

## **PLANNING APPLICATION NUMBER:P06/0025**

Type of approval sought	Outline Planning Permission
Ward	Amblecote
Applicant	Directorate of Law & Property
Location:	<b>LAND AT, SCHOOL DRIVE, AMBLECOTE, STOURBRIDGE, WEST MIDLANDS</b>
Proposal	<b>OUTLINE (RESIDENTIAL) (ALL MATTERS RESERVED).</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

1. This is a plot of land used for a library and car park measuring approximately 40 metres square. It is positioned between the Scouts and Guide Centre and a warehouse building (locally listed building currently used for laser game entertainment). Opposite the site there is a modern residential development of terrace houses and the Royal British Legion Social Club. To the rear of the site, there is older terrace housing and Amblecote Social Club.

### **PROPOSAL**

2. This is an outline application for residential development (all matters reserved).
3. The dwellings would be accessed from School Drive.

### **HISTORY**

4. There is no relevant planning history.

### **PUBLIC CONSULTATION**

5. The secretary of Amblecote Social Club, owners of the scout building and occupier of 44 School Drive objected on the following grounds:
  - Loss of parking area available for users of the Amblecote Social Club, Amblecote Primary School, British Legion, Scouts, Lazer Quest, Ruby Cantonese and residents of Collis Street, leading to potential on-street parking problems within the local area.
  - Possible access problems to the rear of the scout building.

- Possible apartment block development would not contribute to the streetscene or assist in alleviating parking problems.

## OTHER CONSULTATION

6. **Head of Traffic and Road Safety** – No objections.
7. **Head of Environmental Protection** – No objections, however, suggested conditions to protect site from noise from adjoining premises and land contamination.
8. **Conservation Officer** – No objection in principle to the application, as it is not possible to determine whether the proposal would have a detrimental impact on the setting of the locally listed building. However, there would be a requirement for the applicant to undertake an archaeological desk-based assessment in order for the potential for below ground archaeology to be assessed.

## RELEVANT PLANNING POLICY

9. **Adopted UDP**  
DD4 – Development in Residential Areas  
DD6 - Access and Transport Infrastructure  
H3 – Housing Assessment Criteria  
HE5 – Buildings of Local Historic Importance
10. New Housing Development Guidance Note No 3.  
**National planning policy guidance.**
11. PPG3 - Housing

## ASSESSMENT

12. The key issues are whether the principle of residential development within the location would be acceptable with regard to policy guidelines, character of the area, loss of the library building itself and associated parking and highways safety.
13. The existing library building is a redundant mobile portacabin type of building that is of no character or contribution to the area.
14. The proposal would form infill development that would have direct road frontage and could accommodate development in accordance with development plan requirements.

15. The proposal would make effective use of land, existing Infrastructure and services available within the area, this would support PPG3 and policy H3.
16. The proposal would not result in substantial loss of mature trees or wildlife.
17. The area is mixed use with residential development of various design and age and therefore the principle of residential development would be compatible with the character of the area and would contribute to housing available within the area.
18. The loss of parking is not an issue, because the parking area is divorced from the aforementioned premises and is part of the application site. The Head of Traffic and Road Safety had no concerns relating to highways or pedestrian safety at this stage, therefore the application complies with policy guidelines and is recommended for approval.

## CONCLUSION

19. The application complies with council policy guidelines and is recommended for approval.

## RECOMMENDATION

20. It is recommended that the application be approved subject to the following conditions:

### **Reason for Approval**

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.

Conditions and/or reasons:

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereafter called the ('reserved matters')) shall be obtained from the Local Planning Authority before any development is begun.
2. Application for reserved matters approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

3. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination 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.
4. Development shall not begin until a scheme for protecting the proposed dwellings from noise from adjoining premises has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.
5. No work involving ground disturbance or demolition shall begin until the developer has secured the implementation of a programme of archaeological work in accordance with a scheme of investigation which has first been submitted to and approved in writing by the local planning authority.