

DUDLEY METROPOLITAN BOROUGH

PLANNING COMMITTEE – 13th September 2023

PRE - COMMITTEE NOTES

Page 9 **Application No. P22/1853 – Land off the Straits, The Straits, Lower Gornal**

Since the previous committee, 3 additional objections have been received which raise the following concerns;

- Object to building on Green Belt land.
- Brownfield first approach should be taken.
- No Infrastructure to support the development.
- Questions raised as how we call this a previous developed site.
- Unacceptable to lose the view.
- Council is on the developers side, giving them advice and guidance, yet no communication with residents.
- There is an abundance of wildlife on the site, how can you say there isn't any?
- You state no flooding, but evidence has shown the site has flooded.
- Cars speed along The Straits, how will the planning department deal with this?

Page 41 **Application No. P23/0900 - Tracey Wilder House, 57, The Broadway, Dudley DY1 4AP**

1. In addition to the objections outline within the report, five further objections have been received from neighbouring occupiers.

The objections refer to a number of incidents of anti-social behaviour that have occurred at the site, since the application was submitted. These incidents have resulted in the Police attending the site on numerous occasions.

Residents have raised concerns that the intended operator, will not have appropriate management in place to deal with any issues that arise as a result of this anti-social behaviour.

Residents feel that Dudley Council has a duty of care, and they should not be fearful or unsafe in their own homes and there has already been detrimental impacts on residents well being as a result of these issues.

2. Councillor Denning has requested that the committee is made aware that in the past 5 weeks, there have been 5 calls for service for the Police to attend the property.

3. In response to the above, the applicant has made the following statement,

“I would like to first of all apologies that our neighbours are feeling this way. I have arranged a meeting to speak to them again even though we have had meetings with them in the past.

However, I would like to clarify the following.

a) We are currently utilizing the property for supported living for young people from the age of 17 and above as it is a None Regulated activity. I appreciate that our neighbours may be concerned about the Police visiting the property, however as an organisation we work closely with other professionals such as Local Authorities , Police , Youth offending team and other professionals who may be involved in young person's life. This could mean where we feel that we have to involve them to manage the situation we may involve them which is why we have had police coming to the property.

b) We are currently applying for permission to have it as an Ofsted Registered children's home which will operate completely different to the service we are currently providing. Once Registered we will be providing service for young people aged 7 up to the age of 16 years. These will be young people who attend education and take part in activities just like any other young people in the community. Before accepting a referral, we will ensure that the young person is suitable for the placement which includes carrying out a locality risk assessment bearing in mind the community the home is situated as we aim to live in harmony with our neighbours. We will carry out the impact assessment to ensure that we can meet the needs of the young people by thoroughly going through their previous behaviours. Where we feel that this will have an impact on our neighbours in terms of their behaviours, we will NOT accept the referral.

We will have regular communication with our neighbours and our neighbours will have access to our contact details so that if they are concerned about anything they can advise so we can resolve any issues immediately as they arise.

Our home will be welcoming, relaxed and homely both in atmosphere and appearance. This means maintaining it clean indoors and outdoors, with no rubbish at the property and lawn maintained at the back garden. Our home should never look different to any other houses in the neighbourhood. In terms of cleanliness as we want our young people to feel at home like any other young person living with their parents.

We have arranged for a CCTV to be installed in order to monitor any activities outside the property and this will be done before the end of next week.

The home will also value the importance of routines, rules and boundaries for all young people residing in the home. Expectations will be made clear to the children from the start and consistency through the team and over time is what ensures the success of the home's methods. High value is placed on the choice-consequence method; young people will be highly praised for making positive decisions and challenged to think about the potential consequences of negative behaviours. This will help young people to take responsibility for their own behaviour and allow them to understand how their decisions can take them down both positive and negative paths. Where young person's behaviour is causing issues with neighbours, we will serve notice for the young person to be moved. All these are also expectations from Ofsted in order to maintain the Registration.

I would like to emphasize that we would like to have a good relationship with our neighbours, and we will do everything we can to ensure that we maintain that at all times. For example, we had a meeting with one of our neighbours who expressed concerns that the tree near his fence was having an effect on his fence and we have arranged for the tree to be removed and this is showing that we are willing to work with our neighbours and listen to them.