

## PLANNING APPLICATION NUMBER: P13/0149

Type of approval sought	Full Planning Permission
Ward	Norton
Applicant	Sally Orton, Dudley Metropolitan Borough Council
Location:	<b>MARY STEVENS PARK, WORCESTER STREET, STOURBRIDGE, DY8</b>
Proposal	<b>CHANGE OF USE OF THE EXISTING PRINT ROOM TO A CAFE WITH MINOR ELEVATIONAL CHANGES. THE INSTALLATION OF AN UNDERGROUND SILT TRAP ON THE CAR PARK LOCATED TOWARDS THE NORTH EAST OF SWINFORD COMMON. DISMANTLING, REFURBISHMENT AND RE-INSTATEMENT OF PRINCIPAL PARK GATES AND LANTERNS AND ALTERATIONS/AMENDMENTS TO THE EXISTING WAR MEMORIAL PLINTH AND IMPROVEMENTS TO ITS SETTING.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The application site relates to Mary Stevens Park, which is located to the south-west of Stourbridge town centre and extends to an area of 13.65 hectares. The park lies within a predominantly residential area bound along its eastern perimeter by the Love Lane Conservation Area. The park is bound by Stanley Road to the south, Love Lane to the east, Heath Lane to the north and Norton Road to the west.
  
2. The Council offices are situated within Mary Stevens Park to the north-western corner of the park. Parking is also to the north-west of the park. These parking areas are accessed via the principal park entrance off Heath Lane.
  
3. To the south of the municipal offices and to the west of the main boulevard running through the park, north to south, and known as Queen's Drive, is a generally more formalised recreational park area which includes tennis and basketball courts, croquet and bowling lawns, outdoor gym, play area with paddling pool and multipurpose outdoor games space, as well as the former mill pond of Heath Pool.

To the east of Queen's Drive, which divides the park in two, is located the bandstand and public toilets with changing rooms situated within the large open grassland setting. The wider park setting is characterised by a number of mature trees, managed flower beds and pathways. The park also incorporates features of heritage interest including two listed structures, the principal decorated ornate wrought double and single park gates with four stone piers with and lanterns (recorded on the Council's Historic Buildings Sites and Monuments Record under HBSMR 1780), and the War memorial positioned off Queen's Drive within the northern aspect of the park (recorded on the Council's Historic Buildings Sites and Monuments Record under HBSMR 1781). Both of these heritage assets are Grade II listed and form prominent features within the park setting.

4. Located immediately to the south of the Park and off Stanley Road is Swinford Common, an area of open public land measuring some 3.81 hectares and comprising of four football pitches, a footpath running north to south and a culverted watercourse. A small parking area is also located to the south of Stanley Road.

## **PROPOSAL**

5. The scheme relates to the following park improvement works which require planning permission;
  - the change of use of the existing Print Room (associated with the main Council municipal offices to the north-western corner of the park) to a cafe with minor elevational changes;
  - the installation of an underground silt trap on the car park located towards the north east of Swinford Common;
  - the dismantling, refurbishment and re-instatement of principal park gates and lanterns; and
  - the alterations / amendments to the existing war memorial plinth and improvements to its setting.
6. The scheme also relates to wider proposals for the park which also include; landscaping, repair, conservation, hydrology, ironwork restoration, architecture, engineering, archaeology and arboriculture works in the form of;

- Full restoration of the bandstand located in the centre of the park and incorporation of greater electrical capacity for events;
- Access improvements to the bandstand including a ramp access, re-laying of stepped access, incorporation of tactile paving and handrails;
- Proposed improvements to hard and soft landscaping around war memorial including removal of low fence and conifers to the rear, the proposed stone cladding of steps to plinth, an increased area of hardstanding and the installation of stone seating and new planting;
- Full restoration of the war memorial structure;
- Restoration of the single storey 1960's building extension (currently used as a Print Room associated with the main Council municipal offices to the north-western corner of the park) within the Tea gardens as a proposed café;
- Renovation of toilets adjacent to the Print Room;
- Perimeter hedge planting surrounding tennis courts to be reduced in height;
- Basketball court to be extended by 1 metre to enable netball provision, and fenced to be separate from tennis courts. The fence height would be approximately 3 metres;
- Introduction of a proposed levelled and seeded area for ball sports, bound with a 1 metre high timber fence;
- Construction of bowling hut to replace the existing structure, to be similar in scale to the existing croquet hut;
- Improvements to croquet hut to make more robust Croquet structure which would benefit from electricity and water supplies;
- Minor improvements to bowling lawns including the provision of a water supply;
- Works to Heath Pool including: tree removal around perimeter; de-silting 5000m<sup>3</sup> of contaminated silt from the pool, restoration of pool edge, recreation of sunken islands, proposed new perimeter railings and repairs to footpaths;
- A silt trap will be installed at Swinford Common to the south of Mary Stevens Park to prevent silt from entering Heath Pool through the existing in-flows from the culverted watercourse;
- Footpath surfacing works where the condition survey has indicated poor surface;
- Additional benches, bins, interpretation and signage;

- Repair work to some of the perimeter walls surrounding the site;
- All ironwork gates and stone pillars at all entrances to be restored and fully operational;
- Refurbishment of lanterns on top of the stone pillars at the Main Gates;
- Improvements to footpath surfacing at entrances;
- Improvements for access (footpath) and ground flora planting within woodland area adjacent to Love Lane;
- Removal of Graffiti shelter;
- Proposed addition of one piece of play equipment for children with disabilities, to be located within the existing play area;
- Introduction of new Graffiti shelter located within a fenced (1 metre high), grassed area for ball sports to the rear of the Activity Centre; and
- Opening up of tea gardens – improving access, planting, partial removal of hedge, improvements / restoration to steps and lengths of stone balustrade.

7. The majority of these works do not require planning permission due to the permitted development rights conferred to the Council by Schedule 2, Part 12 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The dredging of Heath Pool, an 'inland water way', is the responsibility of the Environment Agency who also regulate the disposal of the dredging as waste material.

8. The works form part of a major regeneration proposal for the park to make it accessible to more people as well as restoring a number of its original features and general improvement works. The proposal is being delivered following consultation with the local community. The scheme in part is being delivered by grant funding from the Heritage Lottery Fund as part of the 'Parks for People' programme.

9. The application is accompanied by the following surveys / reports:

- Access Survey and Access For All Plan
- Activity Plan
- Arboricultural Report
- Bat Survey

- Conservation Management Plan
- Consultation and Communication Plan
- Drainage Survey Plan
- Design and Access Statement
- Ecological Appraisal
- Geo-Environmental and Geotechnical Report
- Hydrology Report
- Management and Maintenance Plan
- Planning Statement

10. This application should also be considered with the accompanying Listed Building Applications submitted in parallel to this application (references P13/0150 and P13/0151) - which relate to the dismantling, refurbishment and re-instatement of principal park gates and lanterns, and the alterations / amendments to the existing war memorial plinth and improvement to its settings.

## HISTORY

### Application Site

APPLICATION	PROPOSAL	DECISION	DATE
LA/60/72	Full planning permission for an extension to the Council Offices	Approved	06/09/60
LA/61/7	Full planning permission for a block of three garages	Approved	22/02/61
LA/61/36	Full planning permission for an extension to the Council Offices	Approved	19/05/61
LA/61/61	Full planning permission for a sports pavilion and lavatories	Approved with Conditions	08/11/61
LA/65/78	Full planning permission for an extension to the Council Offices	Approved	06/08/65
LA/67/79	Full planning permission for the construction of offices with mess room and store	Approved with Conditions	15/06/67
SB/71/88/S	Advertisement consent for a public	Approved with	10/12/71

	notice board	Conditions	
86/50458	Full planning permission for a change of use from office accommodation to educational use including extensions	Approved with Conditions	03/04/86
86/50577	Full planning permission for a change of use from offices to glass museum and community facilities	Approved with Conditions	24/04/86
86/51774	Full planning permission for an extension to the car park	Approved with Conditions	13/11/86
90/50963	Full planning permission for the erection of a temporary mobile offices	Approved with Conditions	14/06/90
91/51307	Full planning permission for the erection of a single storey office extension	Approved with Conditions	12/09/91
93/50071	Advertisement consent for the positioning of two metal sign cases on entrance gates	Refused	18/03/93
93/50070	Listed building consent for the positioning of two notice boards	Refused	18/03/93
93/51060	Advertisement consent for the display of a metal and Perspex advertisement case on the wall near to the main entrance gates (non-illuminated)	Approved with Conditions	25/11/93
95/51442	Full planning permission for a temporary footpath crossover	Approved with Conditions	24/11/95
95/51442	Full planning permission for the erection of a timber bowling hut	Approved with Conditions	15/08/96
96/50917	Full planning permission for the erection of a timber bowling hut	Approved with Conditions	15/08/96
97/50282	Full planning permission for the construction of a new fire exit and other external / internal alterations	Approved with Conditions	25/03/97

97/51660	Full planning permission for the demolition of existing machinery shed and erection of a replacement machinery shed	Approved with Conditions	11/12/97
98/51796	Full planning permission for a car park extension	Approved with Conditions	27/01/99
99/50972	Full planning permission for an extension to public toilets and sports changing facilities	Approved with Conditions	27/09/99
P03/1172	Listed Building Consent to affix lettercut stone memorial plaque to 'frank foley' in front of low curved quadrant wall	Approved with Conditions	26/09/03
P04/0191	Full planning permission for the location of mobile offices	Approved with Conditions	18/03/04
P07/1259	Full planning permission for the provision of new ornate steel double gates for Stanley Road entrance / exit and an ornate steel fence for Norton Road	Approved with Conditions	15/08/07
P08/1852	Full planning permission temporary for the erection of an office building for five years	Approved with Conditions	11/02/09
P09/1380	Full planning permission for an extension to the football changing rooms to create a new healthy hub	Approved with Conditions	15/12/09
P13/0150	Listed building consent for the dismantling, refurbishment and reinstatement of principal park gates and lanterns	Pending	
P13/0151	Listed building consent for the alterations/amendments to the existing war memorial plinth and improvement to its settings	Pending	

## PUBLIC CONSULTATION

11. The application was advertised by way of neighbour notification letters being sent to the occupiers of 169 properties within close proximity to the site, as well as letters being sent to the Ward Councillors. The application was also advertised by the display of site notices at the following locations;
- The enclosed notice board at the park (near the principal entrance);
  - The Healthy Hub within park;
  - The secondary park entrance / exit off Stanley Road;
  - The entrance to the car park adjacent to Swinford Common (off Stanley Road); and
  - The notice board within Swinford Common.
- The application was also advertised by the display of newspaper adverts.
12. In response to the public consultation exercise 32 representations have been made objecting to:
- The loss of trees throughout the park
  - The creation of bunds upon Swinford Common from the deposit of the silt from Heath Pool
  - The potential for pollutants / contaminants arising from the deposit of the silt from Heath Pool to create the bunds at Swinford Common
  - Impacts upon bird habitats as a consequence of the removal of trees
  - The application notices not being advertised clearly
  - Local residents not being involved in the formulation of the proposals
  - Drainage and flooding issues are apparent within the area
  - The removal of the Conifer trees adjacent to the war memorial
13. It should be recognised that within the received correspondence, in the main, local residents welcomed the majority of the proposed works to the park.
14. Following receipt of amended plans to omit the proposed bunds from Swinford Common following public concerns and objections the public consultation exercise was re-done. As a result no further representations were received.



15. It was considered that for completeness, the information and plans relating to the other works, deemed permitted development should accompany the planning application to assist the public in making an informed decision to the planning application against the context of all the other works to be undertaken at the Park.
16. It is noted within the correspondence that concerns have been raised to the removal of various trees throughout the park; however, the removal of these trees, in the main, do not form part of the planning application and are not a material consideration in the determination of the planning application, except for the removal of the Conifer Trees adjacent to the grade II listed War Memorial, given their proximity and impact upon the structure.

## **OTHER CONSULTATION**

17. Group Engineer (Development): No objection raised.
18. Head of Environmental Health and Trading Standards: No adverse comments.
19. English Heritage: Welcomes the proposals to refurbish Mary Stevens Park, an important 20<sup>th</sup> Century public park and designed landscape. The proposals to enhance the setting of the War memorial and to restore the highly significant grade II listed decorative metal gates and railings at the main entrance to the park are particularly welcomed. English Heritage considers that the specification for these works is entirely appropriate and has no objection to them.
20. Environment Agency: No objection raised.
21. Access Officer: No objection raised.
22. Arboricultural Officer: No objection raised as any associated works to the trees would be undertaken in accordance with the Council's adopted tree strategy to ensure that all the works that are undertaken are arboriculturally sound and sufficiently justified.

23. The Amenities Society: No objection raised.
24. Ancient Monuments Society: No objection raised.
25. Council for British Archaeology: No objection raised.
26. Garden History Society: No objection raised.
27. Society for the Protection of Ancient Buildings: No objection raised.
28. The Georgian Group: No objection raised.
29. The Victorian Society: Do not wish to comment on the proposals as the listed structures date from post 1915 and therefore are outside The Victorian Society's period of interest.
30. The Twentieth Century Society: No objection raised.
31. Friends of Mary Stevens Park: No objection raised.

## RELEVANT PLANNING POLICY

32. National Planning Guidance (2012)
  - National Planning Policy Framework
  - Planning for the Historic Environment – Historic Environment Practice Guide
  - Circular 05/94 – Planning Out Crime
  - Circular 11/95 – The Use Conditions in Planning Conditions
33. Black Country Core Strategy (2011)
  - The Vision
  - Sustainability Principles
  - The Spatial Objectives

- CSP3 Environmental Infrastructure
- CSP4 Place Making
- CSP5 Transport Strategy
- DEL1 Infrastructure Provision
- EMP6 Cultural Facilities and the Visitor Economy
- TRAN4 Creating Coherent Networks for Cycle and for Walking
- ENV 1 Nature Conservation
- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality
- ENV 5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV 6 Open Space, Sport and Recreation
- ENV 8 Air Quality

34. Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- DD10 Nature Conservation and Development
- AM13 Public Rights of Way
- CS3 Community Facilities
- LR1 Open Space
- LR3 Children's Play Areas
- LR4 Young Persons Informal Recreation
- LR5 Playing Fields
- LR6 Protection of Sport and Recreation Facilities
- LR7 Major Sports Facilities
- NC1 Biodiversity
- NC6 Wildlife Species
- NC9 Mature Trees
- NC10 The Urban Forest
- HE4 Conservation Areas

- HE5 Buildings of Local Historic Importance
- HE6 Listed Buildings
- HE8 Archaeology and Information
- HE11 Archaeology and Preservation
- SO2 Linear Open Space
- SO3 Access and Enhancement of Green Belt and Linear Open Space
- SO6 Parks
- EP3 Water Protection
- EP6 Light Pollution
- EP7 Noise Pollution

35. Supplementary Planning Documents / Guidance

- Open Space, Sport and Recreation Provision
- Nature Conservation
- Historic Environment
- Design for Community Safety
- Access for All

## ASSESSMENT

36. The main issues are;

- Principle
- Need for planning permission
- Change of use of the print room to a cafe
- Installation of silt trap
- Dismantling, refurbishment and re-instatement of principal park gates and lanterns
- Alterations / amendments to the existing war memorial plinth and improvements to its setting
- Trees
- Nature Conservation

- Planning Obligations

#### Principle

37. The proposed Mary Stevens Park restoration scheme is being delivered following consultation with the local community. The scheme in part is being delivered by grant funding from the Heritage Lottery Fund (HLF) as part of the 'Parks for People' programme. The submission for HLF assistance forms part of a wider 10 year vision for delivering improvements across the Park and ultimately meeting the requirements of achieving Green Flag award status on completion of the investment. A whole-park vision, aims and objectives have been agreed by the Council, user groups and stakeholders. This vision states;

*'Mary Stevens Park will emerge as a treasured Borough Park, enjoyed by the community and all generations of Stourbridge and beyond, providing valuable wellbeing, recreational and sporting opportunities in a historic landscape setting.'*

#### Need for Planning Permission

38. As stated above the Council has extensive permitted development rights for the majority of the proposed wider works and therefore only the following elements that require planning permission can be considered as part of this application;
- the change of use of the existing Print Room (associated with the main Council municipal offices to the north-western corner of the park) to a cafe with minor elevational changes;
  - the installation of an underground silt trap on the car park located towards the north east of Swinford Common;
  - the dismantling, refurbishment and re-instatement of principal park gates and lanterns; and
  - the alterations / amendments to the existing war memorial plinth and improvements to its setting.

#### Change of use of the Print Room to a Café

39. The building dates from circa 1960's and is currently used as an existing Print Room as an annex to the southern side of the main Council municipal offices. The Print Room building is of facing brick construction with partial render treatment to the elevations and timber cladding detailing to the soffit with a flat roof over. The building measures 12.7 metres in width and projects 8.8 metres whilst the structure measures 3.2 metres in height.
40. The windows are currently encased in a metal cage, for security, whilst external doors open out onto a managed grassland lawn area with managed flower beds and pathways. This landscaped area under the current proposals would be referred to as the 'Tea Garden' and the Print Room would form a Cafe comprising of 65 sq. metres to allow seating for up to 32 people. A 14.9 sq. metre kitchen area with 3.4 sq. metre store would also be provided. Provisions for a 4.6 sq. metre disabled toilet would also be accommodated. An office measuring 11.9 sq. metres would also be retained within the existing building for use by Council Staff. The existing male and female toilets adjacent to the Cafe would also be brought back into use.
41. The proposed alterations to the building would result in changes to the elevational treatments in the form of Western Red Cedar wood cladding with changes to the fenestration of the building to form 3 No. Glazed double doors within the southern elevation (overlooking the Tea Garden) and wooden clad shutters to all window and door openings. 3 No. aluminium glazed rooflights would also be inserted centrally within the flat roof.
42. The contemporary design and the materials proposed would form a welcomed and much improved addition and enhancement to the built fabric. The materials are considered to be acceptable as they provide a contrast from the traditional materials of the original building and help to identify this building as a latter addition to the built fabric. The proposed Cafe would not impact upon surrounding residential or visual amenity or general functionality of the park given its setting within the park.

### Installation of Silt Trap

43. The proposed works to Heath Pool which include the restoration of the pool edge, re-creation of sunken islands, proposed new perimeter railings and repairs to footpaths are permitted under development rights conferred to the Council by Schedule 2, Part 12 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) whilst the dredging of Heath Pool to remove 5000m<sup>3</sup> of contaminated silt from the pool, an 'inland water way', is the responsibility of the Environment Agency who also regulate the disposal of the dredging as waste material.
44. Following the dredging of Heath Pool, a silt trap would be installed under the car parking area at Swinford Common to prevent silt from entering Heath Pool through the existing in-flows from the culverted watercourse and leading to future silt build ups in Heath Pool. It is considered that the silt trap would not form a conspicuous prominent feature within its environs as the silt trap would be situated under the car park adjacent to Swinford Common.

### Dismantling, refurbishment and re-instatement of principal park gates and lanterns

45. The principal park gates are of circa 1929 construction and are a grade II listed structure which comprises of four Portland limestone piers with finely moulded plinths, panels and cornices which are topped by 4 No. elaborate metal lantern finials. In between are ornate wrought iron double and single gates with elaborate standards and overthrows. The features at this principal entrance are of the Neo-Georgian style and are similar to the iron gates located at entrances on Love Lane and Norton Road, albeit these other entrances only require modest renovation.
46. The principal park gates are set within a semicircular space formed by a low perimeter wall of limestone with railings on top, with planting areas to either side. The lower level limestone walls are terminated by additional limestone posts.

47. The submitted Conservation Management Plan accompanying the planning application identifies that a considerable amount of copper / bronze staining has occurred to the limestone as a consequence of the displayed plaques and erected lanterns over the pillars. The general quality of the masonry appears to be good, although there has been some surface loss and localised spalling. The mortar joints are all of lime and are open in localised areas.
48. The Conservation Management Plan identifies that generally, the gate panels are heavily corroded with a loss of detail whilst the gates no longer operate whilst the main central gates have suffered from substantial impact damage. Therefore, the gates require removal, and refurbishment off site to enable them to be restored to their original condition. The tipping of all elements embedded into the masonry posts is also required to ensure that further corrosion and spalling of masonry does not occur in the future. The gates would then be re-instated. The lanterns would also benefit from refurbishment.
49. The Historic Environment Team (HET) were been consulted on this element of the application and also gave advice at the pre-application stage. The Historic Environment Team supports the proposal subject to the imposition of conditions. It should also be considered that English Heritage welcome the proposals and considers that the specifications for these works is entirely appropriate and raise no objection to the works put forward. No other objections have been received by key stakeholders and the works as proposed are deemed wholly appropriate and satisfactory and most welcome to safeguard this grade II listed heritage asset.

Alterations / amendments to the existing war memorial plinth and improvements to its setting

50. The War memorial positioned off Queen's Drive within the northern aspect of the park, is also a grade II listed structure which forms a prominent feature within the park setting. The war memorial was moved to its current position in the park in 1968 from its previous location in Stourbridge Town Centre, where it was unveiled in 1923.



51. The memorial comprises a concrete stone stepped base with a Darley Dale stone plinth with Darley stone shaft with bronze plaques and decorative detailing. Installed to the top of the shaft is the bronze figure of Victorious Peace presenting a wreath to the names of the men below and holding a flag that has been furled in the cause of peace. It is peace rather than war that the memorial is emphasising. The memorial stands at 7.6 metres in height and the Conservation Management Plan accompanying the planning application identifies that the general condition of the stonework appears to be good; however, the stonework has a considerable amount of sulphate staining to it which is exacerbated on the east side by the proximity of the mature Conifer tree belt. There is some loss of surface to the high level masonry on the south side but this appears to be generally sound at the present time. There is evidence that some previous re-pointing has been carried out, some of which is in hard cement mortars.
52. There are particular issues with regards to visual and physical accessibility of the feature. A dense line of coniferous trees screen the memorial from the eastern side of the park. In addition, consultation with the Stourbridge Royal British Legion – who organised commemoration events at the memorial have found that there is insufficient space to manoeuvre around the memorial, particularly for those with mobility issues. Furthermore, the low level bow top fencing which currently encloses the war memorial and acts as a deterrent to inappropriate use, coupled with the lower concrete steps of the plinth reduces the overall aesthetic quality of the feature.
53. The proposed alterations / amendments to the war memorial plinth and improvements to its setting comprises of;
- The removal of the coniferous tree planting to the rear of the memorial which visually encloses the feature and restricts full access;
  - Removal of the low level bow top fencing which encloses the memorial;
  - the incorporation of a low hedge and ornamental groundcover planting to the rear of War Memorial, and 4 No. *Liquidamber styraciflua* (Sweetgum) trees to the front and rear of the Memorial;

- Extension of the footprint around the Memorial with resin bonded gravel and high quality granite sett detailing, to enable greater use of the space;
- Installation of two high quality bespoke stone seats; and
- Concrete steps currently at the base of the war memorial to be faced with stone to match granite top step.

54. The Historic Environment Team supports the proposal subject to the imposition of conditions. English Heritage also welcomes the proposals to enhance the setting of the War and considers that the specifications for these works is entirely appropriate and raise no objection. No other objections have been received by key stakeholders and the works as proposed are deemed wholly appropriate and satisfactory and most welcome to safeguard and enhance this grade II listed heritage asset.

### Trees

55. It is recognised that some trees are in close proximity to the proposed works. There are some mature trees in close proximity to the principal gates; however, there is minimal potential for any tree conflicts. There are no trees within close proximity to the proposed café and it is unlikely that any arboricultural conflicts would arise. Excavation to the Swinford Common car park to allow for the installation of the silt trap would not result in any conflict with any adjacent trees given that works would be undertaken within the car park area.

56. The proposed removal of the Conifer trees which form a backdrop to the War Memorial are essential to prevent any future sulphate staining to the stonework of the Grade II listed war memorial. Currently, the Conifer trees are exacerbating this issue on the eastern side of the memorial by the proximity of the mature Conifer tree belt. Part of the proposal for works to the War Memorial incorporates the planting of a low hedge and ornamental groundcover planting to the rear of the War Memorial, as well as 4 No. *Liquidamber styraciflua* (Sweetgum) trees to the front and rear of the Memorial. This revised planting layout would be wholly appropriate to safeguard the Grade II listed structure. Furthermore, the Arboricultural Officer raises no objection to the proposed works.

57. Trees are also proposed to be removed and replanted elsewhere within the park as part of the ongoing management of the site. Any associated works to the trees would be undertaken in accordance with the Council's adopted tree strategy to ensure that all the works that are undertaken are arboriculturally sound and sufficiently justified. These other tree works are; however, matters which are beyond the scope of this planning application.

### Nature Conservation

58. An ecological appraisal and bat survey accompanies the planning application and they conclude that the proposed works to buildings would have no impact upon local bat populations whilst mature trees within the park identified a variety of opportunities for roosting and resting bats, although no evidence of bat roosts were recorded during dawn or dusk surveys, care should be taken during any tree felling works and appropriate guidelines strictly followed.

## **CONCLUSION**

59. The proposed restoration and refurbishment of Mary Stevens Park, as proposed, fully complies with national, regional and local planning policy and guidance and would improve the quality of life for local residents and visitors to Stourbridge by developing a safe and welcoming environment whilst encouraging and enabling access for all.
60. The proposed scheme has been developed via comprehensive engagement with the local community and relevant stakeholders. The proposed alterations / refurbishments to the existing park buildings are designed to enhance and build upon existing usages within the context of the park as a whole. It is intended that they would be beneficial to both the local community and park staff.
61. The proposed works would ensure that Mary Stevens Park continues to provide a vital focus for outdoor life for residents as well as for visitors and workers in the area

as well as an important historic asset of Stourbridge. No significant adverse impacts have been identified but positive impacts would arise in terms of economic, environmental and social benefits.

62. In terms of economic issues the development would generate revenue streams through increased tourism to the area. The development would also generate jobs during the restoration and refurbishment phase. The scheme could also result in economic benefits to Stourbridge, the Black Country and the West Midlands as a whole at a time of high unemployment.
63. With respect to the environmental benefits of the scheme the development would contribute to the enhancement of the natural, historic and built environment of which it would form a part. An appropriate amount of additional infrastructure is also to be provided to ensure that the development achieves its sustainability objectives.
64. Finally, there is a positive health and wellbeing impact from the development which can help to create healthy, inclusive communities. The proposals are therefore considered compliant with policy and the associated guidance.

## RECOMMENDATION

65. It is recommended that the application be **approved subject to conditions**.

### Reason for approval

The proposed restoration and refurbishment of Mary Stevens Park, as proposed, fully complies with national, regional and local planning policy and guidance and would improve the quality of life for local residents and visitors to Stourbridge by developing a safe and welcoming environment whilst encouraging and enabling access for all.

The proposed scheme has been developed via comprehensive engagement with the local community and relevant stakeholders. The proposed alterations / refurbishments to the existing park buildings are designed to enhance and build

upon existing usages within the context of the park as a whole. It is intended that they would be beneficial to both the local community and park staff.

The proposed works would ensure that Mary Stevens Park continues to provide a vital focus for outdoor life for residents as well as for visitors and workers in the area as well as an important historic asset of Stourbridge. No significant adverse impacts have been identified but positive impacts would arise in terms of economic, environmental and social benefits.

In terms of economic issues the development would generate revenue streams through increased tourism to the area. The development would also generate jobs during the restoration and refurbishment phase. The scheme would also result in significant economic benefits to Stourbridge, the Black Country and the West Midlands as a whole at a time of high unemployment.

With respect to the environmental benefits of the scheme the development would contribute to the enhancement of both the natural and built environment of which it would form a part. An appropriate amount of additional infrastructure is also to be provided to ensure that the development achieves its sustainability objectives.

Finally, there is a positive health and wellbeing impact from the development which can help to create healthy, inclusive communities. The proposals are therefore considered compliant with policy and the associated guidance.

The decision to grant planning permission has been taken with regard to the Saved Dudley Unitary Development Plan policies, the Adopted Black Country Core Strategy and to all relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

### Informative

#### All developments within coalfield standing advice area

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](http://www.groundstability.com)

### Ecological Reports

Attention is drawn to the conclusions of the ecological reports and the need to provide appropriate mitigation measures.

### Access for All

The creation of new footpaths using loose gravel is unacceptable. Surfaces should be compact and firm to withstand the effects of wheelchair/pushchair tyres, sticks and canes.

The proposed new and reinstated steps e.g. Yorkshire steps at the Bandstand, steps to the Tea Garden and the woodland path steps etc., require additional design features to make them accessible to people with visual and ambulatory disabilities, including: handrails (both sides of the steps) that contrast in colour and which should be 'not cold to the touch' (galvanised steel handrails are unacceptable), and colour contrasting nosings (55mm on the rise and tread) etc.

The gradient of the ramp leading to the Courts is proposed at 1 in 20. A minor alteration is recommended, changing the gradient to 1 in 21 (BS8300); regarded as

an 'approach', that will NOT require the usual ramp design standards i.e. handrails, colour contrasting surfaces etc.

To ensure the vertical roof supports/columns for the Graffiti Shelter do not become a hazard to people with a visual impairment, they should be made visually apparent, ensuring that they contrast in colour against other elements of the building.

The proposed Bollards should be a minimum 1000mm high and should also contrast in colour with the background against which they are seen.

All the entrance doors for the Cafe, Bowling Hut and Croquet Hut should be accessible: ensuring that the entrances are easily identifiable, that the doors and/or door frames contrast in colour from adjoining walls; that the opening force of the doors is no greater than 30 Newtons (in compliance with recognised standards) and that the door handles are easy to operate (wherever possible, have a lever action), contrast visually with the door and are not cold to the touch.

### Approval Statement

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.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Ordnance Survey 100019566 (Site Location Plan)', '47-63130-S-102', '7340 (01) 001', '7340 (01) 100', '7340 (04) 001', '7340 (05) 001', '7340 (39) 001', '7340 (39) 002', '7340 (39) 003', '7340 (39) 004', '7340 (39) 005', '7340 (39) 006', '7340 (39) 007', '47063130-URS-pl-02.1A', '47063130-URS-PL-02.2A', '47063130.LD.120.G' and '47063130.LD.122'.
3. No materials other than those indicated on the approved plans shall be used without the approval in writing of the local planning authority.
4. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. These surveys and assessments must be of, or above, the standard detailed within the Nature Conservation SPD. They must include the whole of the site and be carried out by an experienced and qualified ecological consultant and integrated into a site mitigation plan. All of these must be submitted to and approved in writing by the Council before any works commence (or continue). All works must be carried out in accordance to the approved plan.
5. Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of means to ensure that all entrance doors can be easily identified by the use of lighting, visual contrast and manifestations and with the inclusion of weather protection to any manual non-powered entrance doors.
6. Any damage caused to the listed structures in performance of the works permitted by this approval shall be made good to the satisfaction of the local planning authority.
7. Detailed specifications of all operations, fabrications, components and materials to be used, including the submission of samples for approval by the local planning authority. Prior to the commencement of works to stone walls or gate piers sample pieces of work shall be carried out and offered for approval to demonstrate the visual compatibility of repairs to or replacement of stone work in respect of colour, texture, and tooling alongside original fabric and to agree the quality of interface that is acceptable between new and existing fabric.

Replacement Stone:

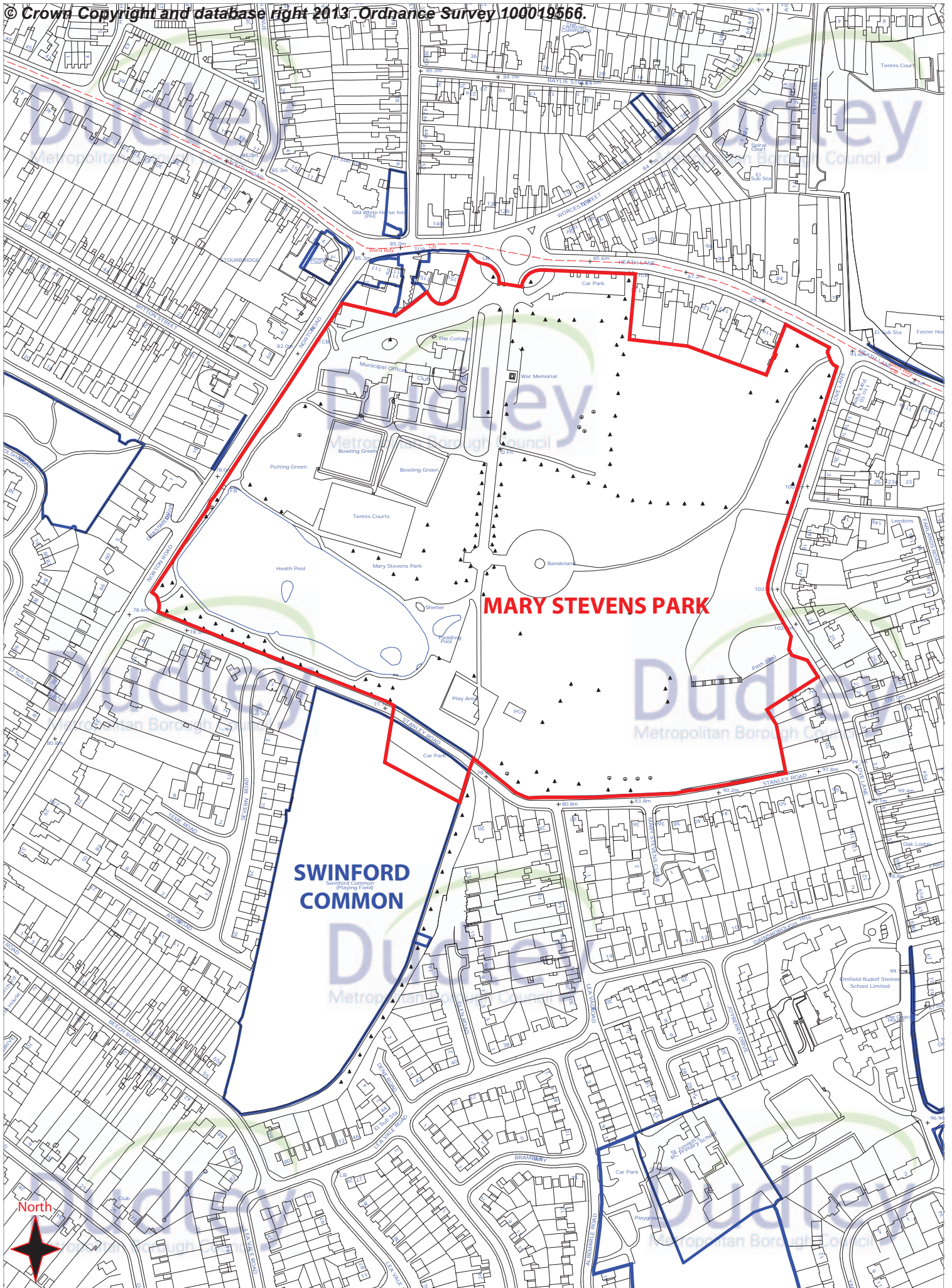
The type, of stone to be used for areas of repair and replacement, their size, colour and texture, the source and mix of the lime mortar which shall be used to bed and point the stone, the method of repointing masonry including the use of sample panels.

8. Detailed specifications of all operations, fabrications, components and materials to be used, including the submission of samples for approval by the local planning authority. Prior to the commencement of works to the war memorial sample pieces of work shall be carried out and offered for approval to demonstrate the visual compatibility of repairs to or replacement of stone work in



respect of colour, texture, and tooling alongside original fabric and to agree the quality of interface that is acceptable between new and existing fabric.

9. Only alterations detailed and specified in this application will be permitted. All other existing fabric of the listed structures shall be afforded adequate protection against damage or unauthorised removal at all times throughout the works.

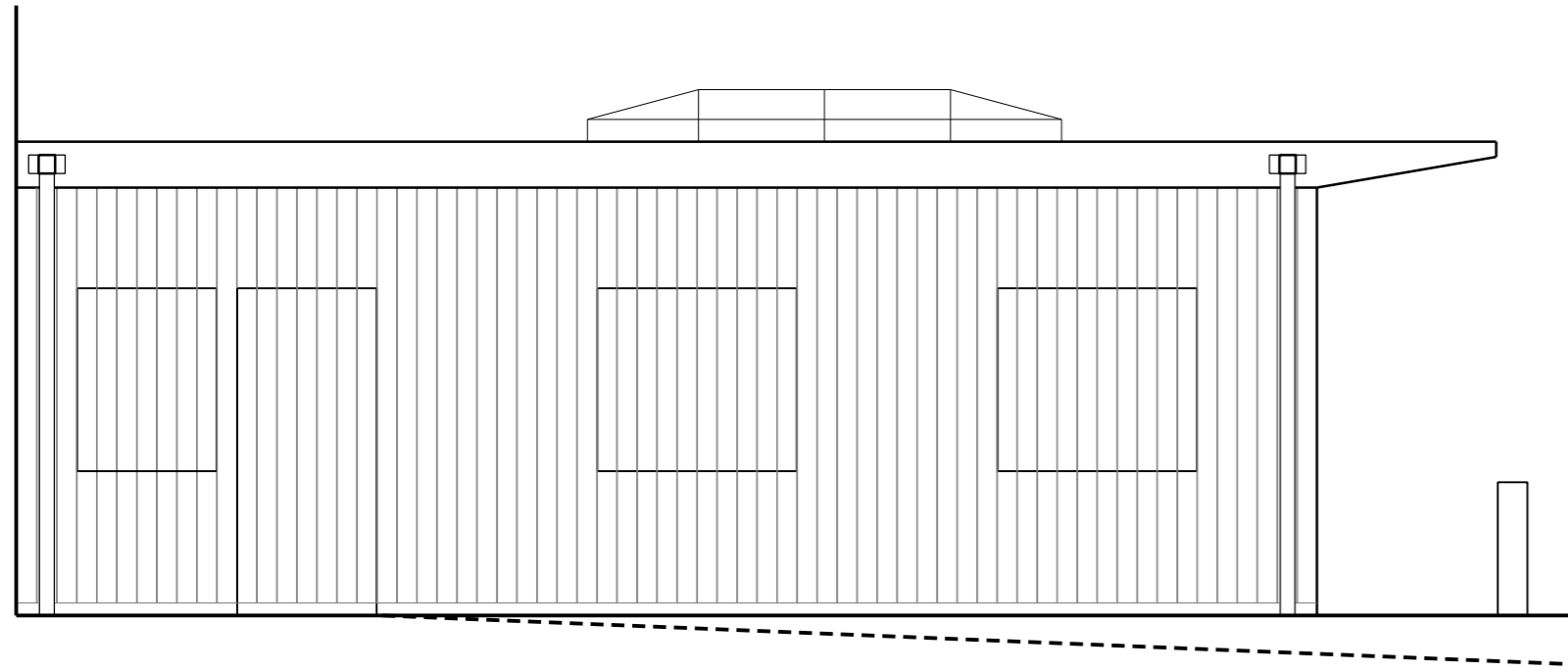


**MARY STEVENS PARK**

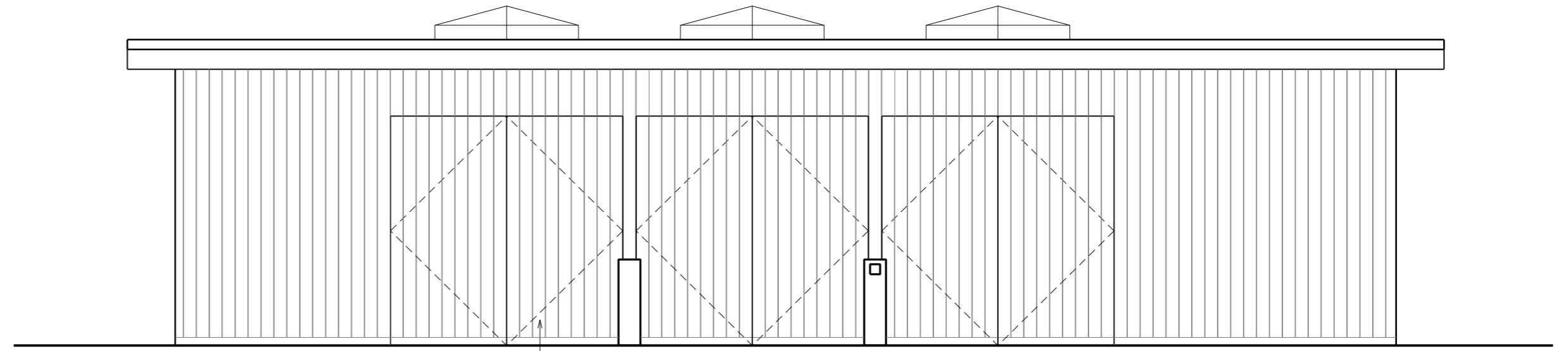
**SWINFORD COMMON**  
Swinford Common (Playing Field)



Do not scale from drawing  
Dimensions are to be  
checked on site  
If in doubt please ask

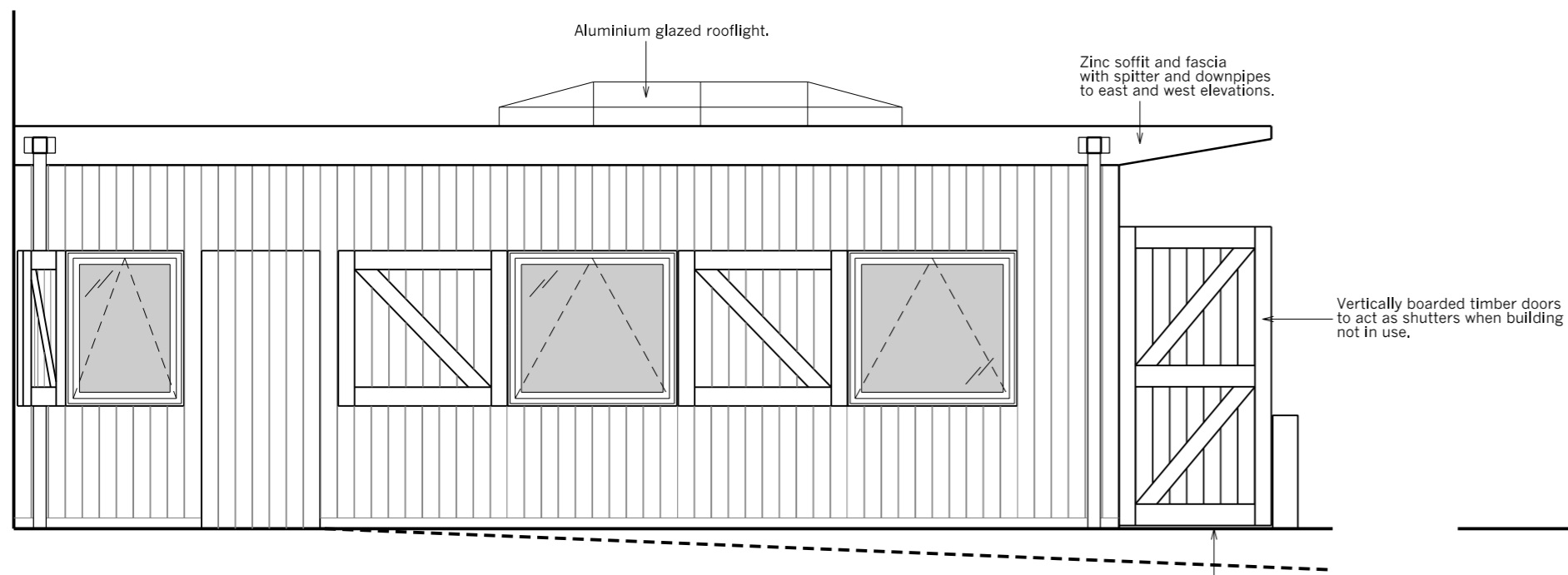


West Elevation (shutters closed)

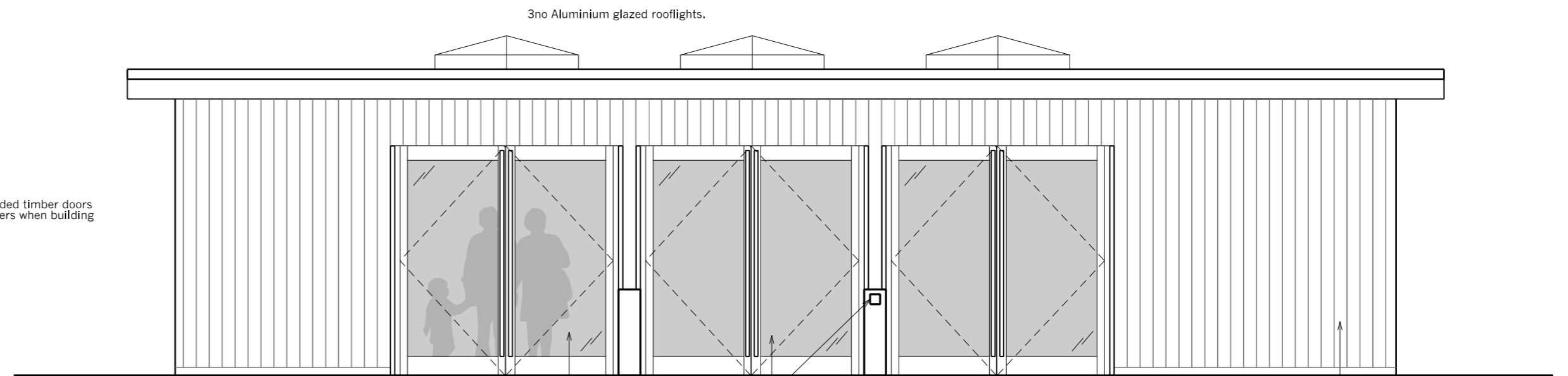


South Elevation (shutters closed)

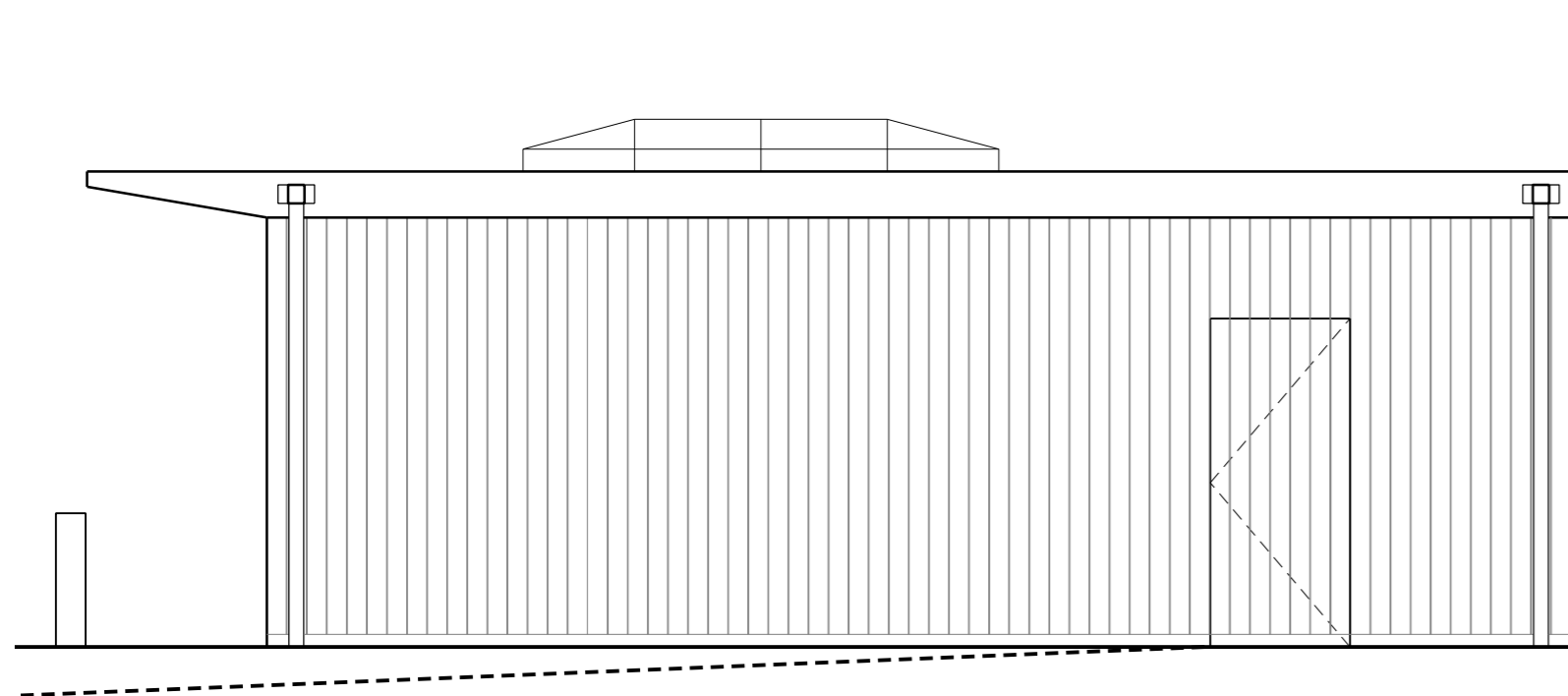
Vertically boarded timber doors  
to act as shutters when building  
not in use.



West Elevation (shutters open)

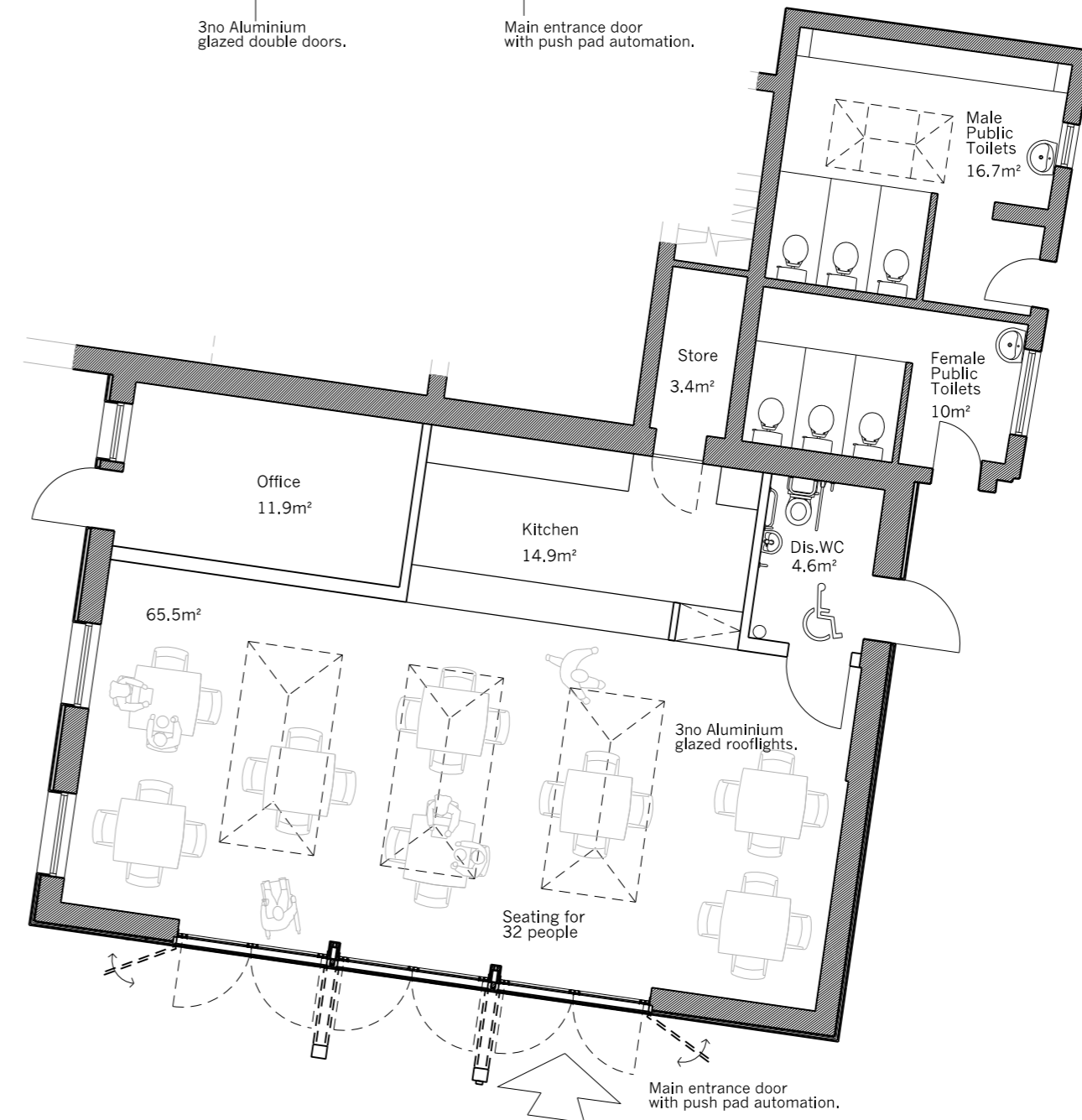


South Elevation (shutters open)



East Elevation (shutters closed)

Key Plan:  
1:100



B Amendments made to key plan. as 09.01.13  
A Amendments made to key plan. as 20.12.12

Mary Stevens Park, Stourbridge

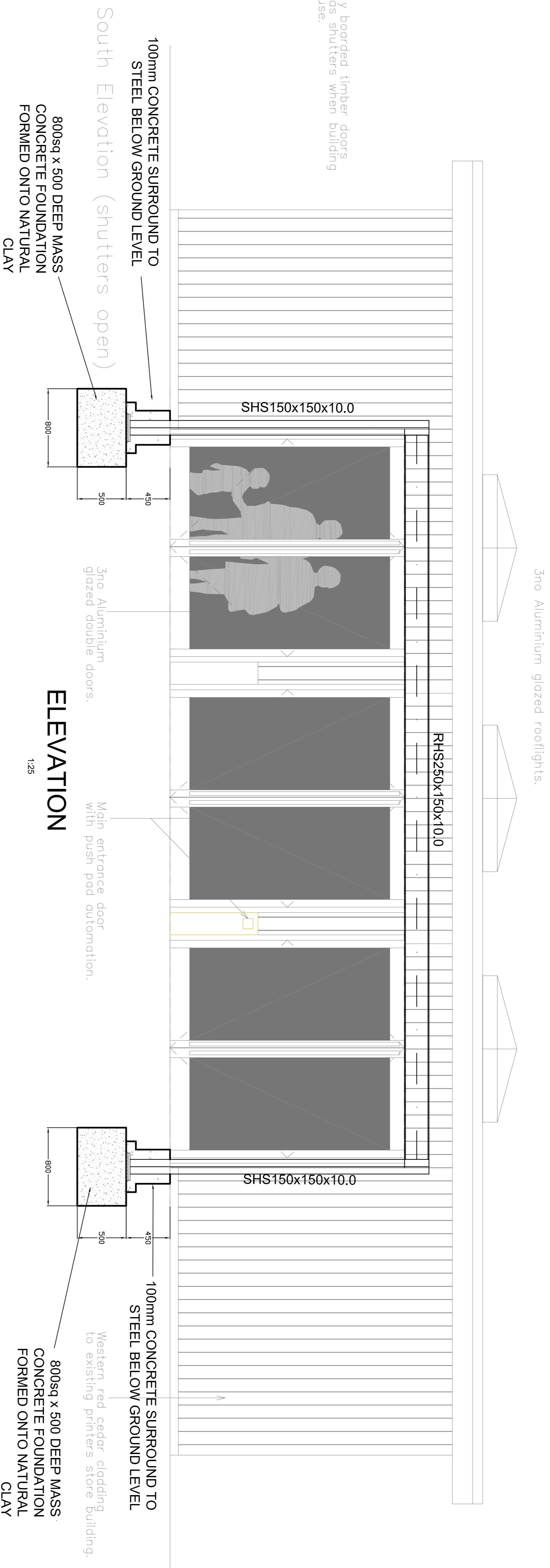
South, East & West Elevations  
Cafe to Printers Building  
as Proposed

Drwg. No: **7340 (05)001** Rev: **B**  
Date: Dec' 2012 Scale: 1:50/ @A2 Checked by: mdp  
1:100

 **buttriss fuller alsop williams** · architects

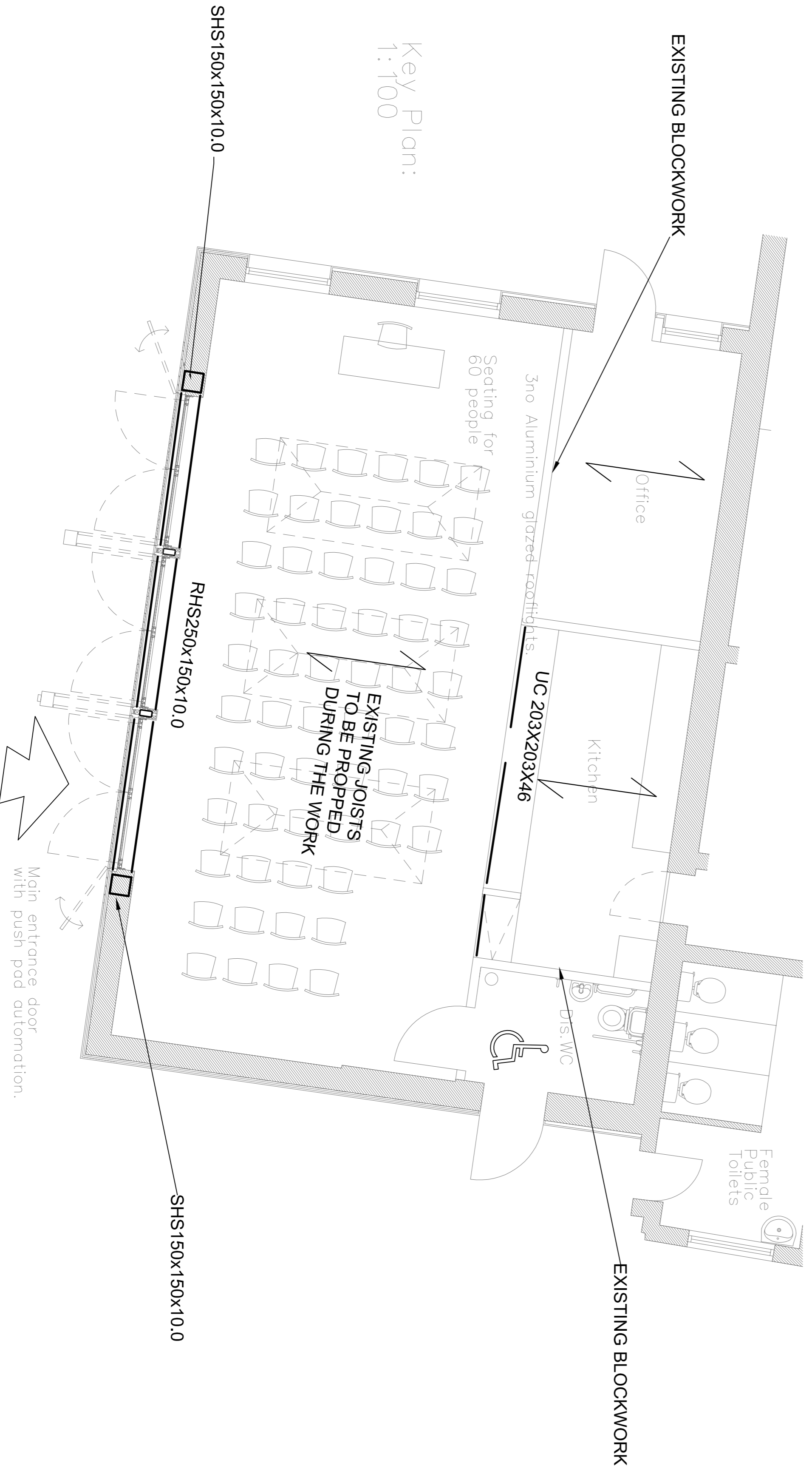
31-33 Princess Street, Manchester, M2 4BF · telephone + 44 (0)161 236 3303  
fax + 44(0)161 236 3603 · web site: www.bfaw.co.uk · email: contact@bfaw.co.uk  
Buttriss Fuller Alsop Williams Ltd is Registered in England and Wales: 5363573

Vertically boarded timber doors to act as shutters when building not in use.



**ELEVATION**  
1:25

Key Plan:  
1:100



**PLAN**  
1:25

- GENERAL NOTES**
1. THESE DRAWINGS MAY BE USED ONLY FOR THE PURPOSE INTENDED AND ONLY WHEN DIMENSIONS SHALL BE USED.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SETTING OUT AND ACCURACY OF ALL WORKS ON SITE.
  3. ALL DIMENSIONS ARE IN MILLIMETRES. ALL ELSAS AND COMPONENTS ARE IN METRES UNLESS OTHERWISE STATED.
  4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S AND ENGINEERS CONSULT DOCUMENTS.
  5. IN ORDER TO PREPARE THIS DRAWING ASSUMPTIONS HAVE BEEN MADE. EXISTING STRUCTURAL DETAILS MUST BE VERIFIED ON SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL DETAILS AND THOSE NOTICED ON THE DRAWINGS. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
  6. EXISTING STRUCTURE TO BE EXPRESSED BY THE GENERAL CONTRACTOR AS CHECKING PRIOR TO COMMENCEMENT OF ANY STRUCTURAL WORKS.

- STEELWORK NOTES**
1. UNLESS SHOWN OTHERWISE THE CENTRE OF GRAVITY LINES OF NATIONAL MEMBERS SHALL INTERSECT THE CENTRE OF GRAVITY LINES OF THE COLUMN ABOVE TO WHICH IT IS CONNECTED.
  2. ALL APPLICABLE NON-SKINNING GROUT SHALL BE REMOVED TO EXPOSE FLATES TO WHICH THE COLUMN IS TO BE CONNECTED.
  3. UNLESS SHOWN OTHERWISE THE TOP LEVEL OF COLUMNS SHALL CORRESPOND WITH THE LEVEL OF THE TOP FLANGE OF THE UPPERMOST CONNECTED FLOOR BEAM.
  4. THE CONNECTION DETAILS SHOWN ARE BY A GENERAL INDICATIVE NATURE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS WITH THE SPECIFICATION AND LOADING SHEETS. CALCULATIONS SHOULD BE PROVIDED TO THE ENGINEER AND APPROVED WITH THE SPECIFICATION.
  5. FOR THE PROTECTION DETAILS REFER TO ARCHITECT'S DRAWINGS.
  6. CONTRACTOR TO ALLOW FOR ULTRASONIC TESTING OF STEEL WELDS PRIOR TO FABRICATION.
  7. THE CONTRACTOR/FABRICATOR IS TO CHECK DIMENSIONS AND DETAILS ON SITE & UNLESS NOTED OTHERWISE ALL STEEL TO BE IN ACCORDANCE WITH THE STRUCTURAL SPECIFICATION CLAUSE 001110.
  8. ALL STEELWORK TO BE GRADE S235JR UNLKO.
  9. ALL STEELWORK TO BE RECORDED IN FIRE RESISTANT PAINT AFTER RECEPTION EXCEPT ROOF STEELWORK UNLESS NOTED OTHERWISE.

**Drawing Status**

Issue	By	Check	Date	Scale
FIRST ISSUE	DW	HZ	19.12.12	-

**Client**

**Project Title**

**MARY STEVENS PARK**

**Drawing Title**

**STRUCTURAL DETAILS OF WORK TO CAFE**

**Drawing Title**

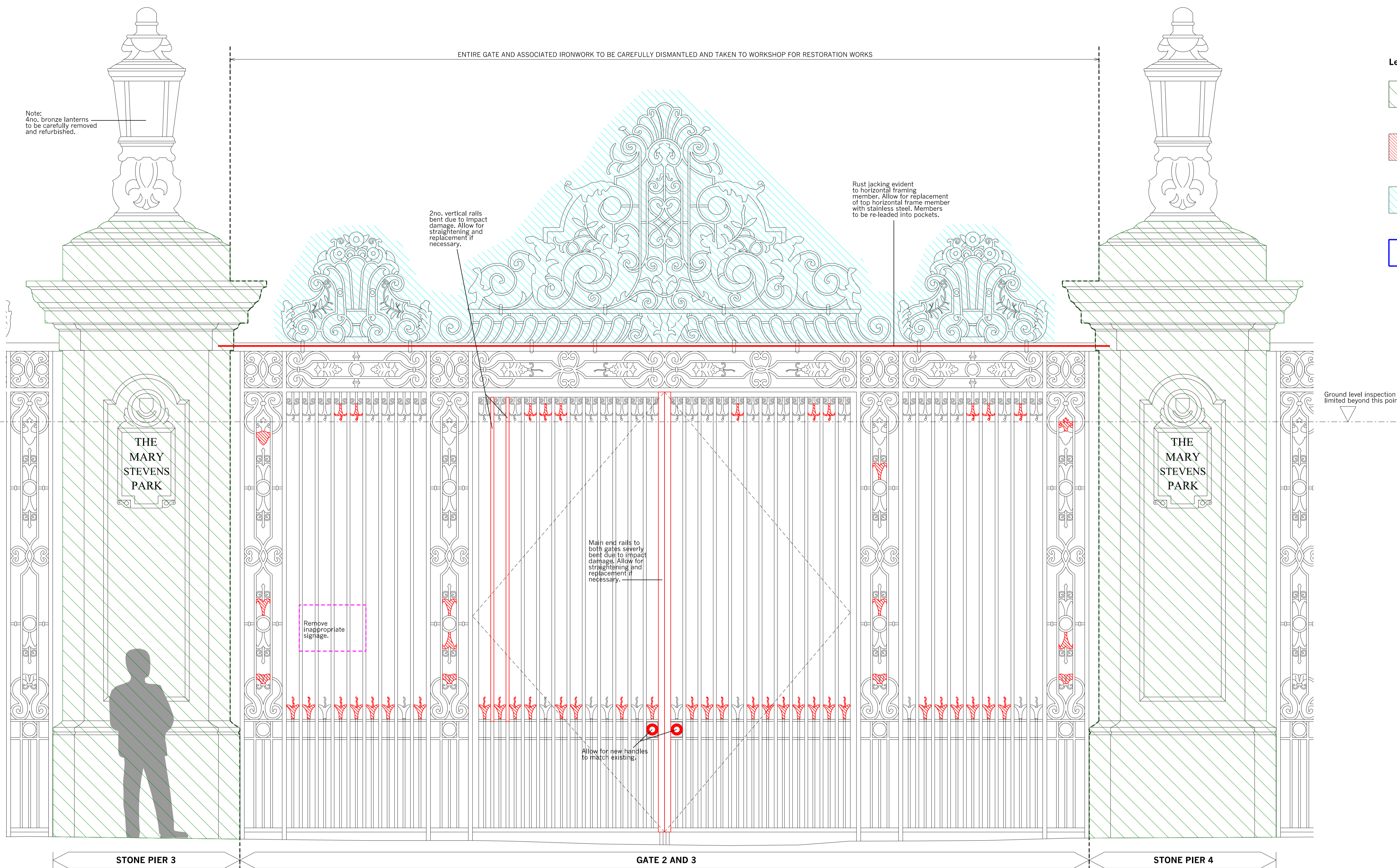
**STRUCTURAL DETAILS OF WORK TO CAFE**





Drawn	Checked	Approved	Date
DW	HZ	HZ	DEC 12

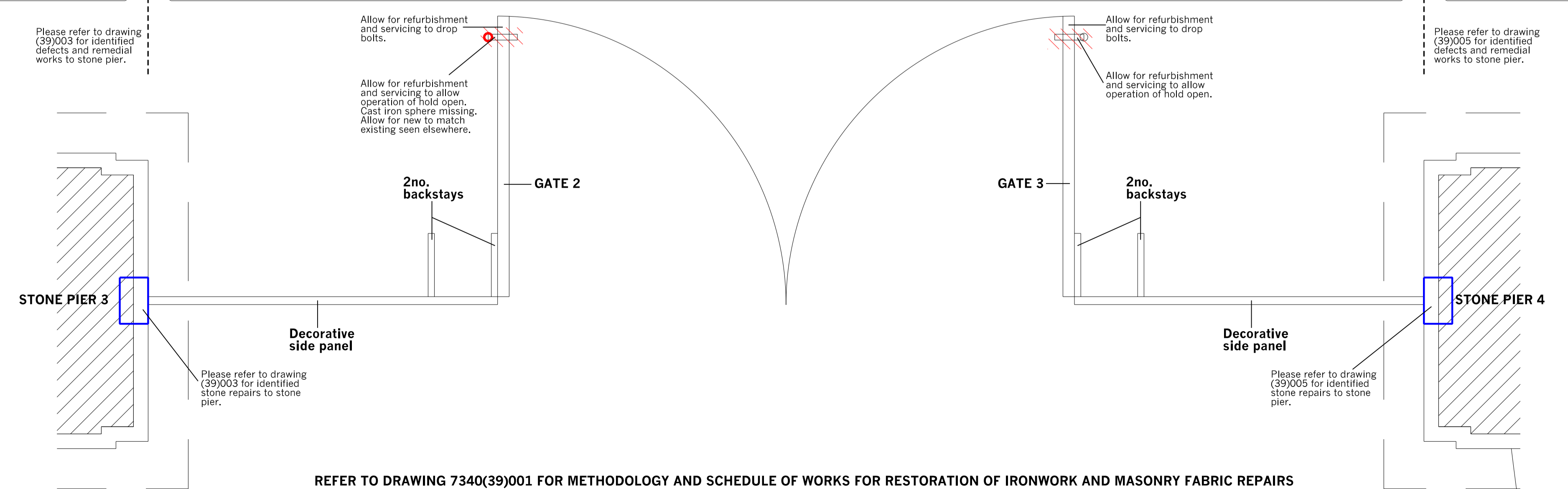
URS Internal Request No. 47059972  
Scale @ A1  
AS SHOWN  
Zone 1/Usage  
N/A

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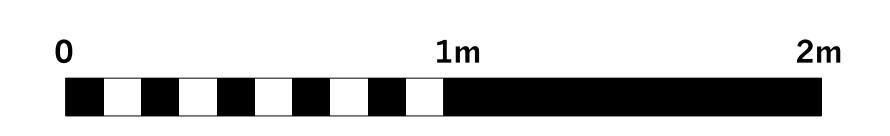
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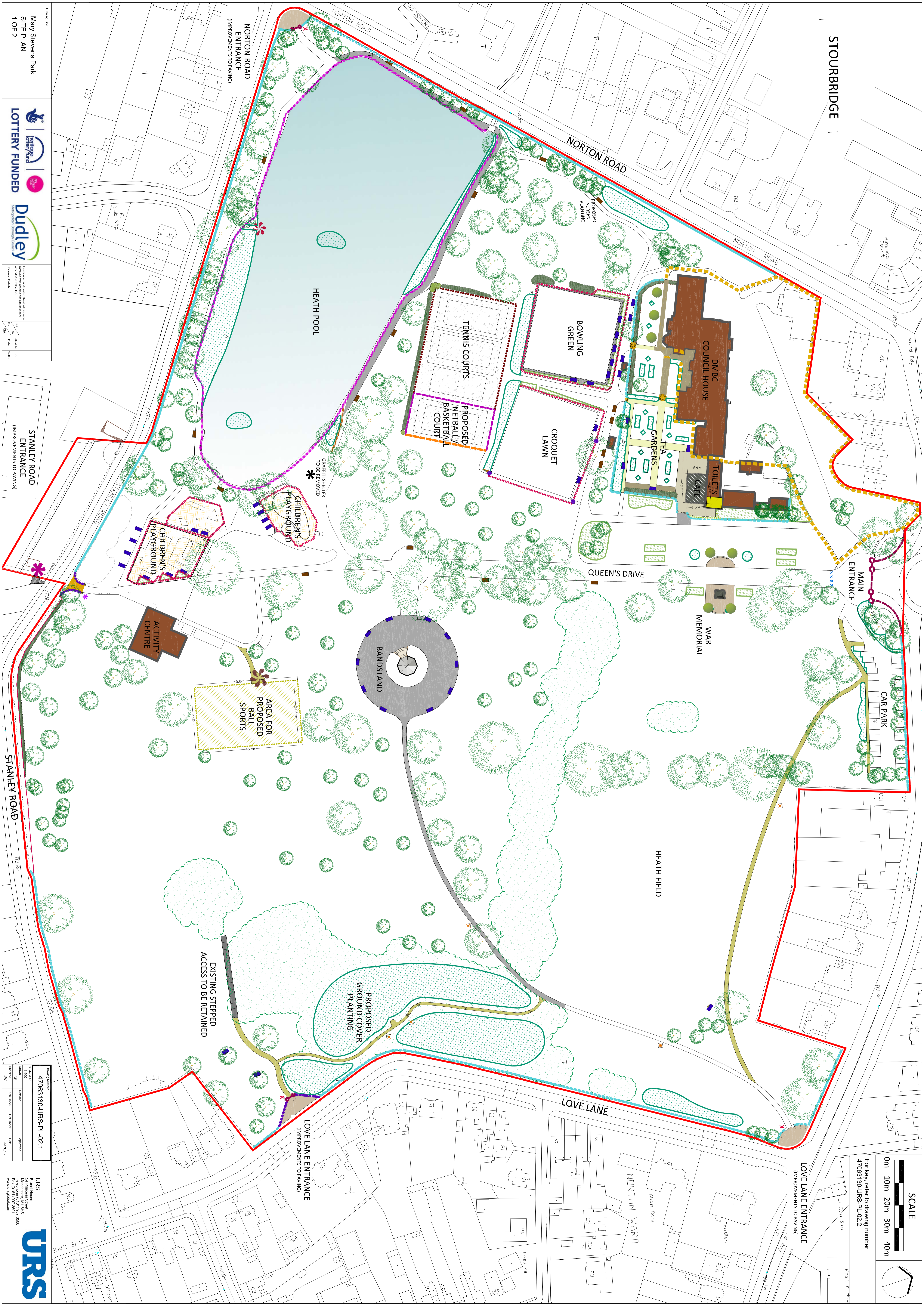


- Legend:**
-  Allow for brushing down of stone to remove any friable/loose masonry. Apply a flood coat of biocide to kill any moss/algae growth. Repoint any open joints with hydraulic lime mortar.
  -  Missing/eroded iron elements to be renewed.
  -  Allow for repair/replacement of 50% of decorative elements to overthrows. Frame to be refurbished and retained in its entirety.
  -  Stone repairs / indent



REFER TO DRAWING 7340(39)001 FOR METHODOLOGY AND SCHEDULE OF WORKS FOR RESTORATION OF IRONWORK AND MASONRY FABRIC REPAIRS





STOURBRIDGE

**SCALE**

0m 10m 20m 30m 40m

For key, refer to drawing number 47063130-URS-PL-02.2.

Mary Stevens Park  
SITE PLAN  
1 OF 2

LOTTERY FUNDED

Dudley

STANLEY ROAD  
ENTRANCE  
(IMPROVEMENTS TO PAVING)

STANLEY ROAD

47063130-URS-PL-02.1

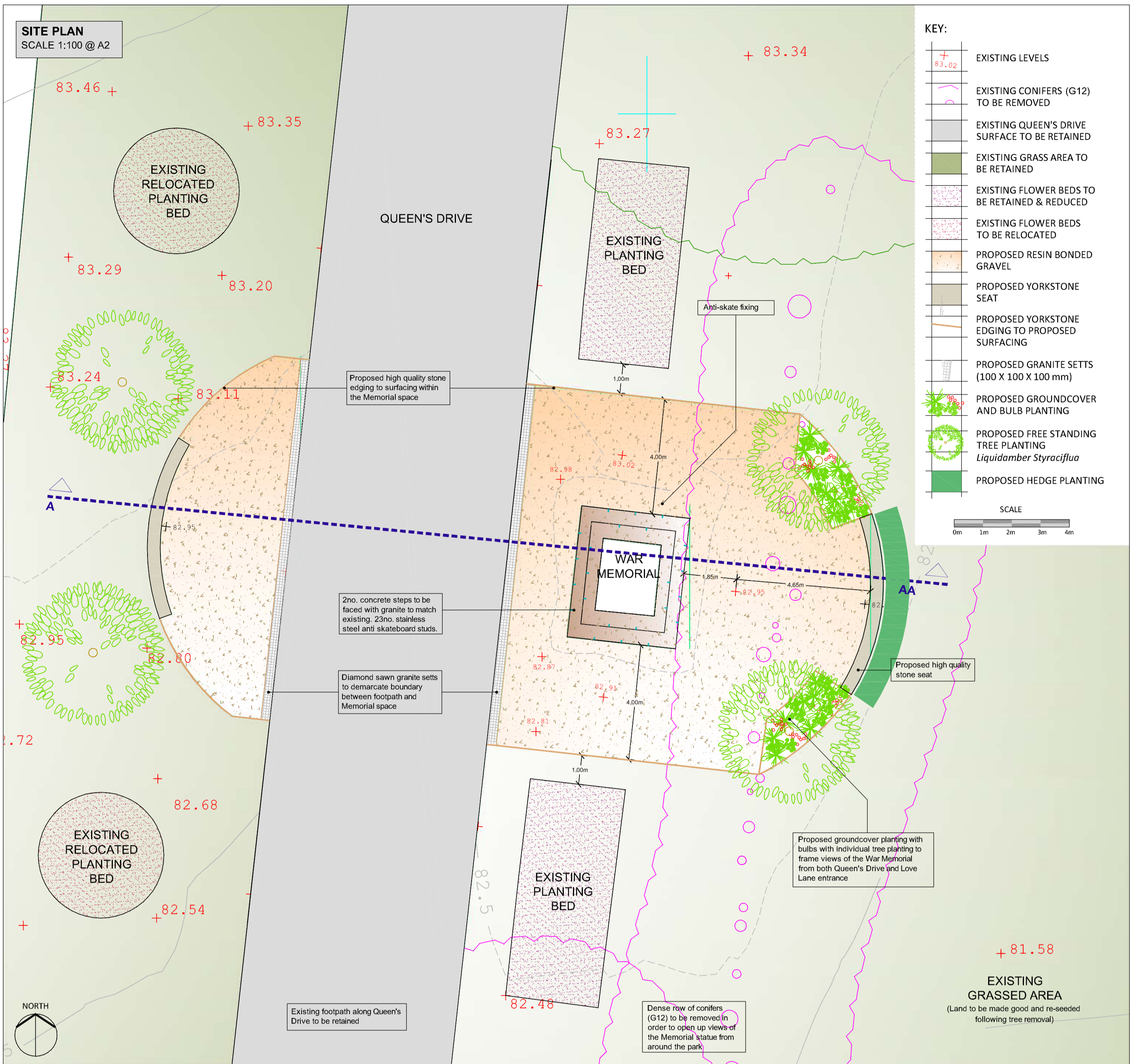
Drawn	1:500	02	02
Checked	1:500	02	02
Approved			
Issue			

JUN 13

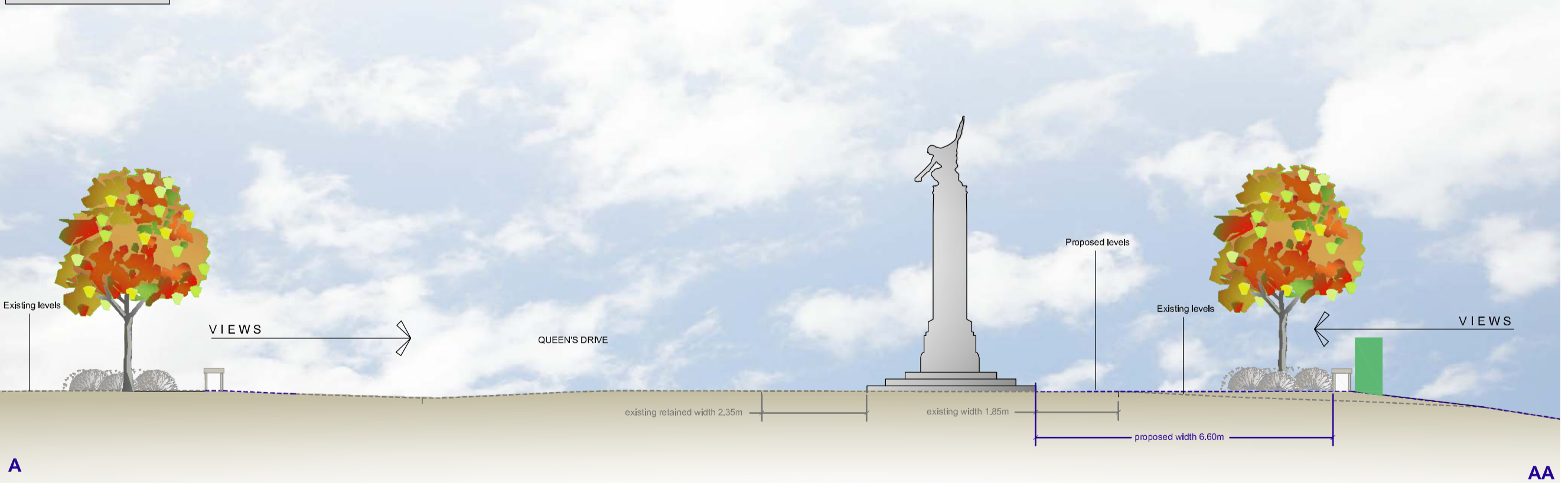
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www.urscorp.com

**URS**



**SECTION A - AA**  
SCALE 1:100 @ A2



Project Title		Drawing Title		Scale at A2					
MARY STEVENS PARK RESTORATION		WAR MEMORIAL EXTERNAL WORKS		1:100		Dm SC Det Appd Chk JW Tech Chk Det Chk Date NOV 2012		URS Brunel House 54 Princess Street Manchester, M1 6HS Telephone (0161) 907 3500 Fax (0161) 907 3501 www.urs.co.uk	
Addition of hedge CB JW 02.01.12 A Revision Details By Date Suffix				ONLY WRITTEN DIMENSIONS SHALL BE USED This drawing has been prepared in accordance with the scope of URS's appointment with its client and is subject to the terms of that appointment. URS accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided. © URS Infrastructure & Environment UK Ltd 2012		Drawing Number <b>47063130.LD.122</b>			