

PLANNING APPLICATION NUMBER:P09/0063

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| Type of approval sought | Full Planning Permission |
| Ward | AMBLECOTE |
| Applicant | Bryant Homes |
| Location: | TRANSCO DEPOT, CHURCH AVENUE, AMBLECOTE, STOURBRIDGE, WEST MIDLANDS |
| Proposal | SUBSTITUTION OF APARTMENT BLOCK ON PLOTS 11 - 34 WITH 14 SEMI-DETACHED DWELLINGS OF PREVIOUS APPROVAL P06/1236 |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS |

SITE AND SURROUNDINGS

1. The application site is the former Transco Gas Works located off Church Avenue, Amblecote. Planning permission has been granted for the development of houses and apartments at the site, the houses having now been built or currently under construction.
2. This application relates to an area of the site along the western (rear) boundary within which it was originally proposed to erect an apartment block containing 24 units. Immediately to the west is a Site of Importance for Nature Conservation (SINC) which separates the site from a residential development of apartment blocks located off Amblecote High Street (that site forming the other half of the old gas works site). The application site is approximately 10 metres higher than the High Street site. To the north lie the rear gardens of relatively modern houses on Laker Close.

PROPOSAL

3. It is proposed to erect 14no. 3-bed semi-detached houses at the site, instead of the approved apartment block. Seven of the houses have their own dedicated parking

spaces within the plot curtilage, with a separate 14 space parking area to be provided for the remaining houses.

HISTORY.

4. Permission was granted in August 2007 for the erection of 24 apartments within this part of the site and 61 houses on the wider site (application P06/1236).

PUBLIC CONSULTATION

5. No response received to neighbour consultation.

OTHER CONSULTATION

6. The Head of Environmental Health & Trading Standards: no objection to the proposal subject to the imposition of relevant conditions relating to land contamination mitigation.
7. The Group Engineer (Development): A number of the parking spaces are remote from the dwellings, which may discourage their use due to concerns about security and will encourage residents to park vehicles where they are clearly visible from the dwellings, which in this case would be on the public highway, to the detriment of highway safety. Parking provision should be located where it can be overlooked by the dwellings which it serves, or security measures should be provided on remote car parking areas to ensure the safety of vehicles parked within. Furthermore, where ever possible, direct pedestrian access to the dwellings from the car parking areas should be maintained.

RELEVANT PLANNING POLICY

8. Adopted UDP

The following adopted UDP policies are relevant in this case:

- DD1 (Urban Design);
- DD4 (Development in Residential Areas);
- DD6 (Access and Transportation Infrastructure);
- DD7 (Planning Obligations);
- DD8 (Provision of Open Space, Sport and Recreation Facilities);
- DD10 (Nature Conservation and Development)
- H3 (Housing Assessment Criteria);
- H4 (Housing Mix);
- H5 (Affordable Housing);
- NC4 (Sites of Importance for Nature Conservation (SINC))

ASSESSMENT

9. Key Issues

- Design;
- Layout;
- Access and Parking;
- Nature Conservation;
- Planning Obligations.

Design

10. The design of the proposed buildings is acceptable in the context of the form of existing previously-approved buildings at the site. The house types include the 'Salisbury' and 'Wells' and whilst differ from recently constructed units their height scale and bulk are similar. The proposed layout is considered to be acceptable, with appropriate levels of parking, private amenity space and distance separation provided for each of the properties. Policy DD1 of the UDP requires that all development should make a positive contribution to the character and appearance of the area. The proposed development accords with this advice in respect of the design of buildings and layout of the site. The development would not have any detrimental impact on the amenities of occupants of existing properties on Laker Close. As such there is no conflict with Policy DD4 of the UDP. This proposal is also

in compliance with Policy H4 which requires that developments of 20 dwellings or more should provide a mix and balance of dwelling types and sizes to cater for a range of household needs.

Nature Conservation

11. Policy NC4 of the UDP advises that mitigating measures must be provided where development is permitted which could potentially damage the nature conservation value of a SINC. A 2 metre wide landscaped buffer strip and the retention of existing palisade fencing are proposed along the site's western boundary to ensure the protection of the adjacent SINC.
12. Policies DD10 and NC6 of the UDP require that the effects of development proposals on wildlife features are taken into account in new development schemes. PPS9 requires any negative impacts upon a wildlife site or protected species to be avoided wherever possible. Where it is not possible to avoid the impacts they must be minimised and fully mitigated for to neutralise their effects. The applicant has recently submitted an updated badger survey which is currently being assessed by the Council's Nature Conservation Officer. An update on this matter will be provided in the pre-Committee note.

Access and Parking

13. Policy DD6 of the UDP requires that all development should make adequate and safe provision for access and egress by vehicles, pedestrians and other road users. With regard to the comments of the Group Engineer, the parking layout for the houses is similar to that proposed for the previously-approved apartments and as such is acceptable in this case.

Planning Observations

14. Given the number of dwellings which are to be accommodated at the site as a whole there is a requirement for a contribution towards off-site public open space provision, in accordance with Policies DD7 and DD8 of the UDP. A sum of £162,000

towards open space provision has already been received from the applicant via the Section 106 Agreement on application P06/1236.

15. Policy H5 requires the provision of 30% affordable housing on development sites of this scale i.e. the wider site. The required number of affordable units have already been provided at the site amongst the houses which have already been completed or are currently under development.

CONCLUSION

16. The application constitutes the re-use for housing purposes of previously-developed, vacant land, which would integrate well with its surroundings with an appropriate form of layout and design. No detrimental effect on highway safety, residential amenity, or wildlife species would occur as a result of the development. The proposal therefore complies with the relevant policies of the adopted UDP.

RECOMMENDATION

17. It is recommended that the application is approved subject to confirmation from the Nature Conservation Officer that the proposed mitigation measures recommended in the badger survey are acceptable, and the following conditions:

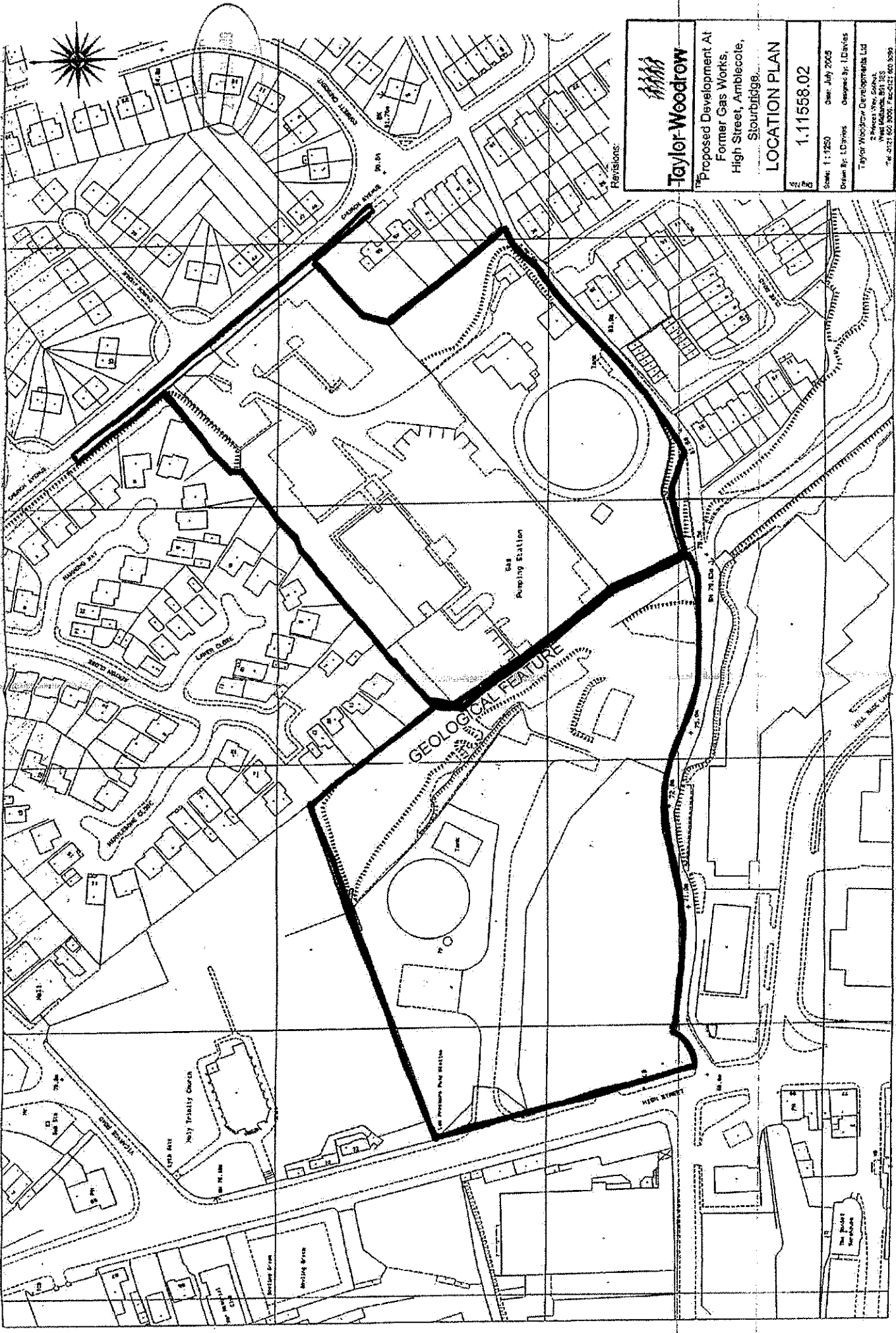
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. 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 formulated/amended for consideration.
3. 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 approval. The development shall be completed in accordance with the approved details.

4. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of soil gases and vapours that have the potential to pose a risk to human health and the wider environment. Where the investigations identify the presence of soil gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
5. No development shall commence until details have been submitted to address the requirements of the Environment Agency letter ref: SV/2006/009640-1/1 dated 9th August 2006 and such details have been approved in writing by the local planning authority.
6. Prior to the commencement 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.
7. None of the dwellings hereby approved shall be occupied until the parking spaces shown on the approved plans have been surfaced and marked out. The spaces shall thereafter be retained in perpetuity and used for no other purpose than the parking of vehicles.
8. No development shall commence until a landscape scheme showing the provision of a 2m wide landscape strip along the site's boundary with the Site of Importance for Nature Conservation to the west has been submitted to and approved in writing by the local planning authority. The strip shall include the retention of existing vegetation and geological features and the creation of new natural landscaping. The SINC and landscaped strip shall be fenced throughout site preparation and construction. No plant or materials shall be placed in these areas.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order) no development referred to in Part 1 Class A.1 (e) shall be carried out.
10. Prior to the commencement 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.

P2910063
Location Plan



Revisions:

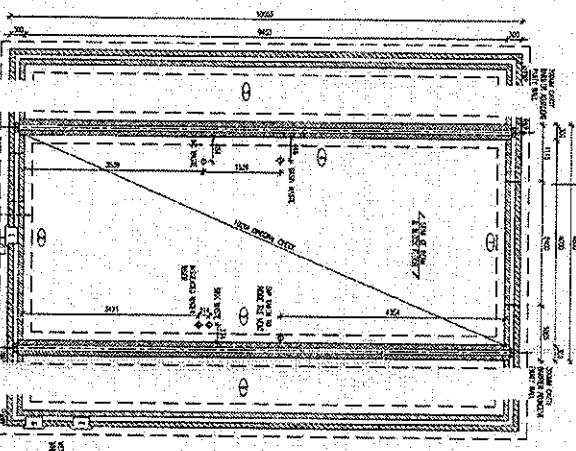
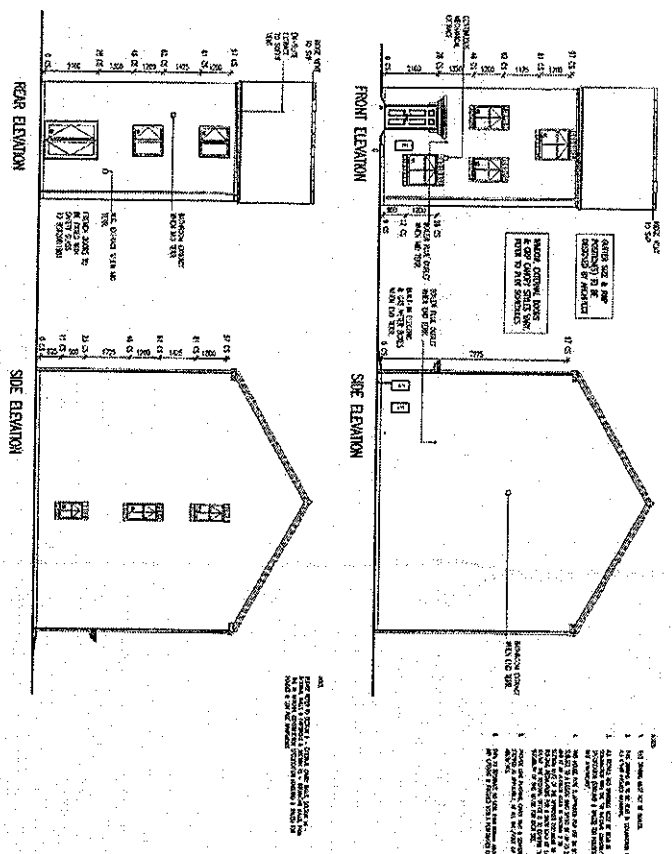
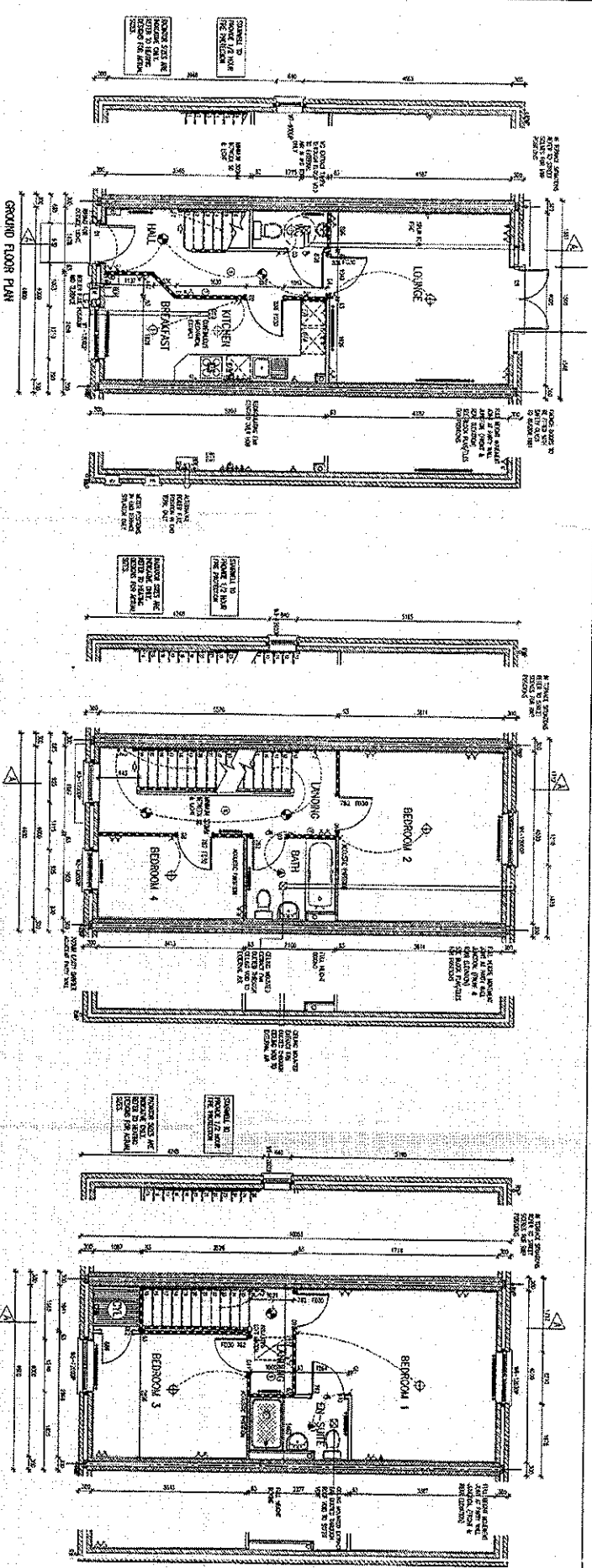
Taylor Woodrow

Proposed Development At
Former Gas Works,
High Street, Amblecote,
Stourbridge

LOCATION PLAN

1.11558.02

Scale: 1:1250 Date: July 2005
Drawn By: J Davies
Designed By: J Davies
Taylor Woodrow Developments Ltd
2 Priory Way, Solihull
CV56 3JF, UK
Tel: 0121 601 3000 Fax: 0121 601 3009



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Revisions:

Taylor Wimpey

Bryant Homes

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WELLS-100-2009

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Bryant Homes West Midlands
 14622 Woodland Court
 Edgewater, Maryland, USA 21041
 1-800-851-9900 F 410-293-5160

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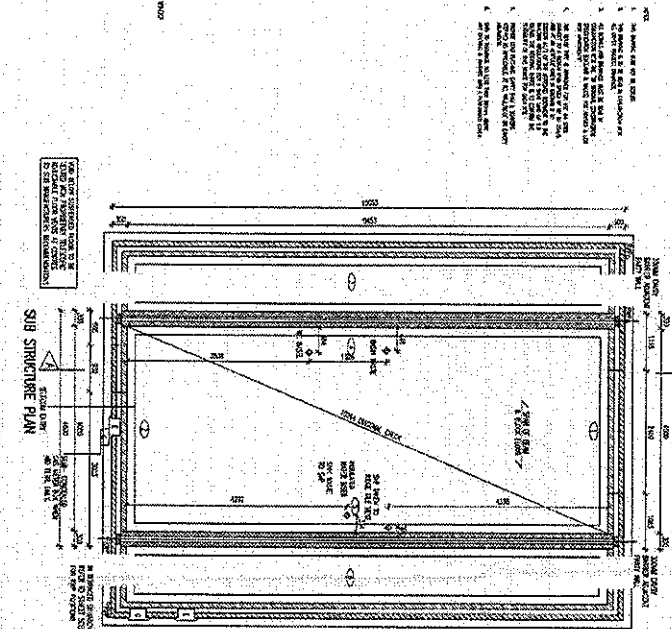
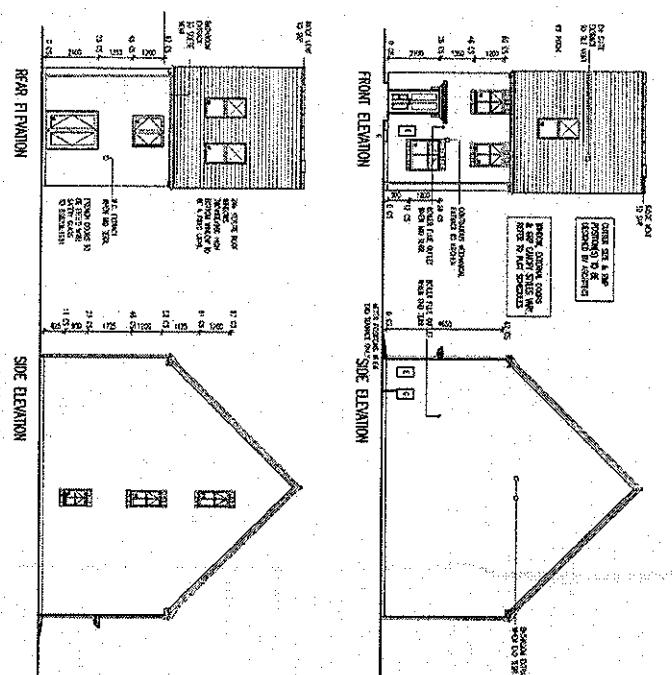
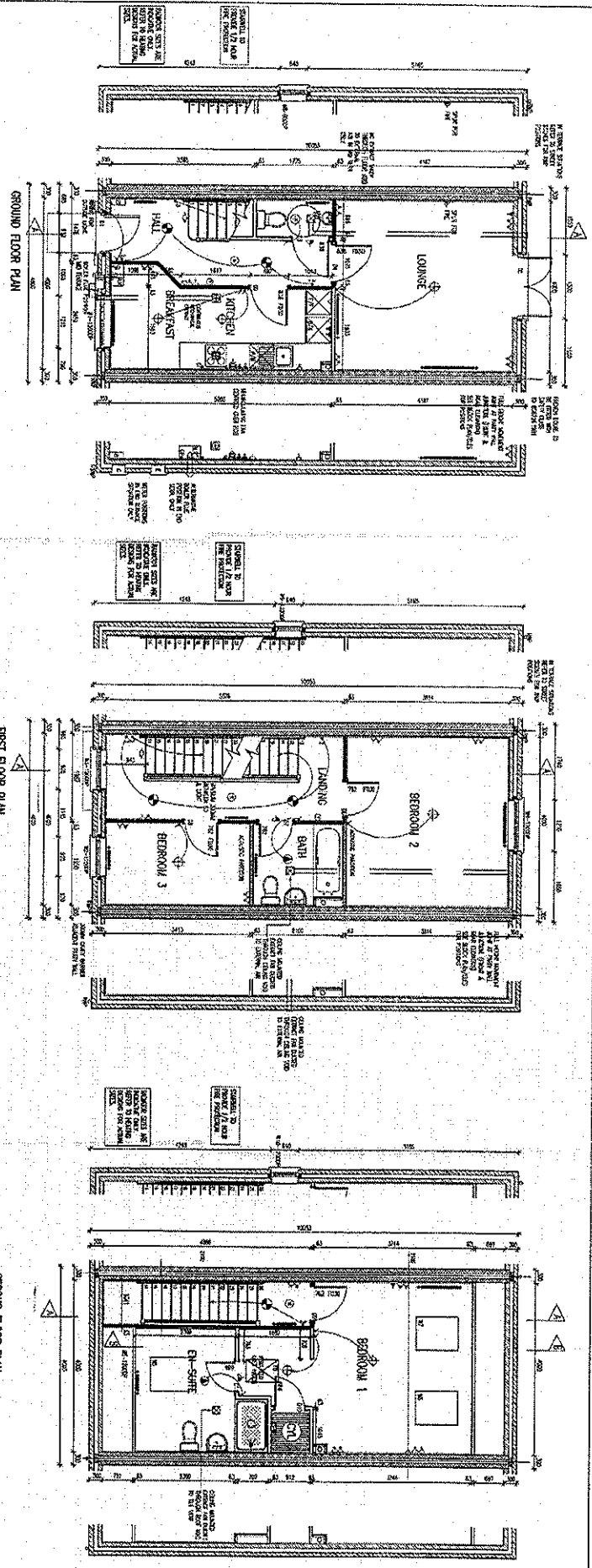
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Revisions:

Taylor Wimpey
Bryant Homes

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SAL-100-2009

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Designed By: [Signature]

Bryant Homes West Midlands
Unit 12, Tournant Court
5605, Birmingham
T: 0121 510291 F: 0121 510291