

DUDLEY METROPOLITAN BOROUGH

PLANNING COMMITTEE – 31st May 2023

PRE - COMMITTEE NOTES

Page 8 APPLICATION NO. P21/1233 - LAND AT, ZOAR STREET, LOWER GORNAL, DY3 2PA

Para. 59 amended to read, "To overcome these concerns the Environmental Health Officer is proposing conditions limiting the hours of deliveries to the site from 0700 to 2300hrs Monday to Saturdays and 0900 to 1800hrs on Sundays, as well as limiting the hours the store can operate to 0800 to 2200hrs Monday to Saturday, and 1000 to 1600hrs on Sundays, which should limit impact upon nearby properties.

Para. 80, bullet point 1, should read as "Provision of Junior play area resurfacing"

Page 55 APPLICATION NO. P22/1657 - HAYLEY FASTENERS (SITE 2), SHELAH ROAD, HALESOWEN, B63 3XL

Additional Statement provided by Cllr Phipps stating the following:

"Prior to the planning application, a significant number of trees and shrubs were removed from the rear boundary of the site by the applicant. This removed a natural 'green' barrier between the industrial and residential properties. This barrier is vital for alleviating both noise disturbances and visual amenity concerns of neighbouring residences, and its partial removal worsened the issue at the time. It is regretful that the applicant chose to behave in this way without first consulting residents and I have communicated the feeling of the community and myself to the applicant.

Whilst I welcome the original applications measures to reduce noise disturbances specifically, particularly the incorporation of a fully covered loading area and associated noise barriers, I am unsure the revised proposals for the green barrier go far enough to replace what was lost in the pre-planning phase of this application.

Further mitigation could be achieved to ensure the protection of the natural environment and wildlife habitats in this area. The noise barrier could also be extended further along the boundary of the site to mitigate concerns of those living further down Fairmile Road. I would hope that a sensible agreement could be reached through the planning process should there be any approval for this scheme. In that regard, I would request further discussion between the applicants, the council

and representatives of the community to ensure the natural barrier is sufficient.

Additionally, I regret the reduction in car parking allocated within the site. As it stands, the overall number of proposed spaces have been reduced, partly to redesign the layout of the car park and, as I understand it, partly to enhance the proposed planting in the green barrier. It is unfortunate that this approach only trades land between two of the most vital elements of the proposal that reduces the site's impact on the surrounding area.

If the development proceeds as designed, it will not eliminate significant highways issues in Shelah Road and Fairmile Road caused by parked cars of employees of the applicant. I feel more should have been done to secure the original proposed parking spaces and secure additional planting in the green barrier. Once again, I ask that the committee ensures that further improvements can be secured whatever the outcome of the application.”