

PLANNING APPLICATION NUMBER:P10/1582

Type of approval sought	Full Planning Permission
Ward	SEDGLEY
Applicant	Mr Neil Swann
Location:	BROCKSWOOD ANIMAL SANCTUARY, CATHOLIC LANE, SEDGLEY, DUDLEY, DY3 3YE
Proposal	CHANGE OF USE OF PART OF BUILDING FROM STORE TO TEACHING UNIT WITH ELEVATIONAL CHANGES TO INCLUDE NEW WINDOWS AND ENTRANCE DOOR WITH RAMP
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application building is a traditional Gornal stone farm building which has been adapted and altered over the years and is now used for storage and housing small animals for the adjoining animal sanctuary.

PROPOSAL

- 2 This application is to convert the existing store building into teaching accommodation in association with Dudley College. The accommodation includes a new classroom, and a preparation area.
- 3 External alterations involve replacing the existing sliding door with new timber windows and timber panelling below. Also formed within this opening would be a new door to the facility. Also proposed are three conservation roof lights to the other elevation.
- 4 A ramp is also proposed to the teaching space to ensure the facility can be used by all.
- 5 The application is submitted with a design and access statement.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DB/66/990	Erection Of Concrete Panel Fence And Boundary Wall To	Granted	03/04/67
DB/67/2009	Use Of Land As Wild Life Sanctuary	Granted	03/04/67
DB/68/3541	Layout Of Land As Wildlife Sanctuary.	Granted	26/02/68
CD/77/1083	Provision Of Loose Boxes And Animal Enclosure	Granted	05/09/77
82/52112	Change Of Use From Stables To Working Craft Centre And Sales Outlet.	Granted	10/01/83
83/52306	Change Of Use To Sale & Display Of Birds Animals & Garden Furniture Conversion To Craft Centre & Erection	Refused	26/01/84
83/52398	Construction Of Car Park.	Granted	20/02/84
91/51819	Erection Of Toilet For Disabled Persons - Application For Deemed Consent Under Regulation 4.	Granted	21/11/91
90/52295	Application For Deemed Consent Under Regulation 4 For Construction Of Additional Car Park For	Granted	10/01/91
95/50050	Siting Of 1 Mobile With Log Effect Cladding For Catering Use.	Granted	23/02/95
95/51709	Change Of Use From Craft Units To Commercial Retail Outlets For Pet And Pet Food Sales And Souvenir Sales.	Granted	25/01/96
99/50769	Siting Of One Temporary Mobile Toilet Unit Adjacent To Existing	Granted	28/06/99

	Disabled Toilet Building.		
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PUBLIC CONSULTATION

6 No representations received, following consultation via the posting of a site notice.

OTHER CONSULTATION

7 Group Engineer (Development): Has no objection to this proposal given the large car park and that the teaching will not coincide with peak usage at weekends or school holidays.

8 Head of Environmental Health and Trading Standards: No adverse comments

RELEVANT PLANNING POLICY

- Unitary Development Plan

S1 Social Inclusion, Equal Opportunities and Social Wellbeing

S5 Local Distinctiveness

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

DD10 Nature Conservation and Development

CS3 Community Facilities

LR1 Open Space

NC4 Local Nature Reserves and

Sites of Importance for Nature Conservation

NC5 Sites of Local Importance for Nature Conservation

HE1 Local Character and Distinctiveness

HE2 Landscape Heritage Areas

HE5 Buildings of Local Historic Importance

SO1 Green Belt

- Supplementary Planning Guidance/Documents

Nature Conservation Supplementary Planning Document

Historic Environment Supplementary Planning Document

Parking Standards and Travel Plans Supplementary Planning Document

Planning Obligations Supplementary Planning Document

- National Planning Guidance

PPS1 - Delivering Sustainable Development

PPG2 – Green Belt

PPS5 – Planning for the Historic Environment

PPS7 – Sustainable Development in Rural Areas

PPS9 - Biodiversity and Geological Conservation

ASSESSMENT

9 The main issues are

- Principle
- Design
- Neighbour Amenity
- Parking and Sustainability
- Nature Conservation
- Planning Obligations

Principle/Policy

10 The application site is located within the Green Belt where there are restrictions on any development which would materially affect the openness of the green belt. In considering conversions PPS2 – Green Belt, requires the following to be considered:

- Development should have no greater impact than the present use in respect of openness
- Strict control must be taken over any proposed extensions
- Operations associated with the use should be carefully considered such as hard standing

- Buildings are capable of reuse and are of permanent and substantial construction and are capable of conversion without significant rebuilding
- The form, bulk and general design are in keeping, with regard given to local building styles and materials.

11 The site is also located within a landscape heritage area. (Policy HE2). Within such designations development will be resisted which would be detrimental to the character, quality and historic integrity of the landscape. The policy also seeks to protect and enhance views into, from and within the designation.

12 In addition consideration has to be given to all other planning policies and matters, including access and neighbour amenity.

Design

13 The building to be converted is a traditional former farm building located within the Brockwood Animal Sanctuary complex. The building which is constructed of Gornal stone is presently used for storage and housing small animals and is in good repair.

14 Works to the building involve replacing an existing sliding door opening with new windows and doors. The lower half of the windows and doors would be filled in timber following general good practice on conversion of rural buildings. Also proposed are three roof lights. These would be of a conservation type, which again are suited to rural conversions, as they are generally smaller, and do not project above the roof plane to the same extent as a standard one.

15 Therefore the proposed changes are considered to be acceptable from a design point of view.

Green Belt and Landscape Issues

- 16 The proposed development complies with provisions of green belt policy, in that the alterations are appropriate to the building and no extensions are proposed other than a disabled access ramp which would not materially affect the openness of the green belt.
- 17 The building to be converted is of substantial and permanent construction and has been well maintained and as such is capable of reuse without the need for significant rebuilding.
- 18 In addition no other ancillary works would be associated with the use in that the parking and other support facilities are already in place at the site.
- 19 The proposed conversion is unlikely to have impact on the heritage landscape designation in that the conversion is sympathetically designed and is within a complex of other buildings.

Parking and Sustainability

- 20 There is a large on site car park, together with a close by overflow car park which would provide sufficient parking for the proposed use. In addition the peak visitor time for the sanctuary (i.e. weekends, school holidays and bank holidays) is unlikely to clash with when the class room is in use (i.e. school/college term time).
- 21 In addition it is highly likely due to the teaching nature of the use that the majority of visits to the facility would be by minibus or on foot.
- 22 It is accepted that the site is distant from the nearest public transport facilities which is a concern. However, as the proposed classroom use relates to wildlife and conservation the use cannot be readily located on an urban site. Therefore no objection can be sustained.

Nature Conservation

23 As the building to be converted is presently occupied and used for storage and keeping of small animals, it is not reasonable to seek the submission of a bat survey. However, if permission is granted an informative will be added to the decision notice.

Neighbour Amenity

24 The nearest neighbours, other than the dwelling associated with the sanctuary are some 100m away which is considered to be more than acceptable.

Planning Obligations

25 The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement would be required in respect of the following contributions:

• Transport Improvements	£484.62
• Monitoring Charge	£250.00
• <u>Total Monies</u>	<u>£734.62</u>

26 The applicant has not agreed to the payment of these offsite planning obligations at the date of agenda preparation.

27 Contributions towards nature conservation are not required as the application is for a change of use.

CONCLUSION

28 The proposed development is acceptable in principle, causes no harm to the green belt or landscape heritage area designations. Moreover, no significant harm would be caused to neighbour amenity or highway safety. Consideration has been given

to policies S1 Social Inclusion, Equal Opportunities and Social Wellbeing S5 Local Distinctiveness DD1 Urban Design DD4 Development in Residential Areas DD6 Access and Transport Infrastructure DD7 Planning Obligations DD10 Nature Conservation and Development CS3 Community Facilities LR1 Open Space NC4 Local Nature Reserves and Sites of Importance for Nature Conservation NC5 Sites of Local Importance for Nature Conservation HE1 Local Character and Distinctiveness HE2 Landscape Heritage Areas and HE5 Buildings of Local Historic Importance SO1 Green Belt of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to:

- a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of transport infrastructure and a management and monitoring fee totalling £734.62 has been submitted to and agreed in writing by the Local Planning Authority.
- b) 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 each subsequent year, in accordance with the Council's planning obligations policies.
- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for approval

The proposed development is acceptable in principle, causes no harm to the green belt or landscape heritage area designations. Moreover, no significant harm would be caused to neighbour amenity or highway safety. Consideration has been given to policies S1 Social Inclusion, Equal Opportunities and Social Wellbeing S5 Local Distinctiveness DD1 Urban Design DD4 Development in Residential Areas DD6 Access and Transport Infrastructure DD7 Planning Obligations DD10 Nature Conservation and Development CS3 Community Facilities LR1 Open Space NC4 Local Nature Reserves and Sites of Importance for Nature

Conservation NC5 Sites of Local Importance for Nature Conservation HE1 Local Character and Distinctiveness HE2 Landscape Heritage Areas and HE5 Buildings of Local Historic Importance SO1 Green Belt of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other 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.

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. Development shall not commence until an arrangement for the provision of transport infrastructure improvements and a monitoring and management fee has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
3. The roof lights shall be of a conservation type.
4. All new external joinery shall be of timber.
5. The development hereby permitted shall be carried out in accordance with the following approved plans: 217-02a received by email 9 December 2010.



Promap

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**Brockwood Animal Sanctuary Catholic Lane
Dudley
DY3 3YE**

RECEIVED
11/01/11

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1000195651

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Cotwall End Road

Catholic Lane

Entrance

Existing Car Park
(to be used for new Teaching Accommodation parking)

Pond

Pond

Brockswood Cottage

Pond

Pond

Pond

Cafe/Shop

Existing Storage Building to be converted to Teaching Accommodation

Brockswood Animal Sanctuary

REVISION	DATE	DESCRIPTION

CLIENT

PROJECT
P217 - Proposed Conversion of Existing Storage Building to Teaching Accommodation

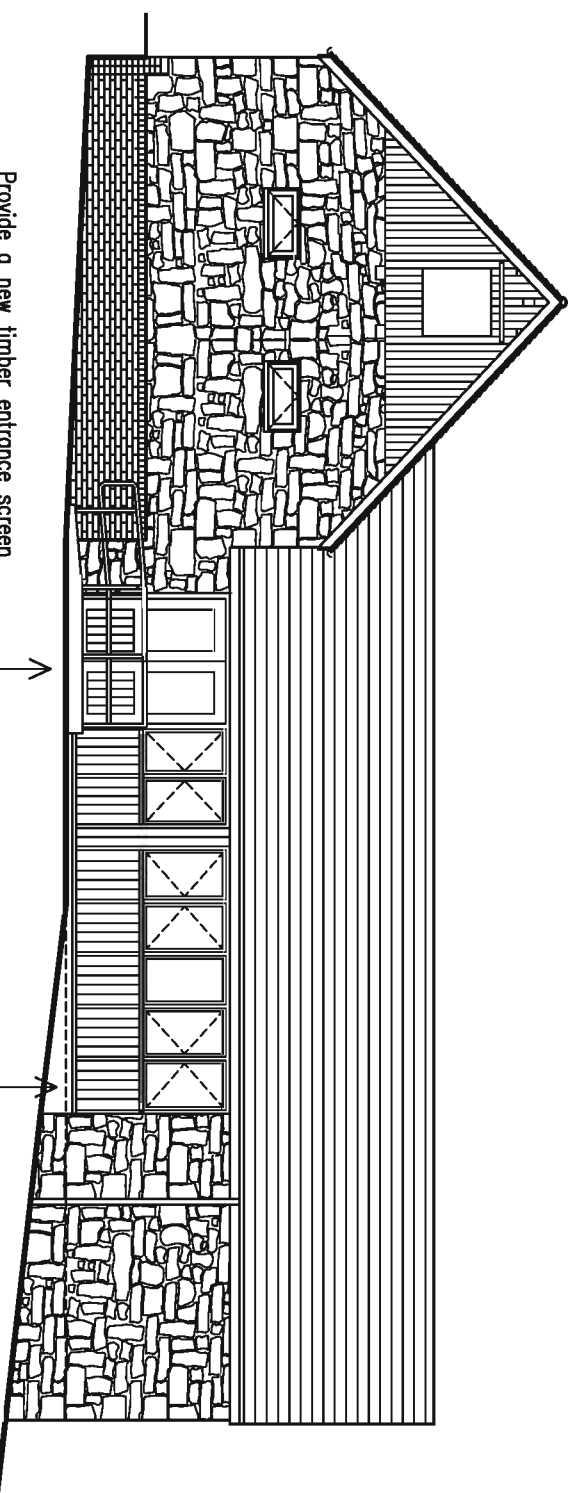
DRAWING TITLE
Site Plan Showing Location of Building to be Converted, Site Access & Car Park



PROPERTY & FACILITIES DEPT.
111 WRENS HILL ROAD, WRENS NEST ESTATE,
DUDLEY, DY1 3SB.
TEL: (01384) 363122 / FAX: (01384) 363703

SCALE	DATE	DRAWN	CHECKED
1:500	10/11/10		

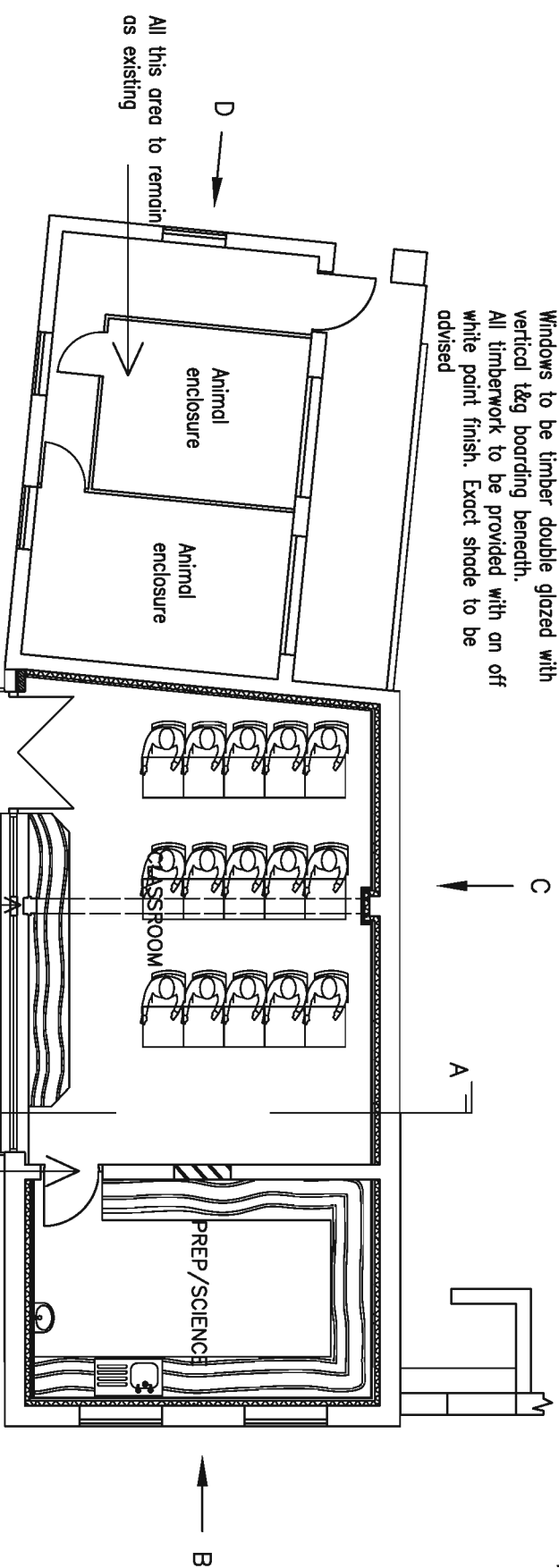
DRAWING No. P217-007



Provide a new timber entrance screen consisting of timber double glazed doors with t&g panel below. Windows to be timber double glazed with vertical t&g boarding beneath. All timberwork to be provided with an off white paint finish. Exact shade to be advised

Proposed Elevation A

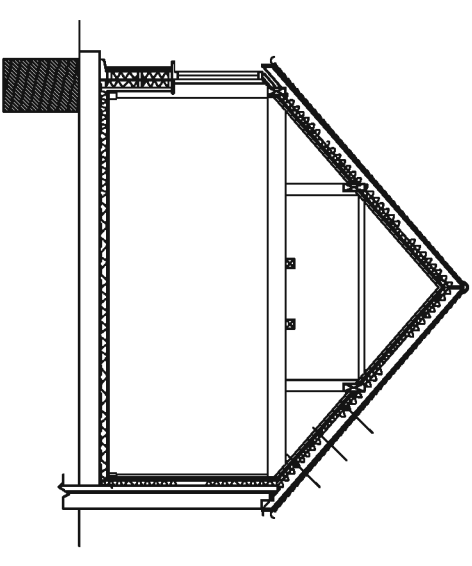
Black painted concrete retained



Proposed Ground floor plan

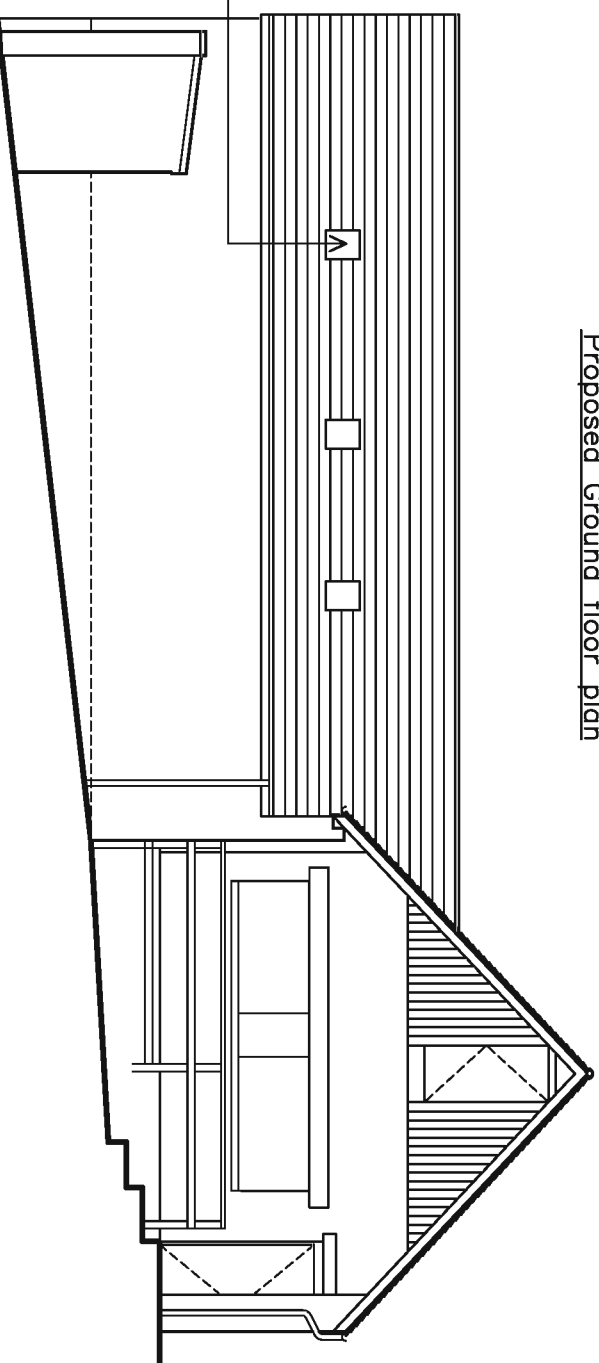
Existing roof support to remain as existing.

increase height of door opening see specification



Section A-A

Elevation to remain as existing except the introduction of 3no Velux conservation type rooflights



Proposed Elevation C

REV A Screen and rooflight type amended

PROJECT
Brookswood Nature reserve

DRAWING TITLE
Proposed plans/elevations



PROPERTY & FACILITIES DEPT,
111 WRENS HILL ROAD, WRENS NEST ESTATE,
DUDLEY, DY1 3SB,
TEL: (01384) 363122 / FAX: (01384) 363703

SCALE 1:100 DATE 09/2010 DRAWN

DRAWING No.
P217-02/a