access, Appearance, Layout and Scale to be Considered) (Resubmission of Withdrawn Application P09/0478)

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

- (iii) Plan No P10/0222 – Former All Electric Garages Ltd, Earls Way, Halesowen – Demolition of Existing Buildings and Erection of Single Storey Retail Unit (A1) with Associated Access, Car Parking, Landscaping and Security Fencing

Decision: Approved, subject to the following: -

- (1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of an off-site obligation towards public art, transport infrastructure improvements, the amendment of the Traffic Regulation Order along Earls Way and management and monitoring and on-site provision of economic development benefit has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 34 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (iv) Plan No P09/1014 – Land at Tansey Green Road and Oak Lane, Pensnett, Dudley – Residential Development and Associated Works (Outline) (All Matters Reserved)

Decision: That, subject to the resolution of the education contribution being resolved, the Director of the Urban Environment be authorised to grant outline planning permission and that any such approval also be subject to the following: -

- (1) The applicant entering into a Section 106 Legal Agreement for a contribution to transport infrastructure improvements, highway improvements, libraries improvements, affordable housing and a monitoring and management charge.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 27 as follows:-
 1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five 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 access, appearance, layout, scale and landscaping for each phase of development of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is begun on the relevant phase.
3. The reserved matters proposals for this site shall be in general accordance with the design and access statement and Public Open Space Revisions Plan JBB7434/RPS3 dated 13th April 2010 submitted in support of this outline application and the Masterplan to be approved under Condition (10).
4. No development approved by this permission shall be commenced until a scheme to deal with contamination of land (including ground gases and vapours) has been submitted to and approved by the Local Planning Authority.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically in writing:

- A desktop study to formulate a conceptual model of the site. The requirements of the Local Planning Authority shall be fully established before the desk-study is commenced;
- Once the desk study has been approved by the Local Planning Authority, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the Local Planning Authority and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;

- Following the approval of the desktop study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the Local Planning Authority prior to commencement. The contamination proposals shall include provisions for validation monitoring and sampling, including a scheme and criteria for both the use of imported materials and reuse of site-won materials, and be retained throughout the lifetime of the development.
 - The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written permission of the Local Planning Authority.
 - If during development works any contamination should be encountered which was not previously identified or is derived from a different source and/or of a different type to those considered under the contamination proposals then the Local Planning Authority should be notified immediately and remediation proposals formulate/amended for consideration.
 - If during development work, contaminants are found in areas previously expected to be acceptable, then the Local Planning Authority should be notified immediately and remediation proposals formulated/amended for consideration.
5. No part of the development shall be occupied until the Local Planning Authority has been satisfied that the agreed Contamination Proposals under Condition (4) have been fully implemented and completed. A completion report confirming the objectives, methods, results and conclusions and demonstrating that the contamination proposals have been fully implemented and completed shall be submitted to the Local Planning Authority for approval.

6. Development shall not begin until a scheme to protect the proposed dwellings from noise from road traffic on Oak Lane, Tansey Green Road and Stallings Lane/Cinder Road and also noise from surrounding industrial uses 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 the permitted dwellings are occupied and retained for the lifetime of the development.
7. Prior to the commencement of each phase of development a formal method statement for the control of dust and emissions from construction works shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
8. Development shall not begin until additional information on the impact of the development on NO₂ levels in the area has been submitted to and approved in writing by the Local Planning Authority. Any works or measures identified in the report as necessary to avoid any increase in annual NO₂ levels at sensitive locations in the surrounding area (including the locations identified in the consultation response of Environmental Protection to Development Control dated 26th August 2009) shall be implemented in full before the commencement of development.
9. Prior to the commencement of each phase of development, drainage plans for the disposal of surface water and foul sewage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
10. Prior to the submission of any Reserved Matters applications, a masterplan and public realm strategy for the development shall be submitted to and approved in writing by the Local Planning Authority.

The masterplan will identify:

- The location of vehicular access of Stallings Lane

- The street layout including public squares and spaces for which public realm schemes will be provided within reserved matters submissions;
- The location, scale and nature of public art provision for which public art schemes will be provided within reserved matters submissions;
- The location, extent and type of 2.2ha of open space sufficient to accommodate a wildlife corridor of appropriate width and play provision, including details of phasing and the arrangements for future maintenance;
- The location of pedestrian and cycle routes, including links to bus stops adjoining the site;
- The location of any buildings greater than 2 storeys in height and landmark buildings; and
- Density ranges for parts of the site consistent with the delivery of up to 380 dwellings, at not less than 35 dwellings per net developable hectare in the development as a whole.

11. The Design and Access Statement for each reserved matters application shall include:

- An explanation of how the detailed design conforms with the approved masterplan including any amendments agreed in writing by the Local Planning Authority; and
- A public realm scheme and explanation of the design for each public square and space defined on the approved masterplan including any amendments agreed in writing by the Local Planning Authority;
- A public art scheme and explanation of the integral provision of public art as defined on the approved masterplan including any amendments agreed in writing by the Local Planning Authority.

12. Prior to the commencement of the development, a scheme detailing the phasing of provision and the arrangements for future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with such approved detail including any amendments agreed in writing by the Local Planning Authority.
13. Prior to the commencement of each phase of development, a scheme of details of the laying out of the open space and play provision for that phase, together with a timetable for the implementation of such, shall be submitted to and approved by the Local Planning Authority. The scheme shall thereafter be implemented including any amendments agreed in writing by the Local Planning Authority.
14. No dwelling hereby approved within a phase may be occupied until the area of open space within that phase has been laid out and is available for use in accordance with the approved open space scheme for each phase.
15. Prior to the submission of any Reserved Matters applications, a landscaping strategy for the site, including a landscape design method statement, phasing of implementation and arrangements for future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy including any amendments agreed in writing by the Local Planning Authority shall be implemented in accordance with such approved detail.

Each reserved matters application shall include landscaping details, which conform with the approved landscaping strategy including any amendments agreed in writing by the Local Planning Authority.

16. Prior to the commencement of the development, a nature conservation management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:
 - Description and evaluation of the features to be managed;

- Ecological trends and constraints on site that may influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
- Monitoring and remedial/contingencies measures triggered by monitoring.

The management plan including any amendments agreed in writing by the Local Planning Authority shall be implemented in accordance with such approved detail.

17. A scheme detailing the developer's commitment towards economic and community development through job opportunities using locally sourced labour and materials for each phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works for that particular phase. Development shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
18. Prior to first occupation of the dwellings of each phase, the means of access and parking areas will be provided in accordance with the approved details and graded, levelled, surfaced, drained and marked out. These areas will be maintained for no other purpose for the life of the development.
19. Prior to the commencement of each phase of development, parking layout details shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details and all parking shall be provided on site prior to the occupation of the development hereby approved.

20. Prior to the commencement of each phase 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.
21. Prior to the commencement of each phase of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings 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.
22. Prior to the commencement of each phase of development, details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and thereafter retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.
23. Each phase of development shall not begin until details of plans and sections of the lines, widths, levels, gradients and form of construction of service/access roads and drainage systems have been submitted to and approved by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
24. All the existing trees and hedges indicated to be retained shall be protected by suitable fencing and at a suitable distance as outlined in BS:5837 – 2005 – ‘Trees in Relation to Construction’, or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be

stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning Authority.

25. The existing trees shown to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without the prior written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the Local Planning Authority.
26. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Volume 4 'NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'.
27. Prior to the commencement of each phase of development, details of proposed levels of the site, which should be related to those of adjoining land and Highways, should be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the agreed details and maintained for the life of the development.

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (4) In the event that the Section 106 Agreement has not been completed within two months of the resolution to grant approval, the application will be refused, if appropriate.
- (5) That the Secretary of State raises no objection to the proposal and/or does not request the application to be 'called in' for determination.

- (v) Plan No P10/0001 – Hawbush Primary School, Hawbush Road, Brierley Hill – Part Demolition of Existing School. Construction of 6 No Classrooms and Link Corridor. Extension to Create New Main Entrance with Replacement Roof to Part of Existing. New Entrance Lobby to Existing Community Room, Bicycle shelter, Covered Outdoor Amphitheatre Classroom and Provision of 2 No Temporary Mobile Classrooms. External Works Comprising of New Car Park, Pedestrian and Vehicular Access, Disabled Access Ramps, Security Fencing and Landscaping

Decision: Approved, subject to the following: -

- (1) A sum being transferred to the Council's highways budget prior to commencement of the development and an obligation being placed on the developer to enter into a Local Employment Statement in order to provide for economic and community development benefits.
- (2) Conditions numbered 1 to 12 (inclusive) as set out in the report submitted.

- (vi) Plan No P10/0146 – Fox and Goose Public House, 142 Bromley Lane, Kingswinford – Erection of 2 No Dwellings (Resubmission of Refused Application P09/0631)

Decision: Approved, subject to the following: -

- (1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the off-site provision of public open space, transport infrastructure improvements, libraries, public realm, nature conservation and a management and monitoring charge has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 6 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

(4) That the applicant be invited to apply to the Highways Authority Under Section 247 of the Town and Country Planning Act 1990 to allow development authorised by planning permission to take place.

(vii) Plan No P10/0207 – Land to the Rear of Wood Road, Lower Gornal, Dudley – Erection of 19 No Dwellings

Decision: That consideration of this application be deferred upon a request from the applicant.

(viii) Plan No P10/0208 – Land to Rear of Norwood Road and Moor Street, Brockmoor, Dudley – Erection of 22 No Dwellings

Decision: That the Director of the Urban Environment be authorised to consider the viability assessment, complete negotiations on the planning obligations and determine the application subject to the following: -

(1) A sum being transferred to the Council's budgets for open space, sport and recreation, libraries, public realm, transport infrastructure and management and monitoring costs prior to commencement of the development.

(2) Conditions numbered 1 to 24 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

(ix) Plan No P10/0210 – Land at South of Venture Way, Venture Way, Brierley Hill, Dudley – Development of Further Education College Campus with Associated Access and Car Park

Decision: Approved, subject to the following: -

(1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the off-site provision of transport infrastructure improvements and a management and monitoring charge as well as on site contributions for public realm, public art, nature conservation and an obligation to enter into a Local Employment Statement with the Council has been submitted to and agreed in writing by the Local Planning Authority.

(2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.

- (3) Conditions numbered 1 to 22 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (x) Plan No P10/0249 – Paragon Health and Fitness Centre, Unit 34, Dawley Trading Estate, Stallings Lane, Kingswinford – Single Storey Extension to Create Tattoo Studio (Sui Generis) (Retrospective) (Resubmission of Withdrawn Application P09/1466)

Decision: Approved, subject to the following: -

- (1) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee a contribution for the provision of off-site transport infrastructure improvements and a management and monitoring charge has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) The condition numbered 1 as set out in the report submitted;
- and that the Director of the Urban Environment be authorised to amend the foregoing condition as necessary.

- (xi) Plan No P10/0342 – 14 Grantley Crescent, Kingswinford – Part Demolition of 14 Grantley Crescent and Erection of 1 No Dwelling and Detached Garage in Rear Garden

The Committee noted that the Group Engineer (Development) had concerns relating to the size of the garage and the length of the drive. The submitted plan was identical to that considered by the Inspector.

A letter of objection had been received from a Ward Member and the issue raised were:-

- The existing building was to have its garage removed and the new build was to be placed, according to the plans approximately 600mm from the wall, which incorporates the front door of the old building. This meant that the old building would have an access route of no more than 600mm wide, assuming there was no additional drainage or pipe work between the two buildings.
- The gap would not allow paramedic stretcher (550mm wide x 1900mm) long or wheelchair access between the two buildings.
- The gap would also have a protuberance in the form of either a step or sill at the front door and this again could hinder access. If anyone residing in the premises had the need to install any kind of ramp or grab handle, the restrictions caused by the closeness would prevent this.
- The guttering and associated drainage works at roof height could reduce the gap between both properties to as little as 300mm.
- There were concerns that this closes could be a fire hazard if one of the premises were alight and the fire could easily 'jump' across such a small gap.
- The applicant may have pushed the new build too close to the existing property in an attempt to avoid protruding into the street scene on the front.

Members expressed concern that the development was an incongruous feature to the street scene and would be out of character with development in the area.

Decision: Refused, for the following reason

The development proposed would be a prominent feature in the street scene by reason of its siting forward of the building line in Chelsea Way and would erode the openness of the junction of Grantley Crescent and Chelsea Way and would be out of character with development in the area. As such, it would be contrary to Policy DD4 of the Adopted Dudley Unitary Development Plan.

- (xii) Plan No P10/0393 – 175 Bridgnorth Road, Wollaston, Stourbridge – Conversion of Dwelling into 2 No Flats

Decision: Noted that the application was withdrawn from consideration.

- (xiii) Plan No P10/0403 – Block M, Crackley Way, Netherton, Dudley – Extensions to Existing Industrial Unit and Erection of 2 No 17M High Flour Silos

Decision: Approved, subject to the following: -

- (1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of transport improvements, nature conservation enhancements and a management and monitoring charge has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 6 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (xiv) Plan No P10/0404 – Vacant Land Adjacent to 15 Crossley Street, Netherton, Dudley – Erection of 1 No Dwelling (Resubmission of Refused Application P09/1434)
-

Decision: Approved, subject to the following: -

- (1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of libraries, off-site public open space and play provision, transport improvements, public realm, nature conservation enhancements and a management and monitoring charge has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 6 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (xv) Plan No P10/0441 – White Lion Inn, 104 Bilston Street, Sedgley, Dudley – Erection of Single Storey Building to Provide Overnight Bed and Breakfast Accommodation

Decision: Approved, subject to the following: -

- (1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of transport improvement and a management and monitoring charge has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 5 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (xvi) Plan No P10/0442 – 10 Careless Green, Wollescote, Stourbridge – Elevational Changes and Conversion of Existing Ground Floor Flat into 2 No Flats Incorporating Bedrooms Above from No 10A and 12 Careless Green

Decision: Approved, subject to the following: -

- (1) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of an off-site contribution towards libraries, open space, sport and recreation, transport infrastructure improvements and a management and monitoring charge has been submitted to and agreed in writing by the Local Planning Authority.
- (2) The scheme shall include the method, timing and arrangements, including a means to guarantee a financial payment, increased through index linking from the first April of each subsequent year, in accordance with the Council's planning obligations policies.
- (3) Conditions numbered 1 to 3 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (xvii) Plan No P10/0470 – Land Adjacent to 63 Bourne Street, Coseley –
Erection of 4 No Dwellings (Resubmission of Withdrawn
Application P09/1672)

Decision: That consideration of this application be deferred pending a site visit to be held prior to the next meeting of the Committee.

- (xviii) Plan No P10/0504 – Stourbridge Crematorium, South Road,
Norton, Stourbridge – Proposed New Public Exit Ramp with
Handrail from Chapel to Floral Tributes Area

Decision: That, on expiry of the neighbour consultation period on 15th May, 2010 and subject to no material planning objections being received which have not been considered in the report submitted, the Director of the Urban Environment be authorised to determine the application and that any approval be subject to the following: -

Conditions numbered 1 to 2 (inclusive) as set out in the report submitted;

and that the Director of the Urban Environment be authorised to amend the foregoing conditions as necessary.

- (xix) Plan No P10/0239 – 10 Irving Close, Lower Gornal, Dudley – Rear
Gable Extension (Retrospective) (Resubmission of Refused
Application P09/1237)

Members expressed concern about the obscure design of the structure and considered that it posed a risk to health and safety because there was a door leading onto a flat roof. It was also considered to be detrimental to visual amenity to the occupiers of adjoining and neighbouring dwellings by reason of its design, appearance and prominent elevated position.

Decision: Refused, for the following reason:-

The development is detrimental to the appearance of the dwelling and the visual amenities of the occupiers of adjoining and neighbouring dwellings by reason of its design, appearance and prominent elevated position. As such, it is contrary to Policy DD4 of the adopted Dudley Unitary Development Plan and that enforcement action be authorised for the removal of the structure.

The meeting ended at 7.30 pm.

CHAIRMAN

DC/193