

DEVELOPMENT CONTROL COMMITTEE

MONDAY 10TH MARCH 2014

**AT 6:00PM
IN COMMITTEE ROOM 2
AT THE COUNCIL HOUSE
DUDLEY**

If you (or anyone you know) is attending the meeting and requires assistance to access the venue and/or its facilities, could you please contact Democratic Services in advance and we will do our best to help you

**MANJIT JOHAL
DEMOCRATIC SERVICES OFFICER
Internal Ext – 5267
External – 01384 815267
E-mail – manjit.johal@dudley.gov.uk
You can view information about Dudley MBC on
<http://www.dudley.gov.uk/>**



IMPORTANT NOTICE MEETINGS AT THE COUNCIL HOUSE

Welcome to the Council House

In the event of the alarm sounding, please leave the building by the nearest exit. There are Officers who will assist you in the event of this happening, please follow their instructions.

Please turn off your mobile phones and mobile communication devices during the meeting.

Thank you for your co-operation.

DEVELOPMENT CONTROL COMMITTEE

Let me first inform you that this is a Committee Meeting of the Council, members of the public are here to observe the proceedings and should not make contributions to the decision-making process.

Applications are taken in numerical order with any site visit reports first, followed by applications with public speaking, then the remainder of the agenda.

Officers have explained the public speaking procedures with all those present who are addressing committee. Will speakers please make sure that they do not over-run their 3 minutes?

There will be no questioning by Members of objectors, applicants or agents, who will not be able to speak again.

All those attending this Committee should be aware that additional papers known as the "Pre-Committee Notes" are placed around the table and the public area. These contain amendments, additional representations received, etc, and should be read in conjunction with the main agenda to which they relate. They are fully taken into account before decisions are made.

Our Ref:
MKJ100314

Your Ref:

Please Ask For:
Mrs M Johal

Telephone No:
01384 815267

26th February 2014

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE

Monday 10th March 2014 at 6.00 p.m.

You are requested to attend a meeting of the Development Control Committee to be held on Monday 10th March, 2014 at 6.00 p.m. in Committee Room 2 at the Council House, Dudley, to consider the business set out in the agenda below.

The agenda and public reports are available on the Council's Website www.dudley.gov.uk and follow the links to Councillors in Dudley and Committee Management Information System.

Yours sincerely



Director of Corporate Resources

A G E N D A

1. APOLOGIES FOR ABSENCE

To receive apologies for absence from the meeting.

2. APPOINTMENT OF SUBSTITUTE MEMBERS

To report the appointment of any substitutes for this meeting of the Committee.

3. DECLARATIONS OF INTEREST

To receive declarations of interest in accordance with the Members' Code of Conduct.

4. MINUTES

To approve as a correct record and sign the minutes of the meeting held on 17th February 2014.

5. PLANS AND APPLICATIONS TO DEVELOP (PAGES 1 – 155)

6. PLANNING SERVICES FEES 2014/15 (PAGES 156 – 183)

To consider a report of the Director of the Urban Environment.

7. TO ANSWER ANY QUESTIONS UNDER COUNCIL PROCEDURE
RULE 11.8 (IF ANY)

Distribution:

To all Members of the Development Control Committee

A Ahmed	Casey	J Martin	Perks	Roberts
Mrs Westwood	C Wilson	Wright	Zada	

AGENDA INDEX

Please note that you can now view information on Planning Applications and Building Control Online at the following web address:

(Upon opening this page select 'Search for a Planning Application' and when prompted input the appropriate planning application number i.e. P09/----)
<http://www.dudley.gov.uk/environment--planning/planning/online-planning-and-building-control>

PLANS AND APPLICATIONS TO DEVELOP

Pages 1 – 9	P13/0175 – Ashleigh House, 2 Ednam Road, Dudley – Conversion of Existing Office Premises into 5 No Flats
Pages 10 – 57	P13/1886 – Mucklow Bros Ltd, Narrow Lane, Halesowen – Demolition of Existing Former Factory and Office Buildings and Erection of 39 No Dwellings, New Access from Narrow Lane, Enhancement of Existing Footpath and the Creation of a New Cycle Link to Connect Long Lane with Narrow Lane
Pages 58 – 81	P13/1896 – Former Factory Site, Park Lane, Cradley, Halesowen – Outline Application for Residential Development (Access to be Considered)
Pages 82 – 92	P14/0042 – 43 Halesowen Road, Netherton, Dudley – Conversion of Garage to Form Habitable Room with New Bay Window to Front. Single and Two Storey Rear Extension (Proposed). Erection of Detached Storage Building in Rear Garden (Retrospective)
Pages 93 – 102	P14/0043 – 43 Halesowen Road, Netherton, Dudley – Raise Ground Levels to Rear Garden with Retaining Wall
Pages 103 – 130	P14/0073 – Land at Tenlands Road, Halesowen – Erection of 9 No Dwellings (Resubmission of Withdrawn Application P13/1436)
Pages 131 – 140	P14/0112 – Old Bell Public House, Chapel Street, Lye, Stourbridge – Change of use from a Former Public House (A4) to a Community and Education Centre (D1)
Pages 141 – 147	P14/0184 – The Boulevard, Brierley Hill – Installation of a Signalised Bus Gate to Assist Public Transport Flow West-Bound on the Boulevard Approach to the Mill Street Roundabout
Pages 148 – 155	P14/0185 – A4036 Pedmore Road, Merry Hill, Brierley Hill – Installation of a Pedestrian and Cycle Signalised Crossing off Pedmore Road

DEVELOPMENT CONTROL COMMITTEE

Monday 17th February, 2014 at 6.00 pm
In Committee Room 2, The Council House, Dudley

PRESENT:-

Councillor Zada (Chair)
Councillor Casey (Vice-Chair)
Councillors A Ahmed, J Martin, Perks, Roberts, Mrs Westwood,
C Wilson and Wright

OFFICERS:-

Mr J Butler, N Howell, Mrs A Roberts, Mr D Owen, Mrs S Willetts, Mr J Dunn
(all Directorate of the Urban Environment), Mrs G Breakwell and Mrs M Johal
(Directorate of Corporate Resources)

65 **DECLARATIONS OF INTEREST**

No Member made a declaration of interest in accordance with the Members' Code of Conduct.

66 **MINUTES**

RESOLVED

That the minutes of the meeting of the Committee held on 27th January, 2014, be approved as a correct record and signed.

67 **CHANGE IN ORDER OF BUSINESS**

Pursuant to Council Procedure Rule 13(c) it was:-

RESOLVED

That Agenda Item No 7 (Confirmation of Tree Preservation Order) be considered as the next item of business.

CONFIRMATION OF TREE PRESERVATION ORDER

A report of the Director of the Urban Environment was submitted requesting consideration on whether Tree Preservation Order (TPO/0055/NOR, King Edward VI Sports Ground, Swinford Road) should be confirmed with or without modification in light of the objections that had been received.

Mrs Zglinski, an objector was in attendance at the meeting and made representations against confirmation of the Tree Preservation Order and comments made included that there were safety concerns about T4 because it was leaning and the branches could fall onto the playing fields and cause injury; that the owners of a property on Willow Park Drive were concerned about the damage T3 would cause if it were to fall onto their property and she also informed the Committee that it was intended to seek independent expert advice and she urged that the decision for confirmation be deferred pending the outcome.

In responding to Members' comments, Mr Dunn reported that he was of the opinion that T3 and T4 were structurally good and that there were no defects and that the leaning of T4 had corrected itself and would not get any worse.

RESOLVED

That the Tree Preservation Order (TPO/0055/NOR, King Edward VI Sports Ground, Swinford Road), be confirmed subject to the following modifications:

- T7 and T8 are removed from the order
- The plan is corrected to show the accurate locations of the trees.

PLANS AND APPLICATIONS TO DEVELOP

A report of the Director of the Urban Environment was submitted on the following plans and applications to develop. In addition, where appropriate, details of the plans and applications were displayed by electronic means at the meeting. In addition to the report submitted, notes known as Pre-Committee notes had also been circulated updating certain of the information given in the report submitted. The content of the notes were taken into account in respect of the applications to which they referred.

- (i) Plan No P13/1648 – Land at Saltwells Wood, Brierley Hill – Construction of Single Storey Wardens/Education Facility and 5 No Dwellings with Garages and Associated Works to Existing Access Road from Pedmore Road
-

Decision: Approved, subject to conditions, numbered 1 to 27 (inclusive), as set out in the report submitted.

- (ii) Plan No P13/1706 – 54 Kirkpatrick Drive, Wordsley, Stourbridge – Erection of Detached Outbuilding in Rear Garden (Retrospective)

Decision: That the application be approved.

- (iii) Plan No P13/1750 – Land Adjacent to 32 Meeting Street, Netherton, Dudley – Erection of Two Storey Building to Create 6 No Apartments with Associated Parking

Decision: Approved, subject to conditions, numbered 1 to 5 and 7 (inclusive), as set out in the report submitted, together with a revised condition, numbered 6 and additional conditions, numbered 8 and 9, as follows:-

6. The development hereby permitted shall be carried out in accordance with the following approved plan: 0721/01/Rev G.
8. No development shall commence until an amended site layout plan showing a 2m wide footpath in front of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved plan.
9. No development shall commence until details of the height and materials of the proposed boundary walls has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details.

- (iv) Plan No P13/1844 – 6 Clifton Road, Halesowen – Erection of Outbuilding in Rear Garden (Retrospective)

Decision: That the application be approved.

- (v) Plan No P14/0008 – 14 Brandon Road, Halesowen – One and Two Storey Rear Extension and New Roof to Existing Garage

Decision: Approved, subject to conditions, numbered 1 to 3 (inclusive), as set out in the report submitted.

- (vi) Plan No P14/0012 – A461 Birmingham Road, Dudley – Display of Non-Illuminated Lamp Post Banner Signs

Decision: Approved, subject to conditions, numbered 1 to 7 (inclusive), as set out in the report submitted.

- (vii) Plan No P14/0013 – A4123 Birmingham New Road, Dudley – Display of Non-Illuminated Lamp Post Banner Signs

Decision: Approved, subject to conditions, numbered 1 to 7 (inclusive), as set out in the report submitted.

70

PROPOSAL TO APPLY AN ARTICLE 4(1) DIRECTION TO THE WATERFRONT, BRIERLEY HILL, WEST MIDLANDS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS GIVEN UNDER PART 31, CLASS A (ANY BUILDING OPERATION CONSISTING THE DEMOLITION OF A BUILDING) OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) AND PERMITTED DEVELOPMENT RIGHTS FOR CHANGE OF USE FROM OFFICES (CLASS B1a) TO RESIDENTIAL (CLASS C3)

A report of the Director of the Urban Environment was submitted requesting consideration for the making of a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 so that at The Waterfront, Brierley Hill (as identified in Figure 1 appended to the report submitted):- (a) the change of use of the office accommodation (Class B1a) to residential accommodation (Class C3) in respect of all of the area edged black but excluding the area edged red on the plan; and (b) the demolition of the accommodation in respect of the areas edged red and black on the plan comes under the control of the Local Planning Authority.

Arising from the presentation of the report a Member was of the opinion that regeneration was being stifled by applying restrictions and expressed concerns that stumbling blocks could undo the good work already done in regenerating Dudley. Reference was also made to paragraph 13 of the report and it was questioned whether the Committee were being consulted or whether decisions had already been made. Another Member referred to the office accommodation and indicated that the block had been vacant for a considerable period of time and as it had not been occupied he could not see any reason why it should not be used for residential purposes.

RESOLVED

That the comments made by Members of the Committee, as indicated above, be conveyed to the Cabinet Member for Regeneration for consideration when considering the proposal to apply an Article 4(1) Direction to the Waterfront, Brierley Hill.

REVOCATION OF TREE PRESERVATION ORDERS

A report of the Director of the Urban Environment was submitted on whether the Tree Preservation Orders, as indicated in Appendix 1 of the report submitted, should be revoked due to a change in circumstances since they were originally confirmed.

RESOLVED

That approval be given to the revocation of the Tree Preservation Orders indicated in Appendix 1 of the report submitted, namely: The Borough of Dudley (Land at High Street, Sedgley) (D464) Tree Preservation Order 1996; The Borough of Dudley (Land at High Street, Sedgley No 2) (D484) Tree Preservation Order 1996; The Borough of Dudley (Land at Beacon Passage, Sedgley) (D511) Tree Preservation Order 1997; The Borough of Dudley (Kettlesbank Road, Lower Gornal) (D598) Tree Preservation Order 2000; The Borough of Dudley (Priory Close, Oldswinford) (D616) Tree Preservation Order 2000; The Borough of Dudley (Priory Close, Oldswinford) (D617) Tree Preservation Order 2000 and The Borough of Dudley (Westdean Close, Halesowen) Tree Preservation Order 2003.

The meeting ended at 7.20 pm.

CHAIR

PLANNING APPLICATION NUMBER:P13/0175

Type of approval sought	Full Planning Permission
Ward	Castle & Priory
Applicant	Mr S. Burnell, PSP Dudley LLP
Location:	ASHLEIGH HOUSE, 2, EDNAM ROAD, DUDLEY, DY1 1HL
Proposal	CONVERSION OF EXISTING OFFICE PREMISES INTO 5 NO. FLATS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The subject of this application is Ashleigh House, 2 Ednam Road. The building is recorded on the Council's Historic Environment Record (HER) as HER No.12934 and accordingly with regard to National Planning Policy Framework (NPPF) advice it is considered to be a Heritage Asset. It is a large three storey late Victorian/Early Edwardian detached house dated to between 1883-1904 and is constructed in an Arts and Crafts style. The building is currently in use as Council offices. To the rear of the building there is a parking area, accessed from Ednam Road via a driveway at the side of the building, and an unmanaged area of grass. Permission has recently been granted for the development of a three storey apartment block within that part of the site (see History section below).
2. The site is located within the Dudley Town Centre Conservation Area. Adjacent to the site to the east is the new Dudley College Sixth form campus, which is separated from the site by a 2m high brick wall. The western boundary is also formed by a brick wall, on the other side of which is Ednam House, a three storey Council office building which has windows at first and second floor facing the site. The site lies within the Dudley Town Centre Conservation Area.

PROPOSAL

3. Permission is sought to convert the building to five, 1 and 2 bedroom apartments. An area of private amenity space for the occupants is to be created on the eastern side of the building.
4. The scheme proposes very little alteration to the external appearance of the existing building. In the south elevation of the building (which over-looks Ednam Road) it is proposed to insert one small window in the two gables in order to create habitable space at second floor. In the west elevation of the building it is proposed to insert one new window which will be positioned within an existing recessed panel with segmental arched head, and an existing door opening is to be transformed it into a window opening. In the north (rear) elevation a single-storey flat-roofed garage building, which has previously been extensively altered, is to be removed.
5. This application has been the subject of a number of amendments in order to address concerns raised by consultees. This is the amended version of the scheme and is therefore the scheme that is considered below. The application is accompanied by a detailed Heritage Statement.

HISTORY

6. None relevant to this site. Permission was granted for the new buildings referred to in paragraph 1 above in December 2013 (application P13/1182) for the erection of 11 apartments.

PUBLIC CONSULTATION

7. Neighbour notification letters have been sent to 8 properties and a site notice has been posted. No representations have been received in response to the neighbour consultation exercise.

OTHER CONSULTATION

8. Head of Environmental Health and Trading Standards: No objection subject to a condition requiring the submission of details of noise mitigation measures to protect future occupants from road traffic noise along Ednam Road.

Group Engineer (Highways): In areas that are constrained, for example by parking controls and narrow streets and where there is also good public transport and public parking provision plus places and facilities that can be easily accessed by foot or cycling, parking provision below the minimum SPD standards will be considered. The proposal fronts Ednam Road and this road has a prohibition of waiting order and a restriction allowing some unlimited parking after the evening peak in some sections whilst parking during the working day is prohibited apart from 1 hour limited bays outside the application site. The parking enforcement in this area is diligently enforced and therefore the area can be considered a constrained parking area. Residents who choose to live in the dwellings without off street parking must do so on the basis that they either do not have a car or have separate arrangements to park their vehicle in some other location.

RELEVANT PLANNING POLICY

9. National Planning Policy 2012
National Planning Policy Framework (NPPF)
Planning (Listed Buildings and Conservation Areas) Act 1990

Black Country Core Strategy 2011
Policy DEL1 (Infrastructure Provision)
Policy CSP1 (The Growth Network)
Policy HOU2 (Housing Density, Type and Accessibility)
Policy ENV2 (Historic Character and Local Distinctiveness)
Policy ENV3 (Design Quality)

Saved UDP (2005) Policies

Policy HE4 (Conservation Areas)

Policy CR13 (Residential Development in Town Centres)

Supplementary Planning Guidance/Documents

Parking Standards SPD (2012)

Dudley Town Centre Area Development Framework (2005)

Dudley Town Centre Conservation Area Character Appraisal

ASSESSMENT

10. The key issues in the assessment of this application are:

- Principle;
- Impact on the Conservation Area;
- Amenity;
- Parking/Access;
- Planning Obligations

Principle

11. The NPPF encourages residential development on appropriate sites in centres, and advises local planning authorities that such development can play an important role in ensuring the vitality of centres. The site falls within Core Strategy Regeneration Corridor 11a (Policy CSP1 applies); the Core Strategy encourages residential-led regeneration in and around Dudley town centre, in order to improve its viability as a strong centre and historic market town. Similar support is given by Saved Policy CR13 of the UDP. The site lies within the Priory Place opportunity area as designated by the Dudley Town Centre Area Development Framework; the Framework's vision for this part of the town centre is that it will be a high quality residential quarter of high density development.

Impact on the Conservation Area and Heritage Asset

12. Local Authorities have a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 when exercising any of their planning powers to have special regard to the desirability of preserving the setting of listed buildings and preserving or enhancing the character or appearance of a conservation area. Government guidance on dealing with planning applications which affect listed buildings and conservation areas is contained in the NPPF in Chapter 12 and additional guidance is provided in the PPS 5 Historic Environment Planning Practice Guide.
13. Paragraph 131 of the NPPF advises that in determining application, local authorities should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to the sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
14. At a local level, Saved Policy HE4 of the UDP advises that the Council will safeguard and seek to preserve or enhance Conservation Areas. Proposals for the inappropriate alteration of buildings in Conservation Areas or works which could be detrimental to their character or setting which will be resisted.
15. The proposed alterations to the building are considered to be sympathetic to its external fabric and as such they will not harm the significance of the heritage asset or have a detrimental impact on the character and appearance of the Conservation Area. The proposed conversion will maintain and enhance the significance of the heritage assets and will result in the building maintained in a viable use consistent with its conservation and the quality of the Conservation Area.

Amenity

16. The NPPF requires that new developments should provide a good standard of amenity for future occupants. The private amenity space to be provided forms a significant proportion of this relatively constrained site and is considered to be of sufficient size to serve the on-site amenity space needs of the future occupants. The site will also benefit from close proximity to the amenities of the town centre and public open space at Coronation Gardens and Priory Park.

Parking

17. On the basis of the comments of the Group Engineer, and given that the site is located within an area of constrained parking in a sustainable location which is readily accessible by public transport facilities, an absence of parking spaces is considered to be acceptable. Should permission be granted details of cycle parking provision can be sought by condition in accordance with the Parking Standards SPD.

Planning Obligations

18. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
19. In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;
 - c) fairly and reasonably related in scale and kind to the development.

20. Following consideration of the above tests it is not considered that any off site planning obligations are required in connection with the development. On-site obligations can be sought by condition for public realm improvements via the submission of details of materials to be used in the hardsurfacing of the development and any proposed boundary wall and railings.

New Homes Bonus

21. Clause (124) of the Localism Act states that local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application.
22. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
23. The Bonus provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
24. This proposal would provide 5 dwellings generating a grant of 5 times the national average council tax for the relevant bands per annum for 6 years. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

25. The proposed development of the site for residential purposes is acceptable in principle and would preserve and enhance the character of Ashleigh House and the Dudley Town Centre Conservation Area. The proposal complies with Policy CSP1 of the Core Strategy and Saved Policies HE4 and CR13 of the UDP.

RECOMMENDATION

26. It is recommended that the application be APPROVED subject to 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. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development 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 and retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: AA-474--15d, 014e, 013d, 011f, 010e, 009d, 008e, 012d.
4. The development shall not be occupied until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details and maintained for the life of the development.
5. Notwithstanding the details shown on the submitted plans, prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of the proposed materials to be used in boundary treatments at the site. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development unless otherwise agreed in writing.
6. The apartments shall not be occupied until details of mitigation measures to protect future occupants of the building from road traffic noise from Ednam Road have been submitted to and approved in writing by the local planning authority. The development shall thereafter take place in accordance with the approved details and the approved measures retained for the lifetime of the development.

PLANNING APPLICATION NUMBER:P13/1886

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Bellway Homes (West Mids) Ltd
Location:	MUCKLOW BROS LTD, NARROW LANE, HALESOWEN, B62 9PA
Proposal	DEMOLITION OF EXISTING FORMER FACTORY AND OFFICE BUILDINGS AND ERECTION OF 39 NO. DWELLINGS, NEW ACCESS FROM NARROW LANE, ENHANCEMENT OF EXISTING FOOTPATH AND THE CREATION OF A NEW CYCLE LINK TO CONNECT LONG LANE WITH NARROW LANE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS AND 106

SITE AND SURROUNDINGS

1. The application site is a vacant factory unit and associated curtilage occupying a plot of 1.35 hectares and is set within a predominantly residential area. The application site currently accommodates the remains of the former factory building as well as the ancillary offices which front Narrow Lane. The majority of the site buildings have been demolished and the site area is largely covered in hard standing. To the south of the application site is a public right of way.

2. The application site is bound to the north by residential dwellings fronting Oak Barn Road. These properties have their rear garden areas closest to the application site. Also to the north is a factory unit occupying a corner location toward the junction of Oak Barn Road and Narrow Lane.

3. To the west of the application site are the residential properties within Thatchers Barn Drive. This is a new housing development that has recently been completed and the properties now occupied. The rear amenity that areas of properties upon this estate abut the common boundary with the application site. To the south of the application site is the public right of way which connects Long Lane to Narrow Lane. This public right of

way passes through Thatchers Barn Drive. Beyond the public right of way is Hurst Green Primary School and Halesbury Special School.

PROPOSAL

4. This application seeks approval for the demolition of the remaining former factory and office buildings and the erection of 39 no. dwellings, the creation of a new vehicular access from Narrow Lane, enhancement of existing footpath and the creation of a new cycle link to connect Long Lane with Narrow Lane.
5. The development would consist of 35 detached and 4 semi-detached dwellings. Four of the proposed dwellings would have three bedrooms, thirty three would have four bedrooms and two dwellings would have two bedrooms. As part of the proposal four affordable dwellings (two two-bedroom and two four-bedroom) would be provided for social renting.
6. The existing access would be relocated and a single vehicular access point from Narrow Lane would serve the proposed residential estate. Direct frontage access would be provided for the 9 dwellings which would address Narrow Lane.
7. As part of the development it is proposed to build out the pavement of Narrow Lane to reduce the carriageway width to reduce the vehicle speed along this part of the Highway. This has been requested by the Group Engineer (Highways).
8. The existing right of way to the south would be widened as part of the proposed scheme to allow for use by both pedestrians and cyclists.

HISTORY

9. Neighbouring site to Long Lane, The Birches

APPLICATION	PROPOSAL	DECISION	DATE
99/50501	Renewal of outline application 96/50358 for residential Development.	Approved with Conditions	07/06/99
P08/0906	Reserved Matters application for the erection of 24 dwellings.	Approved with Conditions	13/12/2011
P13/0304	Substitution of house type of plot 10 to allow for relocation of patio door. Reduction in height of garage roof by 0.4m and increase in fence height to 2.5m	Approved with Conditions	21/03/2013

PUBLIC CONSULTATION

10. Notification letters were sent to the occupiers of 73 neighbouring dwellings and the application was also advertised with a site notice and in the local press.

11. The occupier of one additional property has since been notified and the last date for them to submit any representations is the 12th March 2014.

12. As a result comments have been received from the occupiers of 5 neighbouring dwellings and Ward Councillor Bills raising the following matters:

- Queries over the necessity of the improved public right of way,
- Potential accidents between cyclists and pedestrians upon new right of way,
- A fence should be provided between the two housing estates (The Birches and the proposed development) to block the public right of way.
- Access to The Birches from the new public right of way will result in children playing on the green space upon The Birches which is privately maintained.
- Use of the public right of way by cyclists will lead to use by scooters and motorcycles. This would be a danger to pedestrians.

- Loss of trees on the site and lack of proposed replanting.
- Overly developed layout with no public open space proposed.
- Additional traffic generated by the new occupiers of the dwellings on an already busy road which where vehicle accidents have occurred.
- Existing and proposed floor levels should be reviewed prior to any approval to ensure no issues with the neighbouring occupiers.

OTHER CONSULTATION

13. Group Engineer (Highways): No objections subject to minor amendments to the kerb line associated with the proposed public right of way and the parking areas for plots 8 to 10.
14. Head of Environmental Health and Trading Standards: No Objections subject to conditions related to land contamination and noise attenuation measures from the neighbouring school, factory and Narrow Lane.
15. Environment Agency: No objections subject to conditions regarding land contamination and groundwater.
16. West Midlands Police: No objections
17. West Midlands Fire Service: No objections

RELEVANT PLANNING POLICY

18. National Planning Guidance (2012)
- Section 6: Delivering a wide choice of high quality homes.
 - Section 7: Requiring good design
19. Black Country Core Strategy
- HOU1: Delivering Sustainable Housing Growth
 - HOU2: Housing Density, Type and Accessibility
 - HOU3: Delivering Affordable Housing

- TRAN2: Managing Transport Impacts of New development
- DEL1: Infrastructure Provision
- DEL2: Managing the Balance Between Employment Land and Housing

20. Saved Unitary Development Plan (2005)

- DD1: Urban Design
- DD4: Development in Residential Areas
- DD10: Nature Conservation and Development
- AM13: Public Rights of Way

21. Supplementary Planning Document(s)

- New Housing Development (2012)
- Parking Standards (2012)
- Nature Conservation (2006)
- Planning Obligations (2011)

ASSESSMENT

22. The key issues are

- Principle
- Residential Amenity
- Prospective Occupier's Amenity
- Access and Parking
- Public Right of Way
- Neighbour observations
- Planning Obligations
- New Homes Bonus

Principle/Policy

23. The application site is considered to be Previously Developed Land, and therefore a brownfield site within the Major Urban Area in a relatively sustainable location (close to Shell Corner Local Centre and Blackheath Town Centre). Its redevelopment for housing is therefore in accordance with broad core planning policies (Para 17 and

Section 6 of the NPPF), in particular the onus on LPAs to *'encourage the effective use of land by reusing land that has been previously developed (brownfield land)....'* and *'housing applications should be considered on the presumption in favour of sustainable development'*.

24. The application site is one of the Council's identified housing sites within the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA recognises that this site has an approximate capacity for 41 homes and that it is a 'deliverable site' meaning it forms part of the Council's 5 year Housing Land Supply. Furthermore, the site adjoins a recently constructed housing site to the west. It should be noted that the SHLAA does not allocate land for housing however and therefore it has limited weight as a material planning consideration.

25. The proposal is at a density 33 dwellings per hectare which is in compliance with the requirements of Black Country Core Strategy Policy HOU2 that seeks a minimum density of 35 dwellings per hectare. In addition the development proposes a range of house types, also in accordance with that policy.

26. The application site was last in employment use and therefore the proposal must be assessed against Black Country Core Strategy Policy DEL2 - Managing the Balance between Employment Land and Housing. Policy DEL2 requires the loss of employment land to be justified. The applicant has provided justification for the loss of the use, in summary this is:

- In terms of arrangements for the relocation of the existing occupiers, there are no longer any existing occupiers – the applicants state that the premises were used by Mucklow Brothers until 2004 and then the site was partially occupied by Drivall Ltd who found the premises too large, poorly laid out and not energy efficient – they vacated the premises in September 2013;
- In terms of the proposed development adversely impacting on the operation of existing businesses – this is with regard to Omega Pistons Ltd on Oak Barn Road – that employment use already has housing on 3 sides, and the applicants have stated that they intend to provide fencing along the common boundary of the application site – they have submitted a noise report to inform the detail of those measures.

- In terms of the viability of the site for continued employment use, the applicants have submitted a Marketing Update Report and details to show that the site has been marketed unsuccessfully for an alternative industrial occupier – while the period of marketing is relatively short (at less than 6 months), the assessment provides robust evidence which demonstrates that the site is no longer suitable for an employment use – i.e. the form and condition of the buildings, the buildings' close proximity to residential properties, and the (poor) access to the site through residential streets;
- With regard to such proposals demonstrating a comprehensive approach, the proposal carries through and compliments the recent residential redevelopment of the adjoining site to the west.

27. In conclusion it is considered that the applicants have successfully demonstrated that the proposal accords with Policy DEL2 and that this former employment site be reused for housing.

Design

28. The proposed dwellings are of a contemporary design with architectural design features incorporated to add interest. These features include bay windows, canopy roofs and soldier courses. The design of the proposed dwellings is similar to the dwellings recently constructed upon the adjacent site. The properties opposite the application site on Narrow Lane are of 1960's construction and on this basis the proposed dwellings would sit sympathetically within this predominantly residential area.

29. The street scene to Narrow Lane would to be improved by the proposed development with the removal of the palisade fencing and industrial building which is currently in a poor state of repair. Further there is an existing boundary wall to the site boundary upon Narrow Lane/Oak Barn Road which would be removed. This wall is currently high at approximately between 3m and 2m in height.

30. It is therefore considered that the proposed development would add positively to the street scene of Narrow Lane and that it would be characteristic of the area. On this basis the proposed development would be in accordance with the requirements of

Saved Policy DD4 – Development in Residential Areas of the UDP (2005) and New Housing SPD (2012).

Neighbour Amenity

31. To the west of the application site are recently approved and constructed dwellings along Thatchers Barn Drive. There would be a separation distance ranging from 22m and 23m between the rear of the proposed properties and the rear elevation of the existing properties. There would be a separation distance of 29m between the proposed dwellings fronting Narrow Lane and the existing dwelling opposite the application site which is in excess of the 22 metres typically required. The rear elevations of the properties located within Oak Barn Road would face the side gables of the proposed dwellings upon plots 9, 10 and 14. None of these dwellings would have side facing windows and this could be secured to remain the case by way of condition. The separation distance between the properties within Oak Barn Road and the proposed dwellings would be 26m.
32. The application has been submitted with details relating to the proposed finished land levels including section drawings and the levels of some of the existing neighbouring properties. These details, whilst informative, are not adequate for a full assessment of this issue to be made and on this basis it is proposed to attach a suitably worded planning Condition to ensure that additional information is submitted in relation to land levels of the application site and neighbouring land.
33. Whilst the proposed development would result in a level of background noise from the general day to day activities of the future occupiers this is considered to be less in terms of noise and disturbance than that associated with the previous use.
34. Given the above it is considered that the development would not result in a detrimental impact on the residential amenity of the occupiers of any of the existing surrounding properties and that it would therefore be in accordance with the requirements of Saved Policy DD4 – Development in Residential Areas of the UDP (2005) and New Housing SPD (2012).

Occupier Amenity

35. All of the proposed houses would have a private rear amenity area and these would range in depth from approximately 10.5 metres to 15 metres (apart from Plot 3 which would have a slightly smaller rear garden area). Whilst the size of some of the gardens is below the 11 metres typically required it is considered that the occasional shortfall is acceptable in this instance. This is due to the fact that the overall separation distances between the dwellings are generally in accordance with the guidance and because the potential future occupiers would be buying into or renting a dwelling with prior knowledge and acceptance of the space around it.
36. In addition, as stated above, the overall density of the site is considered appropriate and whilst some of the rear gardens and separation distances between the dwellings are marginally short of the general requirement there would not be a cramped or over-developed feel to the development as a whole.
37. It is considered that despite the marginal shortfall in some of the separation distances between the front elevations of some of the proposed dwellings the proposal would not, on balance, result in a detrimental impact on the amenities of the occupiers of the proposed dwellings.
38. The Head of Trading Standards and Environmental Protection has stated that the garden areas associated with the proposed plots 1 to 9 have the potential to be affected by noise from the adjoining factory unit to the north. The factory appears to operate primarily during daytime hours and there are existing residential properties in similar close proximity. It is considered that an acoustic fence/barrier along the boundary of the gardens to plots 1 and 9 adjacent to the factory will provide sufficient noise attenuation, this could be secured by way of condition.
39. There is also a school adjacent to the southern boundary of the development site and the gardens to plots 23-31 are likely to be exposed to noise from the school; an acoustic barrier along the southern boundary is also therefore considered necessary, again to be secured by way of condition. The noise assessment submitted in support of

this application also recommends the provision of acoustic barriers to protect future residents from noise from the aforementioned sources.

40. The noise assessment also recommends that habitable rooms to plots facing Narrow Lane are fitted with glazing having a minimum sound reduction rating of Rw 33dB to protect future residents in terms of noise from road traffic. A condition is proposed to ensure that appropriate glazing/ventilation specifications are submitted and agreed prior to any development. On this basis, subject to conditions the proposed development is considered to be in accordance with the requirements of the New Housing SPD (2012).

Access and parking

41. The proposed development seeks to create a new access point from Narrow Lane into the proposed housing estate. Each proposed dwelling would have dedicated parking by way of hard surfaced driveways and/or garage spaces. The Group Engineer (Highways) is supportive of the proposed development but has requested some minor amendments to the site plan. These amendments relate to reworking the parking area associated with plots 8 to 10, clarification of the existing kerb line associated with the Public Right of Way and the impact this may have on manoeuvring of vehicles access/egress to plots 23 to 31 and amendments to the on-street parking bay and associated carriageway narrowing to ensure satisfactory emergency access to the remainder of the estate.

42. These amendments are currently being worked on by the agent and the final comments from the Group Engineer (Highways) will be reported by way of pre-committee note. On this basis, subject to minor amendments to the site layout the proposed development will be in accordance with the requirements of Policy TRAN2 of the BCCS (2012), saved Policies DD1 and DD4 of the Unitary Development Plan (2005) and the Parking Standards SPD (2012).

Public Right of Way

43. There is an established Public Right of Way to the South of the site linking Narrow Lane and the recent redevelopment at Thatchers Barn Drive and Long Lane. The Public Right of Way is narrow and unattractive albeit well used particularly by parents and children associated with the neighbouring schools to the south. The proposed changes would widen the Public Right of Way and create a shared surface for vehicle access to plots 23 to 31 and pedestrian/cycle users. Bollards would be sited at the Narrow Lane end of the access as well as at the boundary with Thatchers Barn Drive to prevent vehicle access.
44. The proposed changes to the Public Right of Way are considered to be an improvement to the existing situation. The proposed Public Right of Way would be well overlooked by proposed plots 23 to 31 and when combined with the increased width this will ensure greater use. The line of the Public Right of Way would remain unaltered to ensure the desire line and shortest route to the neighbouring schools from Long Lane for users is maintained. On this basis the proposed development is considered to be in accordance with saved Policy AM13 – Public Rights of Way of the UDP (2005).

Neighbour Observations

45. A number of the objections received from the neighbouring residents relate to the improved Public Right of Way and the potential for the improvements to result in additional use between the proposed and existing housing developments. The Local Planning Authority considers that the Public Right of Way is well established and the redevelopment of the site is an opportunity to improve the safety and experience of its users. Blocking up the Public Right of Way would not be appropriate as it would increase the travel time on foot from Long Lane to the neighbouring school sites and on this basis would not be supported by the Local Planning Authority especially given the level of usage.

46. The issue of scooters and motorcycles using the Public Right of Way has also been raised. Whilst bollards would be present at each end of the Public Right of Way these have to be sufficiently spaced to allow wheelchair access as well as access for persons with prams/buggies. On this basis they may not necessarily prevent access from scooters/motorcycles. However there is no evidence to suggest that there is an issue within the area with this kind of behaviour. Whilst the Crime Prevention Design Advisor from West Midlands Police has stated that the bollards will not prevent anti-social behaviour they have not raised any specific concerns with the improved Public Right of Way and has noted the natural surveillance that would occur from the proposed properties.
47. One neighbouring resident raises the issue of the Public Right of Way allowing children increased access to the green space associated with Thatchers Barn Drive and playing/congregating on this privately maintained area. This issue cannot be controlled by the Local Planning Authority and would become a civil matter between the parties involved.
48. The removal of the previously existing trees on the site did not require planning permission and none of the trees were protected by a Tree Preservation Order.
49. The proposed density of the site is considered as appropriate and the proposal would not result in the over development of the site.
50. The increased traffic from the proposed dwellings is considered to be offset by the highway improvements that would be secured as a result of the proposed development to reduce the carriageway width of Narrow Lane to the front of the site.

Planning Obligations

51. Black Country Core Strategy (BCCS) Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these

policy documents were prepared in accordance with national legislation and guidance on planning obligations.

52. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.

53. In determining the required planning obligations on this specific application the following three tests as set out in the Community Infrastructure Levy (CIL) Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

54. Following consideration of the above tests the following planning obligations are required for this application:

Off-Site Provision (to be secured by S106 Agreement)

- Transport Infrastructure Improvements.

This contribution is considered necessary to allow the reduction in width of Narrow Lane in accordance with the safer routes to schools programme.

On-Site Provision (to be secured by Unilateral Undertaking)

- Affordable Housing (4 units)

The Core Strategy states that 25% of proposed dwellings upon development sites over 15 units should be affordable. As part of the extensive pre-application discussions undertaken by the Local Planning Authority and the developer a viability assessment was produced and was independently assessed by the

District Valuer. The conclusion of this report was that the provision of 25% affordable units on the site would not be financially viable. On this basis the provision of 4 units is recommended and supported by the Local Planning Authority.

On-Site Provision (to be secured by condition)

- Public Realm

Public realm improvements would be utilised to improve the outlook from proposed plots 14-16 inclusive in terms of ensuring appropriate boundary treatment to the rear/side boundary walls associated with plots 10, 11 and 13.

55. It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.

56. This development complies with the requirements of Black Country Core Strategy Policy DEL1 (2012) and the Planning Obligations SPD (2011). The applicant has agreed to the payment of these onsite/offsite planning obligations at the date of drafting the officer report to members.

New Home Bonus

57. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A 'local finance consideration' means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of CIL.

58. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
59. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
60. Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be 'bought'.
61. This proposal would provide 39 houses generating a grant of 39 times the national average council tax for the relevant bands plus an enhancement payment of £1400 (4 units times £350) for affordable housing provision per annum for 6 years.
62. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

63. It is considered that the proposed dwellings would be acceptable in principle within this predominantly residential area upon previously developed land. The proposed dwellings would not impact on amenity for existing or prospective occupiers and there would be no detrimental impact on highway safety due to a reduction in the carriageway width of Narrow Lane and improvements to the established Public Right of Way to the south of the site.

RECOMMENDATION

It is recommended that the application be APPROVED subject to:

Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

(All developments within coalfield standing advice area)

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, shall be submitted to and approved in writing by the

local planning authority. The development shall proceed in accordance with the approved levels.

3. No part of the development hereby permitted shall be occupied until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
4. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following first occupation.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

The landscaped areas shall be retained in the form shown on the approved plan and Landscape Plan Strategy throughout the life of the development and shall not be used for any other purpose

5. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. refuse areas, lighting etc.).

The works approved as part of this condition shall be completed before the first occupation of any part of the development.

6. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
7. No development shall commence until details for the provision of external electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
8. Notwithstanding the provision of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no

development referred to in Part 1 Classes A, B, C, D and E of Schedule 2 to that order shall be carried out.

9. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
10. The development hereby permitted shall be carried out in accordance with the following approved plans: 1170-01 revision S, 1170-07 revision D, GAR/SAL/101 revision B, GAR/SAL/102 revision A, 13/GAR/2C/07, BEW-PLAN-01, BEN-PLAN-04, BEN-PLAN-08, ALT-PLAN-01, 1170-08 revision A, 1170-03 revision B, 1170-03 revision B, 13/GAR/SIN/04, 13/GAR/2C/04, 13/GAR/SIN/03, STA-PLAN-02, 0908002A, 1170-10, 13/GAR/2C/04, 1170-08 revision A, 13/GAR/DOU/04, 13/GAR/DOU/03, GAR/SAL/100 revision B, S04-PLAN-01, S02+-PLAN-01, MAR-PLAN-02, DES-PLAN-01, 0908401, DES-PLAN-07.
11. No development approved by this permission, including the construction of any building, shall be commenced until a scheme to deal with contamination of land (including ground gases and vapours) has been submitted to and approved by the Local Planning Authority (LPA). Furthermore, no part of the development shall be occupied until the LPA has been satisfied that the agreed scheme has been fully implemented and completed.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically in writing:

- i) A desk-top study to formulate a conceptual model of the site. The requirements of the LPA shall be fully established before the desk-study is commenced;
- ii) Once the desk study has been approved by the LPA, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the LPA and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;
- iii) Following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the LPA prior to commencement of the development. The contamination proposals shall include provisions for validation monitoring and sampling, including a scheme and criteria for both the use of imported materials and reuse of site-won materials, and be retained throughout the lifetime of the development.
- iv) The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written agreement of the LPA.
- v) 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 LPA shall be notified immediately and remediation proposals formulated/amended for consideration.

vi) If during development work, contaminants are found in areas previously expected to be acceptable, then the LPA shall be notified immediately and remediation proposals formulated/amended for consideration.

vii) A completion report confirming the objectives, methods, results and conclusions and demonstrating that the contamination proposals have been fully implemented and completed shall be submitted to the LPA for approval.

12. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the northern boundary of the site adjacent to Plots 1 and 9 and the western boundary of Plot 9 of minimum height of 2.5 metres and minimum surface density of 10 kg/m² shall be submitted to and approved in writing by, the Local Planning Authority.

All works which form part of the approved scheme shall be completed before first residential occupation.

The barrier shall be retained throughout the life of the development.

13. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the entire southern boundary of the site adjacent to Hurst Green Primary School of minimum height of 2 metres and minimum surface density of 10 kg/m² shall be submitted to and approved in writing by, the Local Planning Authority.

All works which form part of the approved scheme shall be completed before first residential occupation.

The barrier shall be retained throughout the life of the development.

14. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic on Narrow Lane and Oak Barn Lane has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwelling[s], unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development

15. No development shall commence until details of the access roads including, lines, widths, levels, gradients, form of construction, cross sections, lighting and drainage have been submitted to and approved in writing by the Local Planning Authority.

16. No dwelling shall be occupied until the access roads have been implemented in accordance with the details approved in condition 15 and shall thereafter be maintained for the life of the development.

17. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:

all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

18. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.



Ordnance Survey (c) Crown Copyright 2013. All rights reserved. Licence number 100022432

DEVELOPMENT AT NARROW LANE, HALESOWEN.

- SITE AREA:-**
- 13751.386 m²
 - 1.375 HECTARES
 - 3.397 ACRES
- APPLICATION SITE BOUNDARY**

Rev: Amendment Date Dm/Clk
 Revisions:

Bellway

Bellway Homes (NW) Ltd, Relay Point, Relay Drive,
 Tamworth, B77 9PA
 Tel: 01827 255755 Fax: 01827 255766

Site:
**DEVELOPMENT AT
 NARROW LANE, HALESOWEN**

Title:
SITE LOCATION PLAN

Scale:
 1: 1250 @ A3

Day No.: 1170-10 Date: DECEMBER 2013

Drawn: TT Rev:

DWG File Ref: K:\Bellway\1170\Layout\Current\1170-10.dwg
 DRAWN: TT

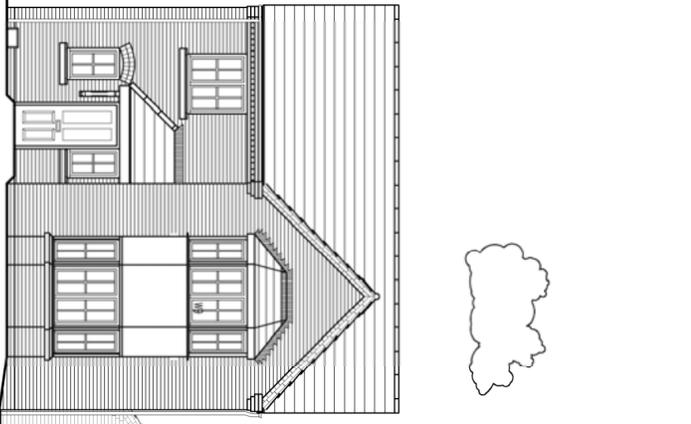
DO NOT SCALE FROM DRAWING. MINOR INACCURACIES MAY OCCUR
 DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS &
 FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON
 SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE ©
 COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE
 AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO
 LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS
 MADE BY OTHERS.

Kevin R. Twigger & Associates Ltd

Rushall House, School Road, Bewdley, Staffs. ST19 9DS
 Tel: 01902 831144 Fax: 01902 831672
 Email: enquiries@krta.co.uk
 www.krta.co.uk

ARCHITECTURAL ♦ CIVIL ENGINEERING
 LAND SURVEYORS ♦ LANDSCAPE DESIGN



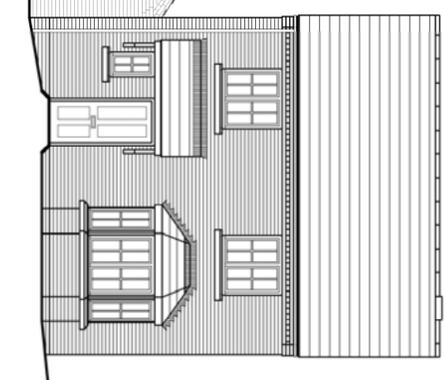
STREET SCENE 5
HOUSE TYPE ALTHORP - PLOT 13



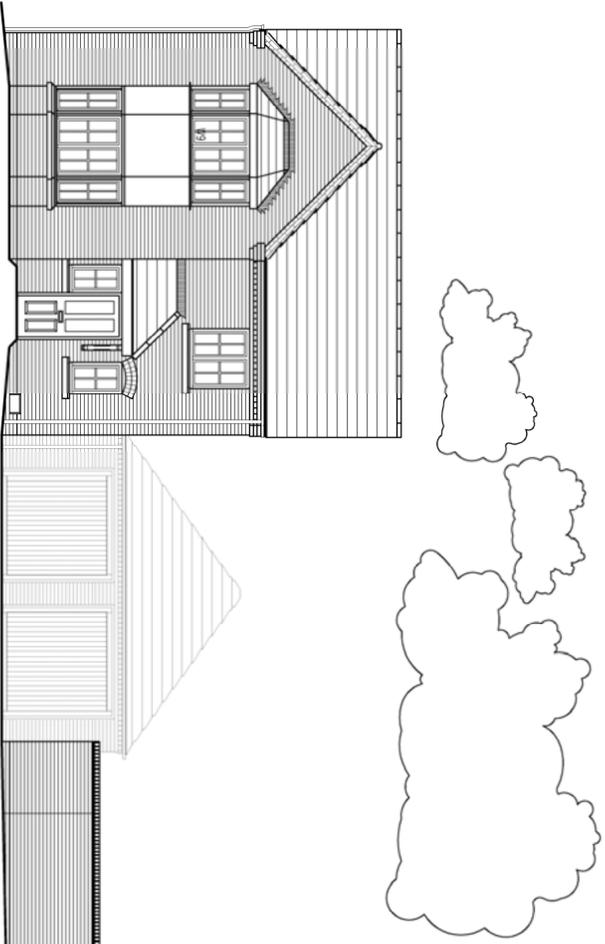
HOUSE TYPE MARSTON - PLOT 12



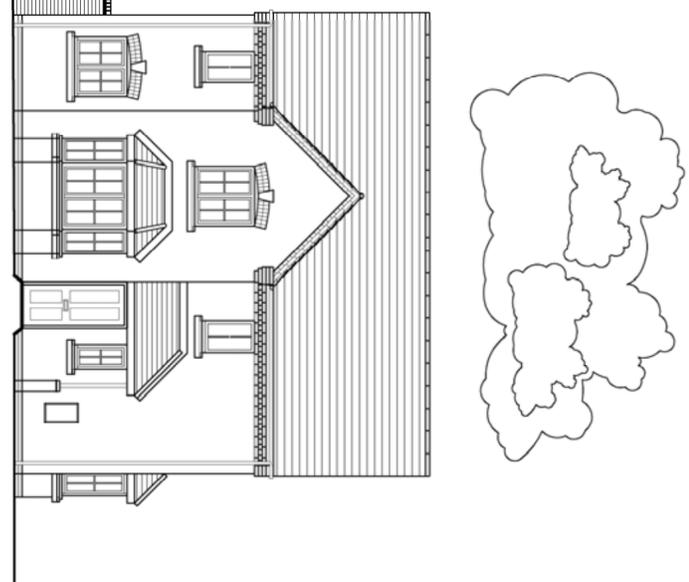
HOUSE TYPE MARSTON - PLOT 7



HOUSE TYPE BEWDLEY - PLOT 6



HOUSE TYPE ALTHORP - PLOT 5



HOUSE TYPE DESFORD - PLOT 4

Plot A Three & four room in block & with	16.12.13	1
Prep	16.12.13	1
Preparation	16.12.13	1
Drawn	16.12.13	1
Checked	16.12.13	1

Belway
 Belway Homes (NW) Ltd, Belway Point, Belway Drive,
 Tamworth, B77 5PA
 Tel: 01827 257533 Fax: 01827 257566

SITE:
 DEVELOPMENT AT
 NARROW LANE, HALESOWEN.
TITLE:
 STREET SCENES
Scale:
 1:500 @ A2
Drawn:
 11/10/08
Date:
 OCTOBER 2013
Drawn By:
 K:\Belway\1170\Layouts\General\1170-08.dwg
Checked By:
 A

DO NOT SCALE FROM DRAWING. MINOR INCONGRUITIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON SITE.
 THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © PROPERTY OF KEVIN R. TWIGGER & ASSOCIATES LTD. ANY REPRODUCTION OR REPRODUCTION WITHOUT WRITTEN PERMISSION, NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

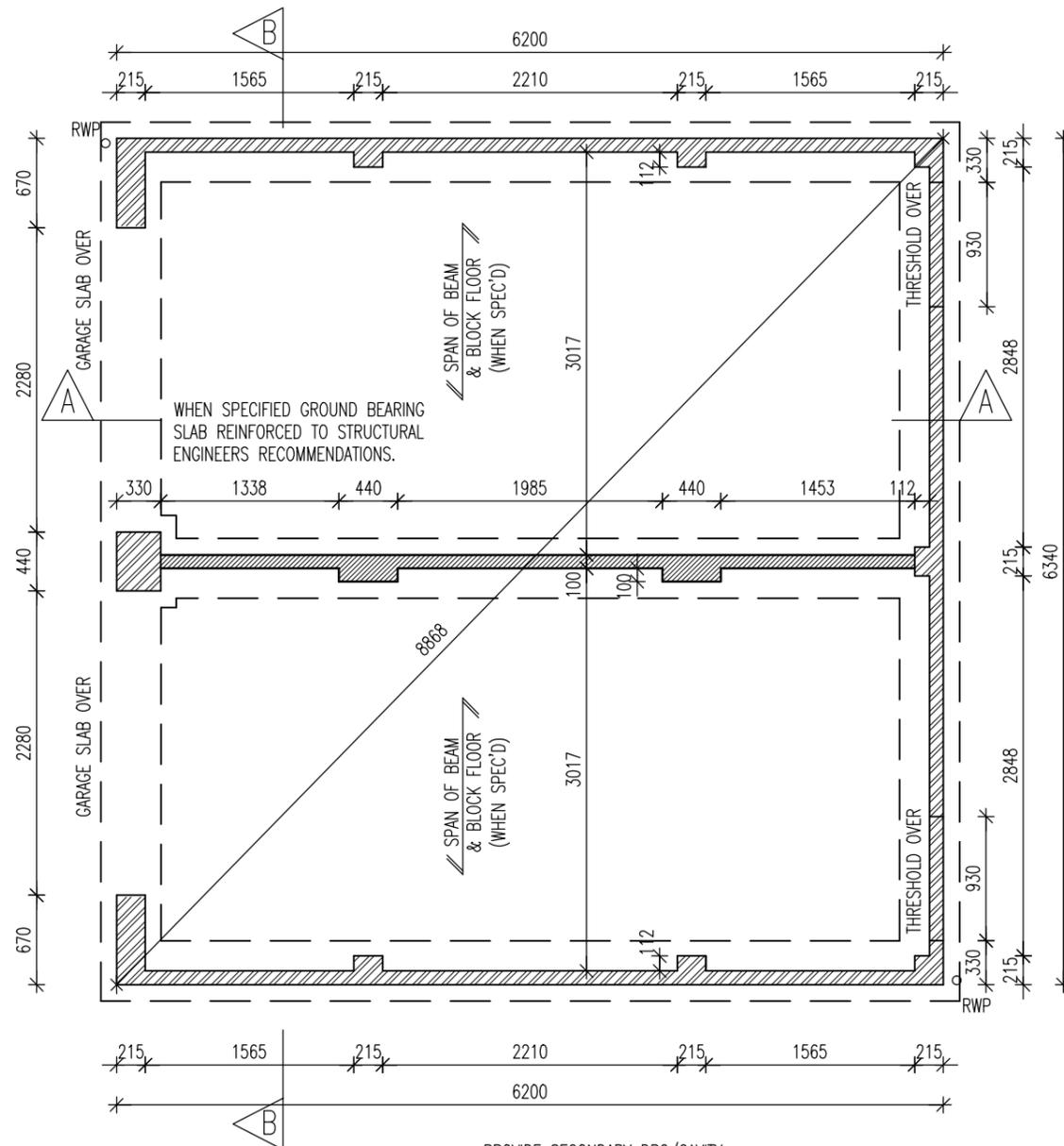
Kevin R. Twigger & Associates Ltd
 Rishall House, School Road, Bewood, Snaith, S719 9TS
 Tel: 01902 851 641 Fax: 01902 851642
 Email: enquiries@krtassociates.co.uk
 www.krtassociates.co.uk

ARCHITECTURAL ♦ CIVIL ENGINEERING
 LAND SURVEYORS ♦ LANDSCAPE DESIGN

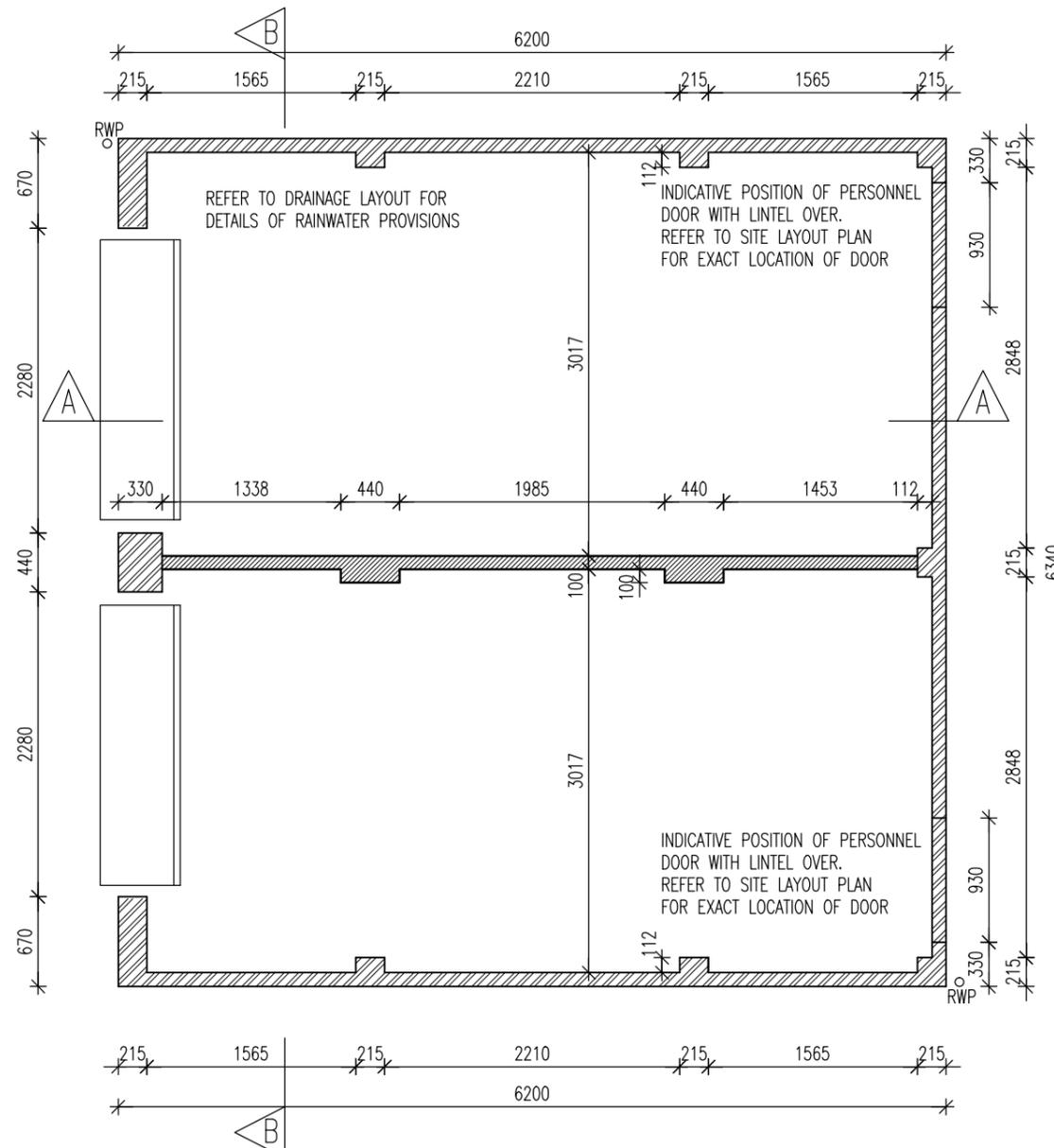
This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



FOUNDATION PLAN



GROUND FLOOR PLAN

2 CAR GARAGE

2012 PORTFOLIO

REVISIONS

BELLWAY HOMES WEST MIDLANDS
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
Tel: 01827 255755 Fax: 01827 255766

TYPE 2 CAR GARAGE	
TITLE Fnd & GF Plan	
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER 13/GAR/2C/04	REV

TREE PIT WEST

TREE PIT EAST

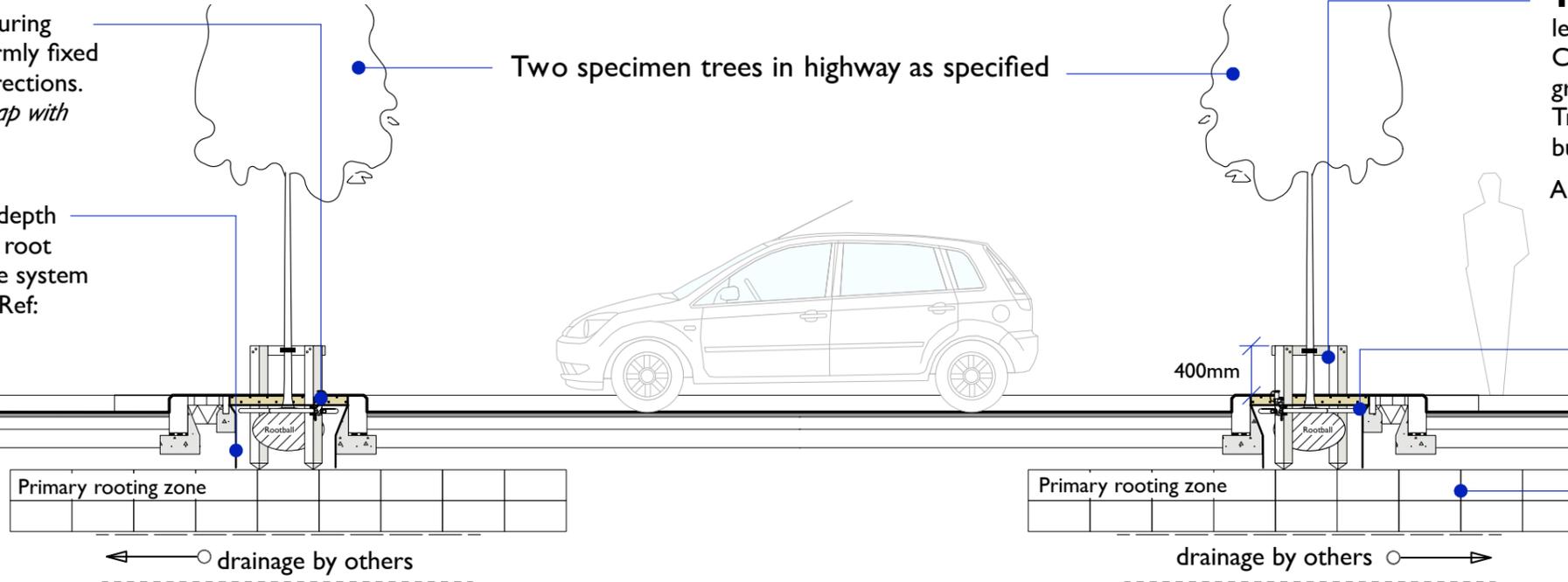
Irrigation - for watering during establishment period. Pipe firmly fixed to stake as manufacturers directions. Ref: *RootRain Metro, plastic cap with chain RRPC3A*

Root director - 600mm depth ribbed root barrier to direct root growth into the soil structure system and protect paved surfaces. Ref: *ReRoot 600. RER600A*

Tree staking - 2nr 100 x 100mm square section, 1m length tanalised timber stakes driven into the ground. Cross bar, 100x50mm timber, set 400mm above ground level. Fixed to stakes with coach screws. Tree fixed firmly to stake with rubber tie, spacer and buckle adjustment to prevent abrasion.

All visible timber stained, 2 coats, black

ground level



full width geotextile weed barrier.

Soil Structure System - 0.5m depth, 4.5m x 2m area of soil structure modules to create 4.5m³ of uncompacted root space for each tree, as per manufacturers recommendations. Ref: *StrataCell. GLSCMA*

SECTION

Paved 'build out' - block paving surrounding tree pit with pin kerb edge.

Two specimen trees in highway as specified

2m width footpath

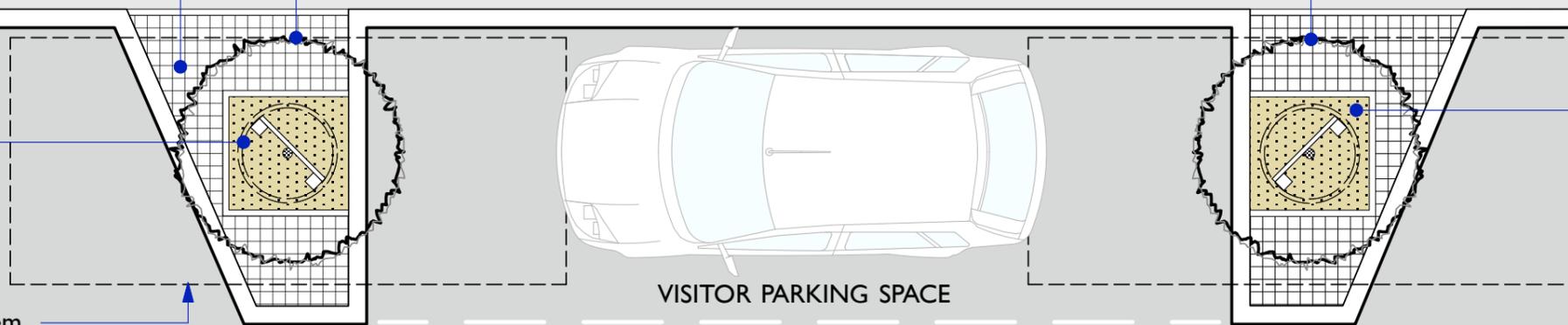
road kerb

Irrigation fitting

Extent of soil structure system

VISITOR PARKING SPACE

Tree pit - 1000x1000mm internal dimension. Pit topped with 75mm depth, 12mm nominal size, pea shingle over geotextile weed barrier to full extent of planting pit.



PLAN

Specification Notes:

1. For location refer to DSA E+D drawing 0908 002 and revisions.
2. Based on Architects drawing 1170-01 Rev P. For definitive kerb and arrangement refer to appropriate engineer or architects details.
3. Each tree pit to include min. 4.5m³ of Greenleaf 'Stratacell' Soil Structure System filled with suitable sandy loam topsoil to sustain healthy growth of trees.
4. Tree tie, Root Director, Soil Structure System and Irrigation supplier: Greenleaf Ltd. The Old Dairy Croft Road Hastings, East Sussex TN34 3JN Tel. 01424 717797 / 01424 433233.

NARROW LANE, HALESOWEN

VISITOR PARKING

drawn/checked	date	scale	drawing number
BB/ds	December 2013	1:50@A3	0908 401 -

© DSA 2013
Do not scale the drawing.
Dimensions to be checked not scaled.



- A. EASTERN FRONTAGE**
Tall privet hedge with interplanted fastigate pear trees
- A1. NORTH EASTERN CORNER**
Bird cherry in the north east visible from approach roads
- A2. SOUTH EASTERN CORNER**
Bird cherry in the south east
- B. ENTRANCE AND CENTRAL HEDGE**
Elaeagnus x ebbingei - a glossy green leaf
- C. WESTERN HEDGE**
Common box hedge in the west
- D. SOUTHERN HEDGE**
Photinia 'Red robin' - white flowers and young red shoots

- E. TRAFFIC CALMING**
Two fastigate pears planted in hard surface act as a traffic calming measure
- F. SPECIMEN SHRUBS**
Four Juniperus scopulorum as axis points at the centre of the development
- G. SPECIMEN SHRUBS**
Four Juniperus scopulorum in the west of the development act as focal points
- H. RETAINED TREES OFF SITE**
Existing block of trees south of the footpath screen the site
- J. SOUTHERN ACCESS PLANTING**
Two bans of ground cover with fastigate pear trees and colourful shrubs

- PLANTING CODES (HEDGE)**
- Bsem Buxus sempervirens
 - Exeb Elaeagnus x ebbingei
 - Lova Ligustrum ovalifolium
 - PxRR Photinia x fraseri 'Red Robin'
- PLANTING CODES (SHRUBS)**
- JSCO Juniperus scopulorum
 - Rsan Ribes sanguineum
 - Fxin Forsythia x intermedia
- PLANTING CODES (GROUND COVER)**
- Vmin Vinca minor
 - Hhel Hedera helix 'Hibernica'
- AMENITY GRASS AREA**
Approx 5500m²

SPECIFICATION NOTES

For all hardworks, drainage, signage, boundary treatments, services, features, lighting, CCTV and levels including slopes and retaining walls in this instance refer to Architect's or Engineer's drawings. Any levels shown are indicative.

GENERAL - Workmanship
Carry out all soft works in accordance with **BS 4428: 1989** 'Code of practice for general landscape operations (excluding hard surfaces)' and **BS 3936: 1992** 'Recommendations for cultivations and planting in the Advanced Nursery Stock category'. Works should be carried out at the appropriate season and only in appropriate weather conditions. If out-of-season planting is likely, stock specified BR is to be containerised.

GENERAL - Services and Setting Out
Prior to starting works, verify locations of all services and obtain instruction if required. Set out and obtain approval before planting. Obtain approval of planting stock prior to purchase.

SOIL - Preparation
Prior to any landscape works including topsoil spread, carry out ripping or sub-soiling as required to achieve adequate drainage. In all areas of shrub and tree planting, supply and spread a minimum depth of **450mm** of clean topsoil. In grassed areas, use a minimum of **150mm** clean topsoil. Tree pits should be a minimum of **600mm** deep.

Topsoil and subsoil for re-use should be carefully stripped and stock piled in reasonably dry conditions to avoid unnecessary compaction and damage to soil structure. Topsoil and subsoil should be stacked separately and strict precautions be taken to prevent mixing. Contractors' attention is drawn to **BS 3882** and **BS 4428** (1989) Section 4 to Section 8.

PLANTING - Standard Trees
Excavate tree pits to accommodate entire root mass. Fork sides and base thoroughly to achieve drainage and remove clay patches. Mix backfill soil with minimum of 10kg spent mushroom compost. Firm in layers and water to field capacity. Double stub stake each tree with crossbar and tie firmly with spacer and buckle adjustment. Crossbar should be 400mm off the ground. Drive each stake firmly into the ground and at least **100mm** clear of root ball. **Stain timber two coats black**. Fit rabbit protection (spiral guards see below). Fit irrigation pipe to suit tree size. Mulch: Supply and spread a minimum depth of 75mm bark mulch to top of tree pits, in a circle diameter 1.5m.

Tree pits in heavy ground may require land drainage pipes to be connected into soakaway or into surface water drainage system. Obtain advice from the Engineer prior to topsoil spread.

Tree supplier: Coles Nurseries, Leicester. 0116 241 2115
Rootball irrigation supplier: Greenleaf Horticulture, 01424 717797
Spiral guards supplier: Tubex Ltd., 01685 888 000
Reference: 50mm clear spiral shelters 600mm high
Tree ties supplier: Acorn Planting Products, 01508 528763
Reference: Black rubber tie 38mm with spacer and buckle.
Woodstain: Sadolin Wood stain. Colour: Ebony

PLANTING - Shrubs, Whips and Transplants including Hedging species
Preparation: Prior to planting cultivate soil to **300mm**. Leave surface regular and even and remove all debris and stone over 50mm diameter. Carry out weed control as necessary.

Planting: Plant each plant upright, carefully replacing backfill and heel well in. Add min 3kg compost (well-rotted horse manure) to the backfill material per shrub/tree during planting and mix well. Add tree/shrub shelters as appropriate to species with stake firmly fixed. Water to field capacity.

Plant suppliers: Coles Nurseries, Leicester. 0116 241 2115.
Tree guard supplier: Tubex Ltd., 01685 888 000
Reference: Standard Tree/shrub shelters 600mm high green
Spiral guards supplier: Tubex Ltd., 01685 888 000
Reference: 50mm clear spiral shelters 600mm high

GRASS SEEDING
Prior to seeding spray out any existing vegetation and cultivate topsoil thoroughly to **100mm** min. Leave soil surface regular and even, removing all humps and hollows and remove all debris and stone over 50mm diameter. Ensure that soil surface marries into existing levels and hard edges, service covers etc, slightly proud to allow for settlement. Firm and rake soil to prepare a bed. Supply and sow seed mixes at rates specified. Roll and water well.

Supplier: British Seed Houses 01522 868 714 / www.bshamenity.com

AFTERCARE - THIS ITEM TO BE PRICED SEPARATELY
General
The softworks are to be maintained for a period of 12 months following practical completion of the works. The installation contractor is to supply to the client a schedule of maintenance operations deemed necessary through this period to achieve establishment and a neat and tidy finish and is to price separately for this item.

AFTERCARE - Trees
Maintenance works are to include firming of tree stakes and replacement or adjustment of tree ties, weed and pest control, protection from animals, formative pruning to achieve desired form, fertilising and replacement of failures. Special attention is to be paid to watering to achieve establishment and healthy growth through the first 12 months after planting.

AFTERCARE - Shrubs and hedge planting
Maintenance works, to include weed control, attention to protection from animals, formative pruning to achieve desired form, watering, fertilising and replacement of failures. Take special care to control weeds within tree and shrub shelters.

AFTERCARE - Grass areas
Allow for maintenance works, to include fertilising, watering, disease and weed control, aeration, removal of all litter, rolling and cutting to maintain the works in a tidy condition and promote healthy growth.

NOTES:
1. - Based on Bellway drawings 1170-01 Rev N and 1170-02 Rev D

REVISIONS:
- Initial issue 11th November 2013
A Revised to clients request 13 December 2013

NARROW LANE, HALESOWEN

LANDSCAPE PROPOSALS

drawn/checked	date	scale	drawing number
GH/ds	October 2013	1:500@A2	0908 002 A

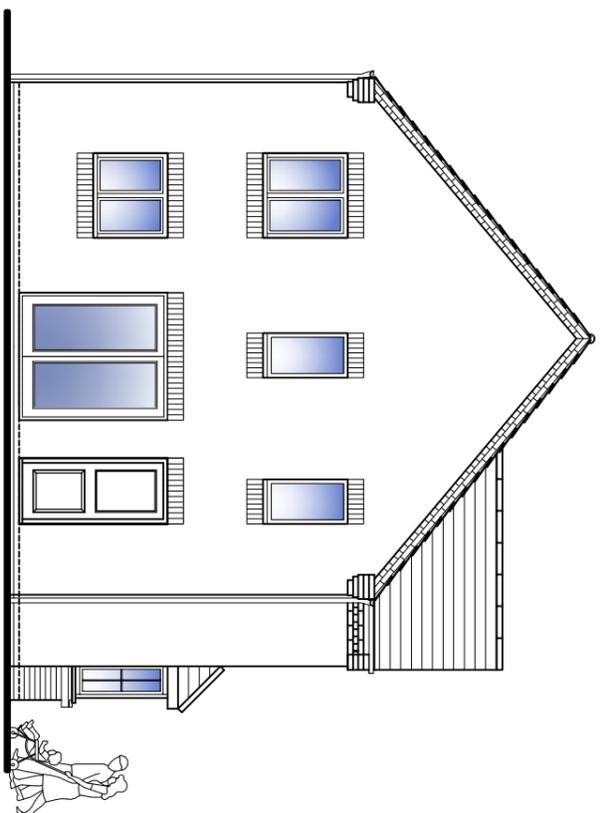
DSA
environment & DESIGN
0115 9818 745
dsa-ed.co.uk

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. in writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

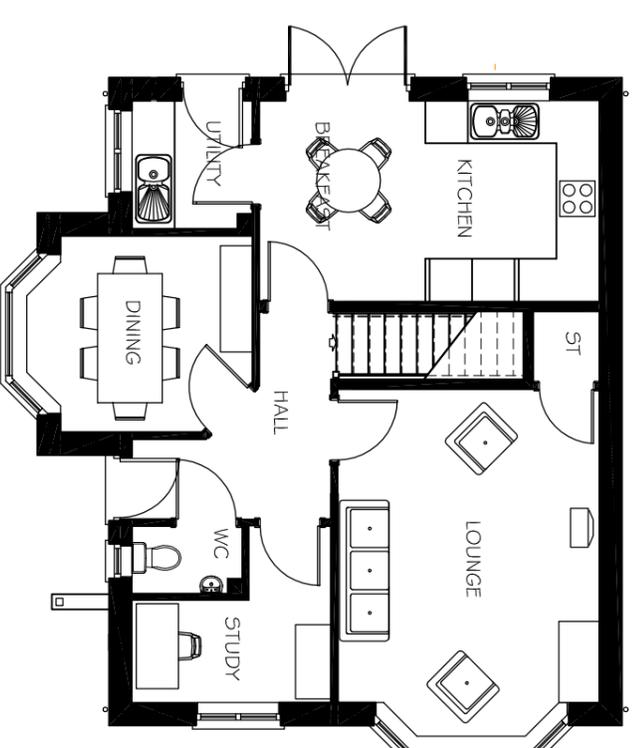
Copyright © Bellway p.l.c.



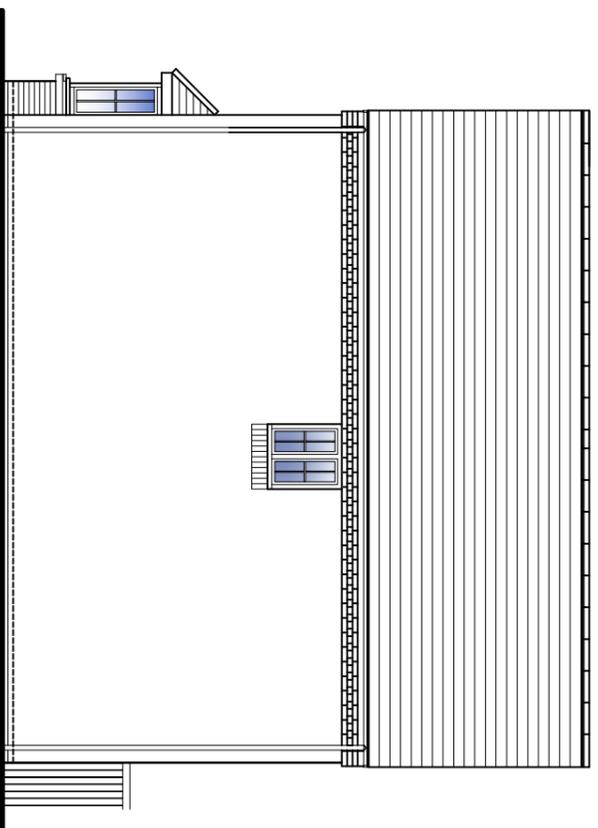
FRONT ELEVATION



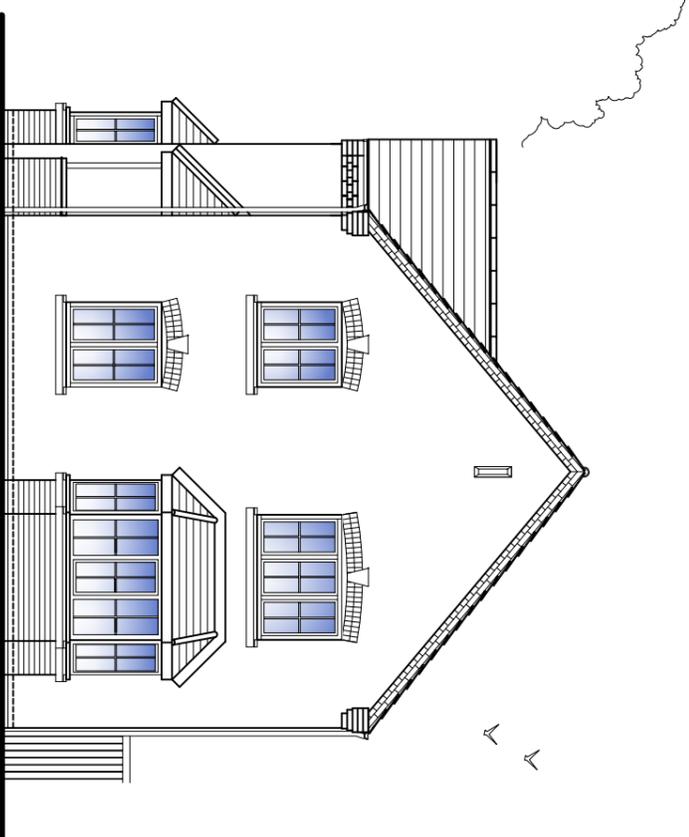
SIDE ELEVATION



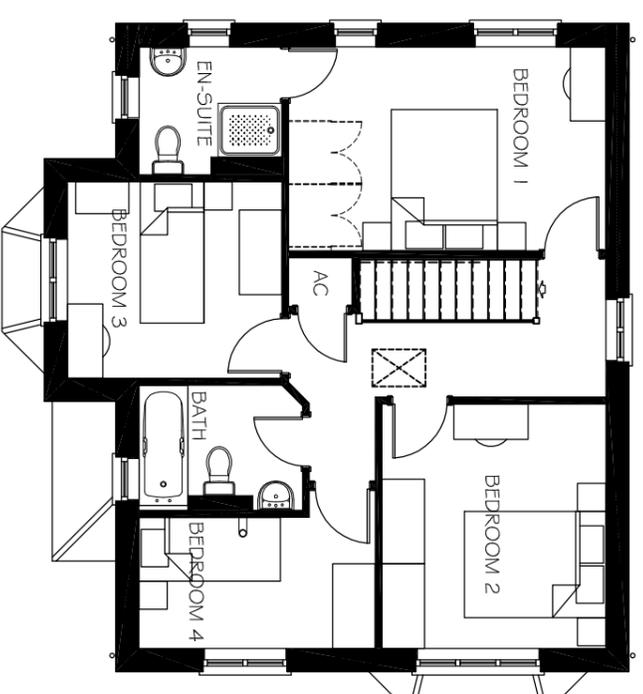
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO
 2010 B. REGS

PLANNING

House type:
 Desford - 1289 sqft

Date: Oct 13
 Scale: 1:100
 Drawn By: KRT
 Drg. No: DES - PLAN - 07



BELLWAY HOMES WEST MIDLANDS
 Bellway Homes, Regent House, Regent Park, Birmingham, B77 9PA
 Tel: 0121 535750 Fax: 0121 535768

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. in writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

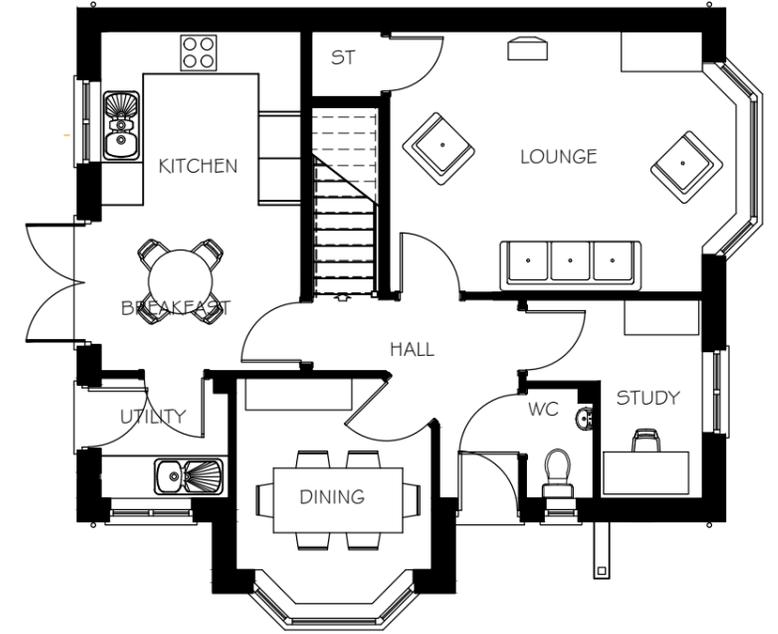
Copyright © Bellway p.l.c.



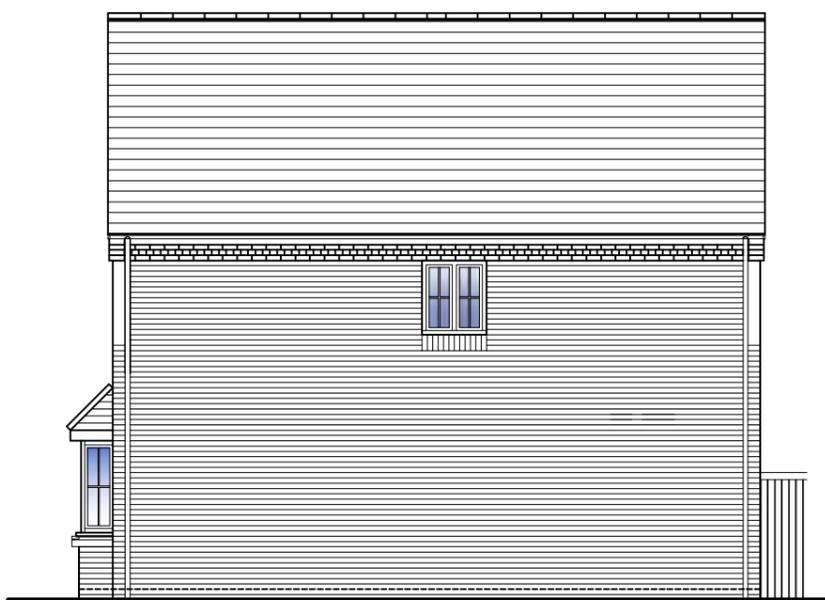
FRONT ELEVATION



SIDE ELEVATION



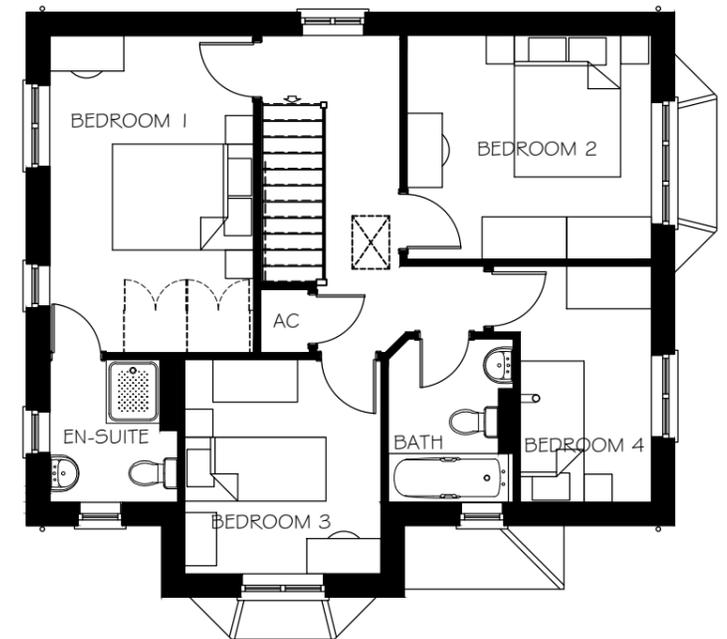
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO
2010 B. REGS

PLANNING

Housetype:
Desford - 1289 sqft

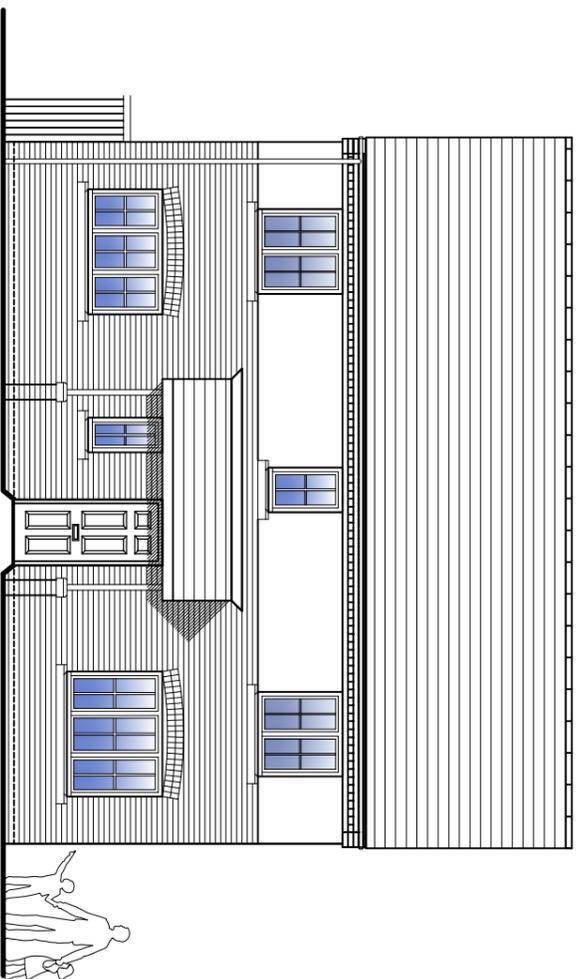
Date: Feb 08
 Scale: 1:100
 Drawn By: JbW
 Drg. No: DES - PLAN - 01

Bellway

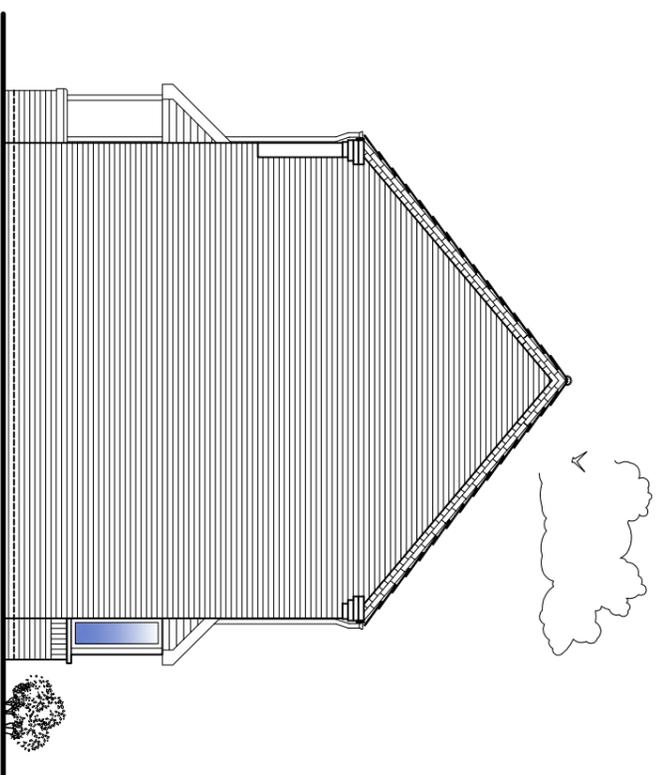
BELLWAY HOMES WEST MIDLANDS
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
 Tel: 01827 255755 Fax: 01827 255766

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. In writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

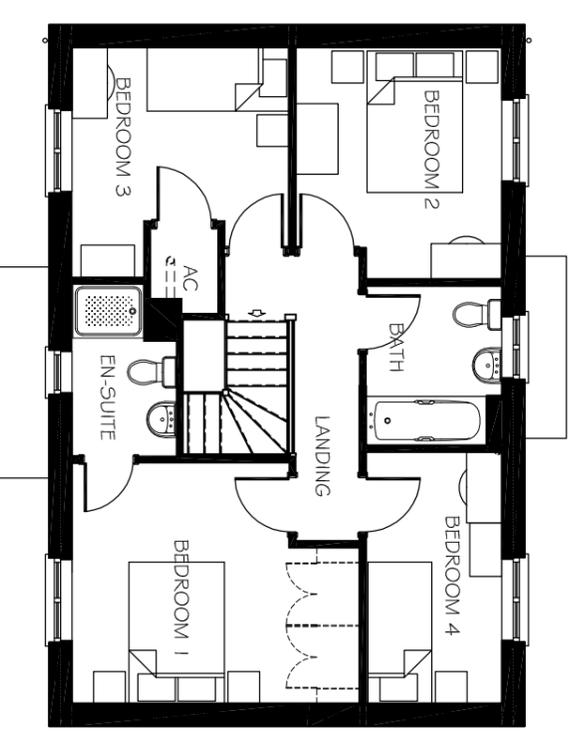
Copyright © Bellway p.l.c.



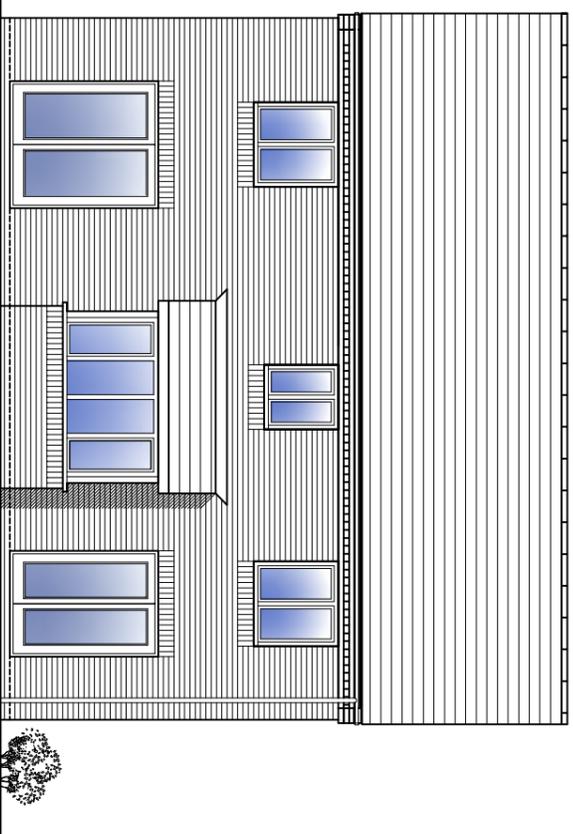
FRONT ELEVATION



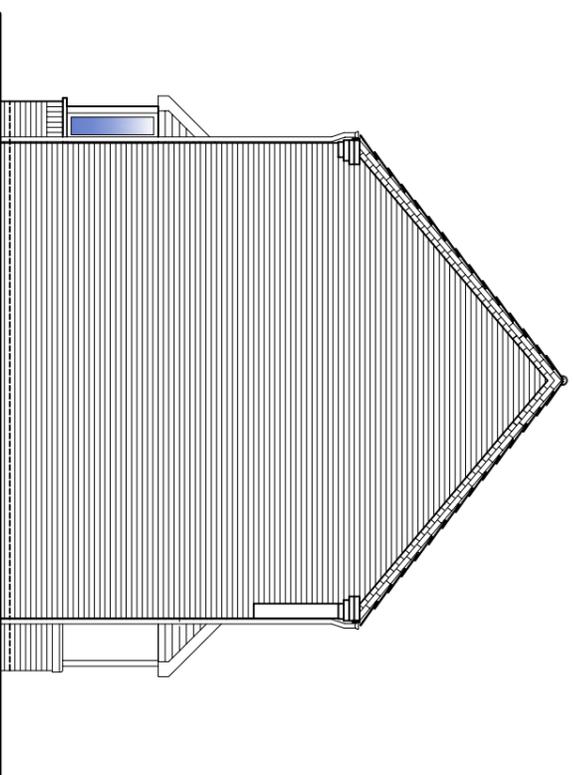
SIDE ELEVATION



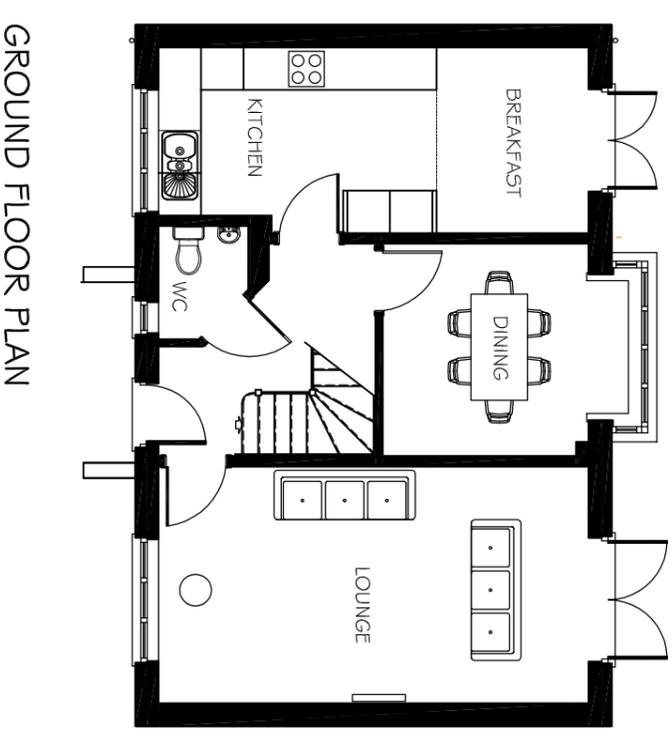
FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

PLANNING

House type:
 Marston - 1238 sqft

Date: Dec 08
 Scale: 1:100
 Drawn By: AT

Drg. No.:
 MAR - PLAN - 02

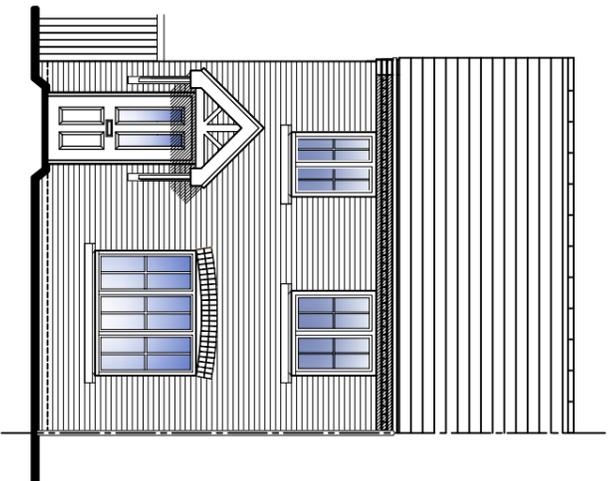


BELLWAY HOMES WEST MIDLANDS
 Bellway House, Regent Park, Tomkewill, B77 9PA
 Tel: 01827 259755 Fax: 01827 259788

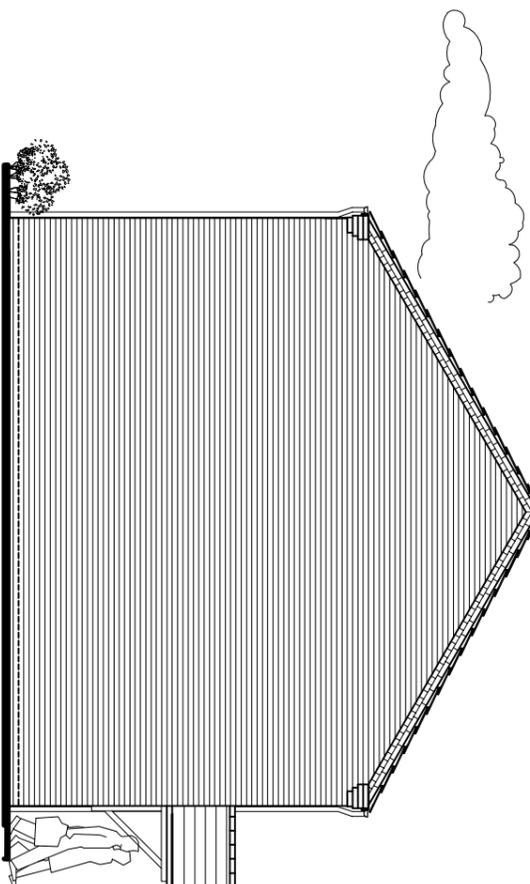
2012 PORTFOLIO
 2010 B. REGS

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. in writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the Specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

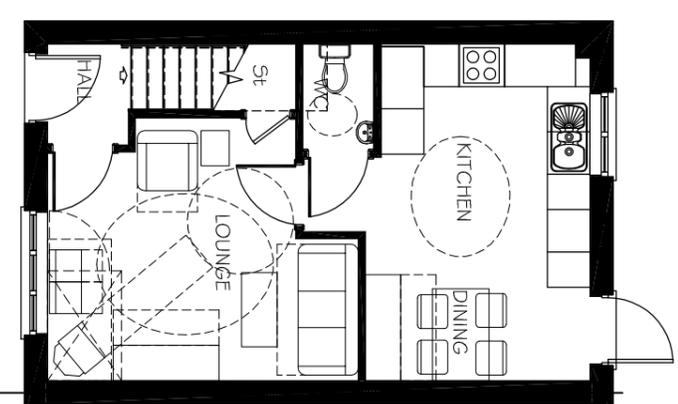
Copyright © Bellway p.l.c.



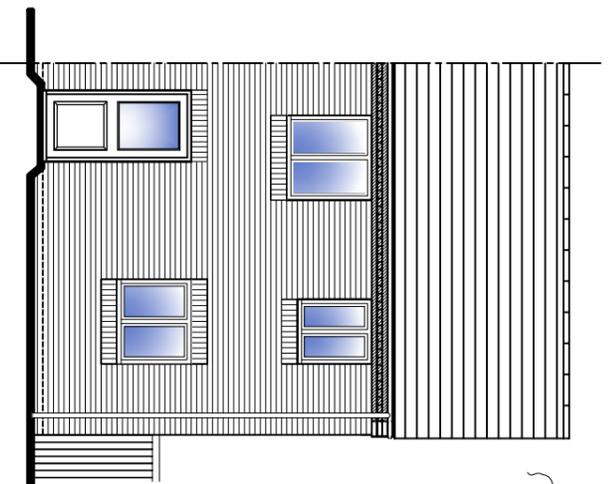
FRONT ELEVATION



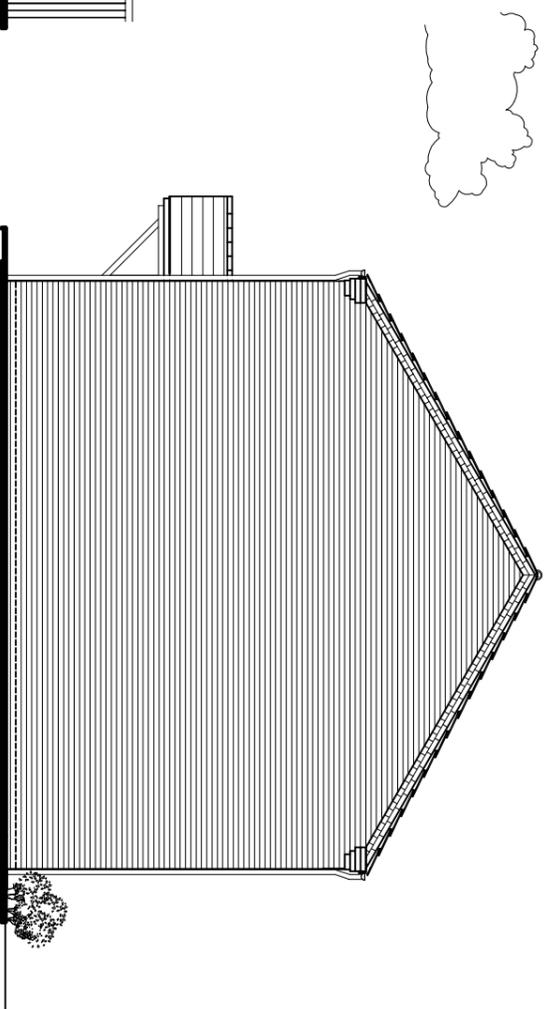
SIDE ELEVATION



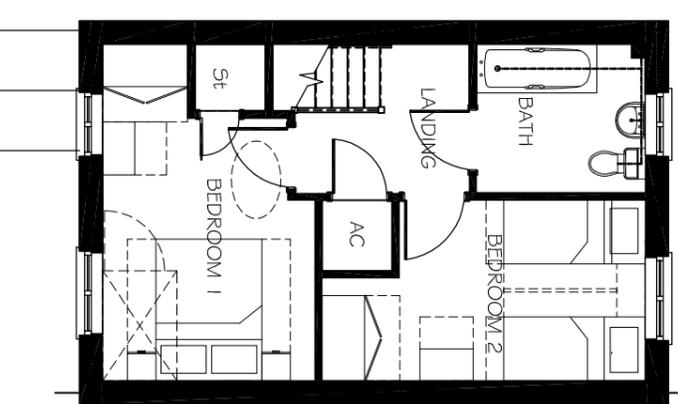
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO
 2010 B. REGS

PLANNING

HouseType: 2 Bed 4 Person
 SO2+ LTH785sqft, 73sqm (Nett)
 799sqft, 74.2sqm (Gross)

Date: Dec 13
 Scale: 1:100
 Drawn By: KRT

Drg. No:
 SO2+ - PLAN - 01



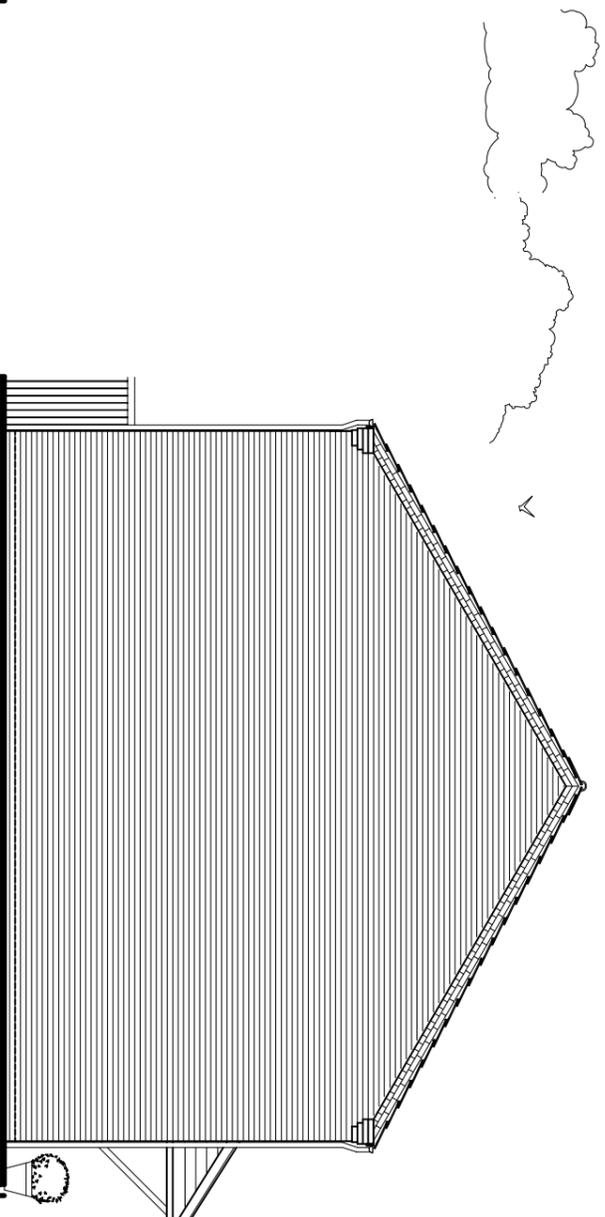
BELLWAY HOMES WEST MIDLANDS
 Bellway House, Redditch, Warwickshire, B97 7SA
 Tel: 01827 250755 Fax: 01827 250758

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. In writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents. All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

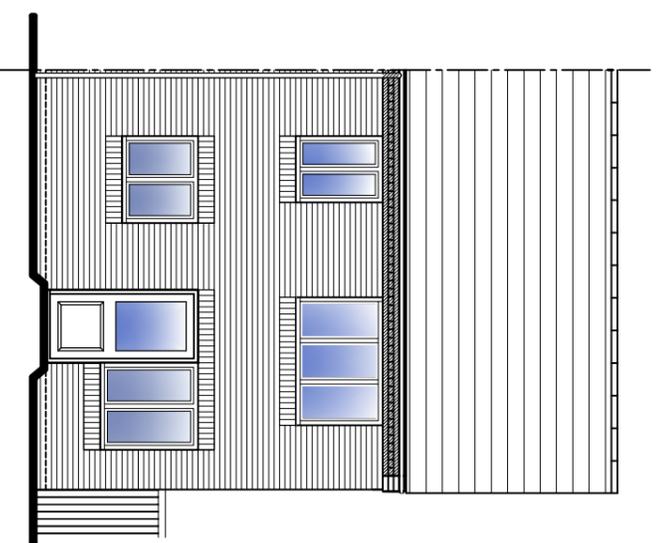
Copyright © Bellway p.l.c.



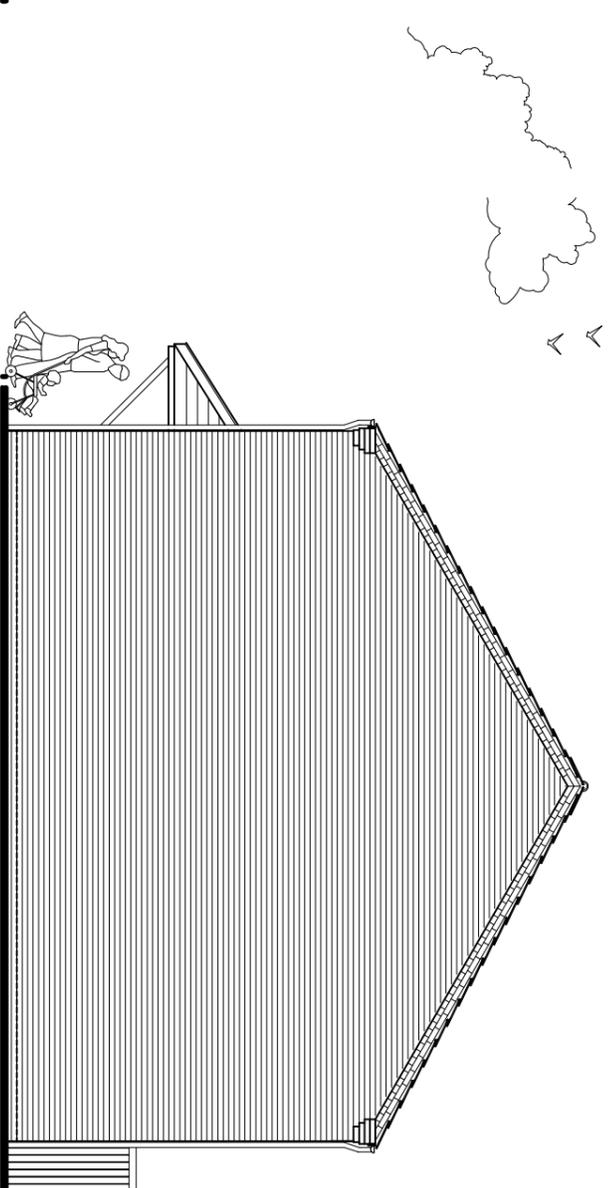
FRONT ELEVATION



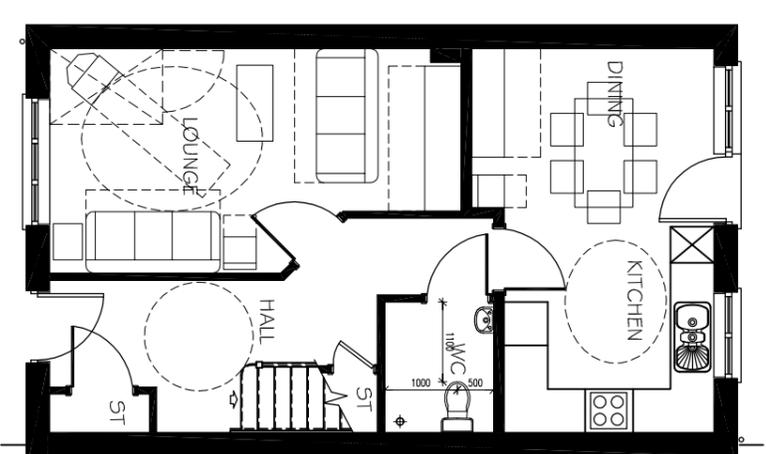
SIDE ELEVATION



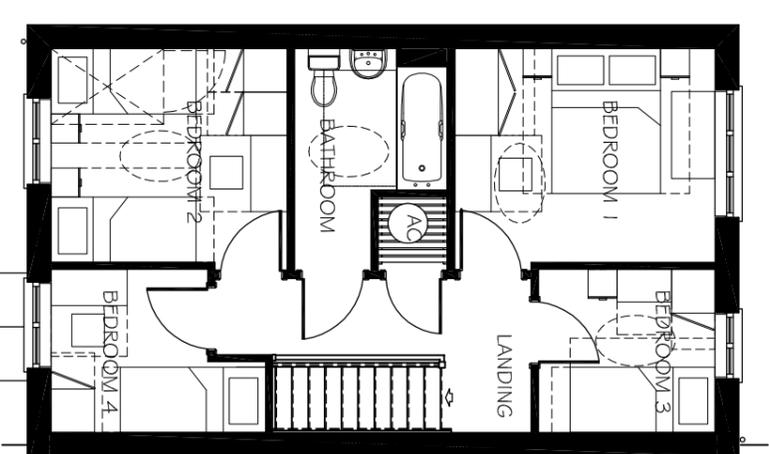
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANNING

Housetype: 4 Bed 6 Person
SO4 LTH
 1046sqft, 97.2sqm (Nett)
 1061sqft, 98.6sqm (Gross)

Date: DEC 13
Scale: 1:100
Drawn By: KRT

Drng. No: SO4 - PLAN - 01

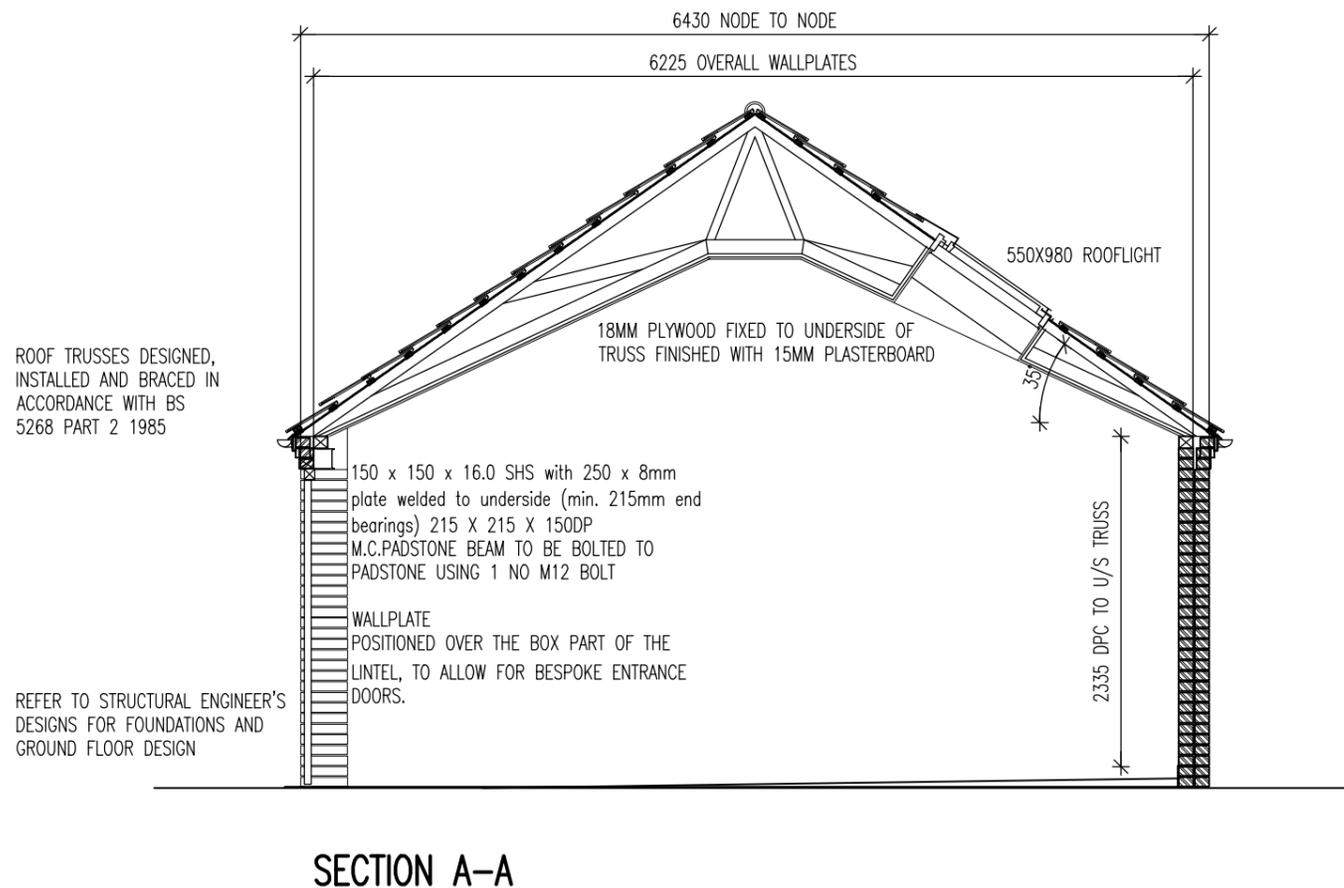
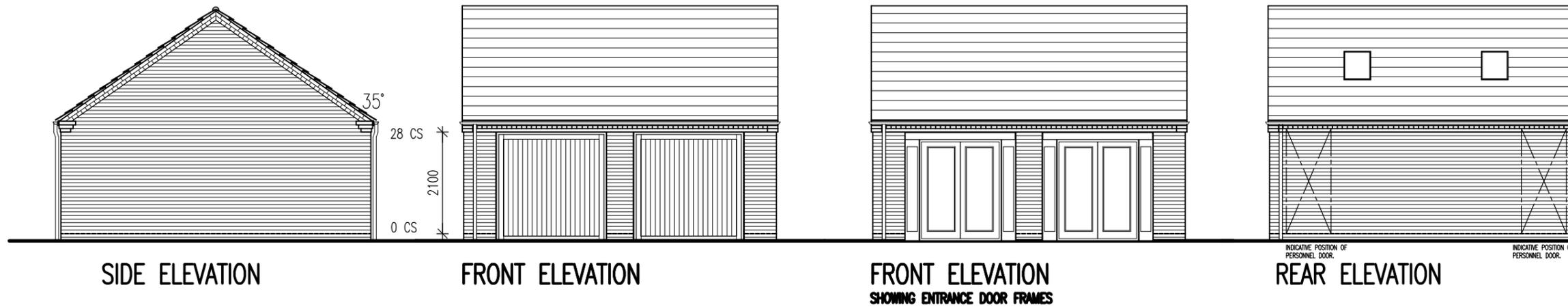
BELLWAY HOMES WEST MIDLANDS
 Bellway House, Rugby House, Rugby Park, Tarnworth, B77 9PA
 Tel: 01827 255756 Fax: 01827 255768

2012 PORTFOLIO
 2010 B. REGS

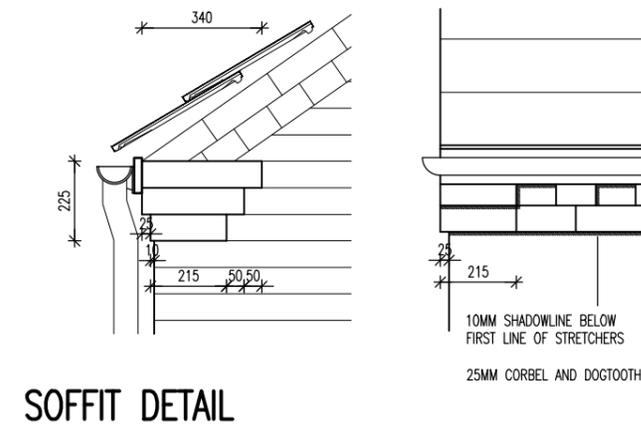
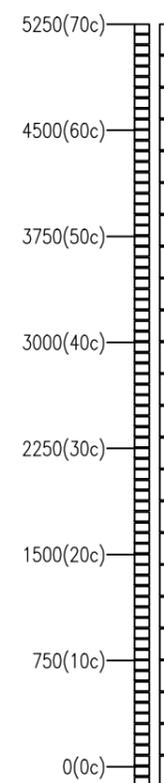
This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

Copyright © Bellway P.L.C

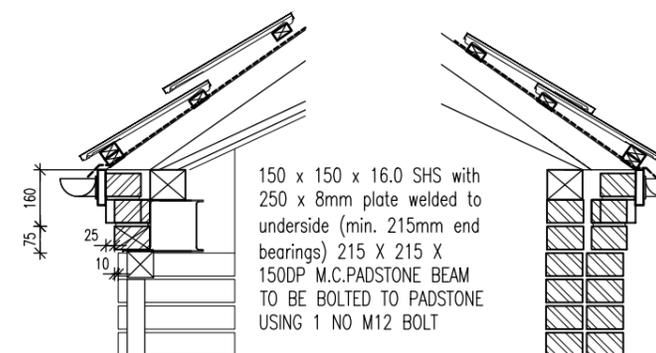
All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



SECTION A-A



SOFFIT DETAIL



CORBEL DETAIL

Rev B: Sales Doors amended to show two door entrance.

Rev A: Revised in accordance with structural engineers calculations.

REVISIONS

Bellway

BELLWAY HOMES WEST MIDLANDS
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
Tel: 01827 255755 Fax: 01827 255766

TYPE SALES GARAGE

TITLE
Ele's & Sections BWK Corbel

SCALE 1:20 1:50 1:100 DRAWN BY ABA

DATE 19.04.12 FLOOR AREA —

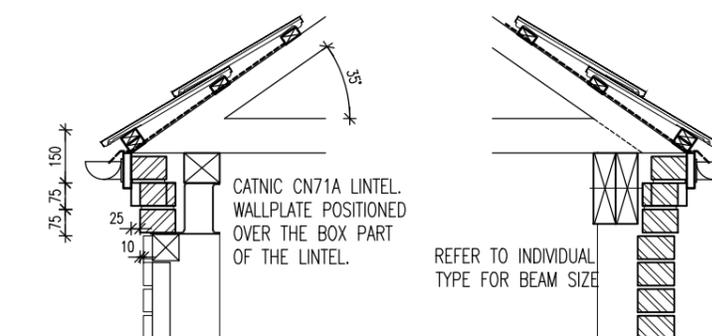
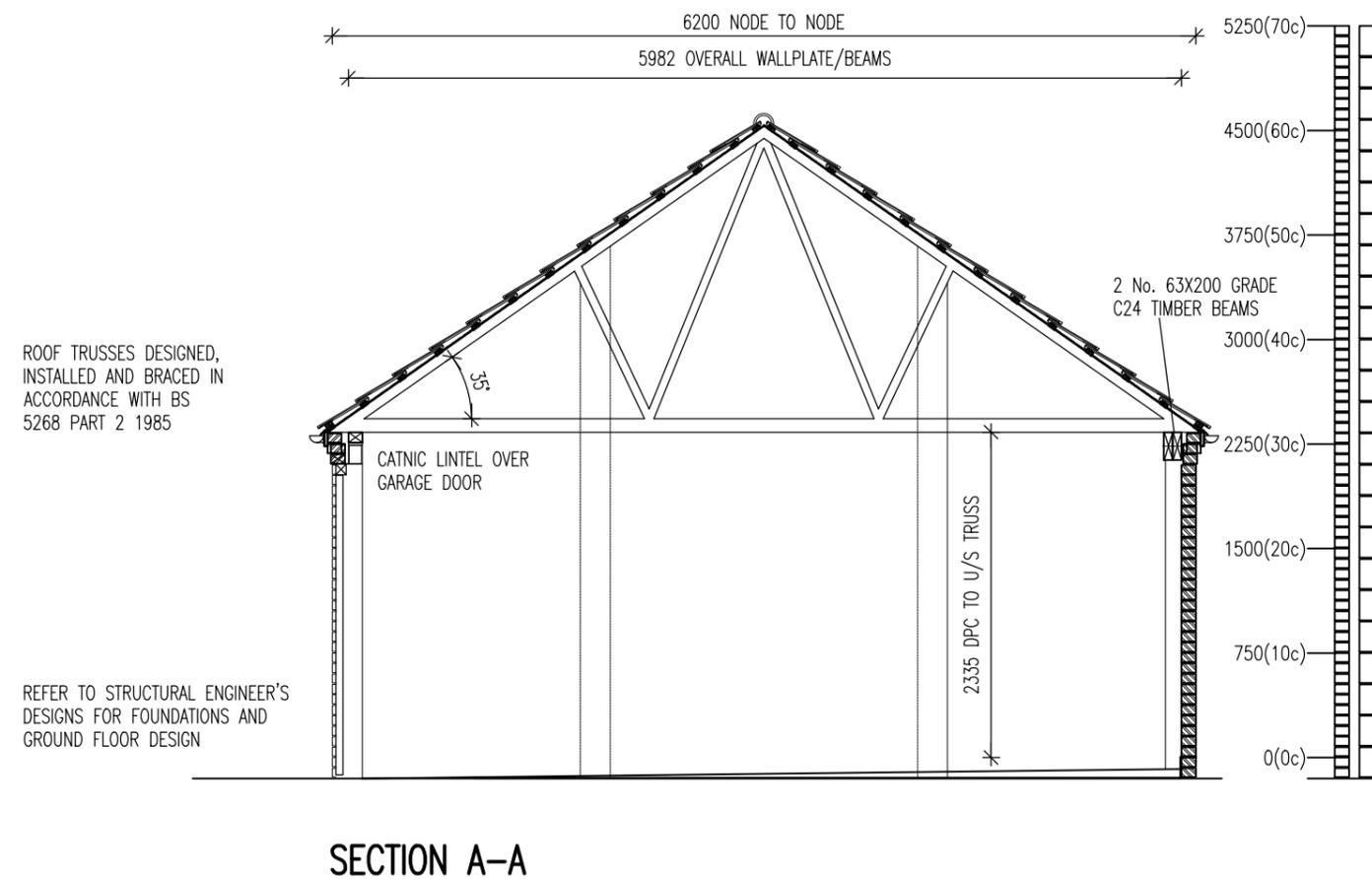
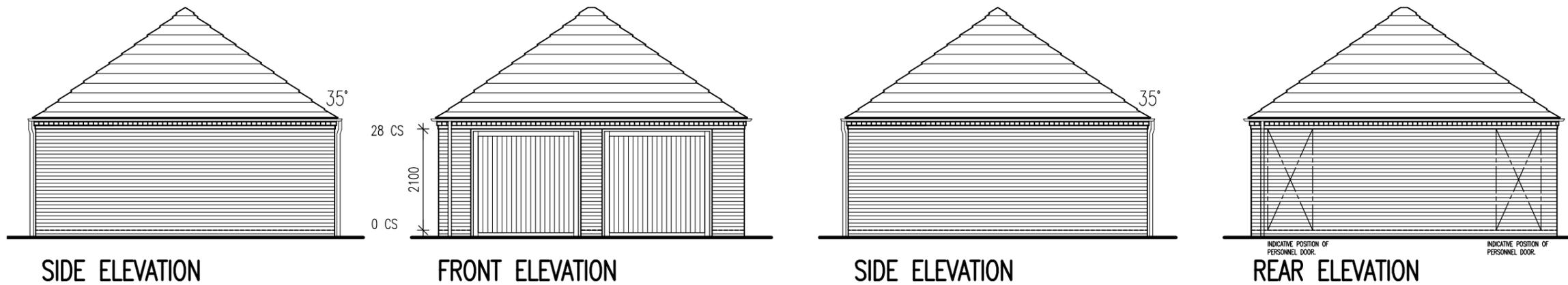
DRAWING NUMBER GAR/SAL/100 REV B

SALES GARAGE ONLY

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



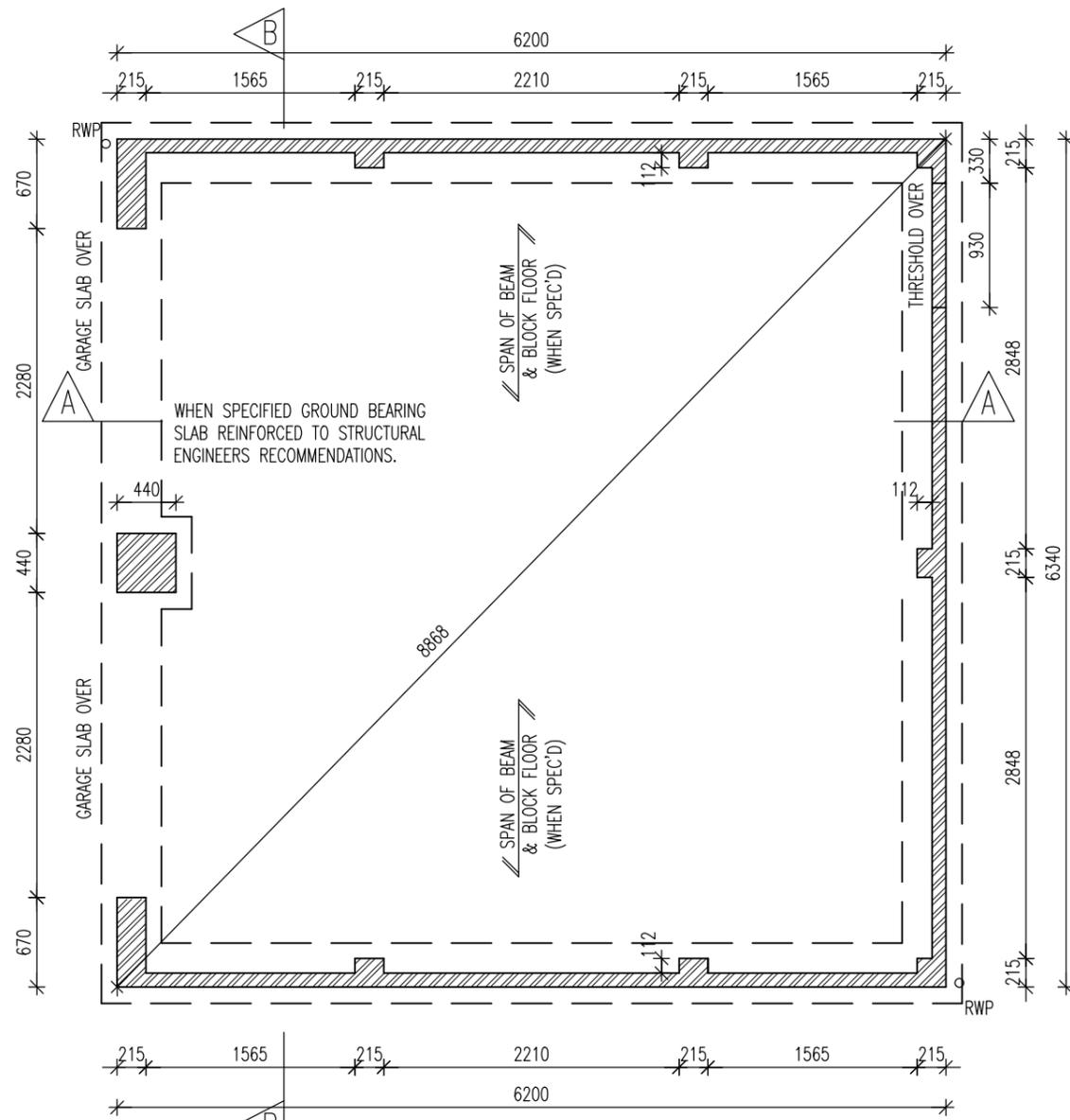
DOUBLE GARAGE HIPPED ROOF

REVISIONS	
Bellway	
BELLWAY HOMES WEST MIDLANDS Bellway House, Relay House, Relay Point, Tamworth, B77 5PA Tel: 01827 255755 Fax: 01827 255766	
TYPE DOUBLE GARAGE (Eaves to road), BRICK EAVES (Eaves type 1)	
TITLE Ele's & Sections BWK Corbel	
SCALE 1:20 1:50 1:100	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER 13/GAR/DOU/03	REV

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

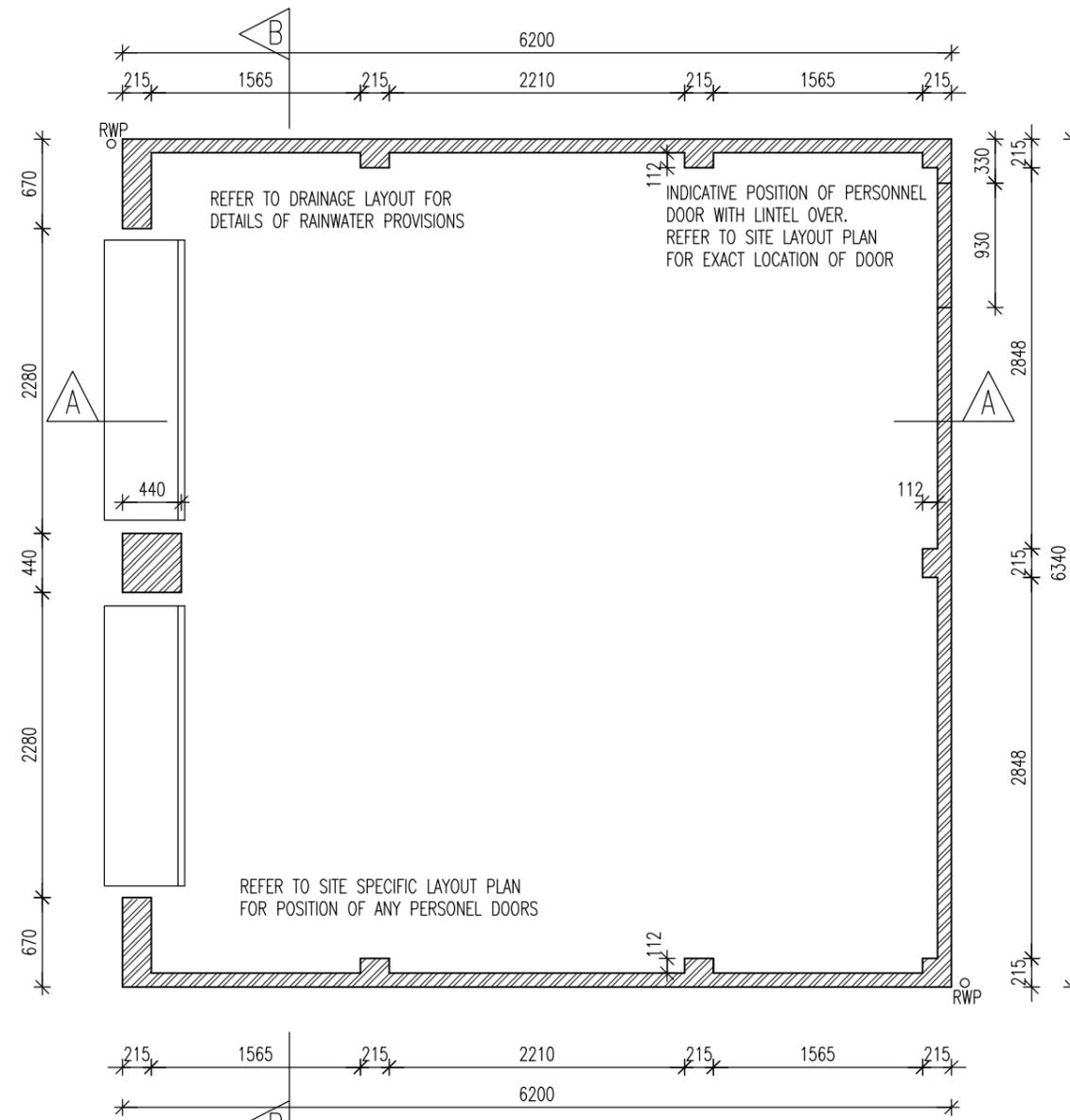
Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



FOUNDATION PLAN

PROVIDE SECONDARY DPC/CAVITY TRAY AT ENTRANCE AREA WHERE GROUND LEVELS ARE RAISED



GROUND FLOOR PLAN

DOUBLE GARAGE

REVISIONS



BELLWAY HOMES WEST MIDLANDS
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
Tel: 01827 255755 Fax: 01827 255766

TYPE DOUBLE GARAGE

TITLE
Fnd & GF Plan

SCALE 1:50 DRAWN BY ABA

DATE 11.06.12 FLOOR AREA —

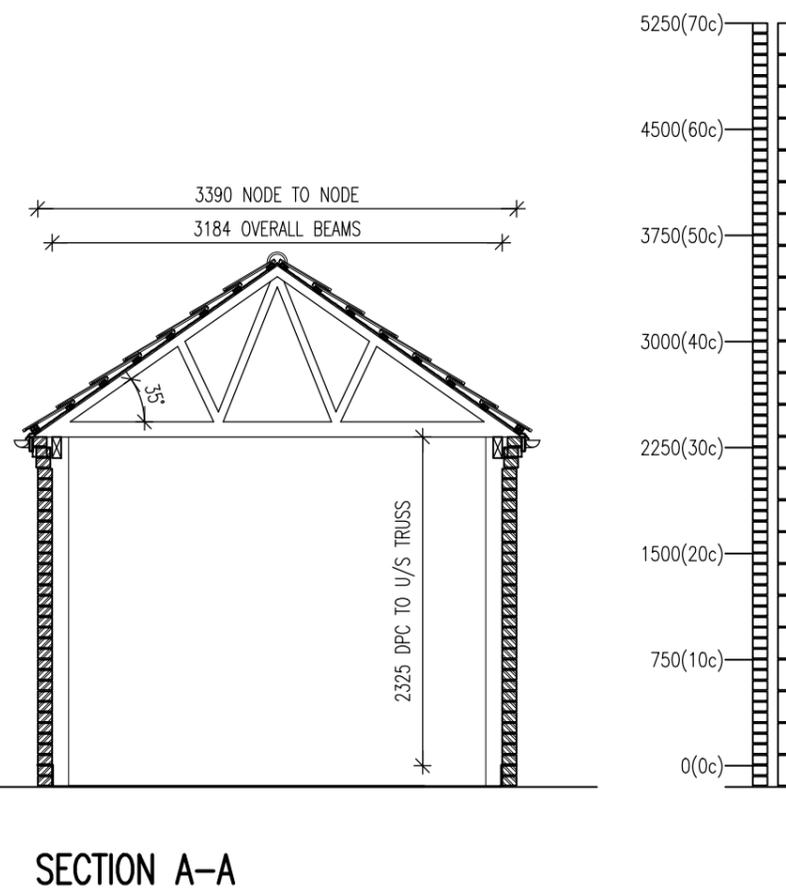
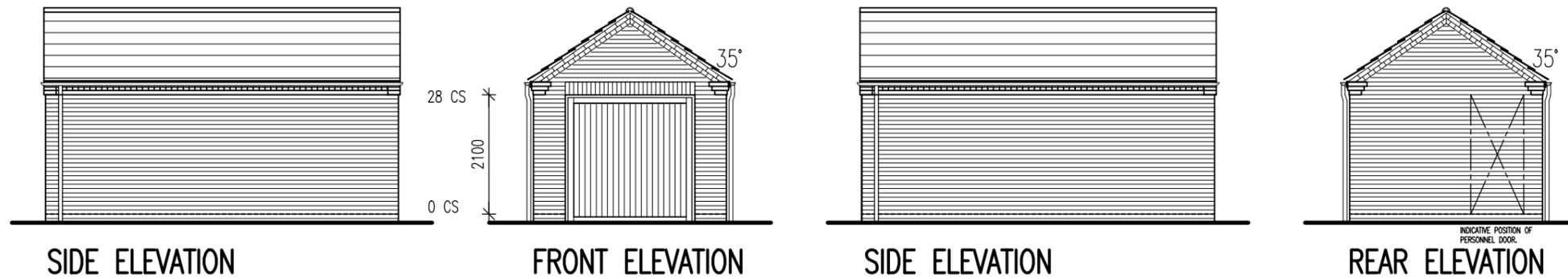
DRAWING NUMBER 13/GAR/DOU/04 REV

2012 PORTFOLIO

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing.
This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

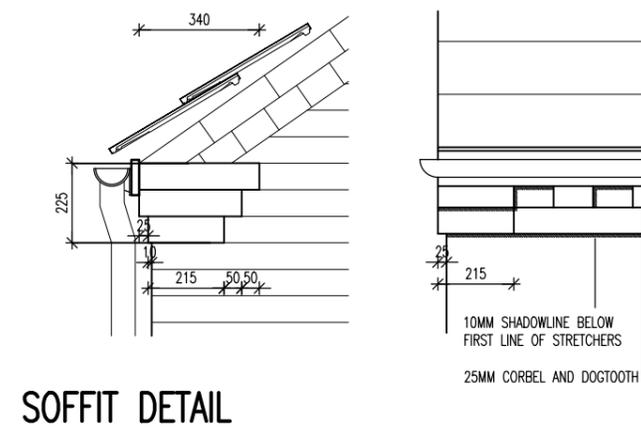
Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not.
This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings.
Dimensions must be checked on site and any discrepancies reported immediately.
Written dimensions to be taken in preference to scaling

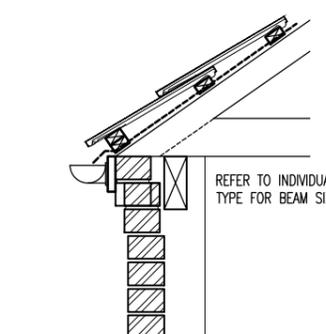


ROOF TRUSSES DESIGNED, INSTALLED AND BRACED IN ACCORDANCE WITH BS 5268 PART 2 1985

REFER TO STRUCTURAL ENGINEER'S DESIGNS FOR FOUNDATIONS AND GROUND FLOOR DESIGN



SOFFIT DETAIL



CORBEL DETAIL

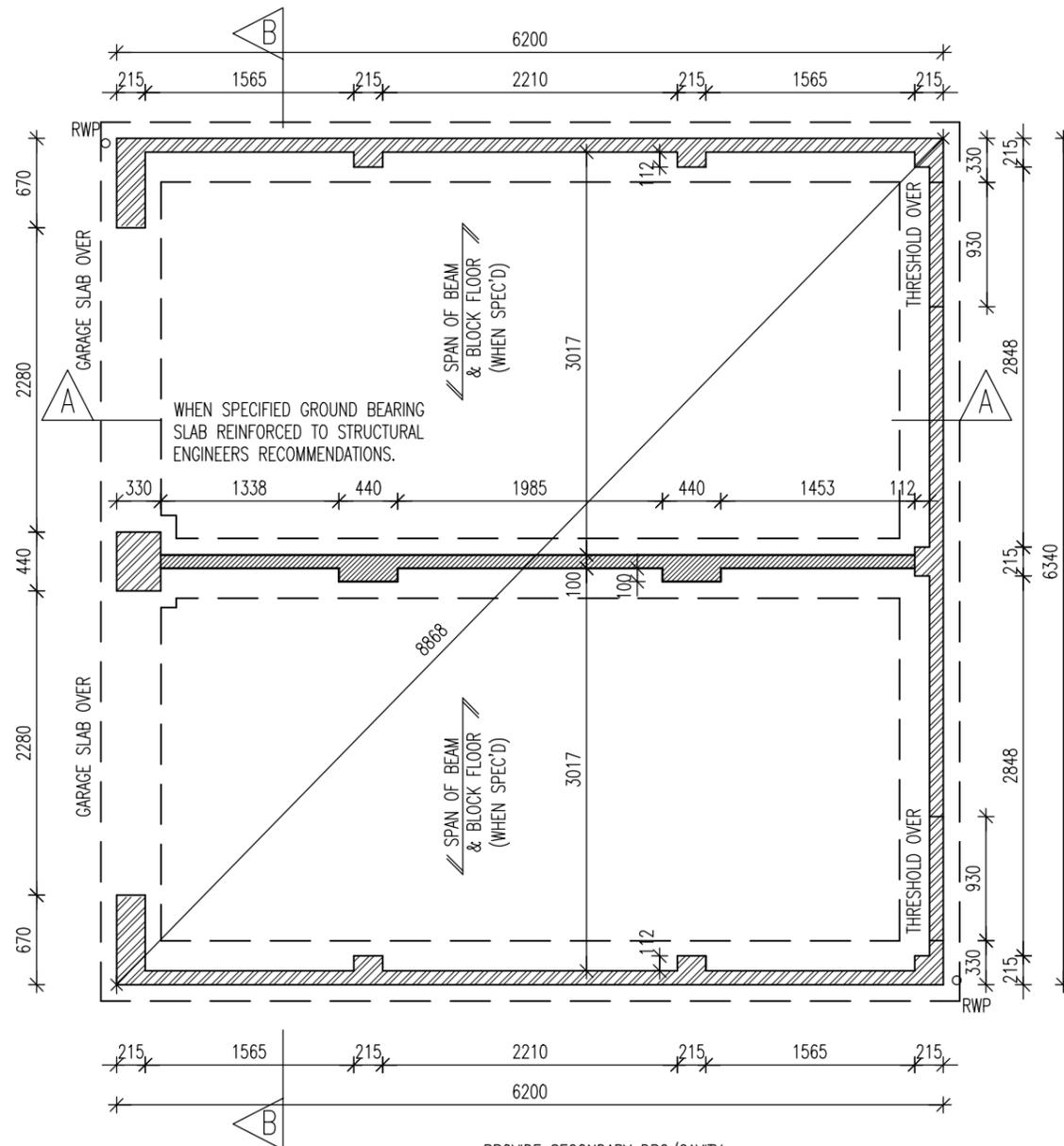
SINGLE GARAGE GABLE FRONT

REVISIONS	
Bellway	
BELLWAY HOMES WEST MIDLANDS Bellway House, Relay House, Relay Point, Tamworth, B77 5PA Tel: 01827 255755 Fax: 01827 255766	
TYPE	SINGLE GARAGE (Gable to road) BRICK EAVES (Eaves type 1)
TITLE	Elevations and Section
SCALE	1:20 1:50 1:100 DRAWN BY ABA
DATE	11.06.12 FLOOR AREA —
DRAWING NUMBER	13/GAR/SIN/03
REV	

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

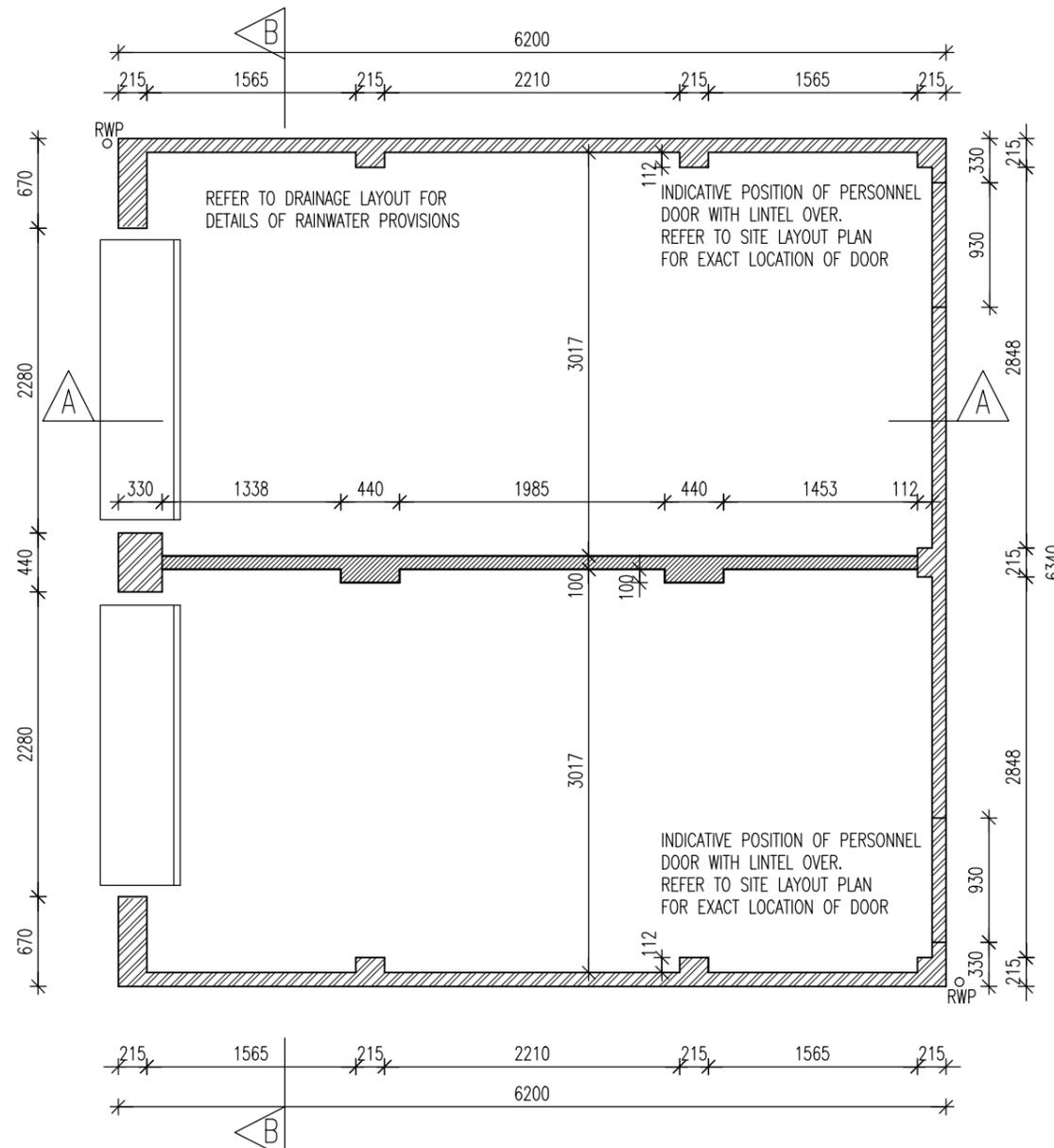
Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



FOUNDATION PLAN

PROVIDE SECONDARY DPC/CAVITY TRAY AT ENTRANCE AREA WHERE GROUND LEVELS ARE RAISED



GROUND FLOOR PLAN

2 CAR GARAGE

2012 PORTFOLIO

REVISIONS

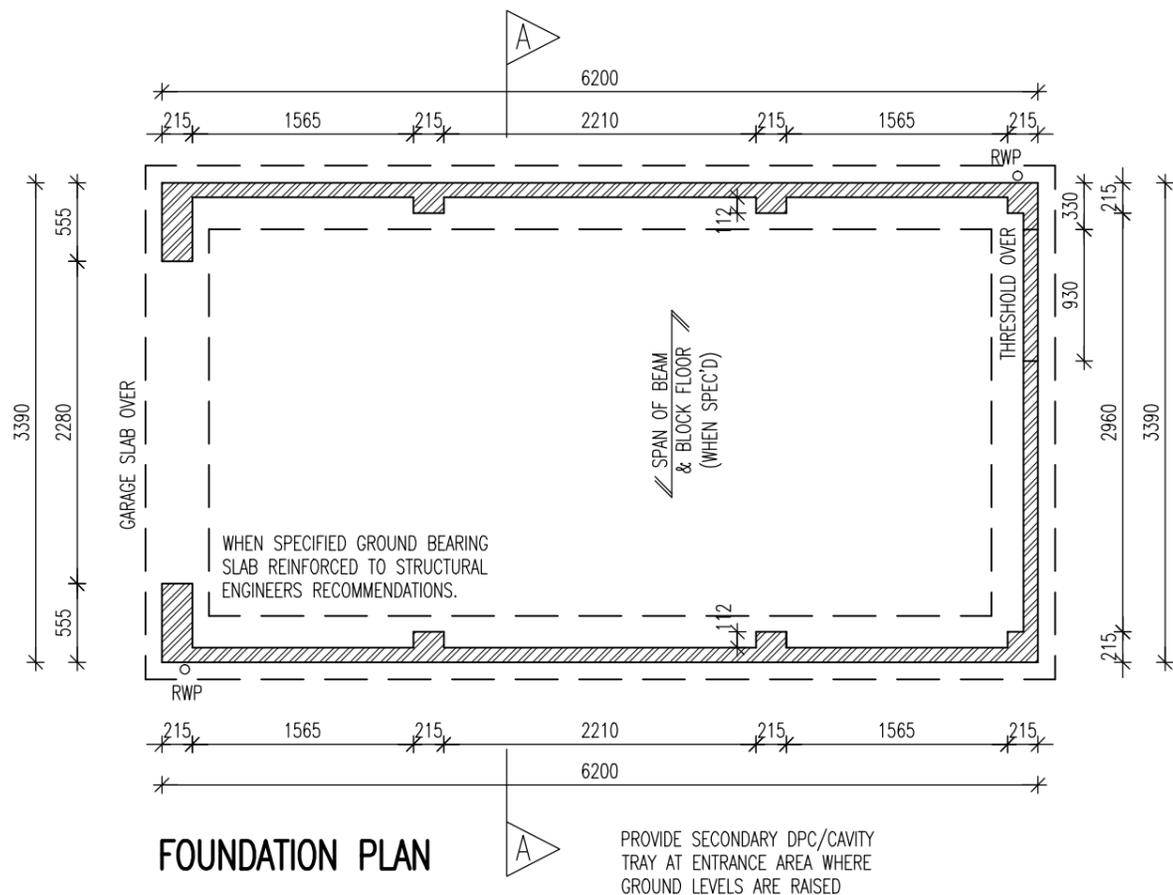
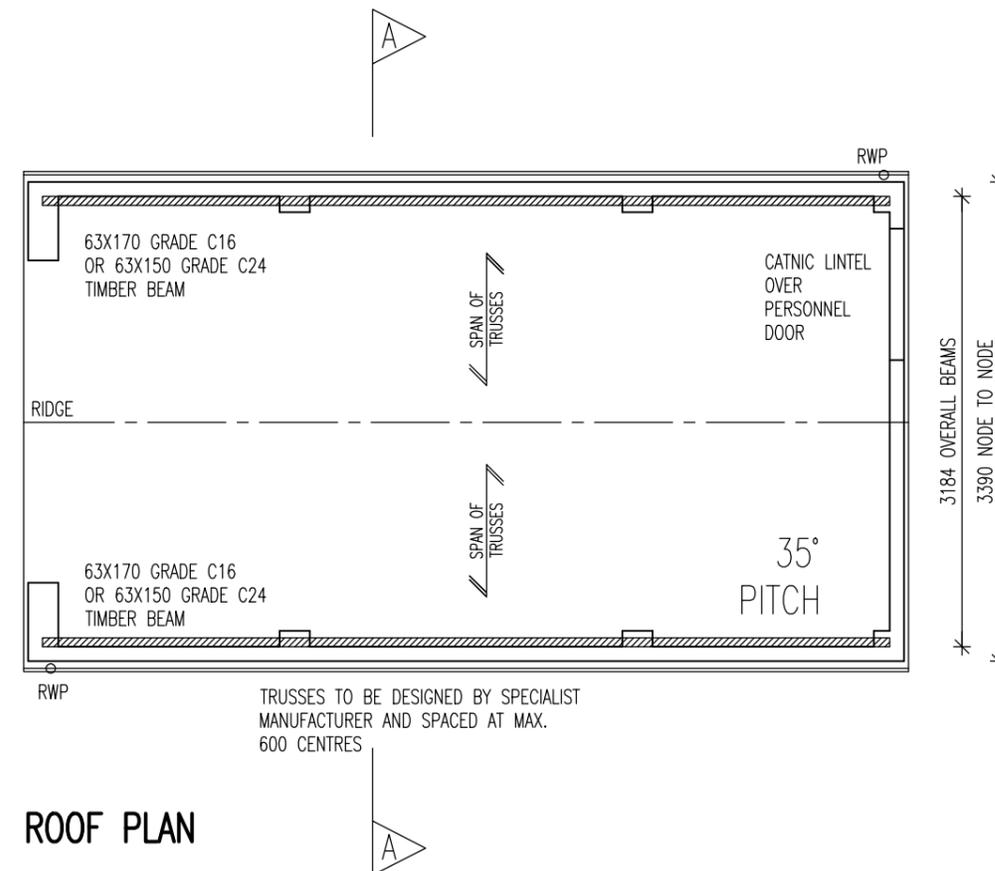
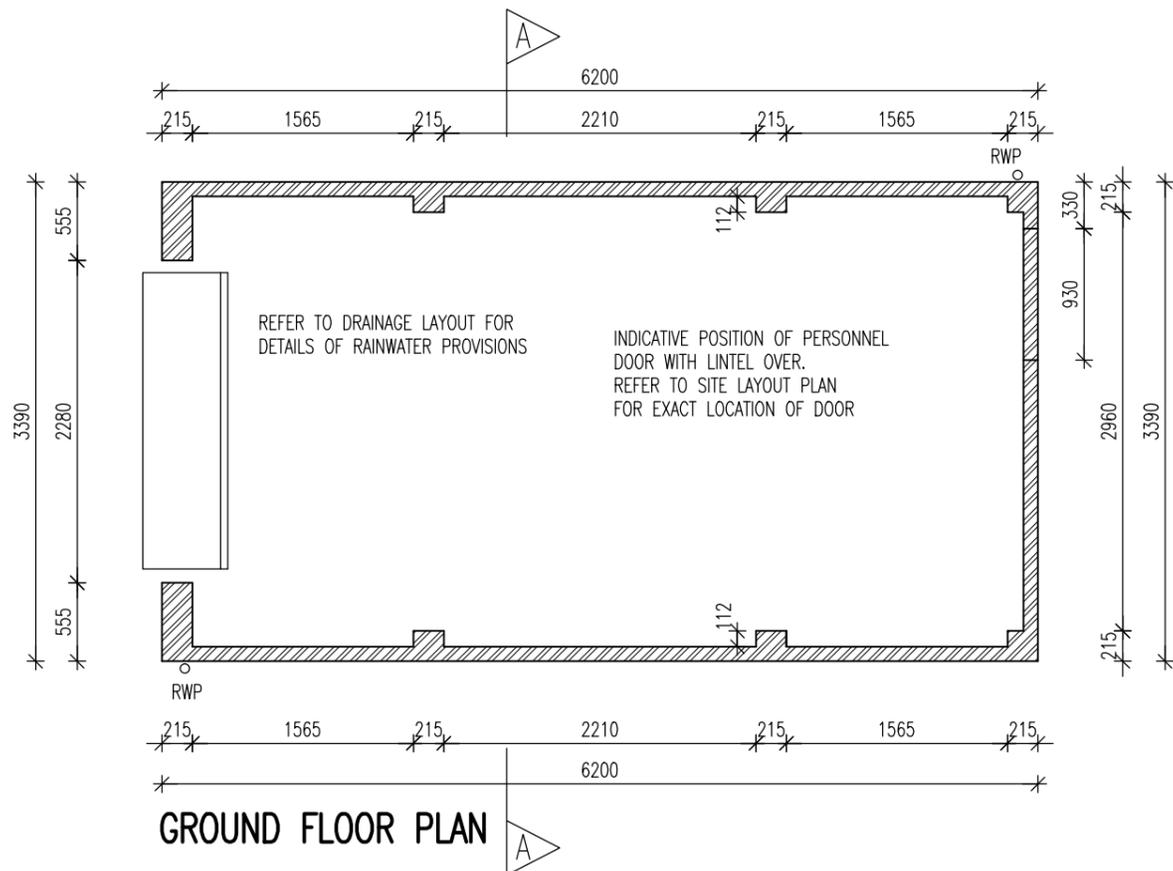
BELLWAY HOMES WEST MIDLANDS
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
 Tel: 01827 255755 Fax: 01827 255766

TYPE 2 CAR GARAGE	
TITLE Fnd & GF Plan	
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER 13/GAR/2C/04	REV

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



SINGLE GARAGE GABLE FRONT

REVISIONS	
Bellway	
BELLWAY HOMES WEST MIDLANDS Bellway House, Relay House, Relay Point, Tamworth, B77 5PA Tel: 01827 255755 Fax: 01827 255766	
TYPE	SINGLE GARAGE (Gable to road) BRICK EAVES (Eaves type 1)
TITLE	Gnd, Fnd & Rf Plans
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER	REV
13/GAR/SIN/04	

2012 PORTFOLIO



Rev: B Trees & clouds shown in black & white. 16.12.13
 Rev: A Street scenes updated to suit clients comments. 13.12.13
 Rev: Amendment Date Dm Chk
 Revisions:

Bellway
 Bellway Homes (WV) Ltd, Relay Point, Relay Drive,
 Tamworth, B77 5PA
 Tel: 01827 255755 Fax: 01827 255766

Site:
**DEVELOPMENT AT
 NARROW LANE, HALESOWEN.**

Title:
STREET SCENES

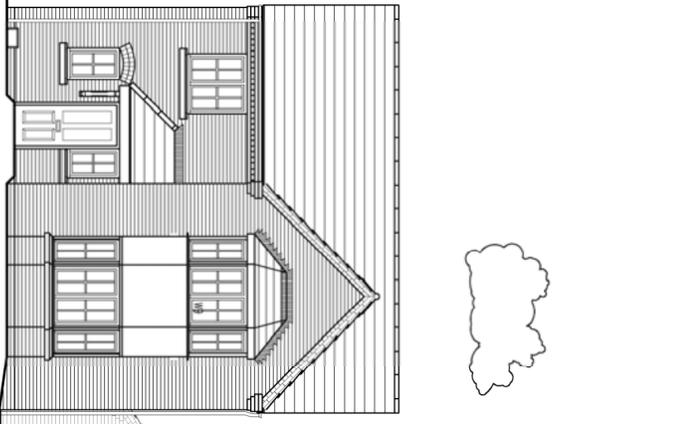
Scale: 1:100 @ A0 Date: OCTOBER 2013
 Drawn: MJC Rev: B
 DWG File Ref: K:\Bellway\1170\Street Scenes\Current\1170-03.dwg
 Date: 16/12/13

DO NOT SCALE FROM DRAWING. MINOR INACCURACIES MAY OCCUR
 DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS &
 FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON
 SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE ©
 COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE
 AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO
 LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS
 MADE BY OTHERS.

Kevin R. Twigger & Associates Ltd
 Rushall House, School Road, Brewood, Staffs ST19 9DS
 Tel: 01902 851641 Fax: 01902 851642
 Email: enquiries@krtassociates.co.uk
 www.krtassociates.co.uk

ARCHITECTURAL • CIVIL ENGINEERING
 LAND SURVEYORS • LANDSCAPE DESIGN



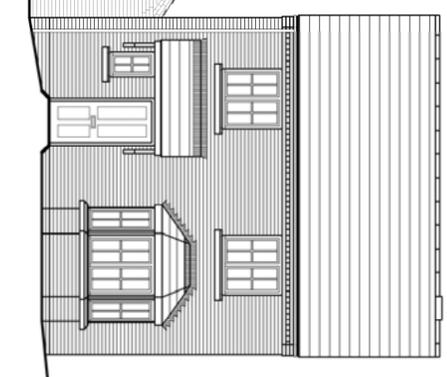
STREET SCENE 5
HOUSE TYPE ALTHORP - PLOT 13



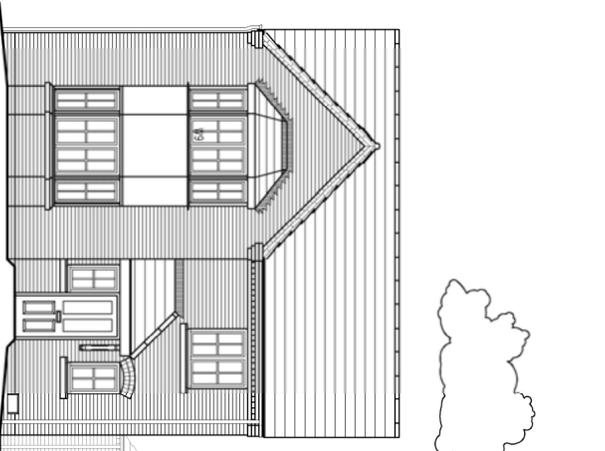
HOUSE TYPE MARSTON - PLOT 12



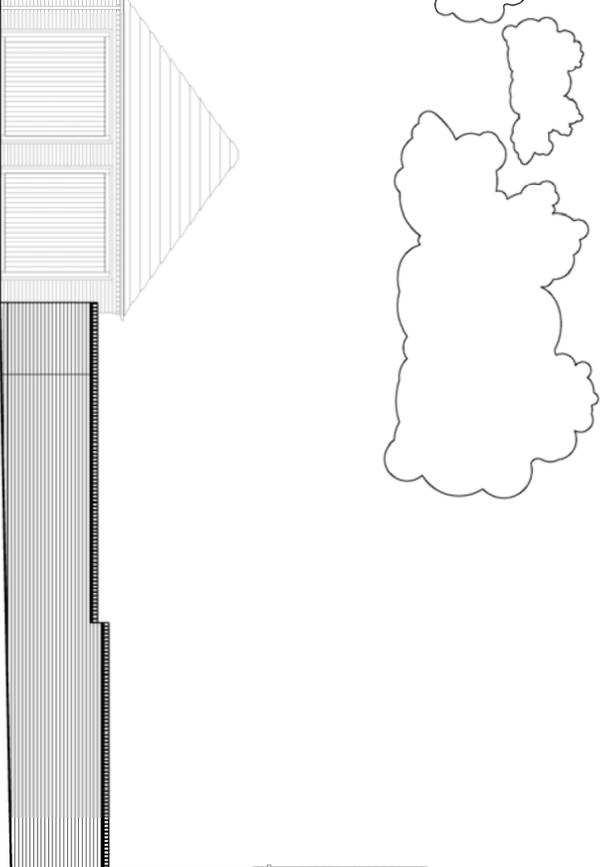
HOUSE TYPE MARSTON - PLOT 7



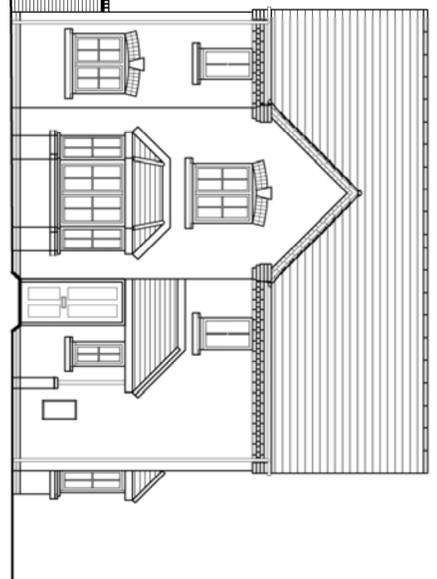
HOUSE TYPE BEWDLEY - PLOT 6



HOUSE TYPE ALTHORP - PLOT 5



HOUSE TYPE DESFORD - PLOT 4



Plot	A	Times & colour shown in book & white.	16.12.13	ET	-
Rev		Amendment	Date	Drawn	Checked

Belway
 Belway Homes (NW) Ltd, Boley Road, Boley Drive,
 Tamworth, B77 5PA
 Tel: 01827 25753 Fax: 01827 25786

SITE:
 DEVELOPMENT AT
 NARROW LANE, HALESOWEN.

TITLE:
 STREET SCENES

Scale:
 1:500 @ A2

Date:
 OCTOBER 2013

Drawn:
 11/10/08

Rev:
 A

File Path:
 K:\Belway\1170\Layouts\Content\1170-08.dwg

DO NOT SCALE FROM DRAWING. MINOR INCONGRUITIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © PROPERTY OF KEVIN R. TWIGGER & ASSOCIATES LTD. NO PART MAY BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

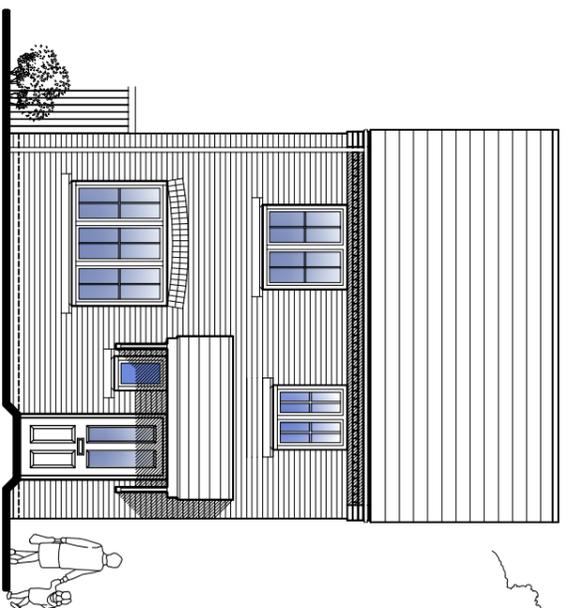
Kevin R. Twigger & Associates Ltd

Rushall House, School Road, Bewood, Snaith, S719 9TS
 Tel: 01902 851 641 Fax: 01902 851642
 Email: enquiries@krtassociates.co.uk
 www.krtassociates.co.uk

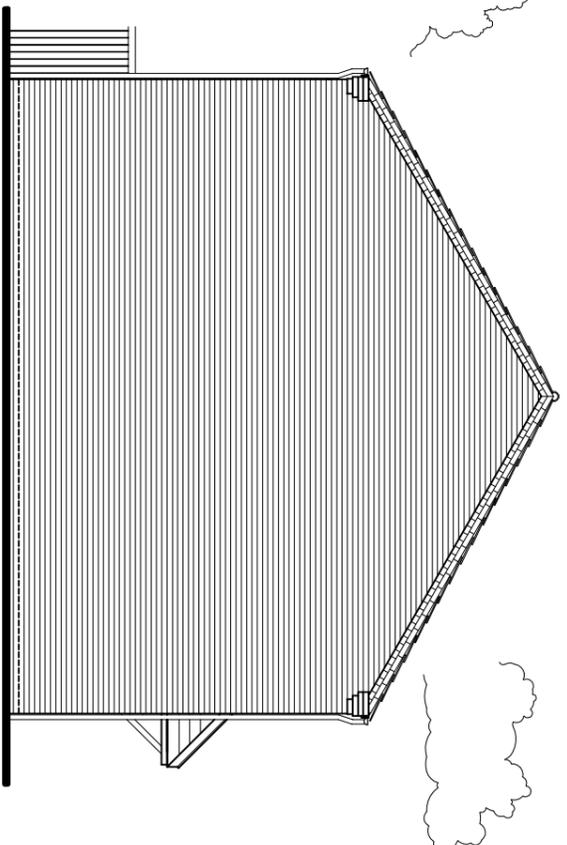
ARCHITECTURAL ♦ CIVIL ENGINEERING
 LAND SURVEYORS ♦ LANDSCAPE DESIGN

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. in writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

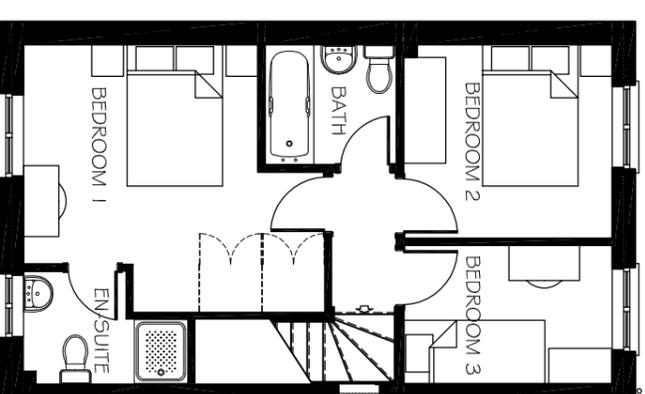
Copyright © Bellway p.l.c.



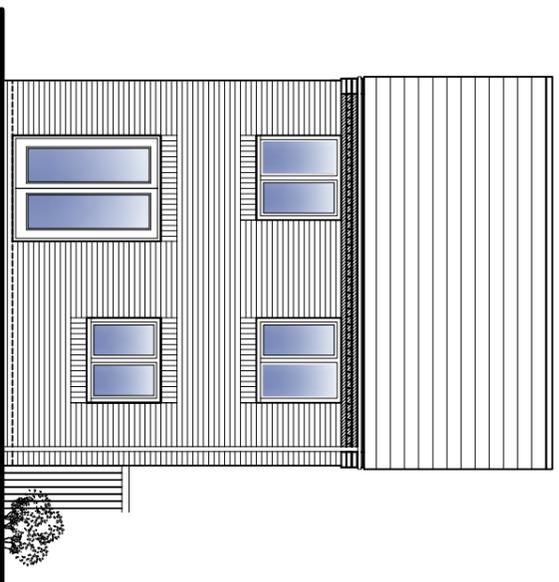
FRONT ELEVATION



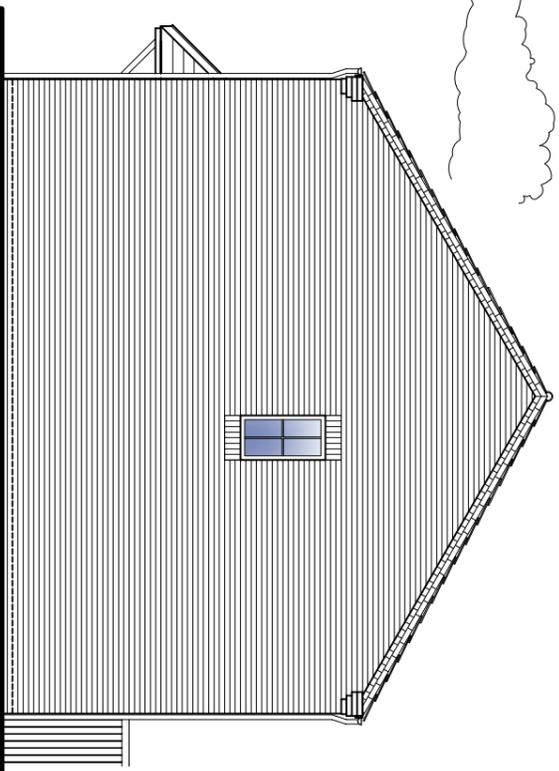
SIDE ELEVATION



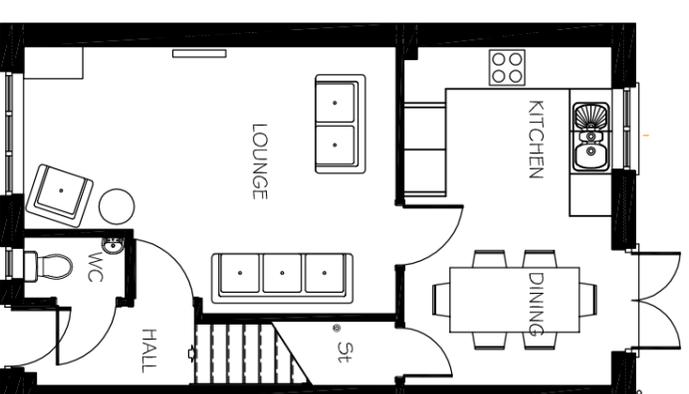
FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

PLANNING

House type:
 New Stafford - 874 sqft

Date: DEC 13
 Scale: 1:100
 Drawn By: KRT

Drg. No.:
 STA - PLAN - 02

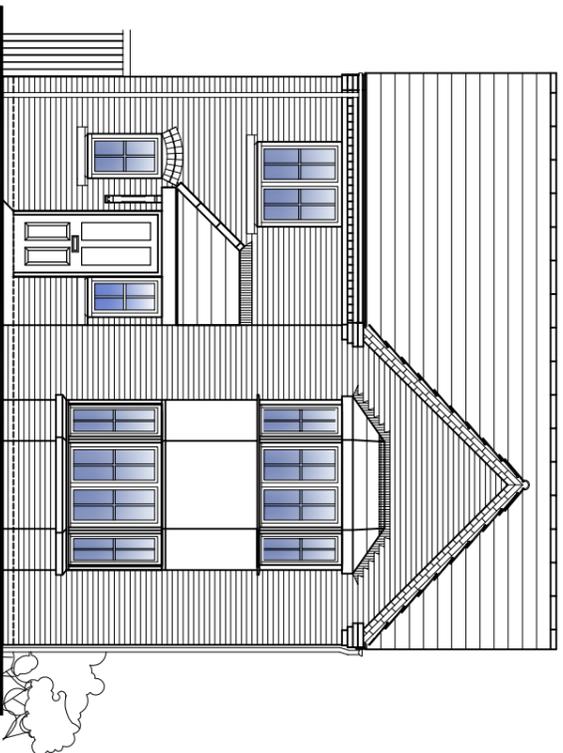


BELLWAY HOMES WEST MIDLANDS
 Bellway Homes, Regent Park, Birmingham, B77 9PA
 Tel: 01827 250750 Fax: 01827 250768

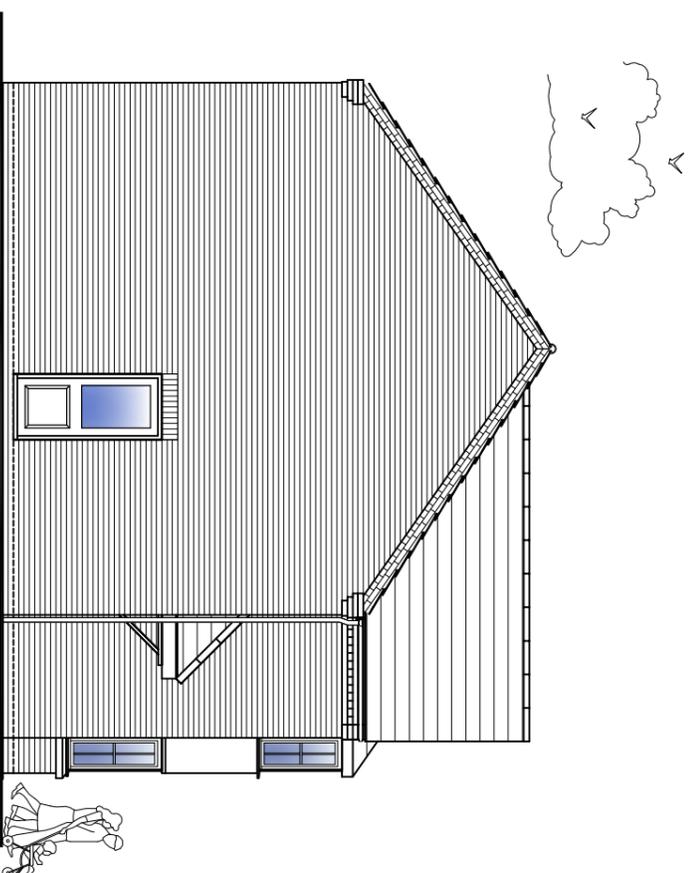
2012 PORTFOLIO
 2010 B. REGS

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. in writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

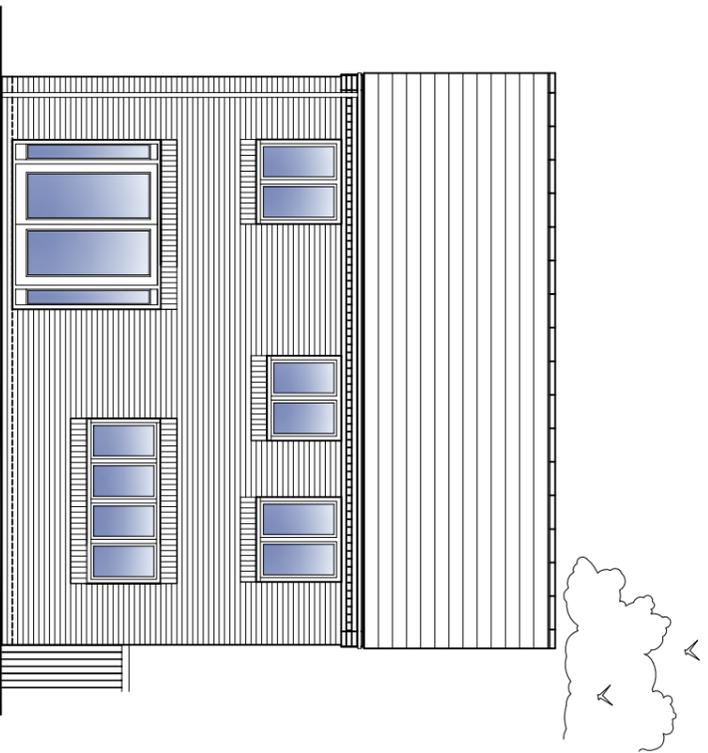
Copyright © Bellway p.l.c.



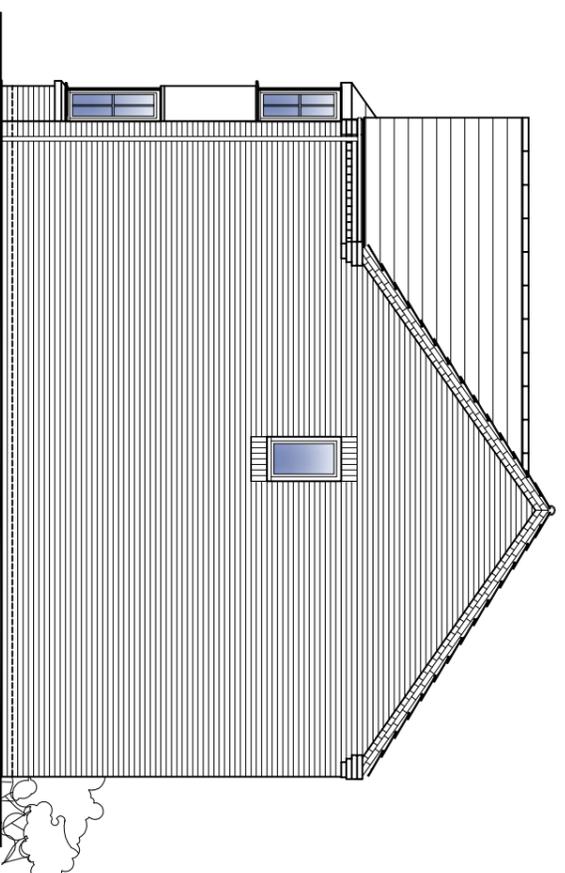
FRONT ELEVATION



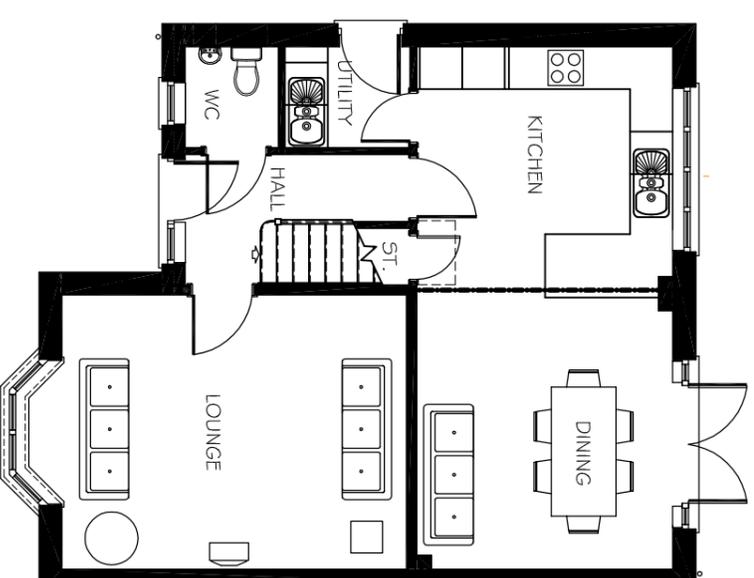
SIDE ELEVATION



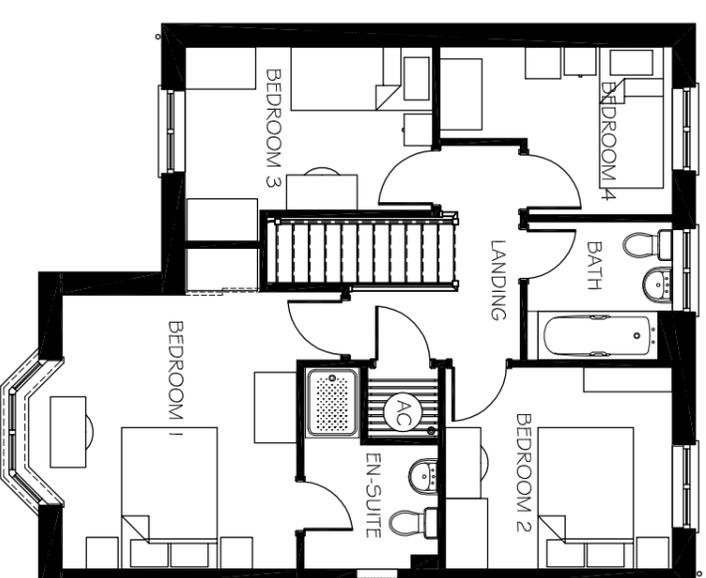
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2012 PORTFOLIO
 2010 B. REGS

PLANNING

HouseType:
ALTHORP - 1274 sq ft

Date: **Sept 09** Drg. No:
 Scale: **1:100** Drawn By: **ABA** **ALT - PLAN - 01**



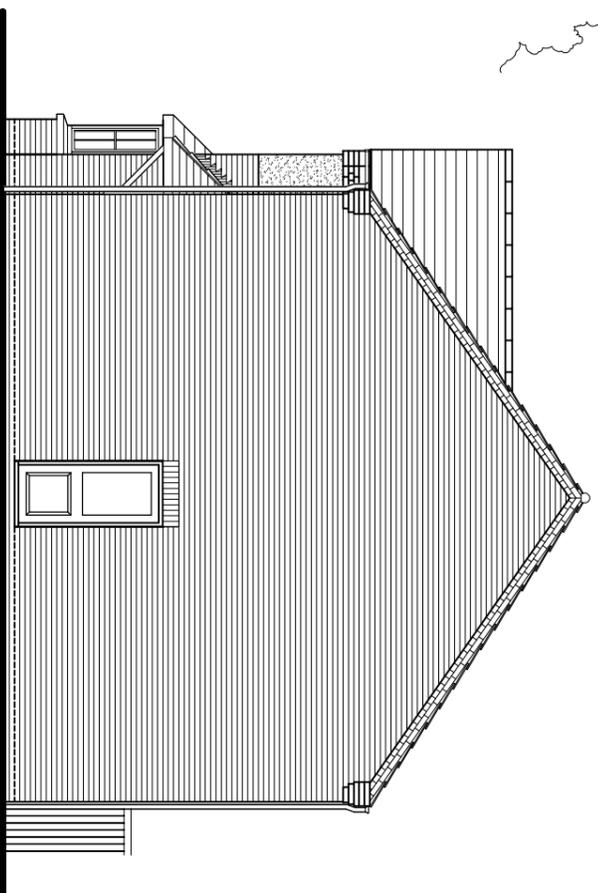
BELLWAY HOMES WEST MIDLANDS
 Bellway House, Regent House, Regent Park, Birmingham, B77 9PA
 Tel: 0121 559750 Fax: 0121 559750

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. in writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents. All work is to comply with current British Standard specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

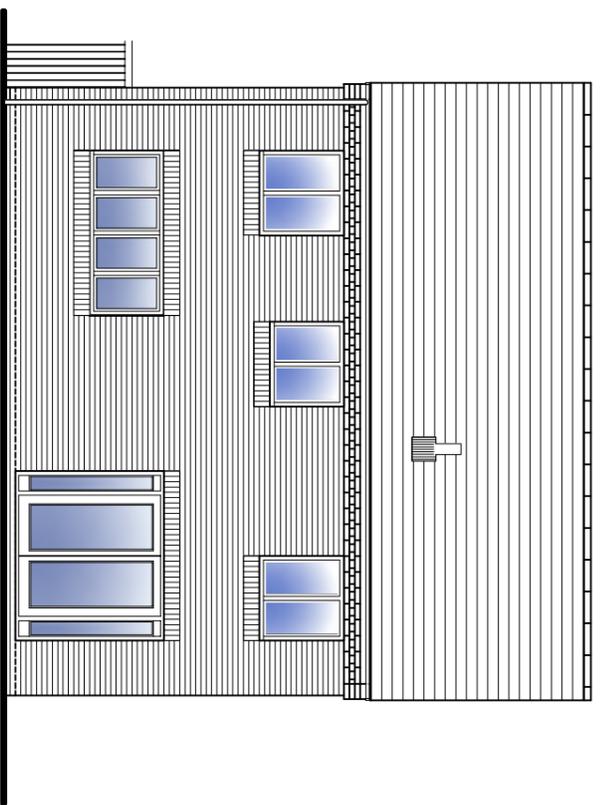
Copyright © Bellway p.l.c.



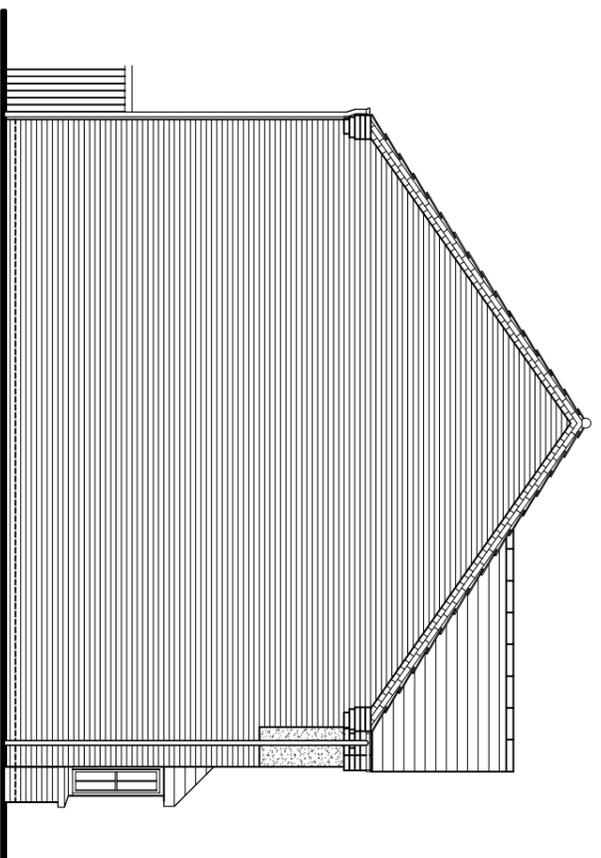
FRONT ELEVATION



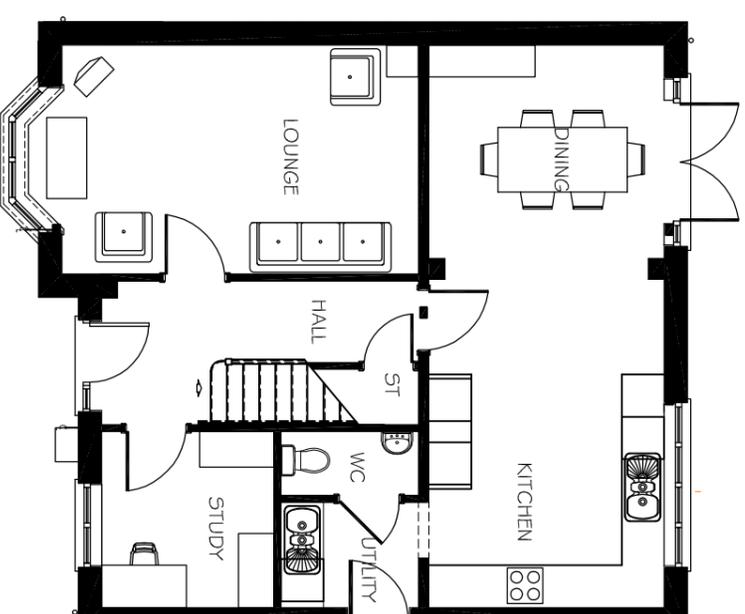
SIDE ELEVATION



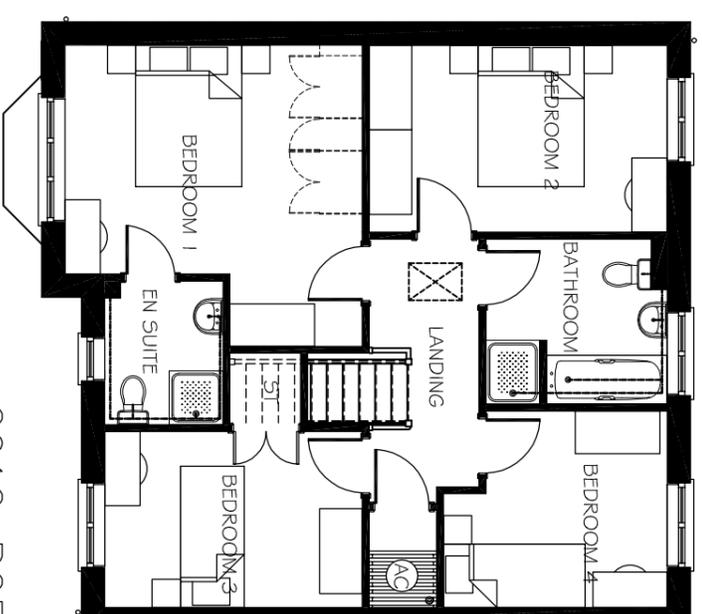
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2012 PORTFOLIO
2010 B. REGS

PLANNING

House type:
Bentley - 1433 sqft

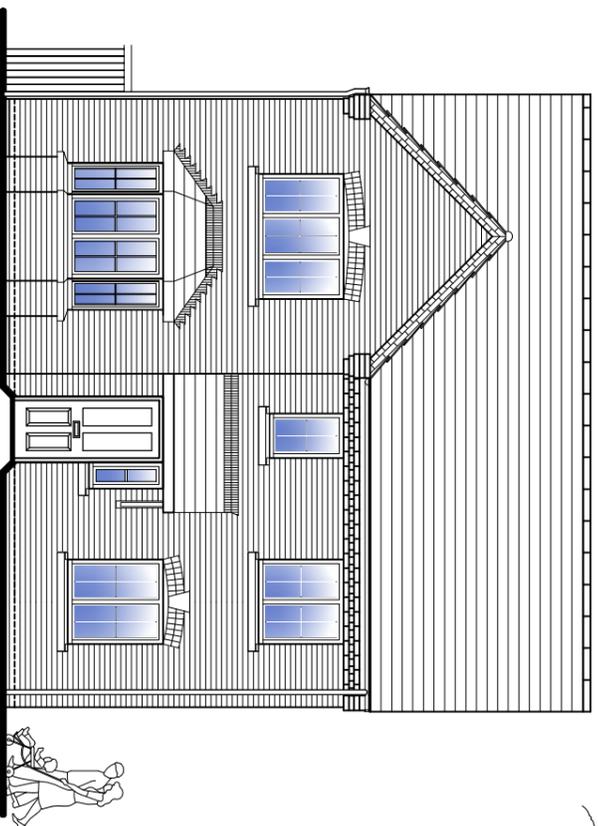
Date: Feb 08
Scale: 1:100
Drawn By: Jbw
Drg. No.: BEN - PLAN - 08



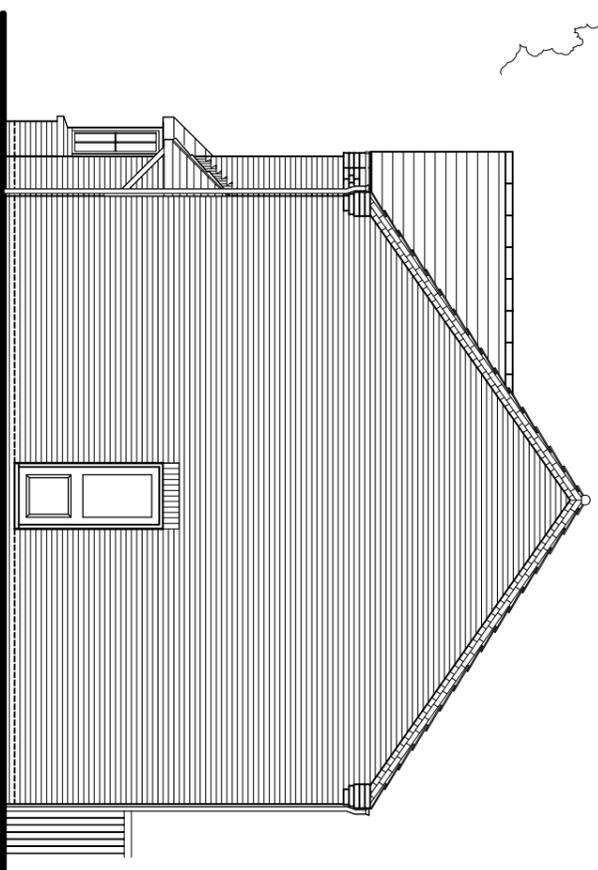
BELLWAY HOMES WEST MIDLANDS
Bellway House, Reddy House, Reddy Park, Birmingham, B77 9PA
Tel: 01827 259750 Fax: 01827 259768

The Drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in anyway whole or in part without the express permission of BELLWAY p.l.c. In writing. The drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.
 All work is to comply with current British Standards specifications Building Regulations and Statutory Authorities' regulations and particularly the requirements of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialists drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling.

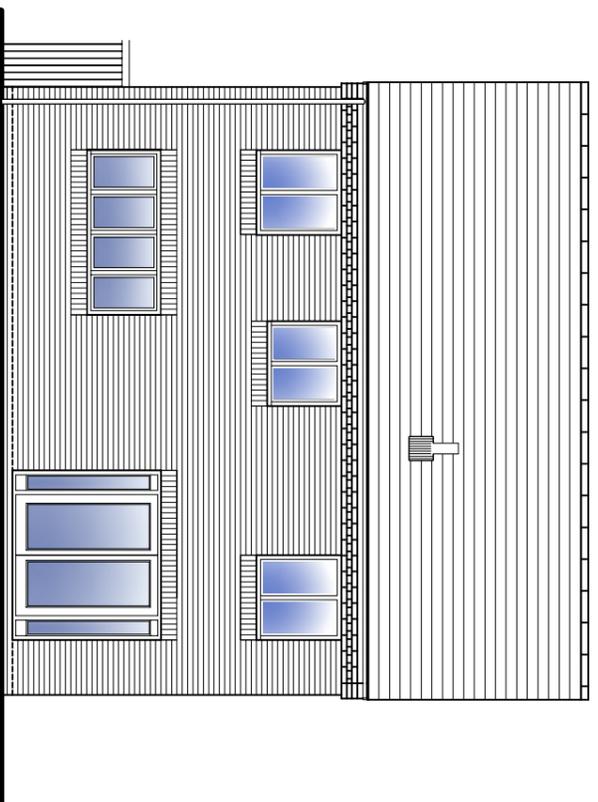
Copyright © Bellway p.l.c.



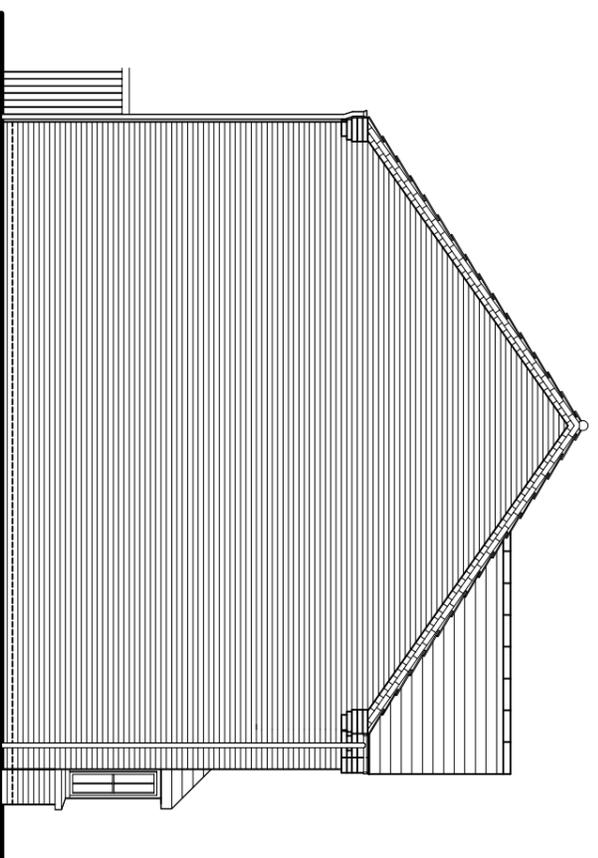
FRONT ELEVATION



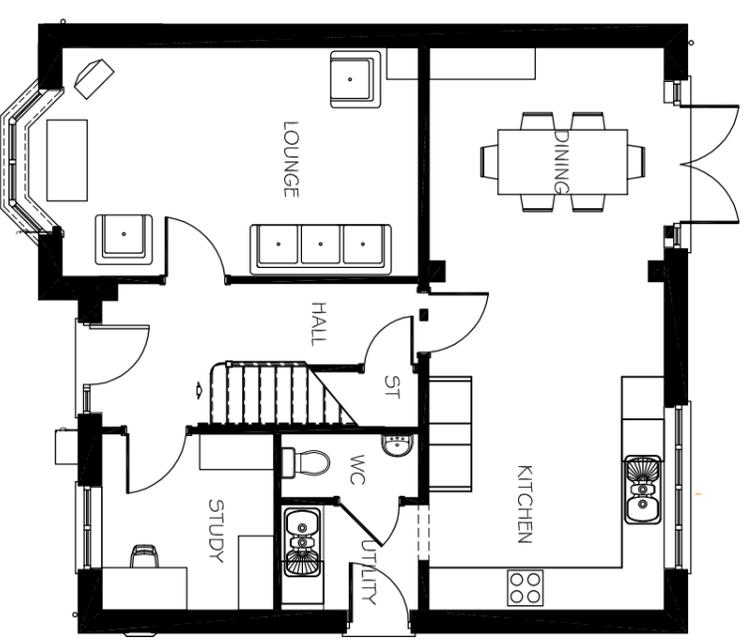
SIDE ELEVATION



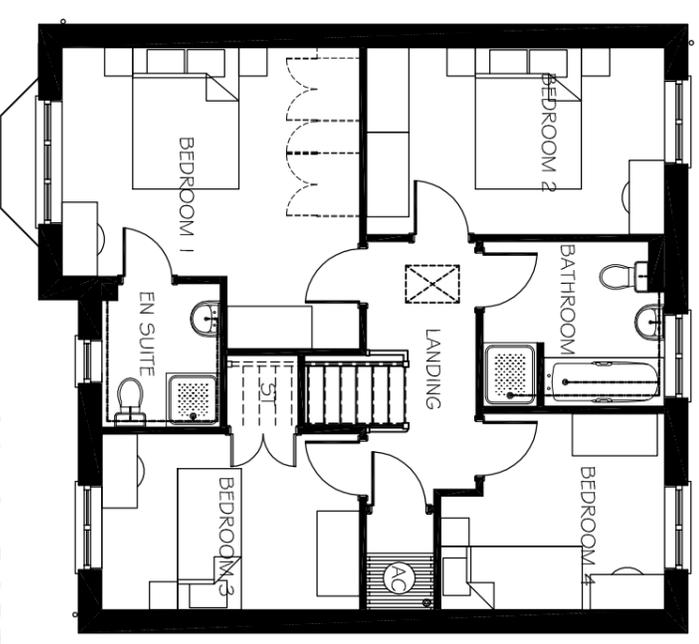
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2012 PORTFOLIO
 2010 B. REGS

PLANNING

House type:
 Bentley - 1433 sqft

Date: Sep 08
 Scale: 1:100
 Drawn By: AB

Drg. No.:
 BEN - PLAN - 04



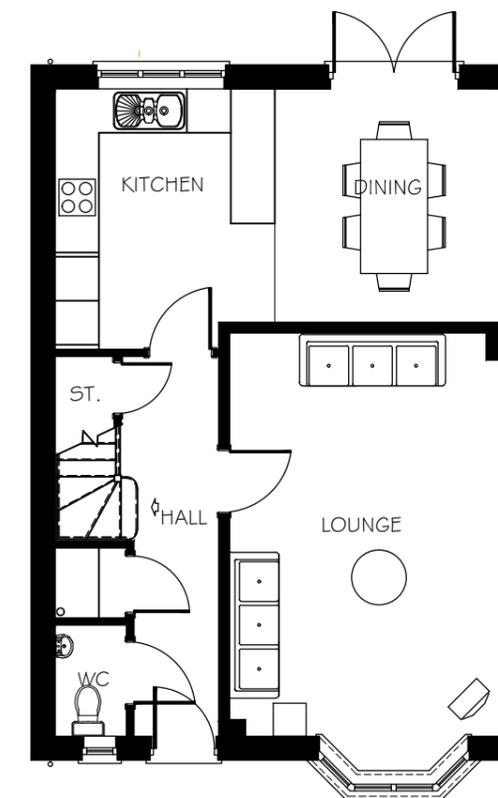
BELLWAY HOMES WEST MIDLANDS
 Bellway House, 1000 Parkway, Birmingham B37 5NA
 Tel: 0121 2557500 Fax: 0121 2557576



FRONT ELEVATION



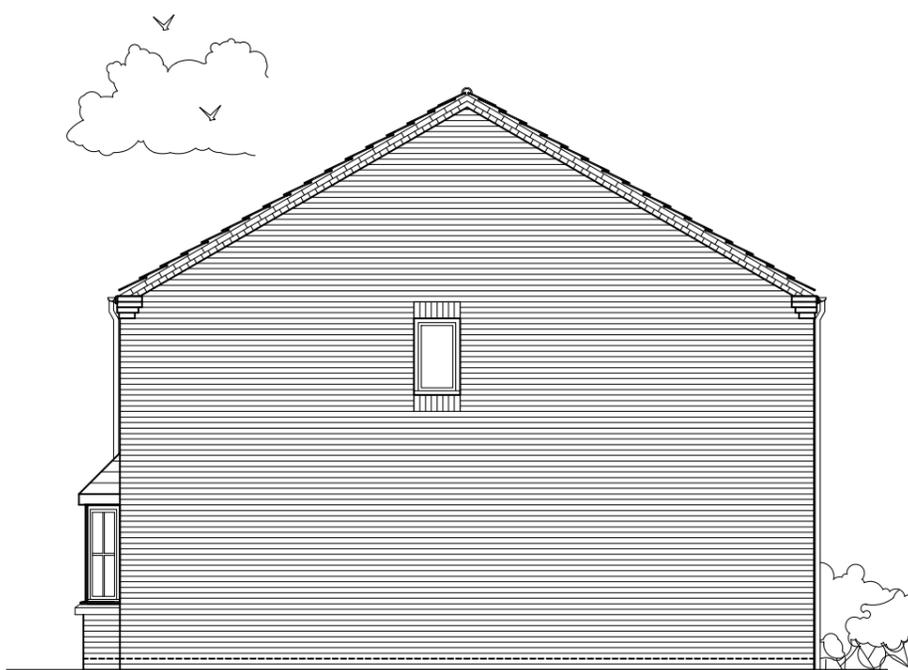
SIDE ELEVATION



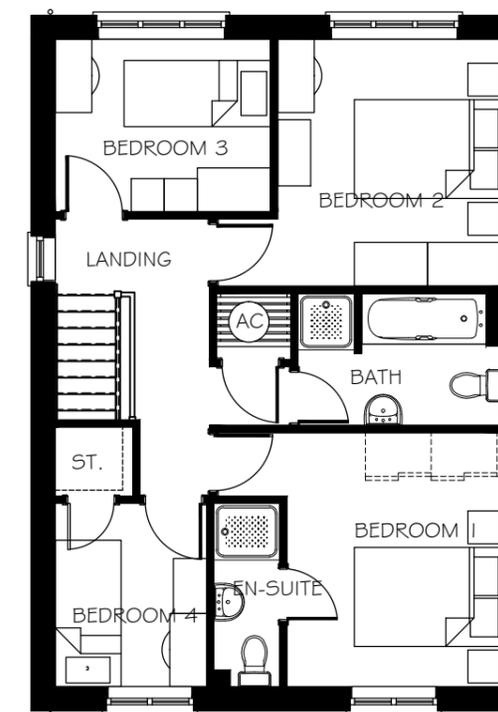
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO
 2010 B. REGS

PLANNING

Housetype:
BEWDLEY - 1171 sqft

Date: **Sept 09**
 Scale: **1:100**
 Drawn By: **ABA**
 Drg. No: **BEW - PLAN - 01**

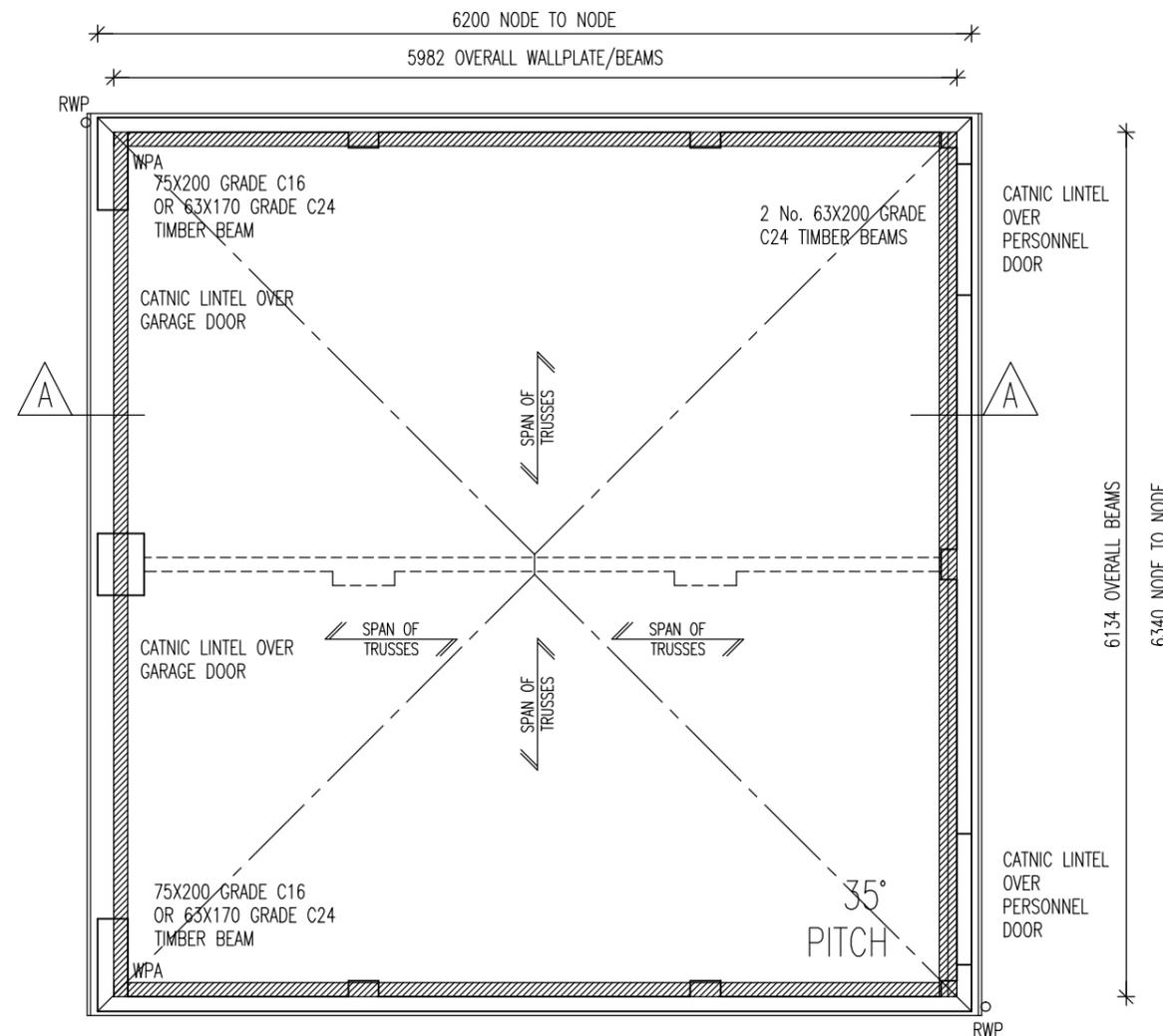


BELLWAY HOMES WEST MIDLANDS
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
 Tel: 01827 255755 Fax: 01827 255766

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing.
This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not.
This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings.
Dimensions must be checked on site and any discrepancies reported immediately.
Written dimensions to be taken in preference to scaling



ROOF PLAN
TRUSSES TO BE DESIGNED BY SPECIALIST MANUFACTURER AND SPACED AT MAX. 600 CENTRES

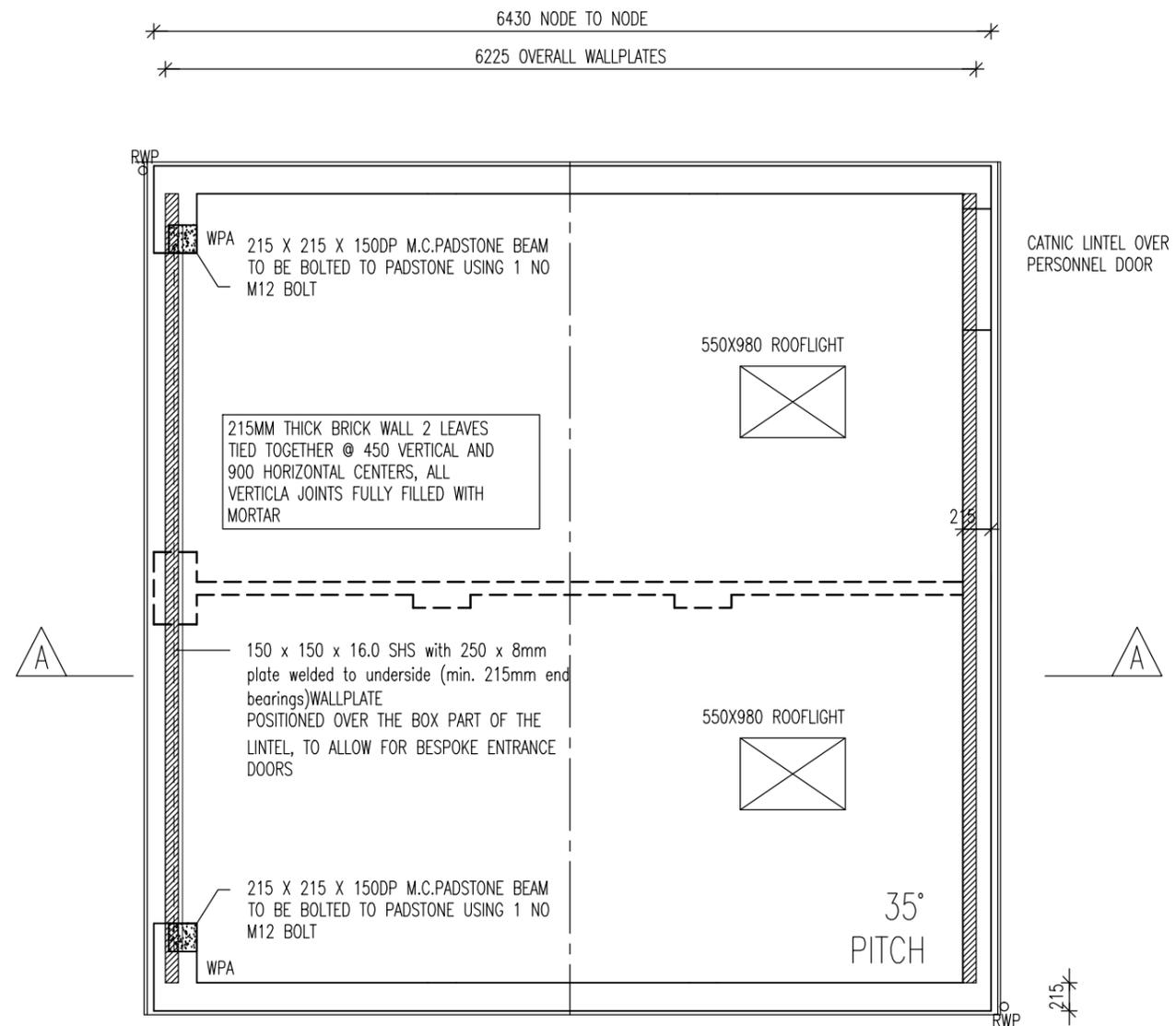
2 CAR GARAGE GABLE END

REVISIONS	
Bellway	
BELLWAY HOMES WEST MIDLANDS Bellway House, Relay House, Relay Point, Tamworth, B77 5PA Tel: 01827 255755 Fax: 01827 255766	
TYPE 2CAR GARAGE (Eaves to road) BRICK EAVE (Eaves type 1)	
TITLE Roof Plan	
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER 13/GAR/2C/07	REV

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



ROOF PLAN

Rev A: Revised in accordance with structural engineers calculations.

REVISIONS

Bellway

BELLWAY HOMES WEST MIDLANDS
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
Tel: 01827 255755 Fax: 01827 255766

TYPE SALES GARAGE

TITLE
Roof Plan

SCALE 1:50 DRAWN BY ABA

DATE 19.04.12 FLOOR AREA —

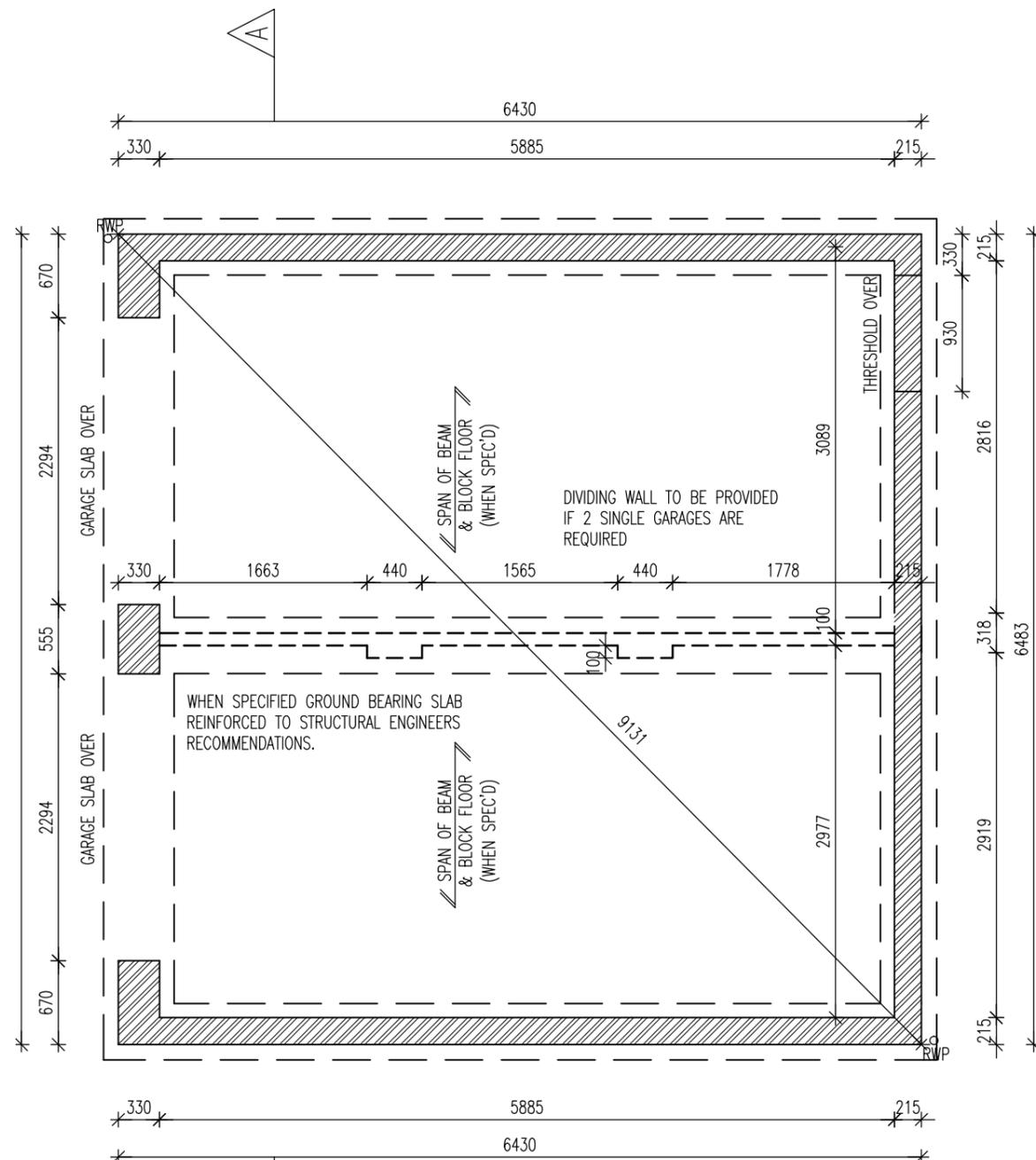
DRAWING NUMBER GAR/SAL/102 REV A

SALES GARAGE ONLY

This drawing is the property of BELLWAY p.l.c. and must not be copied or reproduced in any way whole or in part without the express permission of BELLWAY p.l.c. in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating individual sales or part of contract documents.

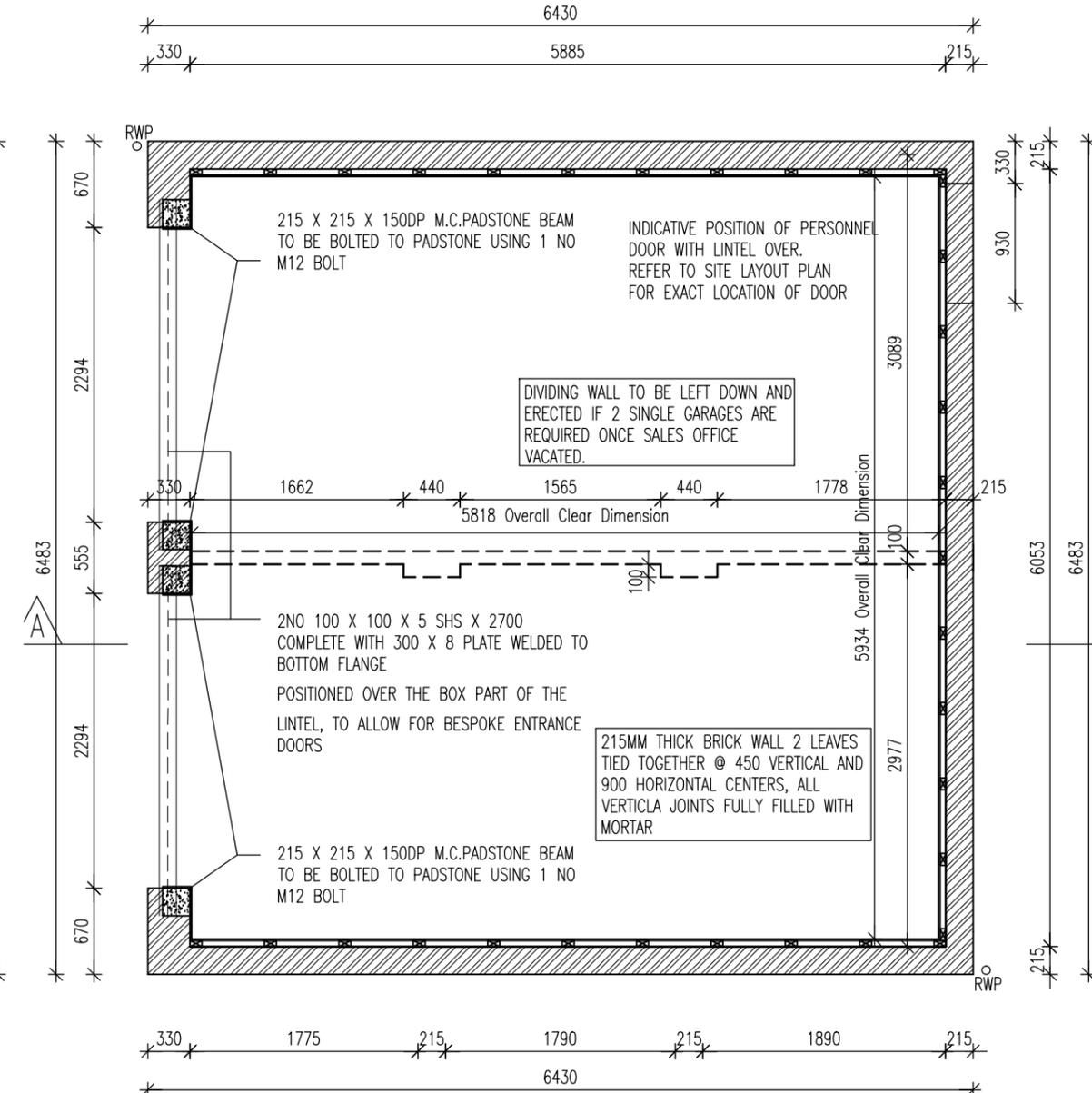
Copyright © Bellway P.L.C

All work is to comply with current British Standard specifications, Building Regulations and Statutory Authorities' regulations and particularly the requirement of the NHBC, whether specifically shown or not. This drawing is to be read in conjunction with the specification, Structural Engineer's details and other specialist drawings. Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling



PROVIDE SECONDARY DPC/CAVITY TRAY AT ENTRANCE AREA WHERE GROUND LEVELS ARE RAISED

REFER TO DRAINAGE LAYOUT FOR DETAILS OF RAINWATER PROVISIONS



FOUNDATION PLAN

GROUND FLOOR PLAN

Rev C: 215mm wall stud'd out and lined with 12.5mm plasterboard clear finished dimensions amended.

Rev B: Steelwork size adjusted in accordance with structural engineers revised calculations.

Rev A: Revised in accordance with structural engineers calculations.

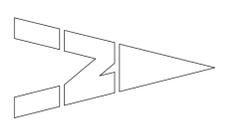
REVISIONS

Bellway

BELLWAY HOMES WEST MIDLANDS
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA
Tel: 01827 255755 Fax: 01827 255766

TYPE SALES GARAGE	
TITLE Fnd & GF Plan	
SCALE 1:50	DRAWN BY ABA
DATE 19.04.12	FLOOR AREA —
DRAWING NUMBER GAR/SAL/101	REV B

SALES GARAGE ONLY



KEY:

Full Brick Version:-
 Facing Brick: Biscock Akeley Burgundy
 Contrast Brick: Biscock Akeley Orange
 Roof Tiles: Maseley Modern Duo Smooth Grey

Part Brick / Part Render Version:-
 Facing Brick: Biscock Akeley Burgundy
 Contrast Brick: Biscock Akeley Orange
 Roof Tiles: Maseley Modern Duo Smooth Grey
 Render: Monocoarche - Colour Chalk

Full Render Version:-
 Roof Tiles: Maseley Modern Duo Smooth Grey
 Render: Monocoarche - Colour Chalk

Please Note:-
 Please refer to Street Scene Drawing Reference 1170-03 Revision A for part render / part brick detailing.

Rev D	Final Contract to start design planning layout	20/02/14	17/04/14
Rev C	Final Contract to start design planning layout	03/02/14	17/04/14
Rev B	Final Contract to start design planning layout	06/12/13	17/04/14
Rev A	Final Contract to start design planning layout	10/12/13	17/04/14
Rev 0	Final Contract to start design planning layout	10/12/13	17/04/14

Bellway
 Bellway Homes (NW) Ltd, Bellway House, Reddy Park, Reddy Drive,
 Tamworth, B77 3PA
 Tel: 01827 257575 Fax: 01827 257575

THE DEVELOPMENT AT NARROW LANE, HALESOWEN MATERIALS LAYOUT.

Scale: 1:500 @ A1
 Date: NOVEMBER 2013
 Rev No: 07
 Rev No: 07
 Rev No: 07

DO NOT SCALE FROM DRAWINGS. MINOR DIMENSIONS MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FIGURE AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON SITE.
 THIS DRAWING DESIGN & BUILDING WORKS DERIVED ARE THE © PROPERTY OF KEVIN R. TWIGGER & ASSOCIATES LTD. NO PERMISSION TO REPRODUCE OR RESPOONDED WITHOUT WRITTEN PERMISSION AND LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

DEVELOPMENT AT NARROW LANE, HALESOWEN.

Kevin R. Twigger & Associates Ltd
 Russell House, School Road, Rowand, Salford, S7 19 9SE
 Tel: 01902 851 641 Fax: 01902 851642
 Email: enquiries@krtassociates.co.uk
 www.krtassociates.co.uk

ARCHITECTURAL • CIVIL ENGINEERING LAND SURVEYORS • LANDSCAPE DESIGN

House Type	Size	No.	Total
SE	874	2	1,748
BW	1,171	8	9,368
AI	1,274	9	11,466
DE	1,289	8	10,312
BE	1,433	6	8,598
Ma	1,238	2	2,476
S02+	799	2	1,598
S04	1,061	2	2,122
Total		39	47,688 sq.ft.

Site Area	3.34 acres
Cover	14,278 sq.ft/acre

KEY:

- denotes opposite hand plot
- denotes block paving
- ◀ denotes gated access to rear gardens
- ▽ denotes door positions
- ▼ denotes personnel garage door positions
- denotes 1.2m high railings
- ◌ denotes existing trees/landscaping to be retained

MATERIALS:

Facing Brick : Ibslock Alderley Burgundy
 Contrasting Brick : Alderley Orange
 Roof Tiles : Marley Modern Duo Smooth Grey
 Render : Monocoche - Colour Chalk

- Rev. S: Complete for plot 7 & 12 revised and in part 10
 Rev. R: Materials updated to match Materials Schedule Layout
 Rev. Q: Complete for plot 14, 23, 24, 25, 26, 27, 28 & 38
 Rev. P: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. O: Complete for plot 14, 23, 24, 25, 26, 27, 28 & 38
 Rev. N: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. M: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. L: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. K: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. J: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. I: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. H: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. G: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. F: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. E: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. D: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. C: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. B: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Rev. A: Complete for plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39



CONTRIBUTION TO BE MADE TOWARDS HIGHWAY IMPROVEMENTS TO NARROW LANE TO BE AGREED WITH LPA VIA UNILATERAL UNDERTAKING

DEVELOPMENT AT NARROW LANE, HALESOWEN.

Bellway
 Bellway Homes (NW) Ltd, Bellway House, Reddy Park, Reddy Drive, Tamworth, B77 5PL
 Tel: 01827 257575 Fax: 01827 257575

THE DEVELOPMENT AT NARROW LANE, HALESOWEN
 PLANNING LAYOUT
 Scale: 1:500 @ A1
 Date: SEPTEMBER 2013
 Rev No: 1
 Rev Date: 11/09/13
 Rev No: 2
 Rev Date: 11/09/13
 Rev No: 3
 Rev Date: 11/09/13
 Rev No: 4
 Rev Date: 11/09/13
 Rev No: 5
 Rev Date: 11/09/13
 Rev No: 6
 Rev Date: 11/09/13
 Rev No: 7
 Rev Date: 11/09/13
 Rev No: 8
 Rev Date: 11/09/13
 Rev No: 9
 Rev Date: 11/09/13
 Rev No: 10
 Rev Date: 11/09/13
 Rev No: 11
 Rev Date: 11/09/13
 Rev No: 12
 Rev Date: 11/09/13
 Rev No: 13
 Rev Date: 11/09/13
 Rev No: 14
 Rev Date: 11/09/13
 Rev No: 15
 Rev Date: 11/09/13
 Rev No: 16
 Rev Date: 11/09/13
 Rev No: 17
 Rev Date: 11/09/13
 Rev No: 18
 Rev Date: 11/09/13
 Rev No: 19
 Rev Date: 11/09/13
 Rev No: 20
 Rev Date: 11/09/13
 Rev No: 21
 Rev Date: 11/09/13
 Rev No: 22
 Rev Date: 11/09/13
 Rev No: 23
 Rev Date: 11/09/13
 Rev No: 24
 Rev Date: 11/09/13
 Rev No: 25
 Rev Date: 11/09/13
 Rev No: 26
 Rev Date: 11/09/13
 Rev No: 27
 Rev Date: 11/09/13
 Rev No: 28
 Rev Date: 11/09/13
 Rev No: 29
 Rev Date: 11/09/13
 Rev No: 30
 Rev Date: 11/09/13
 Rev No: 31
 Rev Date: 11/09/13
 Rev No: 32
 Rev Date: 11/09/13
 Rev No: 33
 Rev Date: 11/09/13
 Rev No: 34
 Rev Date: 11/09/13
 Rev No: 35
 Rev Date: 11/09/13
 Rev No: 36
 Rev Date: 11/09/13
 Rev No: 37
 Rev Date: 11/09/13
 Rev No: 38
 Rev Date: 11/09/13
 Rev No: 39
 Rev Date: 11/09/13

Kevin R. Twigger & Associates Ltd
 Redhill House, School Road, Rowley, Salford, Salford, Greater Manchester, M6 6JG
 Tel: 0161 275 6511 Fax: 0161 275 6512
 Email: enquiries@krtassociates.co.uk
 www.krtassociates.co.uk

PLANNING APPLICATION NUMBER:P13/1896

Type of approval sought	Outline Planning Permission
Ward	Cradley and Wollescote
Applicant	H S Pitt & East India Trading Co 1998
Location:	FORMER FACTORY SITE, PARK LANE, CRADLEY, HALESOWEN, WEST MIDLANDS, B63 2QP
Proposal	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (ACCESS TO BE CONSIDERED)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS AND 106

SITE AND SURROUNDINGS

1. The application site measures approximately 3.6 hectares in size and is essentially made up of two parcels of land. The Southern part of the site is currently occupied by HS Pitt Ltd and contains a large steel framed industrial building that is used for the cutting, drilling and welding of steel. The Northern part of the site was previously occupied by East India Trading Co and is currently vacant and has been since the previous industrial buildings were demolished.

2. The majority of the site is taken up by hardstanding, concrete aprons and the existing building occupied to the South of the site. The land area steps up from Park Lane towards the rear of the site. The wider site area includes land to the rear of the site that has previously been excavated as part of an historic brick and tile works. There is a steep bank to the rear of the site that rises up towards Homer Hill Park to the West.

3. There are residential properties to the North (Pippin Avenue, Glynn Crescent and Brades Close) and to the South (Park Lane and Long Innage). There are other industrial/commercial premises on the opposite side of Park Lane to the West.

4. There is an existing Public Right of Way that runs along the Northern boundary of the site from Park Lane, along the boundaries of the dwellings in Pippin Avenue and Glynn

Crescent, around the top of the excavated area of the site and through to Homer Hill Park.

PROPOSAL

5. This is an Outline planning application for the redevelopment of the site for residential purposes. All matters have been reserved for subsequent consideration with only the principle of the development and the means of access to the site being put forward for consideration at this time.
6. The layout of the site, the scale and appearance of the development and the landscaping of the site would all be considered at a later date should this application be approved.
7. However an indicative layout has been submitted with the application that shows a potential layout.
8. The proposal includes two access points from Park Lane. The primary access would be taken to the South of one of the existing access points to the front of the existing HS Pitt building with an additional secondary access point being provided further to the North between the junctions with Parsonage Road and James Scott Road on the opposite side of Park Lane.
9. As part of the development of the site the existing Public Right of Way would need to be diverted. The applicant has shown a potential diversion route on the indicative site layout.

HISTORY

10. Planning history for the site dates back to 1956 and relates to the industrial heritage of the site. No relevant planning applications for the residential development of the site have previously been submitted.

PUBLIC CONSULTATION

11. Notification letters were sent to the occupiers of 65 neighbouring properties. In addition the application was advertised in the local press and through a number of site notices.
12. As a result a total of two objections have been received as well as three other letters making observations. The main issues raised are:
 - The access/egress would be on a blind bend and is not suitable as traffic regularly exceeds 80mph on this road and there have been numerous accidents along this road;
 - Potential for overlooking;
 - Potential disturbance during construction;
 - Close proximity of proposed dwellings;
 - Potential for fly-tipping
 - Concern over maintaining security to the wooded area to the rear.
13. One of the above letters also stated that the development looks good and that the local resident hopes that the scheme gets built.
14. Following the receipt of an amended plan showing the indicative line of the re-directed public right of way the proposal was re-advertised for a period of 7 days with the neighbour notification process being repeated.

OTHER CONSULTATION

15. Group Engineer (Highways): No objection subject to conditions relating to visibility splays and the diversion of the existing Public Right of Way.
16. Head of Environmental Health and Trading Standards: No objection subject to conditions relating to Land Contamination and Noise mitigation measures.

17. Environment Agency: No objections subject to Conditions relating to Groundwater and Land Contamination.
18. West Midlands Police: No objection raised however a number of detailed comments have been made regarding the indicative layout. As this is an Outline application where the layout is not being considered these detailed comments are premature. However they have been sent to the application for future consideration.
19. West Midlands Fire Service: No objection. Suitable water supplies for fire fighting shall be provided in consultation with West Midlands Fire Service once a Water Scheme Plan has been produced and approved by the relevant Water Company.

RELEVANT PLANNING POLICY

20. National Planning Guidance (2012)
 - Section 1: Building a strong, competitive economy
 - Section 6: Delivering a wide choice of high quality homes
 - Section 11: Conserving and enhancing the natural environment
21. Black Country Core Strategy (2011)
 - CSP1 The Growth Network
 - CSP3 Environmental Infrastructure
 - CSP4 Place Making
 - DEL1 Infrastructure Provision
 - DEL2 Managing the Balance between Employment Land and Housing
 - HOU1 Delivering Sustainable Housing Growth
 - HOU2 Housing Density, Type and Accessibility
 - HOU3 Delivering Affordable Housing
 - EMP1 Providing for Economic Growth
 - EMP3 Local Quality Employment Areas
 - EMP4 Maintaining a supply of Readily Available Employment Land
 - TRAN2 Managing Transport Impacts of New Development
 - TRAN4 Creating Coherent Networks for Cycle and for Walking

- ENV 1 Nature Conservation
- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality
- ENV 5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV 6 Open Space, Sport and Recreation
- ENV 7 Renewable Energy
- ENV 8 Air Quality

22. Unitary Development Plan (2005) (Saved Policies)

- DD1 Urban Design
- UR9 Contaminated Land
- NC1 Biodiversity
- AM13 Public Rights of Way

23. Supplementary Planning Guidance/Documents

- Open Space, Sport and Recreation Provision Supplementary Planning Document
- Affordable Housing Supplementary Planning Document
- Nature Conservation Supplementary Planning Document
- New Housing Development Supplementary Planning Document (2012)
- Planning Obligations Supplementary Planning Document (2011)
- Design for Community Safety Supplementary Planning Guidance
- Parking Standards Supplementary Planning Document (2011)

ASSESSMENT

24. The main issues are

- Principle
- Occupier and Neighbour Amenity
- Access and Parking
- Nature Conservation
- Planning Obligations

- National Homes Bonus
- Other Issues

Principle/Policy

25. The National Planning Policy Framework (NPPF) states that development that is sustainable should go ahead, without delay and that a presumption in favour of sustainable development is the basis of every plan and decision.
26. Development proposals should be approved that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.
27. Section 6 of the NPPF has specific relevance to this proposal seeking to significantly boost the supply of housing advising that housing applications should be considered in the context of the presumption in favour of sustainable development.
28. The NPPF (and Black Country Core Strategy) promotes the provision of housing on previously developed land (PDL) such as this. It is considered that, subject to the provisions of the Core Strategy, the re-use of this previously developed site for residential development would accord with the overarching provisions of the NPPF.
29. The application site was previously designated as a Key Industrial Area on the Dudley UDP Proposals Map. That designation has subsequently been replaced and superseded by the following adopted Black Country Core Strategy Policies: EMP1 (Providing for Economic Growth), EMP3 (Local Quality Employment Areas), EMP4 (Maintaining a Supply of Readily Available Employment Land) and Policy DEL2 (Managing the Balance between Employment Land and Housing).

30. Policy DEL2 is intended to ensure the delivery of the Core Strategy Spatial Objectives by providing a clear framework for a continuous supply of housing and employment land to meet the needs of the Black Country to 2026. Without intervention, the Black Country is forecast to contain a surplus of employment land by 2026 and Policy DEL2 seeks to manage the release of the poorest quality employment land which is not protected by Policies EMP1, EMP2, EMP3 and EMP4.
31. The site also falls inside Regeneration Corridor 13 (Jewellery Line – Rowley Regis – Stourbridge Junction). The site is on the edge of a very broad location for the retention of employment land however these are not specific designations and are intended as diagrammatic and indicative proposals. The spatial strategy for this corridor is for its consolidation *as a housing corridor through the development of obsolete areas of industrial land..... A key feature of the strategy will be to create new residential communities to substantially increase the catchment and population base of Blackheath, Cradley Heath and Lye...*
32. It is considered that subject to the proposal satisfying the requirements of Policy DEL2 the principle of the redevelopment of the site for residential use would be acceptable.
33. Policy DEL2 states that before considering the release of employment land we will:
- Ensure satisfactory arrangements for the relocation of existing occupiers to safeguard the existing employment base;
 - Ensure that the development does not adversely affect the operation of existing or proposed employment uses;
 - Ensure that the site is no longer viable and required either for employment use, including relocation of businesses displaced from sites released to other uses, or other employment generating uses.
34. In accordance with the above the applicant has submitted a detailed Planning and Economic Statement containing the following information:

- The majority of the site has been cleared of buildings with only the building currently occupied by HS Pitt Co Ltd remaining. The business is seeking to expand and is seeking larger more prestigious premises. The applicant wishes to remain within Dudley and suitable premises have been identified at Yorks Park, Blowers Green Road however the disposal of the application site is necessary in order to fund the relocation and expansion of the business. It should be noted however that the relocation of the existing business to another premises within Dudley cannot be controlled.
- Although there are other industrial premises on the opposite side of Park Lane there is a clear distinction between this site and the wider Industrial Area to the West. The application site is bordered to both the North and South by residential properties and is the only industrial site on this side of Park Lane. As a residential development the site would sit much more comfortably with its immediate neighbours and it is not considered that it would result in a detrimental impact on the operation of the existing industrial businesses on the opposite side of Park Lane. The application has been supported by a Noise Impact Assessment that concludes that the site is affected by elevated levels of road traffic noise and that the noise from the industrial units on the opposite side of Park Lane is not significant. Mitigation measure can be incorporated in any future dwellings including glazing with a specific noise attenuation level, the use of acoustic fencing and the specific layout of the site. The Head of Environmental Protection and Trading Standards accepts the findings of the report and does not raise any objection to the proposal. It is therefore considered that the release of this land for housing would not result in any adverse impact on the operations of the other existing industrial uses.
- The main cleared area of the site previously accommodated a range of buildings providing 6,500sqm of industrial floorspace that was occupied by Mid Tech Plastic Moulding Services. The company went into financial difficulty in 2007 and alternative tenants were sought through site boards and advertising but no interest was shown. The company declared bankruptcy and vacated the site in 2009. Another manufacturer subsequently occupied half of the floorspace and marketing

continued for the remaining area. In August 2009 the occupied area of the building was subject to a fire that resulted in the closure of that business. Despite continued marketing of the premises no further interest was shown. The site became subject to vandalism, arson and metal theft and the buildings were subsequently demolished in 2010 following advice from the Fire Service and the Council's Health and Safety Officers. It is considered that the overall site is no longer viable or required for continued employment use.

35. It is considered by the Local Planning Authority that the applicant has provided sufficient information to address the requirements of Policy DEL2 and that the release of the land for housing is acceptable in principle.
36. The site has historic environment sensitivity and it has the following designation on the Council's Historic Buildings, Sites and Monuments Record: (No.7716) Site name: Park Lane, site of Brick Kiln. General description: Recorded in 1843 Cradley Tithe Map. Owned by Joseph William Kings. Called a Brick, Tile and Drain Pipe Works in 1884 O.S. map and chapelworks brick, tile and terracotta in 1903.
37. Given the potential historic environment sensitivity of the site it is considered appropriate to ensure that an Archaeology Assessment is submitted alongside any detailed layout proposals (as part of the Reserved Matters application).
38. It is considered that the principle of the release of this industrial land for residential redevelopment is acceptable and that, subject to the detailed design, it has the potential to have a positive impact on the character and appearance of the surrounding area.

Design

39. As stated this is an Outline application and as such precise details of the design, scale and appearance of the dwellings as well as the landscaping of the site would be considered as part of a subsequent Reserved Matters application should this application be approved.

40. The indicative site layout that has been submitted in support of the application shows approximately 80 dwellings across the site. This site is included in the 2011/2012 Strategic Housing Land Availability Assessment Update where it is identified as being able to provide up to 88 dwellings by 2016/17.
41. It should be noted that this is purely indicative and that it is considered that the final number of dwellings could be above or below that figure depending on the mix of housing types that are provided and the final layout design.

Neighbour Amenity

42. As stated there are existing residential properties to the North and South of the site. The properties to the North are generally at a higher level than the application site as the land levels rise from West to East and South to North with the dwellings in Glynn Crescent and Brades Close in particular being significantly elevated above the site.
43. The properties to the South along Park Lane and Long Innage are generally set at a similar level to, or below, the application site. The dwellings in Long Innage back onto the site and care would need to be taken at the detailed design stage to ensure that the siting and orientation of the proposed dwellings did not result in a detrimental impact on outlook or privacy of the occupiers of those properties.
44. However given the overall size of the site it is considered that there is sufficient space to ensure that the Council's separation distances are achieved. In addition it is considered that a residential development would be a much more appropriate land use than the existing industrial use.
45. It should be noted that the occupiers of neighbouring properties would be consulted again once the Reserved Matters application has been submitted.

Occupier Amenity

46. It is considered that there is sufficient space within the site to allow for the appropriate amount of private amenity space to be provided (gardens with a minimum length of 11

metres) whilst ensuring that the correct level of car parking is achieved and that the design of the dwellings is of a high quality.

47. As stated above the detailed layout of the site and design of the proposed dwellings would need to take account of the noise generated by the existing industrial properties to the West and to the traffic noise generated along Park Lane.
48. The application is accompanied by a noise impact assessment which has surveyed the surrounding noise sources to establish how the application site is affected.
49. The noise impact assessment has determined that the 'front' of the site facing Park Lane is affected by elevated levels of road traffic noise. This includes HGVs accessing the industrial premises off Park Lane. It also concludes that industrial noise from the units is not a significant contributor to the noise climate of the site. The report goes onto recommend that noise mitigation measures are incorporated into the development to protect amenity, particularly for those properties that will boarder with, or have line of sight to, Park Lane. These measures include glazing with a minimum noise attenuation of R_{TRA} 35dB and acoustic trickle vents for habitable rooms with a view to Park Lane. Also, 2 metre high close boarded acoustic fences will be required to protect outdoor amenity space although the actual gardens affected are not known at this stage as the layout is indicative. Buildings along the western boundary will also need to be positioned so as to provide adequate screening to the rest of the development, particularly those plots that do not benefit from the enhanced glazing and ventilation treatment. The noise levels affecting the site will need to be re-modelled and based on the final layout when this is known. Environmental Protection accepts the findings of the report.
50. At the reserved matters stage, when a layout is put forward for approval, a final scheme of noise mitigation will need to be agreed with the Local Planning Authority. The scheme will need to take into account the recommendations made in the noise impact assessment and apply them to the final layout. The Head of Environmental Protection and Trading Standards is satisfied that subject to this then the site could be developed for a residential use whilst providing a satisfactory level of amenity for future occupiers. It is recommended that a suitable Condition is attached to ensure that a noise

mitigation scheme is submitted alongside the Reserved Matters application that includes the layout of the site.

51. There is a significant change in levels towards the East of the site with what is effectively a cliff face being present at the edge of the area where historic excavation has taken place. It is considered appropriate to request that detailed information is submitted in support of any subsequent application relating to the layout of the site to demonstrate both the stability of that land and also its impact on sunlight/daylight within the proposed dwellings. The indicative layout suggests that dwellings could be built in close proximity to that part of the site and it could be that a buffer area would need to be provided.
52. The adopted Open Space, Sport and Recreation Provision SPD states that development proposals of 80 residential units or more should explore, where practical to do so, the requirement for new on-site recreational public open space. Whilst the total number of residential units are not known at this stage the indicative layout does show that approximately 80 dwellings could be provided across the site.
53. However the SPD also states that for sites which are already well-served by existing nearby off-site recreational public open space, which is safely accessible from the proposal site, then the developer will not be required to provide new on-site open space within the residential layout.
54. Given that Homer Hill Park is located immediately to the West of the site and that the applicant would be required to ensure that there is a pedestrian link through the site to the Park it is not considered necessary to ensure that on-site open space is provided.
55. It is considered that the proposed development would result in an acceptable level of amenity for the occupiers of the proposed dwellings.

Access and parking

56. As stated the proposed vehicular access for the development would be taken from two access points along Park Lane.

57. Detailed plans of the proposed access points have been submitted with the application and these have been considered in detail by the Group Engineer (Highways).
58. Visibility splays of 2.4m by 59m would be provided from both of the access points and the applicant has agreed to dedicate the land within the visibility splays as Highway which would ensure that it is kept free from development.
59. The Transport Assessment submitted in support of the application indicates that the give way priority junction into the site should operate satisfactorily with a low flow to capacity ratio. The findings of the assessment are accepted in this respect. The Transport Assessment also looked into the effects of on the junctions of Lyde Green / Netherend and Park Lane / Park Road. The PICADY Modelling assessment also indicated a low ratio of flow to capacity and therefore the Highway Authority does not raise any concerns in this respect.
60. It is considered that the amount of traffic that would be generated by the proposed development would be acceptable and that the proposed development would not result in a detrimental impact on highway safety. As such the Group Engineer is satisfied that the proposed access to the site would not result in any issues of highway safety.

Public Right of Way

61. There is a definitive Public Right of Way (PRoW H204) running through the site along its Northern boundary to its Eastern boundary and joining onto the Public Open Space bounded by the Midland Heart development /Long Innage and West Road South. Whilst the PRoW has physically been lost in places (especially along the Northern boundary of the site) the designation still applies and must be addressed as part of the planning process.
62. The PRoW rises steeply from its junction with Park Lane to the Eastern boundary of the site and in most part is relatively inaccessible and is probably rarely used, although there is some evidence that certain sections of the PROW are used.

63. It is considered that the most appropriate course of action would be to divert the PRoW through the site to provide a new link between Homer Hill Park and Park Lane. Following discussions with the Council's Public Rights of Way Officer the applicant has included an indicative alternative route of the PRoW what would go through the proposed development and up to Homer Hill Park through the South Eastern corner of the site. An additional short length of PRoW is also proposed adjacent to the application site within the adjacent park to make a meaningful and useable connection.
64. If this application is approved then the applicant would need to provide full details of the proposed footpath and would also need to formally apply for the diversion of the existing PRoW. As this is an Outline application it is considered that the most appropriate course of action would be for this to be undertaken alongside the Reserved Matters application that secures the detailed layout of the site.
65. Given the change in levels across the site the new PRoW would need to be stepped in part. In addition it would be located through the SLINC at the East of the site and careful consideration of its final design and route will be required to ensure that it does not have a detrimental impact on that area.
66. Whilst the footpath could run towards the rear of the existing dwellings within Long Innage any impact on the occupiers of those properties would be given full consideration at the detailed design stage.

Nature Conservation

67. The Eastern (rear) half of the application site is designated as part of a wider Site of Local Importance for Nature Conservation (SLINC). Policy ENV1 (Nature Conservation) seeks to ensure that locally designated nature conservation sites are protected from development proposals which could negatively impact upon them.
68. The applicant has submitted a Phase 1 Habitat Survey and Ecological scoping report in support of the proposal. This concludes that as there is the potential for the SLINC to be adversely affected it is recommended that an ecological mitigation and management plan is secured by Condition and prepared in advance of the detailed design stage. It

is considered that this is an appropriate recommendation as the layout submitted with the application is purely indicative and the purpose of this application is essentially to consider the principle of the redevelopment of the site for a residential use.

69. The report makes other recommendations relating to lighting and the retention and improvement of the woodland and grassland to the Eastern edge of the site.
70. The report also states that some areas of the site may be suitable for reptiles and it recommends that further survey work is undertaken prior to the detailed design stage. A suitably worded condition is proposed to ensure that all of the information recommended by the submitted Ecological Scoping report is submitted alongside the subsequent Reserved Matters application.
71. As part of the proposal the development is expected to make a contribution towards Nature Conservation enhancements. This would also be secured through a suitably worded condition and would ensure that the proposal had no detrimental impact on the SLINC and would also include such measures as the installation of additional bat boxes, bird boxes and additional planting of appropriate species.
72. A badger sett is located within the SLINC (although outside of the application site). Badgers are protected under the Protection of Badgers Act 1992 that makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger or attempt to do so, or to intentionally or recklessly interfere with a sett.
73. Any works that would disturb the sett would require a licence to be issued by Natural England. If such a licence is required (and granted) then works within 30 metres of the sett could only be undertaken between July and November. If such a licence is required and not obtained by the developer then any works that disturb the sett would be illegal.
74. It is considered that, subject to mitigation and enhancement work the proposed development would not have a detrimental impact on the Nature Conservation value of the site or adjoining land and that positive enhancements can be achieved.

Planning Obligations

75. Black Country Core Strategy (BCCS) Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
76. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
77. In determining the required planning obligations on this specific application the following three tests as set out in the Community Infrastructure Levy (CIL) Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;
 - c) fairly and reasonably related in scale and kind to the development.
78. Following consideration of the above tests the following planning obligations are required for this application:
79. On-Site Provision (to be secured by condition)
- Public Realm
 - Nature Conservation
 - Public Art
 - Air Quality Enhancement
80. On-Site Provision (to be secured by a S106 agreement)
- Affordable Housing (25%)

81. It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.
82. This development complies with the requirements of BCCS Policy DEL1 and the Planning Obligations SPD.
83. The applicant has agreed to these planning obligations.

New Home Bonus

84. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A “local finance consideration” means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of CIL.
85. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
86. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.

87. Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be “bought”.
88. Whilst it is likely that the development would result in a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

89. The proposed development would provide new dwellings on a previously developed site within an identified strategic Regeneration Corridor that has an emphasis on housing led growth. The proposal would not result in a detrimental impact on highway safety or on the use of the neighbouring open space. Consideration has been given to policies CSP1, CSP3, CSP4, HOU1, HOU2, HOU3, DEL1, DEL2, EMP1, EMP2, EMP4, ENV1, ENV2, ENV3, ENV5, ENV6, ENV7, ENV8, TRAN2 and TRAN4 of the Black Country Core Strategy and saved Policies DD1, UR9, NC1 and AM13 of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be APPROVED subject to a S106 agreement and to the following conditions with delegated powers to the Director of the Urban Environment to make amendments to these as necessary.

- a) The applicant entering into a Section 106 Agreement for a contribution towards affordable housing.
- b) The completion of the Agreement by 22nd March 2014 and, in the event of this not happening, the application being refused if appropriate.
- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Conditions and/or reasons:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
2. Approval of the details of appearance, layout, scale and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is begun.
3. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic on Park Lane has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed in full prior to the first occupation of any of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall take account of the recommendations made in the noise impact assessment report reference B7151/ENV/P1 submitted with the application. The protection measures in the agreed scheme shall thereafter be maintained throughout the life of the development
4. No development approved by this permission, including the construction of any building, shall be commenced until a scheme to deal with contamination of land (including ground gases and vapours) has been submitted to and approved by the Local Planning Authority (LPA). For the avoidance of doubt the scheme shall include all of the following measures unless otherwise agreed in writing with the Local Planning Authority:
 - i) A desk-top study to formulate a conceptual model of the site. The requirements of the LPA shall be fully established before the desk-study is commenced;

- ii) Once the desk study has been approved by the LPA, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the LPA and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;
- iii) Following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the LPA prior to commencement of the development. The contamination proposals shall include provisions for validation monitoring and sampling, including a scheme and criteria for both the use of imported materials and reuse of site-won materials, and be retained throughout the lifetime of the development.
5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified development must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An additional investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared and submitted to and approved in writing by the Local Planning Authority.
 6. The contamination proposals agreed under Condition 4 (and Condition 5 if required) shall be implemented in full and no deviation shall be made from them without the express written agreement of the LPA.
 7. Prior to the first occupation of any of the dwellings hereby approved a completion report confirming the objectives, methods, results and conclusions and demonstrating that the approved contamination proposals have been fully implemented and completed shall be submitted to and approved in writing by the Local Planning Authority.
 8. No development shall commence until full details of the nature conservation enhancement works referred to in the Extended Phase 1 & Phase II Update Surveys (issue date 14/10/13) have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and shall be maintained thereafter for the life of the development.
 9. Full details of works of public art shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details prior to first occupation of the development and shall be maintained thereafter for the life of the development.
 10. No development (other than site clearance works) shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the

approved Statement and retained in accordance with the Statement for the lifetime of the development.

11. No development shall commence until details for the provision of external electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
12. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
13. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, [including sections in direction xxx] shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.
14. Development shall not begin until details of plans and sections of the lines, widths, levels, gradients and form of construction of service/access roads and drainage systems have been submitted to and approved by the Local Planning Authority.
15. No development shall commence until details of the proposed boundary treatment to the site has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected in accordance with the approved plans prior to the first occupation of any of the dwellings, and shall be retained as such thereafter.
16. 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.
17. The Reserved Matters application that includes the layout of the site shall include full details of the diverted Public Right of Way to be provided at the front of the site. The footway shall be provided in full accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter for the lifetime of the development.
18. The Reserved Matters application that includes the Layout of the site shall be accompanied and informed by the conclusions of a Ground Stability Report.
19. The Reserved Matters application that includes the Layout of the site shall be accompanied and informed by a Daylight/Sunlight Assessment.
20. The Reserved Matters application that includes the Layout of the site shall be accompanied and informed by a scheme for noise mitigation with respect to noise sources other than for road traffic, the scope of which shall first be agreed in writing with the Local Planning Authority.



© Crown Copyright. All rights reserved. Licence number AR 161462.

SCALE: 1:2500 @ A4

REF: JBB8051
 CLIENT: HS Pitt & East India Trading Co 1998 Limited
 DATE: December 2013
 STATUS: Final

CHECKED BY: KE
 DATE CHECKED: 20/12/13
 REVISION: 00
 PREPARED BY: JP



Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of the document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

 Denotes Indicative Public footpath diversion

B	Footpath diversion amended following LA comments	1/10/14	AG	
A	Footpath diversion & additional junction indicated	13/02/14	DI	
Rev	Description	Date	Initial	Checked



Highfield House, 5 Ridgeway
 Quinton Business Park, Birmingham B32 1AF
 T: +44(0)121 213 5500 E: rpsbrm@rpsgroup.com F: +44(0)121 213 5502

Client

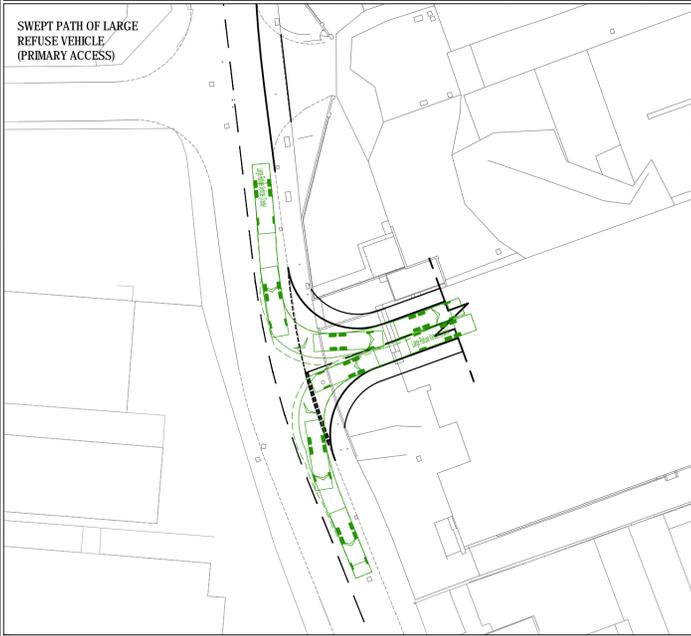
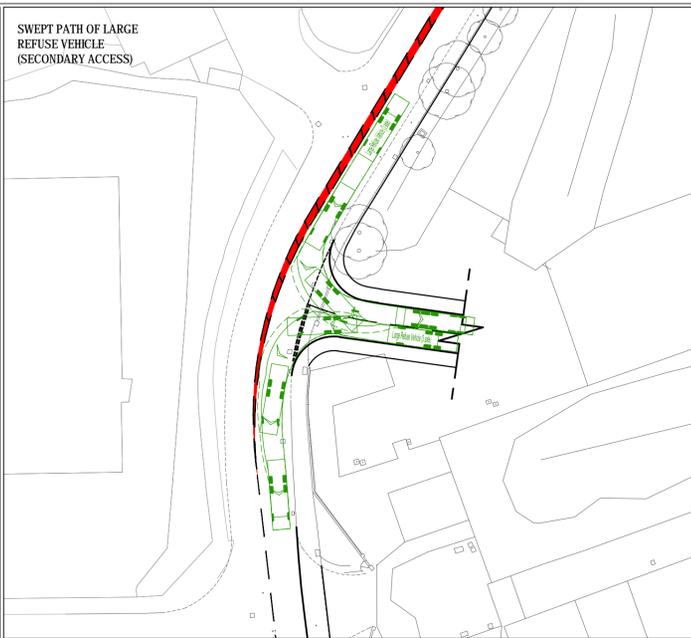
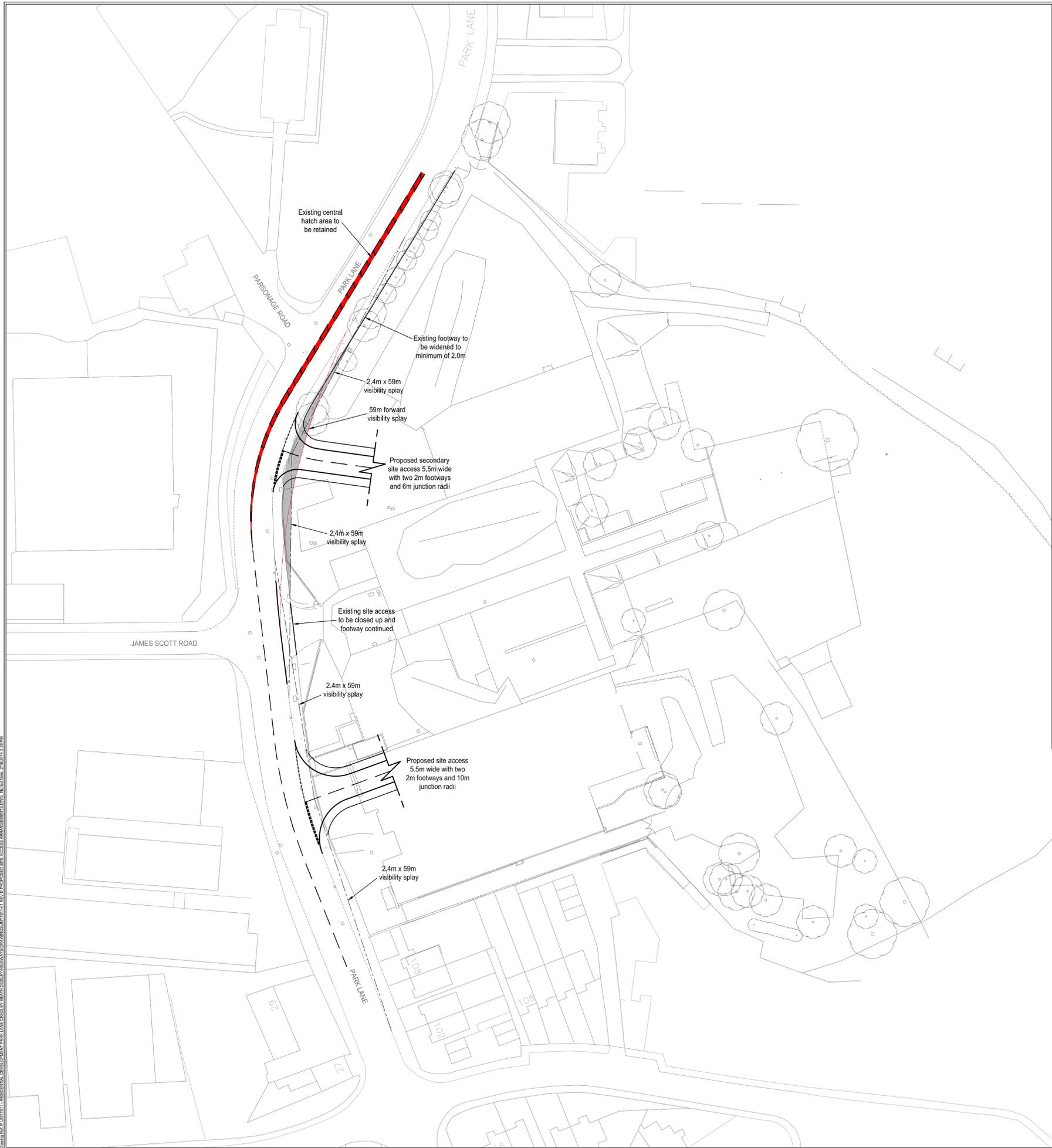
Project Park Lane
 Cradley Heath

Title Coloured Layout

Status	Drawn By	PM/Checked by
PLANNING	APB/AG	DJ
Job Ref	Scale @ A3	Date Created
AAH5147	1:1000	05/08/2013

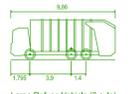
Drawing Number	Rev
01	B





- NOTES**
1. If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
 2. All dimensions are in metres unless stated otherwise. It is recommended that information is not scaled off this drawing.
 3. This drawing should be read in conjunction with all other relevant drawings and specifications.

KEY
 Area of site to be retained for visibility purposes



Large Refuse Vehicle (3 axle)
 Overall Length 9.860m
 Overall Width 2.450m
 Overall Body Height 3.815m
 Min Body Ground Clearance 0.366m
 Track Width 2.450m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 9.500m

D	Junction radii annotations added	SM	EON	18.02.14
C	Emergency access replaced with secondary access, additional swept path added and visibility splays amended to suit	SM	EON	13.02.14
B	Area to be retained for visibility purposes added and spot levels removed for clarity	SM	EON	29.01.14
A	Junction visibility splays amended, forward visibility splay added, emergency access widened and swept paths added	SM	EON	20.01.14
rev	amendments		by	ckd
			date	

RPS
 Planning and Development
 20 Milton Park
 Abingdon
 Oxfordshire
 OX14 4SH

T +44 (0) 1235 432 190
 W www.rpsgroup.com
 E Transport@rpsgroup.com

Client H.S. Pitt and East India Trading Company

Project Land at Park Lane, Cradley Heath, Dudley

Title Proposed Site Access Arrangements

Drawing Status	Date Created	Drawing Scale
FOR INFORMATION	14.10.2013	1:500
Drawing Size	Project Leader	Drawn By
A1	EON	SM
		Initial Review
		PJ

Drawing Number JNY7911-01

Rev D

PLANNING APPLICATION NUMBER:P14/0042

Type of approval sought	Full Planning Permission
Ward	Netherton Woodside and St Andrews
Applicant	Mr Mazhar Hussain
Location:	43, HALESOWEN ROAD, NETHERTON, DUDLEY, DY2 9QD
Proposal	CONVERSION OF GARAGE TO FORM HABITABLE ROOM WITH NEW BAY WINDOW TO FRONT. SINGLE AND TWO STOREY REAR EXTENSION (PROPOSED). ERECTION OF DETACHED STORAGE BUILDING IN REAR GARDEN (RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The 859m² application site comprises a 1950s hipped roofed detached house with red facing brick and concrete roof tiles. There are existing single storey additions to the rear of the property. The rear garden slopes downwards towards the east and some re-grading works have recently been carried out with a retaining wall and steps having been erected towards the end of the garden and partially along the southern boundary. A detached store has also been erected at the end of the garden on the lower ground level. There is parking to the front and side of the property.
2. 45 Halesowen Road is a three storey semi-detached house to the south of the site. This property has outbuildings to the rear which form a significant portion of the common boundary with the application property. The levels of the rear garden associated with this property also step down significantly and the remainder of the southern boundary comprises a low dwarf wall. A section of retaining wall which has recently been constructed within the rear garden of the application property appears approximately 600mm higher than the dwarf wall.

3. Mircon House (41 Halesowen Road) is a residential care home adjacent the site to the north and there is a relatively dense boundary treatment in place. There is a two storey wing to the rear of this premises and a small conservatory. There is an area of hard-standing immediately to the side/rear which is used for parking. The rear amenity space associated with this care home is concentrated towards the rear boundary and wraps around the northern and eastern boundaries of the application site. Netherton Park also borders the site to the east.
4. The property is situated within a mixed residential/commercial area and falls within Netherton Local Centre. The street scene comprises a broad mix of residential/commercial premises set upon a staggered building line.

PROPOSAL

5. It is proposed to convert the existing garage to form a habitable room and replace the existing garage door with a bay window. Existing single storey extensions would be removed from the rear and a two storey rear extension erected in order to enlarge the existing kitchen and provide a new dining room at ground floor with two additional bedrooms above. A replacement single storey rear extension would also be erected to provide a store/wc.
6. This application is also part retrospective to include the retention of a detached store which has been erected in the lower rear garden without the benefit of planning consent.
7. The proposed front bay window would replicate the existing bays within the front elevation with a flat roof and maximum projection of 1m from the principal wall. The two storey rear extension would project 4m from the existing rear elevation and would be 9.8m in width. It would be set in 8m from the southern boundary and 4.5m from the northern boundary. It would adopt a hipped roof which would be no higher than the ridge height of the main roof. A ground floor dining room window and first floor bedroom window would be inserted in the flank wall of the extension facing towards the southern boundary and a kitchen window and bedroom window would

also be inserted on the other side towards the northern boundary. All of these windows would be secondary light sources.

8. The proposed single storey rear extension would directly replace the existing single storey extensions which are to be demolished towards the northern boundary. This element of the proposal would finish level with the existing (main) rear and side elevations and would adopt a mono-pitch roof to a maximum height of 3.5m in height.
9. The detached outbuilding which has been erected in the far north eastern corner of the garden on a concrete plinth is at a significantly lower level than the main dwelling. This structure is 8.9m in length, 5.9m in width and a maximum of 2.6m in height. It is set in 0.75m from the rear (eastern) boundary of the site and 0.9m from the northern boundary. It has been constructed in block work with an unpainted render finish.
10. This application is being considered alongside application P14/0043 which proposes the completion and retention of the re-grading works and retaining walls within the rear/side garden and follows this application on the agenda.

HISTORY

11. None

PUBLIC CONSULTATION

12. Direct notification was carried out to two neighbouring properties and two ward councillors. One letter of objection has been received from a Councillor. The following material issues are raised;
 - That the driveway leads to a very busy road by a junction at the brow of a hill and that any increase in the size of the property and possible increase in traffic would be dangerous.

13. The same neighbours and Councillors were re-notified following receipt of amended plans detailing the conversion of the existing garage and replacement of the garage doors with a bay window. A second objection has been received from the same Councillor who raises the following material issues;

- That the additional habitable space will further exacerbate the traffic problems.

14. The final date for receipt of representations is 26th February 2014 and any further comments received will be reported in a pre-committee note.

OTHER CONSULTATION

- None required

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2012)

Black Country Core Strategy (2011)

- ENV3 Design Quality

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- PGN 12. The 45 Degree Code
- PGN 17. House extension design guide

ASSESSMENT

15. Key issues;

- Visual Amenity
- Neighbour Amenity
- Highway Safety

Visual Amenity

16. Saved Policy DD4 of the UDP states that alterations to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. The proposed front bay window would be modest and would relate satisfactorily to the existing design. The majority of the proposed works would be carried out to the rear of the property and the extensions would relate satisfactorily in design terms. Whilst the proposed two storey addition and the outbuilding is large, the property occupies a generous plot and sufficient rear amenity space would remain to serve its occupiers.
17. The outbuilding currently appears untidy as it has an unpainted render finish and it is therefore considered appropriate to attach a condition, ensuring that it is painted to improve its visual appearance. Subject to condition, there would be no demonstrable harm to the street scene or character and appearance of the area and in this respect it is therefore considered compliant with saved UDP Policy DD1 and DD4 of the Dudley UDP (2005) and PGN 17 – House Extension Design Guide.

Neighbour Amenity

18. The proposed two storey extension would be set in significantly from the southern boundary. The property to the south has high sided outbuildings running along the majority of the common boundary and no loss of light or outlook would be experienced in this respect. There would be no contravention of the 45 Degree Code guidelines relative to the proposed extensions.
19. The relationship with the care home to the north of the site is nearer, however, at its closest point the two storey element of the proposal is 4.5m from the common boundary. Again there would be no contravention of the 45 Degree Code guidelines with regards to the two storey and single storey elements of the proposal. There may be some loss of light to the area immediately to the rear of the care home given the orientation of the two properties, however, this area is used for parking

and would generally receive limited light given the dense boundary planting. Refusal of permission is not therefore considered justifiable in this regard.

20. It is considered that the first floor bedroom windows proposed on both sides of the proposed two storey rear extension have the potential to overlook the private spaces to the rear of the neighbouring property to the south and the care home to the north. These windows are secondary light sources and it is therefore considered appropriate to condition the use of obscure glazing and restrict the openings in order to prevent overlooking.
21. Under Class E of the General Permitted Development Order (as amended) 2008 an outbuilding can be erected within the curtilage of a dwelling up to a maximum height of 2.5m if it falls within 2m of a boundary and provided that the total area of ground covered by structures (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). The outbuilding only marginally exceeds this height allowance by 100mm and if it was reduced in height it could be a significantly larger structure. Also if 2m from a boundary, the building could also be significantly taller at up to 4m in height without the need for planning permission.
22. The outbuilding is set in significantly from the southern boundary and there has been no loss of amenity in this respect. Whilst the structure sits close to the boundary with the area of amenity space serving residents of the adjacent care home, this area occupies a secluded location enclosed by high trees and as such receives limited light. As the outbuilding is only 100mm higher than what could be erected under permitted development refusal of permission is not considered justifiable. It is, however, considered appropriate to attach a condition ensuring that the outbuilding is ancillary to the use of the main dwelling for the lifetime of the development.
23. It is considered that there would be no demonstrable harm to the general amenities of neighbouring properties which adjoin the site and the proposal is therefore considered compliant with saved Policy DD4 – Development in Residential Areas of the UDP (2005).

Highway Safety

24. The property is a large family dwelling and the addition of the extensions would increase the number of bedrooms from four to six. There is ample parking provision within the curtilage of the property and refusal of permission on highway safety grounds is not considered justifiable.

CONCLUSION

25. It is considered that the proposed extensions would relate satisfactorily to the existing dwellinghouse protecting visual and residential amenity. The outbuilding is only marginally higher than what can be erected under permitted development and there would be no demonstrable harm to neighbouring amenity. Subject to appropriate conditions, the proposal is considered compliant with Saved UDP Policies DD1 - Urban Design and DD4 – Development in Residential Areas, Planning Guidance Note 17 – House Extension Design Guide and 12 The 45 Degree Code.

RECOMMENDATION

26. It is recommended that the application is APPROVED subject to the following conditions;

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

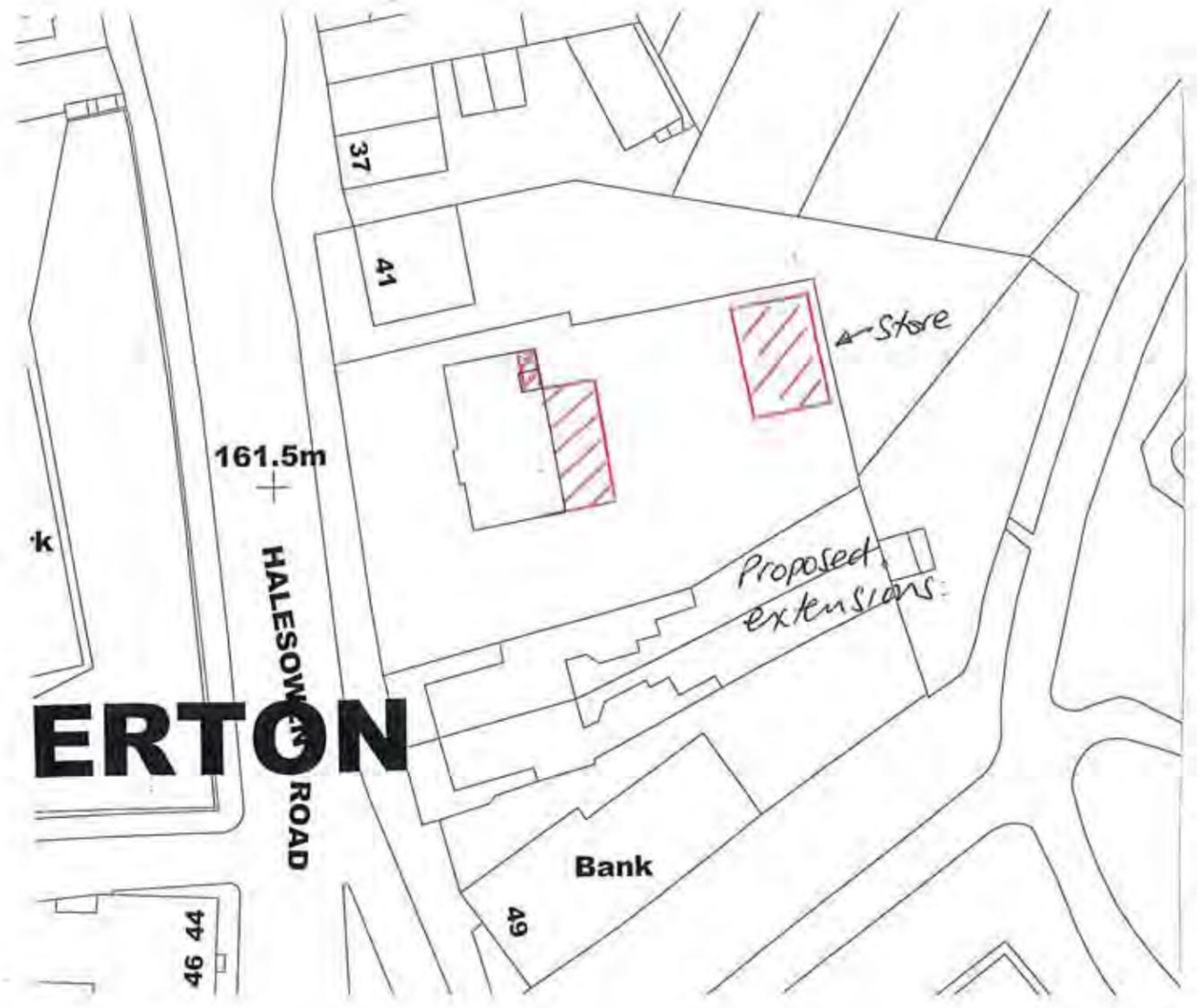
NOTE TO APPLICANT

The granting of planning permission does not confirm the structural integrity of the proposed development. Local Planning Authorities do not have a duty of care to individual landowners when granting applications for planning permission and are not liable for loss caused to an adjoining landowner for permitting development. Sections 77 and 78 of the Building Act 1984, provides Local Authorities with powers to take action with respect to dangerous buildings/structures. Therefore, should the development raise concerns in the future with respect to its structural stability there are powers under separate legislation to planning that would enable the situation to be rectified.

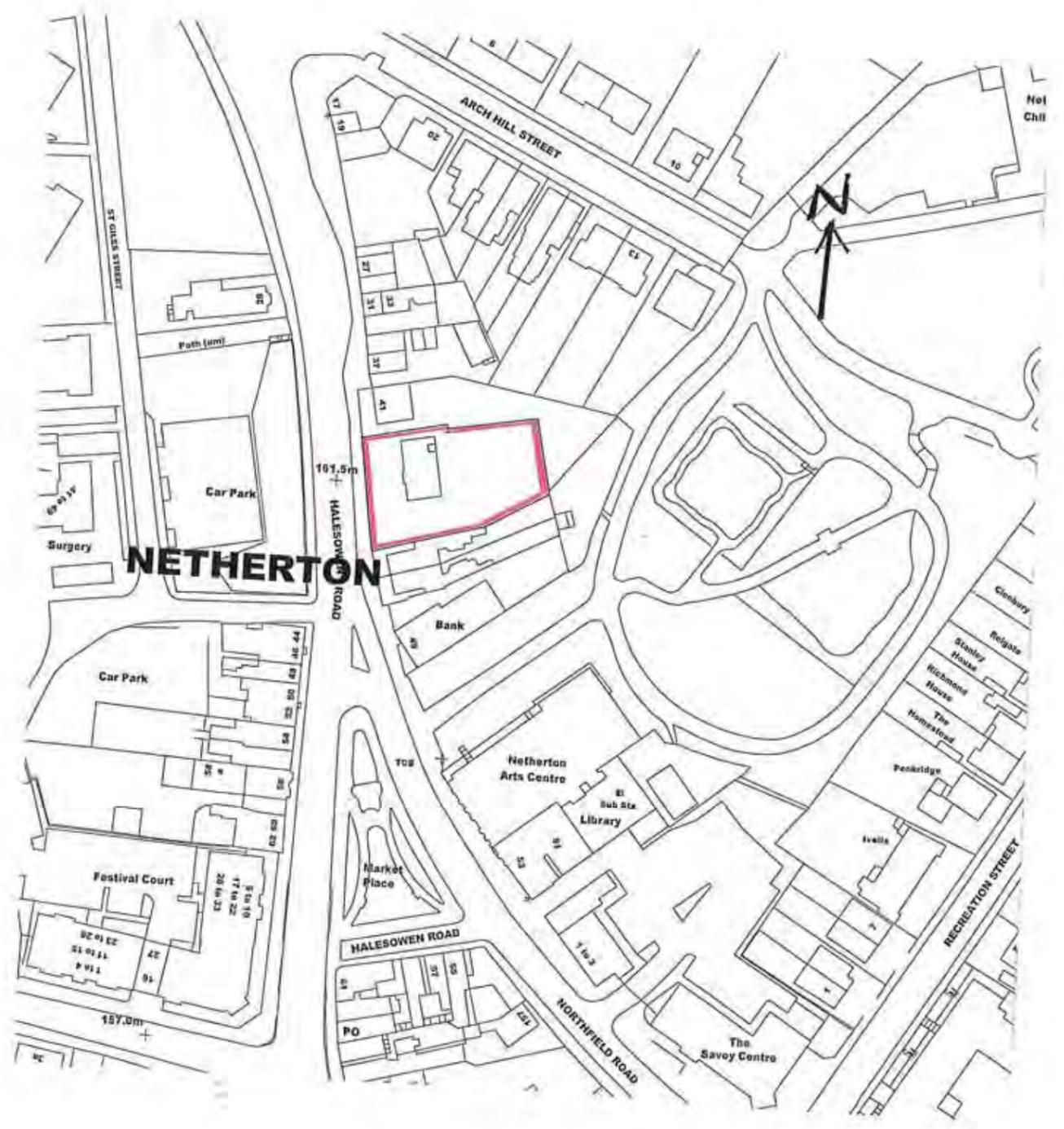
Conditions and/or reasons:

1. The extensions hereby approved shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Referenced existing f.floor plan, proposed g.floor plan, proposed f.floor plan, existing g.floor plan, Store in Rear Garden (all received on 13th January 2014) and the unreferenced proposed and existing elevations drawing entitled 43 HALESOWEN ROAD NETHERTON SCALE 1:100.
3. The materials to be used in the extensions hereby approved shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. Within three months of the date of this decision, the outbuilding hereby approved shall be painted a colour that shall first be agreed in writing by the Local Planning Authority and maintained as such for the lifetime of the development.
5. The first floor window to be inserted in the northern side elevation of the original dwellinghouse shall be obscure glazed to a minimum of level 3 and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the windows are installed.
6. The two first floor bedroom windows to be inserted in the side elevations of the two storey rear extension hereby approved shall be obscure glazed to a minimum of level 3 and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the windows are installed.

43 HALESOWEN RD
NETHERTON



1:500



1:1250

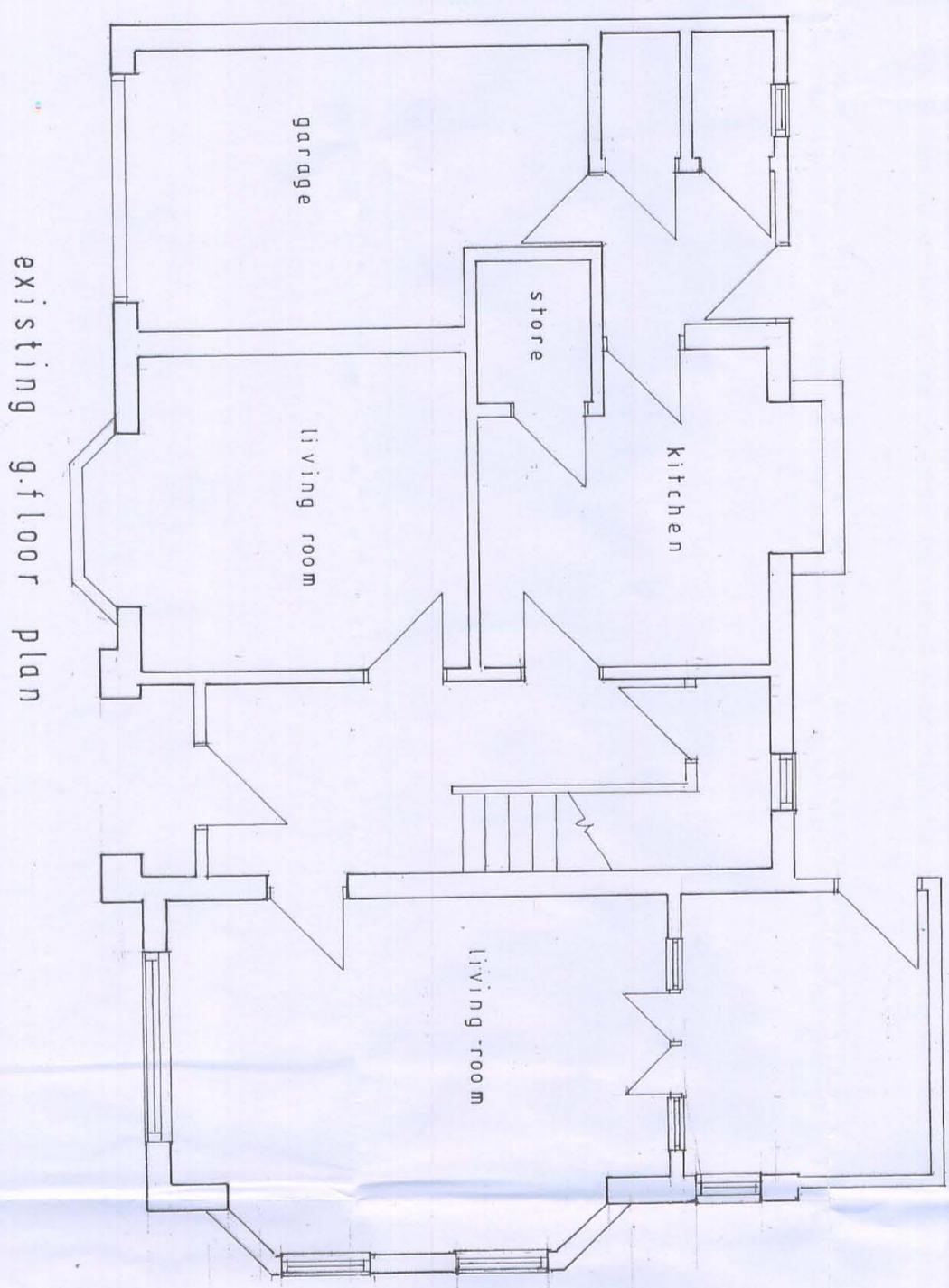
13 JAN 2014

P14/0042
Existing Ground
Floor Plan
(Amended)

43 HALESSOWEN RD

NEITHERTON

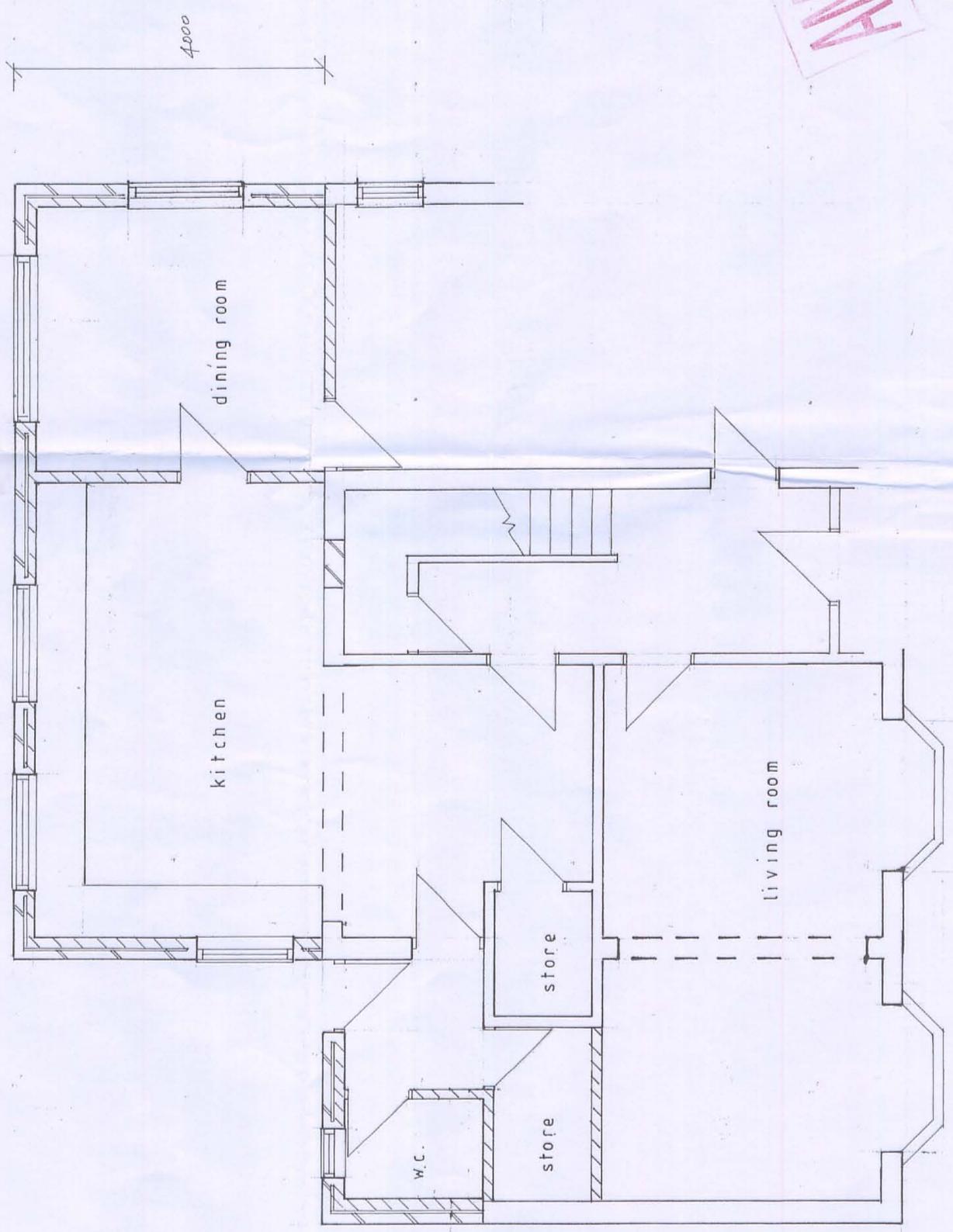
SCALE 1:50



AMENDED PLAN

P14/0042
Proposed Ground
Floor Plan
(Amended)

43 HALE SOWEN RD
NETHERTON
SCALE 1:50



AMENDED PLAN

proposed g. floor plan

PLANNING APPLICATION NUMBER:P14/0043

Type of approval sought	Full Planning Permission
Ward	Netherton Woodside and St Andrews
Applicant	Mr Mazhar Hussain
Location:	43, HALESOWEN ROAD, NETHERTON, DUDLEY, DY2 9QD
Proposal	RAISE GROUND LEVELS TO REAR GARDEN WITH RETAINING WALL
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The 859m² application site comprises a 1950s hipped roofed detached house with red facing brick and concrete roof tiles. The rear garden slopes downwards towards the east and some re-grading works have recently been carried out with a retaining wall and steps having been erected towards the end of the garden and partially along the southern boundary. A detached store has also been erected at the end of the garden on the lower ground level. There is parking to the front and side of the property.
2. 45 Halesowen Road is a three storey semi-detached house to the south of the site. This property has outbuildings to the rear which form a significant portion of the common (southern) boundary with the application property. The levels of the rear garden associated with this property also step down significantly and the remainder of the southern boundary comprises a low dwarf wall. A section of retaining wall which has recently been constructed within the rear garden of the application property appears approximately 600mm higher than the dwarf wall.
3. Mircon House (41 Halesowen Road) is a residential care home adjacent the site to the north and there is a relatively dense boundary treatment in place. The rear

amenity space associated with this care home wraps around the northern and eastern boundaries of the site. Netherton Park also borders the site to the east.

4. The property is situated within a mixed residential/commercial area and falls within Netherton Local Centre. The street scene comprises a broad mixed of residential/commercial premises set upon a staggered building line.

PROPOSAL

5. Planning permission is sought to regularise and complete the re-grading works which have been partially carried out within the rear garden and construction of an associated retaining wall and steps. The plans indicate that a south east section of the garden would be built up and level with the recently constructed retaining walls towards the southern boundary. A strip of ground would also be raised by approximately 700mm running along the southern boundary, a new section of retaining wall would then be continued to finish level with the front of the house. The highest part of the retaining wall is approximately 2m in height and a 1m high railing would be added on top. The section of wall to be completed along the southern boundary would be a maximum of 900mm in height. The wall and raising of ground levels constitute an engineering operation for which Planning Permission is required.
6. This application is being considered alongside application P14/0042 which proposes domestic extensions to the dwelling and retention of the detached outbuilding which has been erected without planning consent.

HISTORY

7. None

PUBLIC CONSULTATION

8. Direct notification was carried out to two neighbouring properties and two ward councillors. The final date for receipt of objection letters was 7th February 2014 and

two letters of objection have been received, one of which is from a ward Councillor. The following material issues are raised;

- That the area could be used to park more vehicles on site and that the local road network is unsuitable for this potential increase in traffic. Concerns are raised that the existing drive exit is situated at a dangerous point near to a junction at the brow of a hill.
- Concerns that an increase in the ground level of the garden would result in a loss of privacy and overlooking of the objectors garden. That the proposed fencing would be a temporary structure which could be removed at any time.
- The additional height of the ground coupled with the fencing would reduce the amount of sunlight to the objector's garden and will look unsightly.

OTHER CONSULTATION

- Group Engineer (Highways): No objection received.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2012)

Black Country Core Strategy (2011)

- ENV3 Design Quality

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- HE4 Conservation Areas

Supplementary Planning Documents / Guidance

- PGN 17. House extension design guide

ASSESSMENT

27. Key issues;

- Visual Amenity
- Neighbour Amenity
- Highway Safety

Visual Amenity

28. The majority of the works revolve around the last quarter of the rear garden and are not therefore seen within the context of the street scene. The plot is wide and is open to the side with glimpses of the works visible from the front particularly where the wall is to be extended further along the southern boundary. The retaining walls currently appear untidy with an exposed block work finish. Once the re-grading works are completed the majority of the wall, particularly along the southern boundary, will not be visible. It is, however, considered appropriate to attach a condition requiring the visible parts of all sections of the walls to be rendered and painted within three months of completion of the development. Subject to condition it is considered that the proposal complies with saved UDP Policy DD4 of the Dudley UDP (2005)

Neighbour Amenity

29. The garden area immediately to the rear of the application property is elevated in relation to the neighbouring garden to the south of the site. It is evident from the remaining unaltered levels within the application site and the previous ground levels which are shown on the submitted drawings that a degree of overlooking was already experienced in terms of the end of the neighbouring garden beyond the outbuildings to the rear of this property.

30. The proposed works would raise the south east corner of ground up to the boundary with No. 45, which when completed would be level with the top of the current

boundary treatment. The existing boundary treatment is, however, relatively low and offers little protection in terms of privacy given the level differences. The plans indicate that a 1.8m high fence would be erected at this point and it is considered that this would prevent the occupiers of the application property overlooking this neighbouring garden. There would be no loss of light to this neighbouring garden as a result of the fencing given the orientation and it is considered that the proposals would not appear unduly overbearing. A condition is, however, considered appropriate to ensure that the fencing is erected in this location and maintained for the lifetime of the development.

31. It is also proposed to install 1m high railings on top of the rear length of the retaining wall. Whilst the finished height of this section of the retaining wall and railings would be 3m high the scale of the works would not appear unduly overbearing given its position. The railings would not afford any protection in terms of privacy, however, any degree of overlooking at this point is considered no worse than the previous arrangement.

32. The majority of the re-grading works and walls are concentrated towards the southern boundary and the boundary treatment running along the northern boundary is dense at the point of the proposed works. No loss of light or privacy is therefore envisaged with regards to residents of the adjacent care home.

33. It is considered that there would be no demonstrable harm to the general amenities of neighbouring properties which adjoin the site and the proposal is therefore considered to comply with saved Policy DD4 – Development in Residential Areas of the UDP (2005).

Highway Safety

34. The proposal involves re-grading works within the side/rear garden of a domestic property and there is no indication that the works are for any other purpose. Concerns are expressed that the area may be used for additional parking and this would in turn impact on the local road network and highway safety. Whilst there is

no suggestion that this is the intention, there is already ample space within the curtilage of the dwelling to park several vehicles associated with the domestic use of the property. Class F of the General Permitted Development Order allows the provision of a hard surface within rear gardens for any purpose incidental to the enjoyment of the dwellinghouse with no restrictions on the extent of the hard-surface. No alterations are proposed to the existing entrance/exit driveway and refusal of permission on highway safety grounds is not considered sustainable.

CONCLUSION

35. It is considered that completion of the works would cause no demonstrable harm to visual or neighbouring amenity subject to appropriate conditions. Refusal of permission on the grounds of highway safety is not considered sustainable. The proposal is therefore considered compliant with saved Policy DD1 and DD4 (Development in Residential Areas) of the Dudley UDP (2005).

RECOMMENDATION

36. It is recommended that the application is APPROVED subject to the following conditions;

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

NOTE TO APPLICANT

The granting of planning permission does not confirm the structural integrity of the proposed development. Local Planning Authorities do not have a duty of care to individual landowners when granting applications for planning permission and are not liable for loss caused to an adjoining landowner for permitting development. Sections 77 and 78 of the Building Act 1984, provides Local Authorities with powers to take action with respect to dangerous buildings/structures. Therefore, should the development raise concerns in the future with respect to its structural stability there are powers under separate legislation to planning that would enable the situation to be rectified.

Conditions and/or reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: The unreferenced layout plan entitled 43 HALESOWEN RD NETHERTON SCALE 1:100 1:200
2. All visible parts of the retaining walls hereby approved shall be rendered and painted within three months of the date of this decision unless otherwise agreed in writing by the Local Planning Authority.
3. Within three months of the date of this decision the 1.8m high fencing to be erected on top of the wall adjacent to the southern boundary shall be implemented in accordance with the approved plan and maintained as such for the lifetime of the development.

43 HALESOWEN RD
NETHERTON

13 JAN 2014



1:500

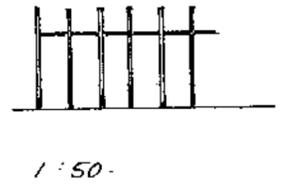
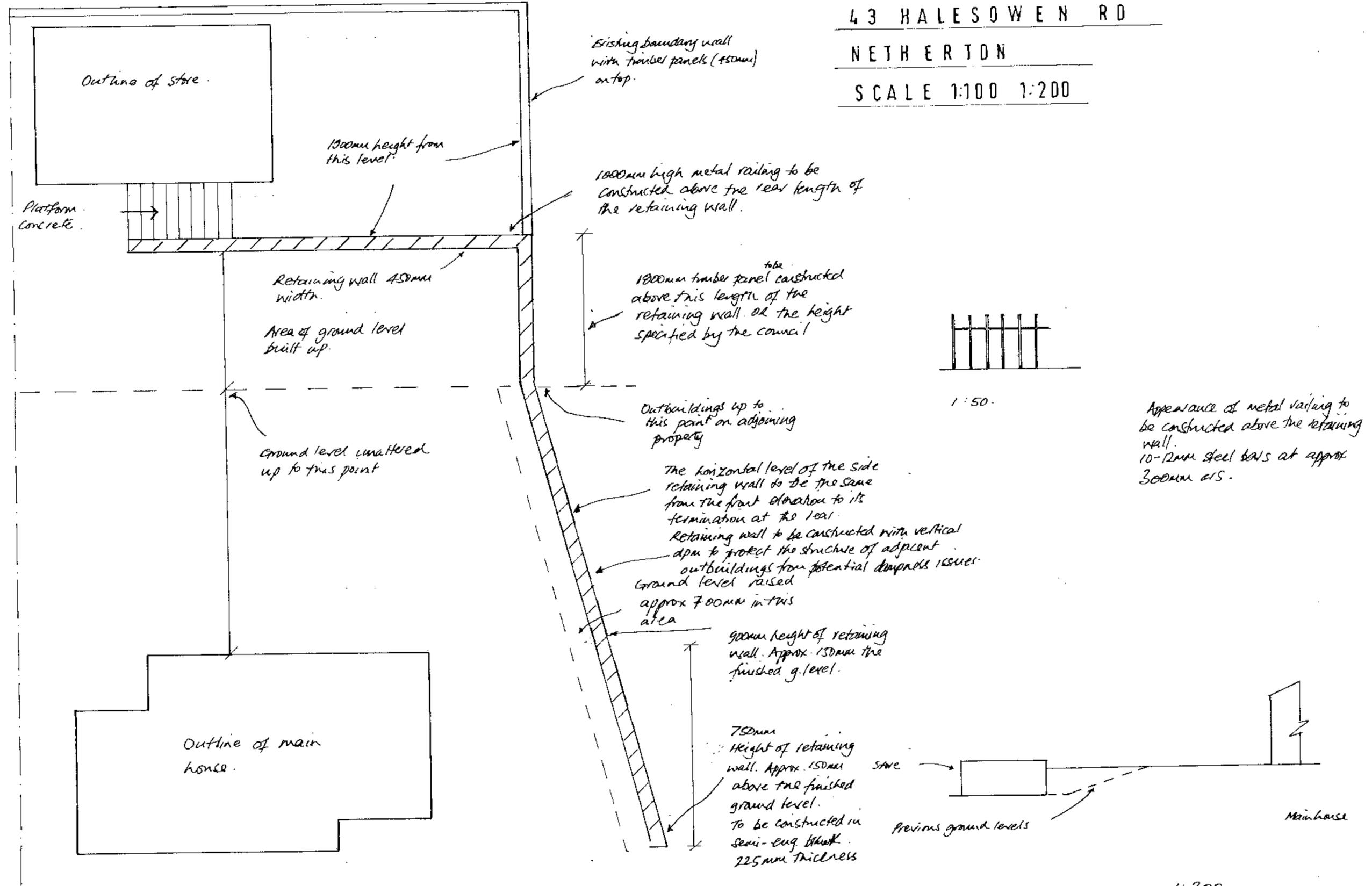


1:1250

43 HALESOWEN RD

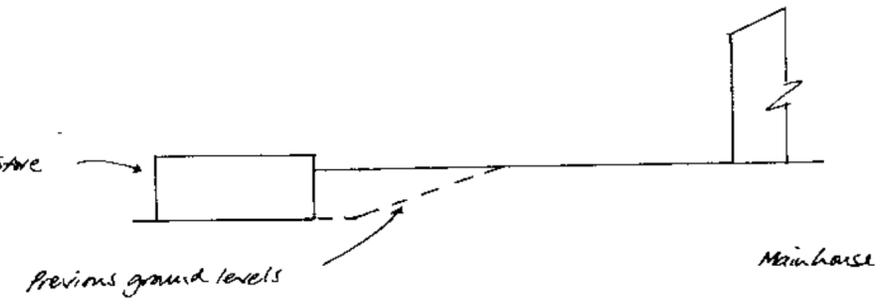
NETHERTON

SCALE 1:100 1:200



1:50

Appearance of metal railing to be constructed above the retaining wall. 10-12mm steel bars at approx 300mm c/s.



1:200



PLANNING APPLICATION NUMBER: P14/0073

Type of approval sought	Full Planning Permission
Ward	Belle Vale
Applicant	Mr Darren Cutler, Eden Properties
Location:	LAND AT TENLANDS ROAD, HALESOWEN, B63 4JJ
Proposal	ERECTION OF 9 NO. DWELLINGS (RESUBMISSION OF WITHDRAWN APPLICATION P13/1436)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 0.29 hectares and is an urban 'brownfield' site formerly comprising of a garage court which has now been cleared. The site is located within an existing residential perimeter block and bounded by dwellings fronting High Farm Road to the north, Elizabeth Road to the east, Albrighton Road to the south and Tenlands Road to the west.

2. Vehicular Access to the site is gained via an asphalt driveway from Tenlands Road between the residential properties of No's 2 and 4 Tenlands Road. This vehicular access also provides access to the rear of several residential properties backing onto the site.

3. The site is situated within a well established residential area comprising predominantly two-storey, semi-detached dwellings of brick construction with hipped tiled roofs over. These properties are of circa 1940's construction. Infill residential development comprising of modern detached properties fronting Tenlands Road, opposite the site entrance are also evident.

4. The topography of the site remains generally flat; however, the wider land levels rise to the east and the dwellings fronting Elizabeth Road occupy an elevated position relative to the application site.

PROPOSAL

5. The application is for full planning permission for the erection of 9 No. residential units comprising of:
 - 6 No. 3 bedroom detached dwelling houses occupying Plots 1, 2, 3, 4, 5 and 7;
 - 1 No. 4 bedroom detached dwelling house occupying Plot 6; and
 - 2 No. 2 bedroom detached dwelling houses occupying Plots 8 and 9.
6. The proposed scheme would utilise the existing access and the proposed dwelling houses would benefit from associated parking and private garden areas to the side / rear. The proposed road layout would incorporate a turning head and would be adopted as part of the public highway.
7. The proposed two storey detached dwelling houses occupying Plots 1, 2 and 3 would measure a maximum depth of 7.7 metres and 6.8 metres in width and would measure 5.0 metres in height to the eaves and 7.9 metres in height to the ridge. The properties would front the internal road and would benefit from tandem parking for 2 No. vehicles to the side driveways with the garden areas located to the rear and enclosed by 1.8 metre high closed boarded boundary fence treatments.
8. Plots 4 and 5 would be occupied by a two storey semi-detached pairing fronting onto the internal road and would benefit from tandem parking for 2 No. vehicles to the side driveways with the garden areas located to the rear and enclosed by 1.8 metre high closed boarded boundary fence treatments. The semi-detached pairing would measure a maximum depth of 8.5 metres and 6.6 metres in width (13.2 metres in width overall) and would measure 5.0 metres in height to the eaves and 8.3 metres in height to the main ridge.

9. Plot 6 would be occupied by a larger two storey detached dwelling house with detached garage fronting onto the turning head. The property would benefit from parking for 3 No. vehicles to the front driveway whilst the side and rear garden area would be enclosed by 1.8 metre high closed boarded boundary fence treatments. The property would measure a maximum depth of 8.6 metres and 8.8 metres in width and would measure 5.0 metres in height to the eaves and 8.8 metres in height to the ridge. The detached garage would be positioned to the north-west of the dwelling off the driveway and would measure a maximum depth of 6.1 metres and 3.4 metres in width and would measure 2.2 metres in height to the eaves and 4.2 metres in height to the ridge.
10. Plot 7 would be occupied by a two storey detached dwelling house fronting onto the turning head. The property would also benefit from parking for 2 No. vehicles to the driveway positioned of the turning head whilst the side and rear garden area would be enclosed by 1.8 metre high closed boarded boundary fence treatments and 1.8 metre high brick boundary walls with pillars to the frontage. The property would measure a maximum depth of 7.0 metres and 8.8 metres in width and would measure 4.8 metres in height to the eaves and 7.3 metres in height to the ridge.
11. Plot 8 would be occupied by a one and a half storey detached dwelling house fronting onto the internal road and would benefit from tandem parking for 2 No. vehicles to the side driveway with the garden area located to the side and enclosed by 1.8 metre high closed boarded boundary fence treatments and 1.8 metre high brick boundary walls with pillars to the frontage. The property would measure a maximum depth of 7.0 metres and 8.2 metres in width and would measure 4.2 metres in height to the eaves and 6.2 metres in height to the ridge.
12. Plot 9 would also be occupied by a one and a half storey detached dwelling house fronting onto the road and would benefit from tandem parking for 2 No. vehicles to the side driveway with the garden area located to the side and enclosed by 1.8 metre high closed boarded boundary fence treatments and 1.8 metre high brick boundary walls with pillars to the frontage. The property would measure a maximum depth of 6.2 metres and 10.1 metres in width and would measure 3.7 metres in height to the eaves and 6.2 metres in height to the ridge.

13. The proposed dwellings would be of facing brick / render construction to the elevations and would benefit from pitched and / or hipped roofs over with the main ridges running from flank to flank. Plots 4, 5, 8 and 9 would benefit from pitched roof projecting gables to the frontage whilst Plot 9 would also benefit from a forward facing pitched roof dormer window. The dwellings would also benefit from brick detailing to the window lintels and stone sills whilst cream render detailing would be introduced to the front elevations of properties occupying Plots 4, 5 and 6. Each dwelling would also benefit from a projecting porch to the frontage.

HISTORY

14. Application Site

APPLICATION	PROPOSAL	DECISION	DATE
P06/1490	Outline planning permission for residential development (all matters reserved)	Withdrawn	30/11/09
P13/1436	Full planning permission for the erection of 9 No. dwellings	Withdrawn	02/01/14

15. The planning application submitted under planning reference P13/1436 was withdrawn following the request of the Local Planning Authority to allow further work to satisfy concerns with regard to design and amenity and to satisfy issues raised by the Highway Authority.

PUBLIC CONSULTATION

16. The application was advertised by way of public consultation letters being sent to the occupiers of the forty-two properties within close proximity to the site.
17. In response to the public consultation exercise, representations have been received from three local residents expressing concern to;
- The houses being too close to the existing houses and encroaching upon privacy;
 - The houses would overlook properties resulting in an invasion of privacy;

- Parking for the houses would be adjacent to existing homes / gardens causing noise, disturbance, pollution and dust;
- The number of houses planned would be an overdevelopment of the site and would have an adverse impact on the character of the neighbourhood and the residential amenity of the neighbours affected;
- Views of the Clent Hills would be disrupted by the development;
- Loss of privacy, increased traffic would have a negative impact upon existing properties and saleability;
- Loss of existing rear vehicular access; and
- Concerns over rear boundary treatments.

18. At the request of the Local Planning Authority, amended plans were requested to further scale down the dwelling house proposed for Plot 7 by amending the roof type to remove the gable ends and create a hipped roof, similar to the roof types of the dwelling houses proposed for Plots 5 and 6. The first floor internal layout of the dwelling house proposed for Plot 7 has also been amended, to allow for a change in the fenestration to relocate the rear facing bedroom window to the side elevation and ensure the rear facing first floor landing window is obscurely glazed, to protect existing surrounding residential amenity. Amended plans have also been requested and received to allow for a change in the first floor layout and first floor window fenestration of the dwelling house proposed for Plot 6, to ensure rearward facing first floor windows are obscurely glazed to protect existing surrounding residential amenity. The garage to Plot 6 has also been enlarged and repositioned to form a detached garage.
19. Amended plans have also been received to revise the turning head, whilst the proposed brick boundary walls to the frontages have also been revised to now include brick piers, whilst gate positions have also been incorporated into the site plan.
20. The amended plans received resulted in the need for further public consultation in the form of letters being sent to the same properties located within close proximity to the site, as well as those who had previously registered an interest in the scheme

through written representations. The final period for comment expires on 26 February 2014. To date, further representations have been received from two local residents reaffirming original concerns and as summarised below;

- The houses being too close to the existing houses and encroaching upon privacy;
- The houses would overlook properties resulting in an invasion of privacy, which would impact on the peaceful enjoyment of homes and gardens, especially as conservatories would be overlooked;
- Parking for the houses would be adjacent to existing homes / gardens causing noise, disturbance, pollution and dust at all times of the day and night;
- The number of houses planned would be an overdevelopment of the site and would have an adverse impact on the character of the neighbourhood and the residential amenity of the neighbours affected;
- Views of the Clent Hills would be disrupted by the development;
- Loss of privacy, increased traffic would have a negative impact upon existing properties and saleability;
- Since the site has been cleared the bird life is now almost non-existent

OTHER CONSULTATION

21. Group Engineer Highways: No objection subject to conditions.
22. Head of Environmental Health and Trading Standards: No objection in principle to the proposed residential development as the site is surrounded on all sides by existing residential property so occupiers are unlikely to be exposed to noise that would be detrimental to amenity. Given the potentially contaminative former use of the site, the Phase 1 and Phase 2 Ground Investigation and Test Report undertaken by Ground Investigation & Piling Limited (GIP) dated 30th September 2013, and the subsequent Supplementary Site Investigation Report letter by GIP dated 31st October 2013, have been reviewed. Whilst the site is not affected by widespread contamination, the recommendations for remediation around the area of Plot 9 are accepted and would be controlled by condition.

RELEVANT PLANNING POLICY

23. National Planning Guidance (2012)

- The National Planning Policy Framework (NPPF)
- Technical Guidance to the National Planning Policy Framework
- Circular 05/94 – Planning Out Crime
- Circular 11/95 – The Use Conditions in Planning Conditions
- CIL Regulations

24. Black Country Core Strategy (2011)

- The Vision
- Sustainability Principles
- The Spatial Objectives
- HOU1: Delivering Sustainable Housing Growth
- HOU2: Housing Density, Type and Accessibility
- DEL1: Infrastructure Provision
- CSP4: Place Making
- TRAN2: Managing Transport Impacts of New Development
- ENV2: Local Character and Distinctiveness
- ENV3: Design Quality
- ENV5: Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV8: Air Quality
- WM5: Resource Management and New Development

25. Saved Unitary Development Plan (2005)

- DD1: Urban Design
- DD4: Development in Residential Areas
- DD10: Nature Conservation and Development
- EP7: Noise Pollution

26. Supplementary Planning Documents

- New Housing Development (2013)
- Parking Standards (2012)
- Planning Obligations (2011)

ASSESSMENT

27. Key Issues

- Principle
- Density and Layout
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Sustainable Urban Drainage
- Planning Obligations
- New Homes Bonus
- Other Issues

Principle

28. The National Planning Policy Framework (NPPF) has a '*presumption in favour of sustainable development such that development proposals which accord with the development plan should be approved without delay*' (Paragraph 14).
29. The site is located within a sustainable location predominantly comprising of semi-detached and detached residential properties which are served by a number of nearby public services and private businesses. The site has previously been used as a garage lockup but in recent years it became under used and overgrown by self setting scrub. This vegetation has now been cleared and the site now stands vacant.

30. The site is classed as previously developed land (urban brownfield land) as recognised in definition set out in Annex 2 (Glossary) of the NPPF 'Previously developed land'. Paragraph 17 of the NPPF (indent 8) encourages the use of previously developed land sites for new housing.
31. In broad strategic planning terms, there is support for this proposal, particularly through its alignment with the provisions of Paragraph 50 of the NPPF which recognises that Local Planning Authorities are: *'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'*
32. The Black Country Core Strategy (BCCS) sets out The Vision, Sustainability Principles and The Spatial Objectives for future development in the Black Country to 2026. One of the Spatial Objectives of the Strategy is to help to deliver sustainable communities on redundant land, that make the most of opportunities such as public transport, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in high quality natural and built environments and are well integrated with surrounding areas.
33. The principle of residential development is considered entirely appropriate in line with the aspirations of both national and local planning policy.

Density and Layout

34. The NPPF advises that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances to determine the prevailing character of the area. Policy HOU2 (Housing Density, Type and Accessibility) of the BCCS states that all developments will aim to achieve a minimum net density of 35 dwellings per hectare. The proposal would involve the creation of 9 No. dwelling units on 0.29 hectares creating a gross density of 31 dwellings per hectare. An appropriate housing mix, range and type is also proposed of predominantly detached dwellings with a semi detached dwelling interspersed, which reflects the urban context.

35. Supplementary Planning Document (New Housing Development) provides further information on the implementation of housing policy in respect of design and density, so that local character and distinctiveness are paramount and poor design is rejected. The Supplementary Planning Document (New Housing Development) defines a number of character areas within the Borough in order to ensure that new development respects local character and context and has regard to the density of development that surrounds a site.
36. The surrounding built form has a density of approximately 30 dwellings per hectare. It is considered that the density of the proposed development, at 31 dwellings per hectare, would reflect the existing density and therefore the character of the surrounding area.
37. Notwithstanding the above, one of the key issue in determining whether development is appropriate for an area is to assess the form of the development in terms of access and layout rather than merely focusing on density in isolation. The consideration of density is only one matter in assessing whether a scheme is appropriate. Just as important as determining the numbers of units that could be placed on a site is ensuring that a scheme is well designed and has regard to the character of an area. This approach is also supported by the New Housing Development Supplementary Planning Document.
38. The more detailed design policies inherent within the BCCS (HOU2, CSP4, ENV2 and ENV3) with respect to the design of new housing developments complement the Saved Policies within the Dudley Unitary Development Plan (DD1 and DD4). The proposed layout of the site would result in separation distances to adjoining properties being some 20 metres to the properties to the north and fronting High Farm Road, 18 metres to the properties fronting Elizabeth Road and Albrighton Road to the east and south of the site, and 21.5 metres to the properties fronting Tenlands Road to the west. Whilst separation distances between adjoining properties and space standards within the site are marginally under the prescribed space standards,

it is considered that with respect to design, layout and external appearance of the properties, they would generally accord with the relevant policy context.

39. The layout has been carefully structured to ensure a positive, attractive frontage is achieved. The active frontages would ensure overlooking of the respective street scenes. Passive surveillance and improved security would result from habitable rooms designed to overlook the street and respective off street parking whilst the dwellings would also benefit from enclosed private rear garden areas. Whilst proposed garden areas afforded to the properties occupying Plots 1 to 5 would also measure on average 9 metres in depth; however, their width would be some 10 metres to provide ample rear amenity. The garden areas to Plots 6, 7, 8 and 9 would adopt an irregular but generous size to the side / rear of the properties occupying these plots. This would ensure adequate private amenity areas would be provided.
40. Careful consideration has also been given to internal room layouts and window fenestrations to ensure no inter visibility between habitable room windows would occur or the privacy of existing surrounding residential dwellings within the vicinity of the site through direct overlooking of rear garden areas would be impacted upon. Where houses are proposed in relatively close proximity to existing rear gardens, windows have been appropriately located in order to prevent overlooking and maintain privacy. The design and layout of the scheme is such that it has regard to the form and layout of surrounding development and in urban design terms would make a positive contribution to the character and appearance of the area.
41. The proposed residential development would make effective use of land, existing infrastructure and services available within the area whilst the design and layout of the scheme is such that it has regard to local context. The proposed development therefore accords with the development plan and other material considerations.

Design

42. The proposed design of the dwellings would be of facing brick / cream render construction and would include fenestration, brick detailing to the window lintels and

stone sills whilst the dwellings would be afforded pitched or hipped roof over. Whilst the design of the properties may not respect the local vernacular of the traditional properties of circa 1940's construction it is considered that the modern properties would form, in part, a standalone development which would only be read when entering the cul-de-sac to which the properties would front. In this regard the design of the eclectic and varied properties, coupled with their varied scale and mass, (all the dwellings would be two storey apart from the dwellings occupying Plots 8 and 9, which would be one and a half storey) would ensure the design of the scheme is considered to be acceptable and demonstrates that the site could be developed in a manner which would be satisfactory.

43. The plans show the development responds to the physical constraints of the site and would ensure that the development as proposed applies the principles of good urban design and contributes to the local character and distinctiveness of the area. It is considered that the proposed development satisfactorily achieves the aspirations of the Policy framework.

Neighbour Amenity

44. The proposed development would take place on a currently vacant site and it is appreciated that the occupiers of the residential properties surrounding the site would undoubtedly become aware of changes in their immediate environment. It is also appreciated that the outlook for surrounding occupiers would also change; however, the proposed dwellings orientation, general design and window positioning have been carefully considered whilst the proposed properties would also be sited at a lower level comparable to the existing properties. It is therefore considered that the proposed dwellings would be carefully sited from existing properties to ensure an acceptable level of visual separation despite that fact that some of the proposed dwellings would be located close to the sites boundaries. Furthermore, the proposed development would ensure that no harm for the existing surrounding occupiers through loss of daylight, outlook or privacy would occur from habitable room windows. It is also recognised that the proposed land levels and existing surrounding

land levels would ensure that the development would not form an overbearing or conspicuous feature for the occupiers of these properties.

45. The scheme as proposed is therefore considered to not prejudice existing residential amenity to an unacceptable level as the development would not result in an unacceptable loss of outlook, privacy or inappropriate levels of noise or disturbance and therefore the scheme would not conflict with the aspirations of Saved Policies DD4 (Development in Residential Areas) and EP7 (Noise Pollution) of the Dudley Unitary Development Plan.

Occupier Amenity

46. The proposed dwellings would achieve a satisfactory internal / external layout with good surveillance from habitable room windows of the respective landscaped and parking areas. The proposed garden areas would provide ample rear amenity space for the needs of future occupants of the properties. The scheme as proposed would accord with Saved Policies DD4 (Development in Residential Areas) and EP7 (Noise Pollution) of the Dudley Unitary Development Plan.

Access and Parking

47. In transportation terms the site is located in an accessible location and therefore represents a sustainable location for development on the outskirts of Halesowen. The Group Engineer raises no objection to the scheme and is satisfied that the proposed road layout, traffic movements and parking arrangements would be acceptable. The scheme would also ensure adequate off street parking arrangements for a development of this type and size. The scheme would accord with the aspirations of Policy TRAN2 (Managing Transport Impacts of New Development) of the BCCS and the Parking Standards Supplementary Planning Document to ensure no additional burden on the existing highway infrastructure through on street parking occurring.

Sustainable Urban Drainage

48. Policy ENV5 (Flood Risk, Sustainable Drainage Systems and Urban Heat Island) of the BCCS recognises that to assist in both reducing the extent and impact of flooding and also reducing potential urban heat island effects, all developments should incorporate Sustainable Drainage Systems, unless it would be impractical to do so, in order to significantly reduce surface run-off and improve water quality. The type of Sustainable Drainage Systems will be dependent on ground conditions. A planning condition to incorporate Sustainable Drainage Systems on site would be required.

Landscape and ecology

49. The proposal involves the redevelopment of a Brownfield site without any discernible loss of vegetation and / or habitats. The annotated landscape scheme submitted as part of the application annotates a basic soft landscaped scheme; however, it is considered that conditions to ensure a detailed landscape scheme around the dwellings would visually soften the proposed building edges. The use of specimen shrubs and semi-mature trees would provide an immediate effect whilst also offering seasonal interest, through colours, fragrance and texture.
50. It is considered that the site would be of low ecological value and it is considered that the proposed development is acceptable in terms of its potential impact on nature conservation. The scheme would be in accordance with Saved Policy DD10 (Nature Conservation and Development) of the Dudley Unitary Development Plan.

Planning Obligations

51. Policy DEL1 (Infrastructure Provision) of the BCCS sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations Supplementary Planning Document (SPD) provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.

52. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
53. In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;
 - c) fairly and reasonably related in scale and kind to the development.
54. Following consideration of the above tests it is considered reasonable to request the following obligations which have been identified but they could be secured through the imposition of suitably worded Conditions:
- On-site Nature Conservation Enhancements;
 - Public Realm Enhancements; and
 - Air Quality Enhancements.

New Home Bonus

55. Clause (124) of the Localism Act states that: Local Planning Authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A 'local finance consideration' means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.
56. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic

benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.

57. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
58. Whilst the clause makes it clear that local finance matters are relevant to planning considerations and can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be 'bought'. Under this system the indicative proposal would provide 9 No. dwellings generating a grant payment of 9 times the national average council tax for the relevant bands. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not to accord this is any significant weight in the assessment of the development.

Other Issues

59. Whilst the loss of existing accesses to the rear of properties backing onto the site has been raised as an issue by local residents, it should be acknowledged that this is not a material consideration in the determination of this planning application. The access rights are a private matter and agreement between these occupiers and the owner / developer of the site.

CONCLUSION

60. The proposed development provides an opportunity to deliver a number of new residential properties on a sustainable 'brown field' site. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The layout would provide a legible form of development that has addressed the

movement of people and vehicles through the development and that defines public and private realms. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles whilst adequate parking provision would be provided.

61. Planning Obligations can be secured by condition with nature conservation enhancements being provided on site to the equivalent of the off-site value. The scheme as proposed therefore accords with the relevant Policy criteria.

RECOMMENDATION

62. It is recommended that this application be APPROVED subject to the following conditions:

Approval Statement

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Informative

All developments within coalfield standing advice area

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search on 0845 762 6848 or at www.groundstability.com

Highways

The development as proposed contains a highway that will be of sufficient public utility to warrant its dedication as a public highway under Section 38 of the Highways Act 1980. The development layout, as shown on Drawing No. 12-55-17E and Dated 18 February 2014 is solely a preliminary design, which will subject to the relevant Road Safety Audits and may require amendments in order to gain Technical Approval of the detailed highway design as part of the Section 38 adoption process.

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. The development hereby permitted shall be carried out in accordance with the following approved plans: '12-55-08A', '12-55-09', '12-55-10A', '12-55-11C', '12-55-12D', '12-55-13A', '12-55-15C' and 12-55-17E'.
3. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
4. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.
The works approved as part of this condition shall be completed within the first planting season following first occupation.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

The landscaped areas shall be retained in the form shown on the approved plan and Landscape Plan Strategy throughout the life of the development and shall not be used for any other purpose

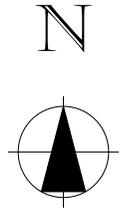
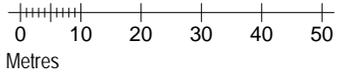
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
6. No development shall commence until details of the access road including, lines, widths, levels, gradients, form of construction, cross sections, drainage and lighting have been submitted to and approved in writing by the Local Planning Authority.
7. No dwelling shall be occupied until the access road has been implemented in accordance with the details approved in Condition 6 and shall thereafter be retained and maintained for the life of the development.
8. No development shall commence until details for the provision of external electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
9. Unless otherwise agreed in writing by the Local Planning Authority, before development commences, details of a Sustainable Urban Drainage System scheme to serve the development shall be submitted in writing to the Local Planning Authority for approval. The approved scheme shall be implemented prior to first occupation of the development or to an alternative timescale to have been previously agreed in writing by the Local Planning Authority.
10. Notwithstanding the provision of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no development referred to in Part 1 Classes A, B, C, D and E of Schedule 2 to that order shall be carried out.
11. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
12. Unless otherwise agreed in writing with the Local Planning Authority, the recommendations for remediation contained within the 'Report on Supplementary Site Investigation at Tenlands Road, Halesowen' letter report by Ground Investigation & Piling Limited (dated 31st October 2013, ref. DPS/19692A) shall be implemented and a verification report submitted to and approved by the Local Planning Authority, before the affected area of the development is first occupied / brought into use.

13. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.

LOCATION MAP

SCALE 1:1250

Based on Ordnance Survey 1:1250 scale mapping
 © Crown Copyright and Database right 2012
 Ordnance Survey Licence Number 100020449



REVISIONS	
A: Red line updated.	MPW 24/02/2014
Steve Haskey Design Ltd. Reg. in England: 5398781 20 St. John Street Bromsgrove Worcestershire B61 8QY TEL: 01527 832587 E-MAIL: steve@haskey.co.uk	

The copyright of this drawing and design is retained by Steve Haskey Design LTD.
 It must not be copied or reproduced without consent in writing.

Project **Proposed Residential Development**
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

Client **Eden Properties Ltd.**

Drawn By	P.J. Leamy	Use Only Written Dimensions From This Drawing DO NOT SCALE	Sheet Size A4
Date	December 2012		

SITE PLAN

SCALE 1:200



All new facing brick work and roof tiles to new dwellings to be agreed with Dudley Metropolitan Borough Council by approved samples.

All new brick walls to be constructed using facing brick work surmounted with tile creasing and blue brick copings.

All brick wall materials to be agreed with Dudley Metropolitan Borough Council by approved samples.

New road construction all to be in accordance with Dudley Metropolitan Highway Adoption Policy Statement Incorporating Construction Standards For Highway Adoption On New Residential Estates.

Alterations and making good to existing highway, all to be in accordance with Dudley Metropolitan Highway Adoption Policy Statement Incorporating Construction Standards For Highway Adoption On New Residential Estates.

Granite Stone Sets to be used to define entrance into new development. Granite Stone Sets to be agreed with Dudley Metropolitan Borough Council by approved samples.

Granite Stone Sets to be installed in accordance with Dudley Metropolitan Highway Adoption Policy Statement Incorporating Construction Standards For Highway Adoption On New Residential Estates.

Any new street lighting to be designed by Dudley Metropolitan Borough Council.

Indicates new Block Paving.

Indicates all grassed areas.

Indicates private parking areas (Black Tarmacadam).

Indicates new and existing highway (Black Tarmacadam).

Indicates new Granite Stone Sets.

Indicates new native tree planting.

Indicates new hedge planting.

Suggested GFL 158.15 Indicates suggested finished ground floor levels to new houses.

157.70 Indicates finished road levels.



Tarmacadam Road Construction
Surface Course - 40mm 55% 10mm HRA, HSCA

Binder Course - 60mm Dense bitumen Macadam base course 20mm nominal size, 100 pen bitumen.

Base Course - 75mm Dense Bitumen Macadam Road Base 28mm nominal size, 100 pen Bitumen.

Sub Base - 150mm Type 1 sub base from approved source.

Capping Layer - Granular fill material Type 6F1 or 6F2. Thickness depends upon CBR of sub-grade (See Design Guidance For Road Pavement Foundations (DRAFT HD25))

Block Paved Road Construction
Block paved areas consist of 80mm thickness concrete blocks 100mm x 200mm with chamfered edges laid in herring bones pattern on 40mm coarse sand in accordance with the requirements and recommendations of BS 7533.

Sub Base - 150mm Type 1 sub base from approved source.

Capping Layer - Granular fill material Type 6F1 or 6F2. Thickness depends upon CBR of sub-grade (See Design Guidance For Road Pavement Foundations (DRAFT HD25))

Vehicular Grassing Construction
Surface Course - 25mm Dense Bitumen Macadam surface course 6mm nominal size.

Sub Base - 100mm Type 1 stone.

Binder Course - 100mm Dense Bitumen Macadam binder course 20mm nominal size.

New Driveway Construction
Lay 25mm thickness of 6mm hardstone bitmac surface course.

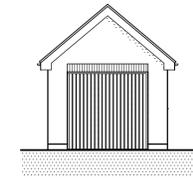
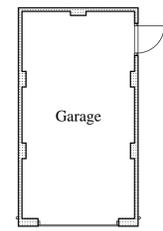
On 50mm thickness of 20mm dense binder course bitmac.
All to laid and compacted to falls and levels.

On 150mm minimum compacted DTP1 crushed stone sub-base material to falls and levels.

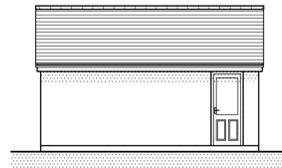
All Tarmac to comply with BS 4987
NOTE - Driveways to be laid to nominal fall towards new access road.

GARAGE PLOT 6 FLOOR PLAN

SCALE 1:100



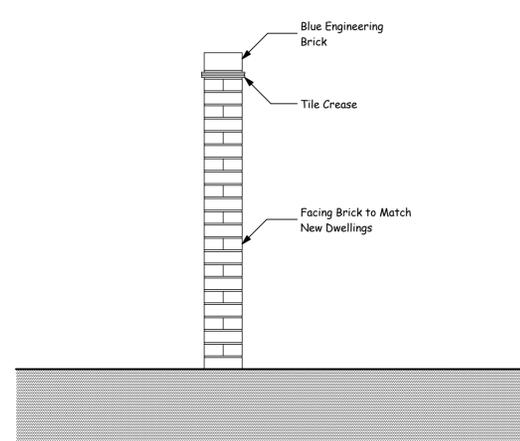
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

CROSS SECTION THROUGH GARDEN WALL

SCALE 1:20



REVISIONS

A: Details of climber planting, garden wall piers, gate positions and hard surface materials added to site plan and garden wall section introduced to drawing following consultation with Dudley Metropolitan Borough Council.	P.J.L 05/02/2014
B: Minor amendments to garden walls.	MPW 14/02/2014
C: Service strip from Plot 4 onwards revised to be block paving. Adoptable road specifications added.	MPW 18/02/2014
D: Plot 6 revised. Garage to Plot 6 revised and added to sheet layout.	MPW 18/02/2014
E: Plot 6 garage repositioned and driveway extended.	MPW 18/02/2014



20 St. John Street
Bromsgrove
Worcestershire
B61 8JY
Reg. in England: 5398781
TEL: 01527 832587
E-MAIL: steve@shasky.co.uk

The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.

Use Only Written Dimensions From This Drawing
DO NOT SCALE
Drawn By: M.P. Webster

Project: Proposed Residential Development
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

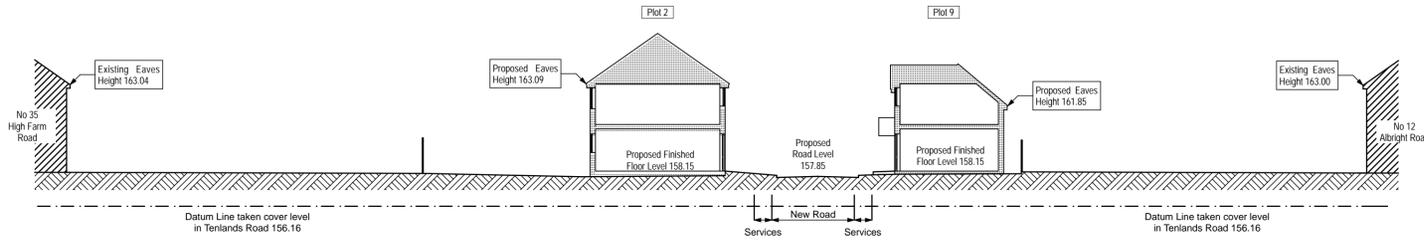
Client: Eden Properties Ltd.

Sheet: SCHEME DRAWINGS
Site Plan & Garage Plot 6
Sheet Size: A1

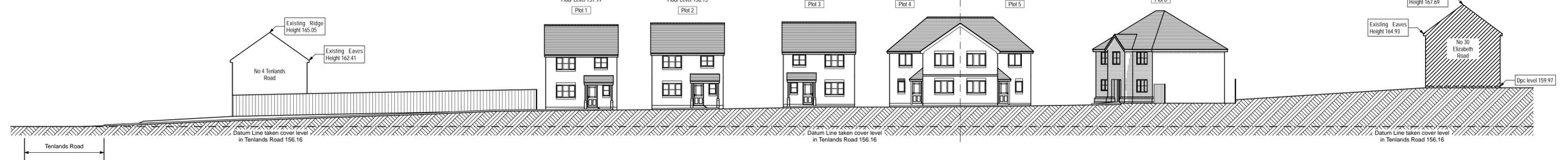
Scale: 1:200, 1:100 & 1:20
Drawing Number: 12-55-17E

Date: January 2014

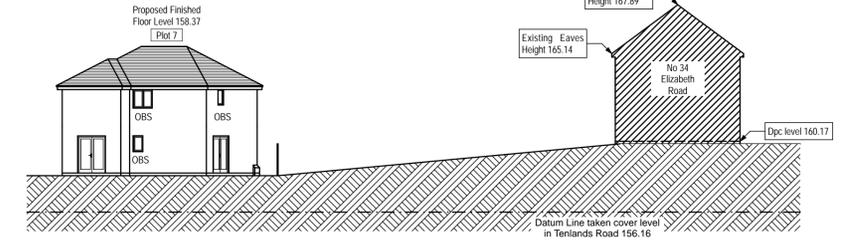
SITE CROSS SECTION A-A
SCALE 1:200



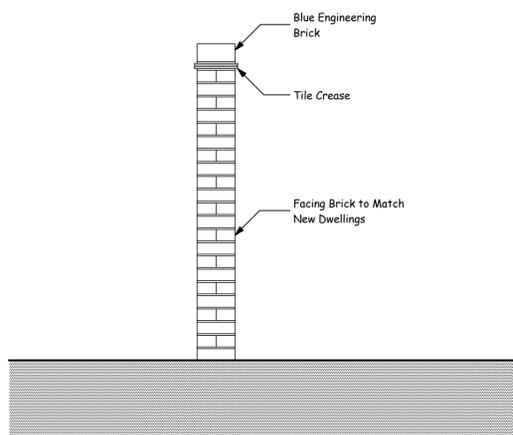
SITE CROSS SECTION B-B
SCALE 1:200



SITE CROSS SECTION C-C
SCALE 1:200



CROSS SECTION
THROUGH GARDEN WALL
SCALE 1:20

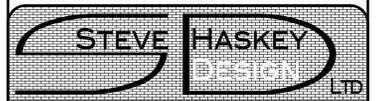


BLOCK PLAN
SCALE 1:1250

Based on Ordnance Survey 1:1250 scale mapping
© Crown Copyright and Database right 2012
Ordnance Survey Licence Number 100020449



REVISIONS	
A: House types and positioned revised following consultation with Dudley Metropolitan Borough Council.	MPW 07/01/2014
B: Section C-C through Plot 7 added to sheet layout.	MPW 06/02/2014
C: Drawing updated, new Plot 6 design.	MPW 18/02/2014



20 St. John Street
Bromsgrove
Worcestershire
B61 8JY

Reg. in England: 5398781
TEL: 01527 832587
E-MAIL: steve@haskey.co.uk

The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.

Use Only Written Dimensions From This Drawing
DO NOT SCALE

Drawn By: M.P. Webster

Project: Proposed Residential Development
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

Client: Eden Properties Ltd.

Sheet: SCHEME DRAWINGS
Site Cross Sections Through Site

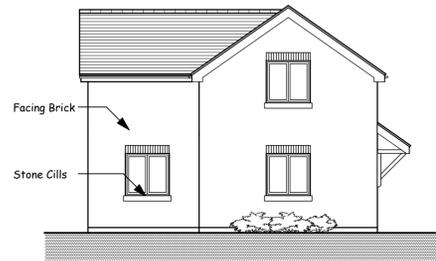
Sheet Size: A1

Scale: 1:20, 1:200 & 1:1250

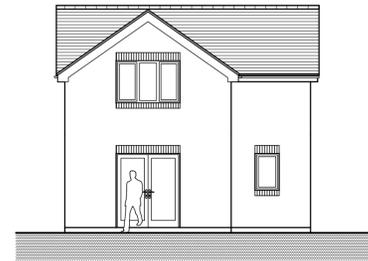
Date: December 2013

Drawing Number: 12-55-15C

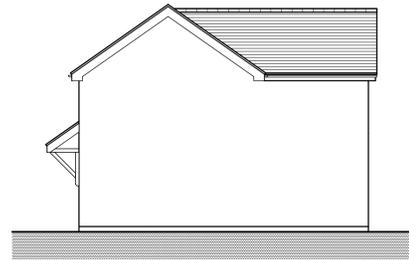
PLOT 8



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

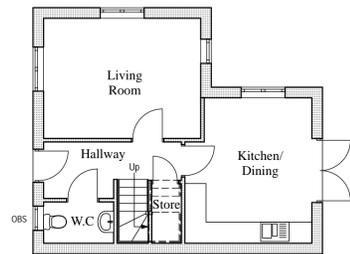
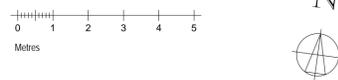


SOUTH ELEVATION
SCALE 1:100



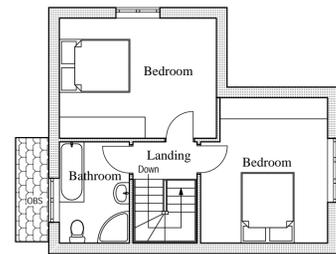
WEST ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



Internal Ground Floor Area = 41m² (441 ft²)
Internal First Floor Area = 41m² (441 ft²)
Total Internal Floor Area = 82m² (882 ft²)

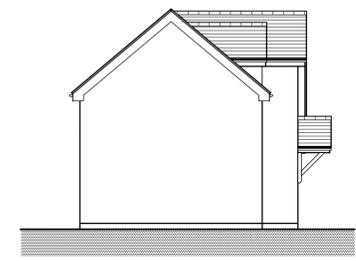
FIRST FLOOR PLAN
SCALE 1:100



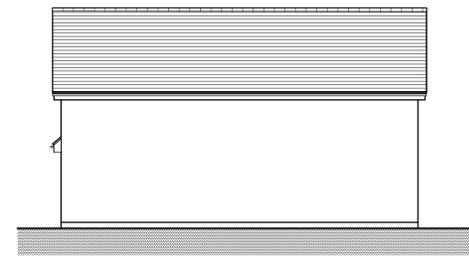
PLOT 9



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

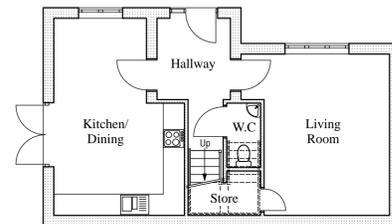
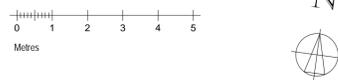


SOUTH ELEVATION
SCALE 1:100



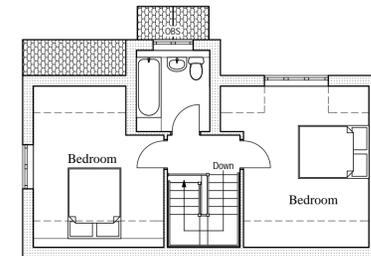
WEST ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



Internal Ground Floor Area = 48m² (516 ft²)
Internal First Floor Area = 45m² (484 ft²)
Total Internal Floor Area = 93m² (1000 ft²)

FIRST FLOOR PLAN
SCALE 1:100



REVISIONS
A: Plots 8 & 9 revised following consultation with Dudley Metropolitan Borough Council.
MPW 03/01/2014



20 St. John Street
Bromsgrove
Worcestershire
B61 8JY
Reg. in England: 5398781
TEL: 01527 832587
E-MAIL: steve@haskey.co.uk

The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.

Use Only Written Dimensions From This Drawing
DO NOT SCALE
Drawn By: H.R. Wilkinson

Project: Proposed Residential Development
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

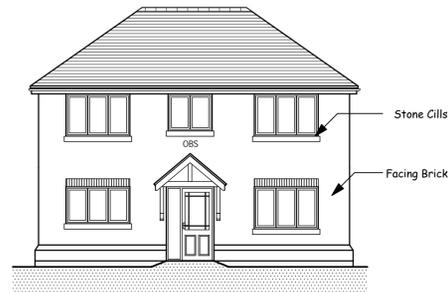
Client: Eden Properties Ltd.

Sheet: SCHEME DRAWINGS
Plans & Elevations
Plot 8 & 9
Sheet Size: A1

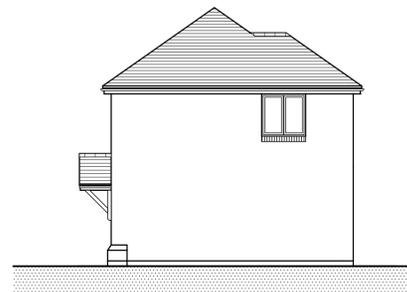
Scale: 1:100
Drawing Number: 12-55-13A

Date: September 2013

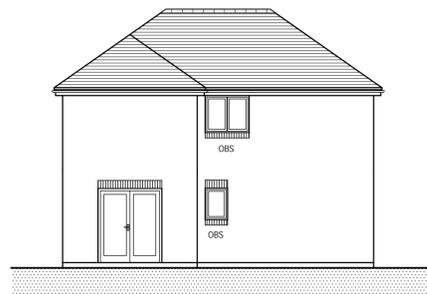
PLOT 7



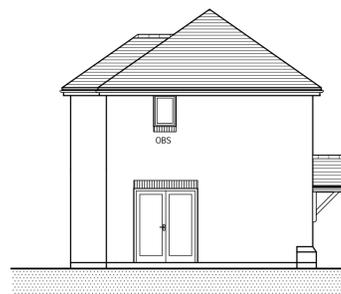
NORTH WEST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

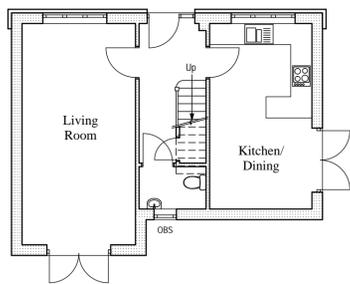
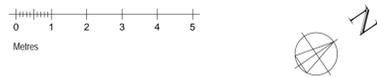


SOUTH EAST ELEVATION
SCALE 1:100



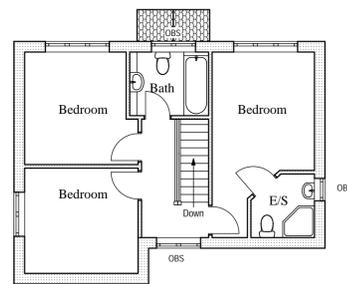
NORTH EAST ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



Internal Ground Floor Area = 44m² (473 ft²)
Internal First Floor Area = 44m² (473 ft²)
Total Internal Floor Area = 88m² (946 ft²)

FIRST FLOOR PLAN
SCALE 1:100



REVISIONS	
A: Plot 7 re designed.	MPW 03/01/2014
B: Fenestration and internal arrangements amended.	PJ 03/02/2014
C: First floor internal arrangements amended.	PJL 05/02/2014
D: Obscured glazing illustrated on floor plans and elevations.	MPW 18/02/2014



20 St. John Street
Bromsgrove
Worcestershire
B61 8JY
Reg. in England: 5398781
TEL: 01527 832587
E-MAIL: steve@haskey.co.uk

The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.

Use Only Written Dimensions From This Drawing
DO NOT SCALE
Drawn By H.R. Wilkinson

Project Proposed Residential Development
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

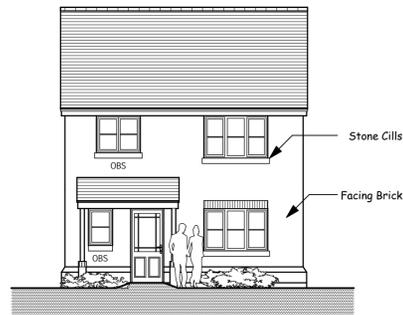
Client Eden Properties Ltd.

Sheet SCHEME DRAWINGS
Plans & Elevations
Plot 7
Sheet Size A1

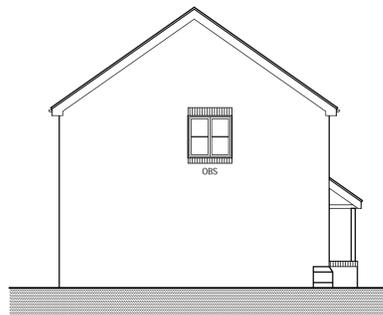
Scale 1:100
Drawing Number 12-55-12D

Date September 2013

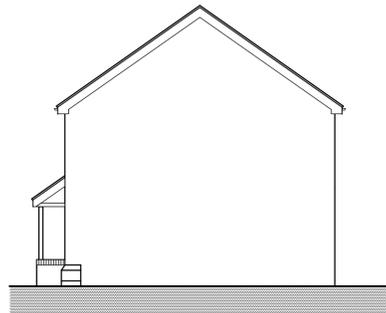
PLOT 3



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

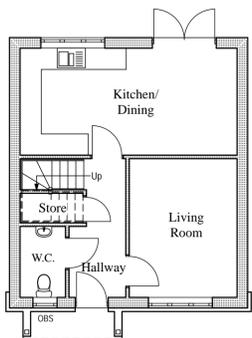
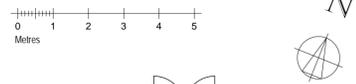


EAST ELEVATION
SCALE 1:100



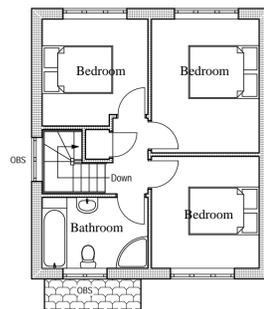
NORTH ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



Internal Ground Floor Area = 43m² (462 ft²)
Internal First Floor Area = 43m² (462 ft²)
Total Internal Floor Area = 86m² (924 ft²)

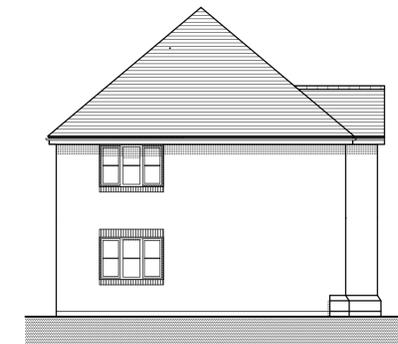
FIRST FLOOR PLAN
SCALE 1:100



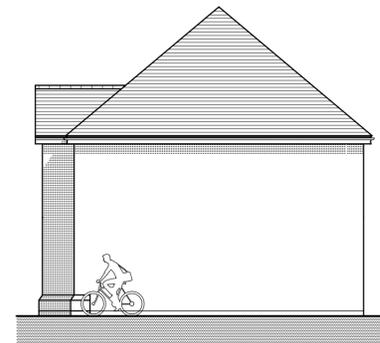
PLOT 6



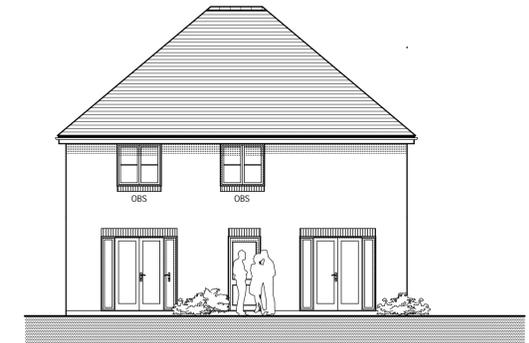
SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

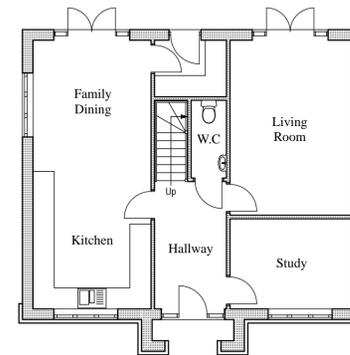
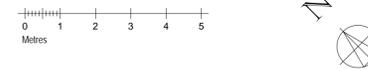


EAST ELEVATION
SCALE 1:100



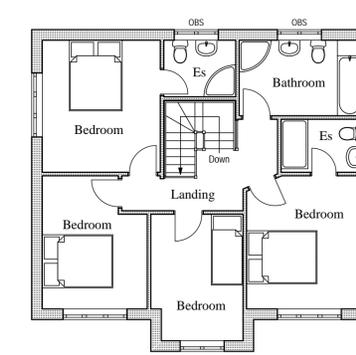
NORTH ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



Internal Ground Floor Area = 69m² (731 ft²)
Internal First Floor Area = 71m² (764 ft²)
Total Internal Floor Area = 139m² (1496 ft²)

FIRST FLOOR PLAN
SCALE 1:100



- REVISIONS
- A: Plots 5 repositioned as Plot 3. Plot 6 garage repositioned. MPW 07/01/2014
 - B: Plot 6 revised. MPW 18/02/2014
 - C: External doors and window to Plot 6 family dining repositioned. MPW 18/02/2014



20 St. John Street
Bromsgrove
Worcestershire
B61 8QY

Reg. in England: 5398781
TEL: 01527 832587
E-MAIL: steve@haskey.co.uk

The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.

Use Only Written Dimensions From This Drawing Drawn By H.R. Wilkinson
DO NOT SCALE

Project Proposed Residential Development
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

Client Eden Properties Ltd.

Sheet SCHEME DRAWINGS
Plans & Elevations
Plots 3 & 6 Sheet Size
A1

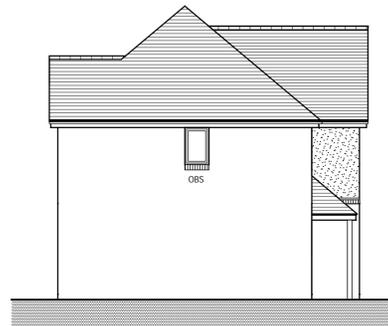
Scale 1:100 Drawing Number

Date September 2013 12-55-11C

PLOTS 4 & 5



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

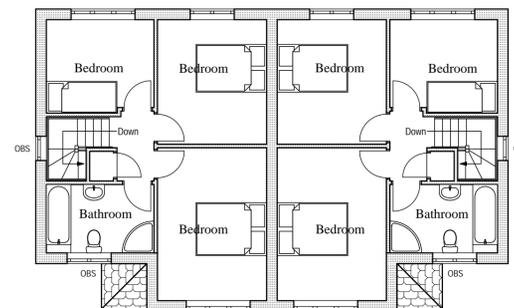
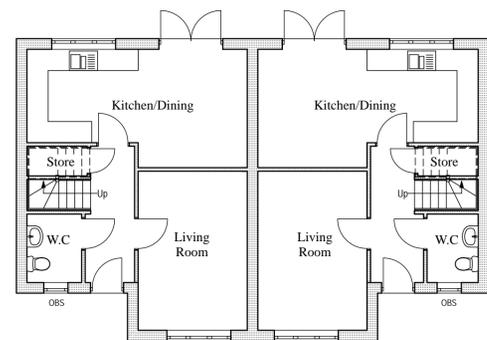


NORTH ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

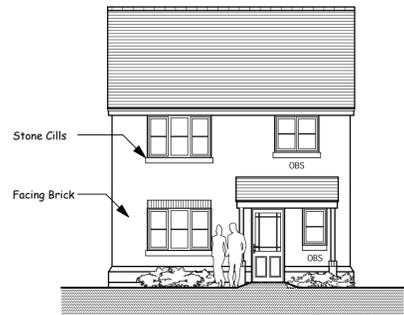
FIRST FLOOR PLAN
SCALE 1:100



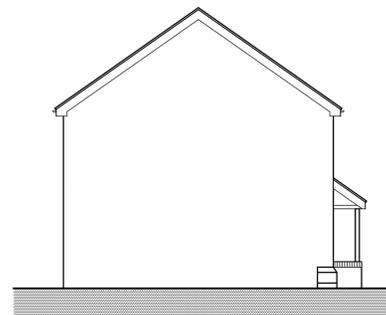
Internal Ground Floor Area (of each dwelling) = 45m² (484 ft²)
Internal First Floor Area (of each dwelling) = 45m² (484 ft²)
Total Internal Floor Area (of each dwelling) = 90m² (968 ft²)

REVISIONS A: Plots 3 & 4 re numbered as Plots 4 & 5.		MPW 07/01/2014
20 St. John Street Bromsgrove Worcestershire B61 9DY		Reg. in England: 5398781 TEL: 01527 832587 E-MAIL: steve@haskey.co.uk
The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.		
Use Only Written Dimensions From This Drawing DO NOT SCALE	Drawn By H.R. Wilkinson	
Project Proposed Residential Development Land at Tenlands Road Halesowen West Midlands B63 4JJ		
Client Eden Properties Ltd.		Sheet Size A1
Sheet SCHEME DRAWINGS Plans & Elevations Plots 4 & 5		Drawing Number 12-55-10A
Scale 1:100		Date September 2013

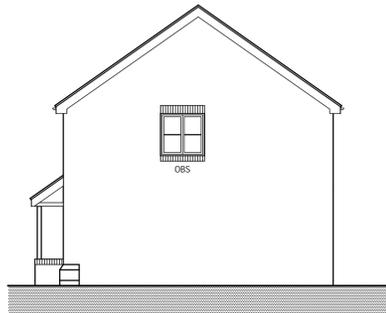
PLOT 1



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

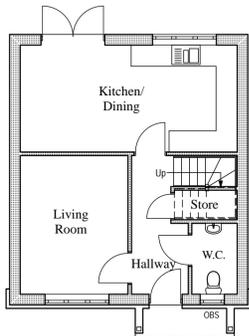


EAST ELEVATION
SCALE 1:100



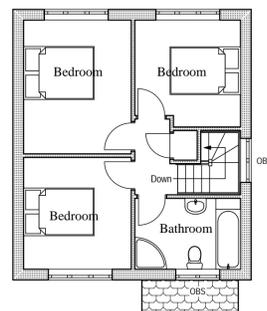
NORTH ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100

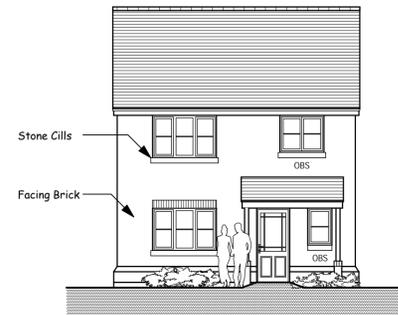


Internal Ground Floor Area = 43m² (462 ft²)
Internal First Floor Area = 43m² (462 ft²)
Total Internal Floor Area = 86m² (924 ft²)

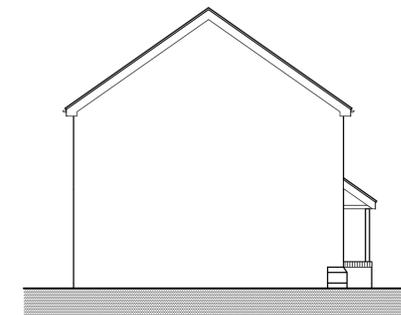
FIRST FLOOR PLAN
SCALE 1:100



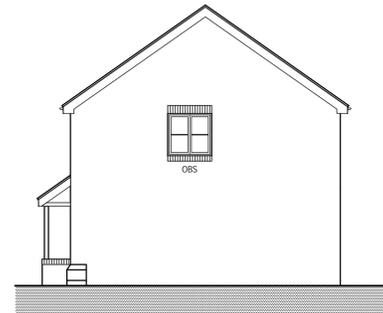
PLOT 2



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

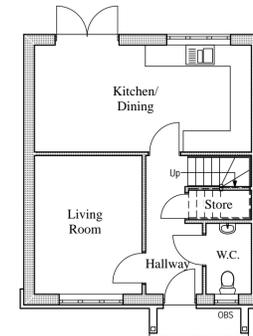


EAST ELEVATION
SCALE 1:100



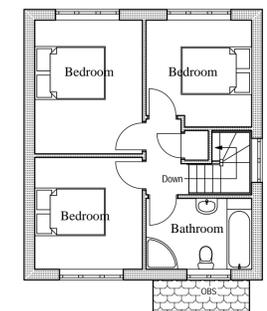
NORTH ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



Internal Ground Floor Area = 43m² (462 ft²)
Internal First Floor Area = 43m² (462 ft²)
Total Internal Floor Area = 86m² (924 ft²)

FIRST FLOOR PLAN
SCALE 1:100



20 St. John Street
Bromsgrove
Worcestershire
B63 9GJ
Reg. in England: 5398781
TEL: 01527 832587
E-MAIL: steve@haskey.co.uk

The copyright of this drawing and design is retained by Steve Haskey Design Limited. It must not be copied or reproduced without consent in writing.

Use Only Written Dimensions from This Drawing
DO NOT SCALE
Drawn By
H.R. Wilkinson

Project
Proposed Residential Development
Land at Tenlands Road
Halesowen
West Midlands
B63 4JJ

Client
Eden Properties Ltd.

Sheet
SCHEME DRAWINGS
Plans & Elevations
Plots 1 & 2
Sheet Size
A1

Scale
1:100
Drawing Number
12-55-09

Date
September 2013

PLANNING APPLICATION NUMBER:P14/0112

Type of approval sought	Full Planning Permission
Ward	Lye and Stourbridge North
Applicant	Mr Rashid Aziz, ICEC
Location:	OLD BELL PUBLIC HOUSE, CHAPEL STREET, LYE, STOURBRIDGE, DY9 8BT
Proposal	CHANGE OF USE FROM A FORMER PUBLIC HOUSE (A4) TO A COMMUNITY AND EDUCATION CENTRE (D1)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site is located within the southern corner of Lye District Centre. It occupies a prominent location adjacent to three roads. The address of the property being Chapel Street however Cannops Way runs along the sites' eastern boundary and the site faces/is clearly visible from the High Street.
2. The building is two storey and of brick construction. There is a car park at the rear of the building off Chapel Street. There is also a short driveway off Cannops Way which leads to a roller shutter doorway, and a side door which served the former "off sales" at the public house.

PROPOSAL

3. This is an application for a change of use of the site from a public house (Use Class A4) to a community and education centre (Use Class D1). No changes to the elevations are applied for.
4. The applicant has submitted detailed information regarding the intended use of the building. The application is made on behalf of ICEC (Islamic Community and Education Centre) which is registered as a charitable trust and based in Lye. The

supporting information states that the ICEC intends to organize a variety of activities in Lye and the surrounding areas to meet the social, spiritual and educational needs of the local community and to provide services and support to the local community in various different ways. They consider that the site is suitable for their activities being at the heart of the community they intend to serve. The building is intended to be used for educational, social and welfare activities such as counselling and would be used by children, youths and adults.

5. A floor plan indicates two classrooms on the ground floor and a prayer area plus four classrooms on the first floor. There are kitchens on both floors.

HISTORY

6. Relevant History

APPLICATION	PROPOSAL	DECISION	DATE
SB/48/158	Alterations to PH	Approved	13/12/1948
SB/52/71	Alterations to PH	Approved	10/05/1952
SB/54/4	Alterations to PH	Approved	12/02/1954
SB/55/53	Renewal of limited consent for alterations	Approved	28/04/1955
SB/56/45	Renewal of consent for alteration	Approved	07/05/1956
SB/64/46	Renewal of permission for alterations and additions	Approved	24/03/1964

PUBLIC CONSULTATION

7. Forty eight letters have been sent to the occupiers of nearby residential and commercial premises and a Site Notice has been displayed.
8. As a result the following representations have been received:

- One letter has been received which does not object to the change of use but raises concerns regarding possible on-street parking in Chapel Street where there are already parking issues;
- Two letters refer to non-material planning issues; and
- Thirty one letters have been received which fully support the use of the building for a community use including aiming it at youths which may reduce anti-social behaviour, for women and the disabled. A supporting letter from Chapel Street Medical Centre with an accompanying petition of support containing 372 signatures has also been received.

OTHER CONSULTATION

9. Group Engineer (Highways) – no objection subject to conditions relating to the following matters:
- Parking layout with disabled bays and pick up drop off areas
 - At least 1 bay with an electric vehicle charging point
 - Details of cycle storage and shower facilities
 - Details of transport management and Parking Policy for “Key Events”
 - Not to be used as a place of worship other than worship as part of the educational use
 - A Travel Plan statement
 - A Traffic Regulation Order
10. Head of Environmental Health and Trading Standards – no objection in principle to the proposed change of use from a public house to community/education facility. As there are residential properties in the vicinity which could be affected by noise from people visiting the premises it is recommend that the opening hours are limited by condition.
11. West Midlands Police – the area suffers from crime, antisocial behaviour, significant parking and traffic congestion issues. The site appears to be offering prayer, teaching and community facilities, which is similar to mosques in close proximity. There are significant parking and obstruction issues within the area of the existing establishment. Parking in the High Street is a major issue for example between

01/02/13 and 01/02/14 170 Penalty Charge Notices were issued by Dudley MBC Traffic Enforcement Officers. Although there are car parks available in Lye these appear to be well used with no additional capacity. Plans approved for a new health centre with private car parking (P12/0462) off Lye by-pass will reduce parking facilities further. The floor plans indicate 2 classrooms on the ground floor and a prayer room that can be extended into classroom 2. On the first floor are a further 4 classrooms. The intended uses include classes for children and adults, computer and youth clubs, a venue for use by other organisations and a facility for hire. Average attendee numbers are indicated as 5 – 15 during the day and 20 – 25 on evenings, however this is considered unrealistic estimates for the size, layout and desired use of the facility. The car park has facilities for 25 cars maximum causing serious concern that this will not meet the needs of the building with vehicles displaced elsewhere in Lye, compounding the existing problems. During rush hour periods the one way system in High Street draws to a halt at the pinch point in front of the site as vehicles merge from The Hayes and Lye By-Pass. The rush hour periods could coincide with events and sessions at the site causing further congestion.

Subject to planning consent the following are requested:

- Recorded CCTV
- Intruder alarm with police response
- Secure boundary treatment

RELEVANT PLANNING POLICY

12. National Planning Guidance (2012)

- National Planning Policy Framework

13. Black Country Core Strategy (2011)

- DEL1 Infrastructure Provision
- ENV 2 Historic Character and Local Distinctiveness
- TRAN2 Managing Transport Impacts of New Development
- Regeneration Corridor 13 – Jewellery Line – Rowley Regis – Stourbridge Junction

14. Saved Unitary Development Plan (2005)

- DD2 Mixed Use
- EP7 – Noise Pollution

15. Supplementary Planning Documents

- Parking Standards (2012)

ASSESSMENT

Key Issues

- Principle
- Amenity
- Access and Parking

Principle

16. This vacant public house lies within the District Centre boundary of Lye. Current planning guidance set out in the National Planning Policy Framework stipulates that community and civic uses, such as the one proposed here, are appropriate within town centres provided they are of a suitable scale and nature given their surroundings.
17. Guidance for the regeneration and protection of centres contained within the Black Country Core Strategy states that the Black Country's centres are the focus for retail, leisure, commercial and civic uses and it is important that they maintain their viability in order to meet the current and future needs of the Black Country residents.
18. On this basis the proposed community use (D1) is considered to be acceptable in principle.

Amenity

19. The site is located within a prominent location close to residential flats within Chapel Street, Cannops Way and High Street. The site is a vacant public house which, if it re-opened, has the potential to disturb neighbours. The Head of Environmental Health and Trading Standards has considered this matter and raises no objection in

principle to the proposed change of use from a public house to community/education facility. However, as there are residential properties in the vicinity of the site, which could be affected by noise from people visiting the premises it is recommended that the opening hours are limited by condition.

Access and Parking

20. The parking requirement for the building would be influenced by whether the major use would be for the education of children or adults. In this case it appears that there would be an element of both. The applicant has stated that each classroom would have no more than 10 pupils.
21. In terms of teaching children the Councils maximum parking standard is 1 space per member of staff plus an adequate pick up and drop off area. The Group Engineer (Highways) has used the TRICS database to assess the requirement for school facilities and a parking accumulation of approximately 6 vehicles was identified. However the number of pick-up and drop-off trips generated by this use could be significant. There is already evidence of parking issues in Chapel Street with the presence of informal "H bar" markings. It is expected that many of the pick-up and drop-offs would occur on street as this will be more convenient. To ensure that there is no detrimental impact on Highway safety it is therefore considered that a prohibition of waiting is implemented to cover the stretch of road either side of the access. This would maintain clear intervisibility for pedestrians and drivers and address any safety issues that may be created by short term pickup and drop off trips.
22. If the classrooms are used for adults then the Council does not have a maximum parking standard. On this basis the TRICS database was assessed for community education facilities. This is defined as:-
"Specialist centres offering educational classes as well as leisurely pursuits and training"
The gross floor area is approximately 440 sq m and an average parking accumulation of between 11 and 15 cars was identified. The car park within the site that is accessed off Chapel Street currently has a capacity of some 23 to 25 vehicles.

23. In terms of the use of the building for community purposes there are some concerns raised regarding “key” events which are identified in the planning statement but not defined. However, as the existing use of the site is a public house, the building could be altered internally to provide an open large function room without the need for planning permission. On this basis, it is considered that the number of people that could be contained within the building for a function or a community meeting facility (other than worship) would be similar. However, a transport and parking management policy and travel plan statement would assist in addressing any potential detrimental effects from vehicles and can be secured through Conditions.
24. An area for prayer of some 14 sq m has been identified within the submitted drawings. This has been considered to be an ancillary part of the education facility. No consideration has been given to the effects of the centre being used as a place of worship. If the building were to be used purely as a place of worship then there could be up to 574 trips on a busy period resulting in a parking demand for some 280 vehicles (based on previous surveys in the borough of Dudley). Should the centre be used as a place of worship then the effects from traffic would be severe and the Highway Authority would raise fundamental concerns. Taking this into account, should the application be approved, an appropriate condition limiting the premises to an educational use and preventing it from being used purely as a place of worship is considered to be necessary.

CONCLUSION

25. The change of use of the building from a public house (Use Class A4) to a community and education centre (Use Class D1) is considered to be acceptable. No elevational changes to the building have been applied for. Despite the fact that the site is in close proximity to residential dwellings, as the site is currently a public house the use of the site for educational/community purposes is considered to be acceptable subject to a condition restricting opening hours. There is considered to be sufficient off-street parking for teaching at the site. “Key” community events held at the site are of concern however and a transport and parking management policy and travel plan statement are required to assist in addressing any potential

detrimental effects from vehicles. The use of the site as a place of worship for educational purposes only and restricted to the area indicated on the approved plan can be supported. On this basis the application would be compliant with the National Planning Policy Framework, Policies DEL1, ENV2, RC13 and TRAN2 of the Black Country Core Strategy, Saved Policies DD2, and EP7 of the adopted Dudley Unitary Development Plan and Parking Standards Supplementary Planning Document.

RECOMMENDATION

26. It is recommended that the application is APPROVED subject to 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. The premises shall not be open to the public before the hours of 0700 or after 2300 on any day of the week.
3. The building shall be used for educational and community purposes and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification. For the avoidance of doubt with the exception of the small ancillary prayer room indicated on the approved plan at no time shall the building be used as a place of worship.
4. Prior to the use of the development hereby permitted a revised parking layout for the car park to include disabled bays, a pick up drop off area and at least 1 bay with an electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be marked out in complete accordance with the approved plans, and thereafter maintained available for parking.
5. Prior to the commencement of this change of use details of cycle storage and shower facilities in accordance with the council's Parking Standards Supplementary Planning Document shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within three months of the change of use of the premises.
6. Prior to the commencement of the change of use a Travel Plan Statement to include details of transport management and parking policy for "Key Events" at the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the commencement of the change of use and thereafter retained for the lifetime of the development.
7. No development shall commence until a scheme to provide for a Traffic Regulation Order in Chapel Street has been secured at the applicants expense in accordance with a scheme that shall have been submitted to and approved in writing by the

local planning authority. Prior to first use of the site the Traffic Regulation Order shall be laid out to the agreed details and thereafter maintained for the lifetime of the development.

8. The development hereby permitted shall be carried out in accordance with the approved plans: Location Plan and Floor Plan dated 30th January 2014 and Floorplan with room sizes dated 18th February 2014

**Land Registry
Official copy of
title plan**

Title number **WM100780**
Ordnance Survey map reference **SO9284SW**
Scale **1:1250**
Administrative area **West Midlands : Dudley**



EC Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 1000026316.



PLANNING APPLICATION NUMBER:P14/0184

Type of approval sought	Full Planning Permission
Ward	Brierley Hill
Applicant	Mr M. Holloway, Dudley MBC
Location:	THE BOULEVARD, BRIERLEY HILL, WEST MIDLANDS, DY5 2TD
Proposal	INSTALLATION OF A SIGNALISED BUS GATE TO ASSIST PUBLIC TRANSPORT FLOW WEST-BOUND ON THE BOULEVARD APPROACH TO THE MILL STREET ROUNDABOUT
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a stretch of highway upon The Boulevard, Brierley Hill. The site runs from The Boulevard/Mill Street highway island along The Boulevard towards the North East for approximately 175 metres.
2. There is a large industrial building and drive through restaurant to the North West of the site and to the South East there are residential properties, a landscaped buffer and the Merry Hill Retail Park beyond.

PROPOSAL

3. This application seeks approval for the widening the carriageway to the southern side of the highway. The proposed development would facilitate the installation of a segregated bus lane on the west bound approach to the traffic island. The proposed bus lane would be 120m in length and would provide a priority for outbound buses leaving Merry Hill Bus Station.
4. It is proposed that bus detection and 'Hurry Calls' will be located at the signals in order to operate the bus gate. The scheme has been designed to ensure that buses are not held by a signal.

5. This development requires planning permission as the works will be carried out by Centro rather than the Highway Authority. Centro have secured funding for the proposed highways improvement works through the Better Bus Area Fund (BBAF).

HISTORY

6. None relevant

PUBLIC CONSULTATION

7. No representations received following consultation with 11 adjoining neighbours, the posting of a site notice and the publication of an advert within a local newspaper.

OTHER CONSULTATION

8. Group Engineer (Highways): No objections. A transport assessment has been submitted as part of the planning application and extensive pre-application discussions were undertaken prior to formal submission.
9. Canal and Rivers Trust: No objections

RELEVANT PLANNING POLICY

National Planning Guidance (2012)

- National Planning Policy Framework

Black Country Core Strategy (2011)

- TRAN2 Managing Transport Impacts of New Development

Supplementary Planning Guidance/Documents

- Brierley Hill Area Action Plan

ASSESSMENT

10. The main issues are

- Principle
- Highway safety

Principle

11. The application site forms an important connective link which provides access for buses in the wider area departing and arriving in a southbound, northbound and notably westbound direction. The proposed works are contained within the confines of the public highway utilising the existing grass verge to facilitate the carriageway widening.

12. Nine bus routes utilise The Boulevard in a westbound direction where the segregated bus lane is proposed. During peak times 22 busses per hour follow this route.

13. Policy 51 of the Brierley Hill Area Action Plan (2011) states that the Council will seek to secure transport infrastructure improvements within the plan boundary to improve the existing public transport network and it is therefore considered that the principle of the development is acceptable.

Highway Safety

14. The Transport Assessment submitted as part of the application has concluded that the installation of the bus lane would create a maximum queue of 8 vehicles at peak times. This is considered to be negligible with regards to the operation of The Boulevard/Mill Street roundabout and the local highway network.

15. The Personal Injury Collision (PIC) data has also been assessed and that suggests that there is nothing inherently unsafe with the design and layout of The Boulevard/A4100 Mill Street roundabout and approaching links. Of particular note the PIC records

indicate that there are no issues with The Boulevard West approach to the roundabout, where the proposed segregated bus lane is to be constructed.

16. It is not considered that the proposed development would result in any detrimental impacts on highway safety and as such the proposal is acceptable with regard to Core Strategy Policy TRAN2.

CONCLUSION

17. The proposed development is considered acceptable in principle with the need to improve the public transport network within this location demonstrated. The submitted details indicate that there would be no detrimental impact on the highway network as a result of the proposed bus lane. On this basis the proposed development is considered to be in accordance with Policy TRAN2 - Managing Transport Impacts of New Development of the Black Country Core Strategy (2012) and Brierley Hill Area Action Plan (2011).

RECOMMENDATION

18. It is recommended that the application be APPROVED subject to the following conditions:

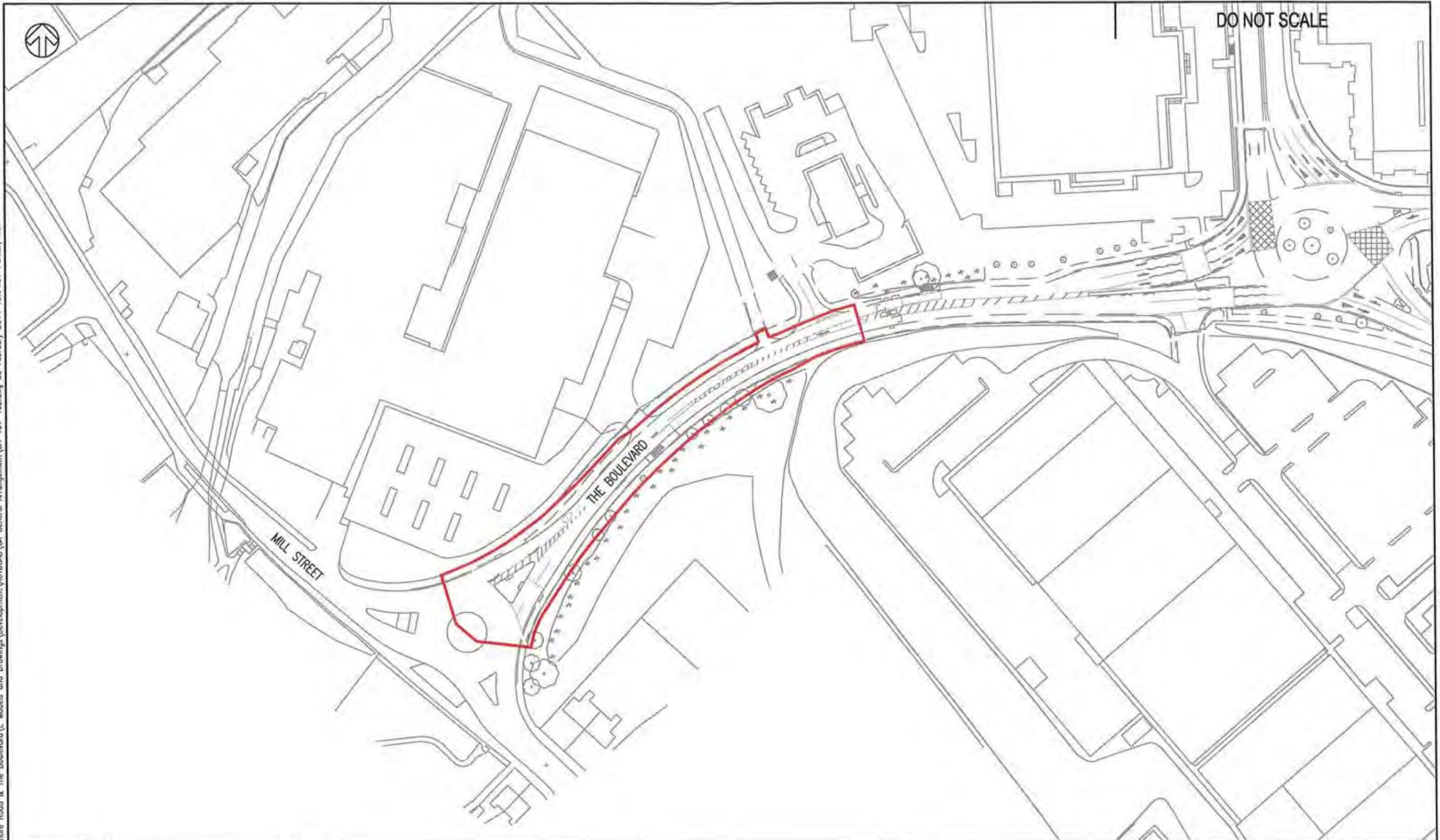
Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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. The development hereby permitted shall be carried out in accordance with the following approved plans: Project Number 70002332 Drawing Number 2332-GA-102 revision A, Project Number 70002332 Drawing Number 2332-GA-101 revision A and the submitted Transport Assessment compiled by WSP and dated 11/02/2014.

V:\70002332 - Merry Hill Centre - Pedmore Road & The Boulevard\E Models and Drawings\Development\AUTOCAD\CA General Arrangement\CA-101-102.dwg 05 February 2014 15:04:57 Purrier, Alex



DO NOT SCALE

A	05/02/14	AGP	FIRST ISSUE	CS	CS
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS: PLANNING APPLICATION					



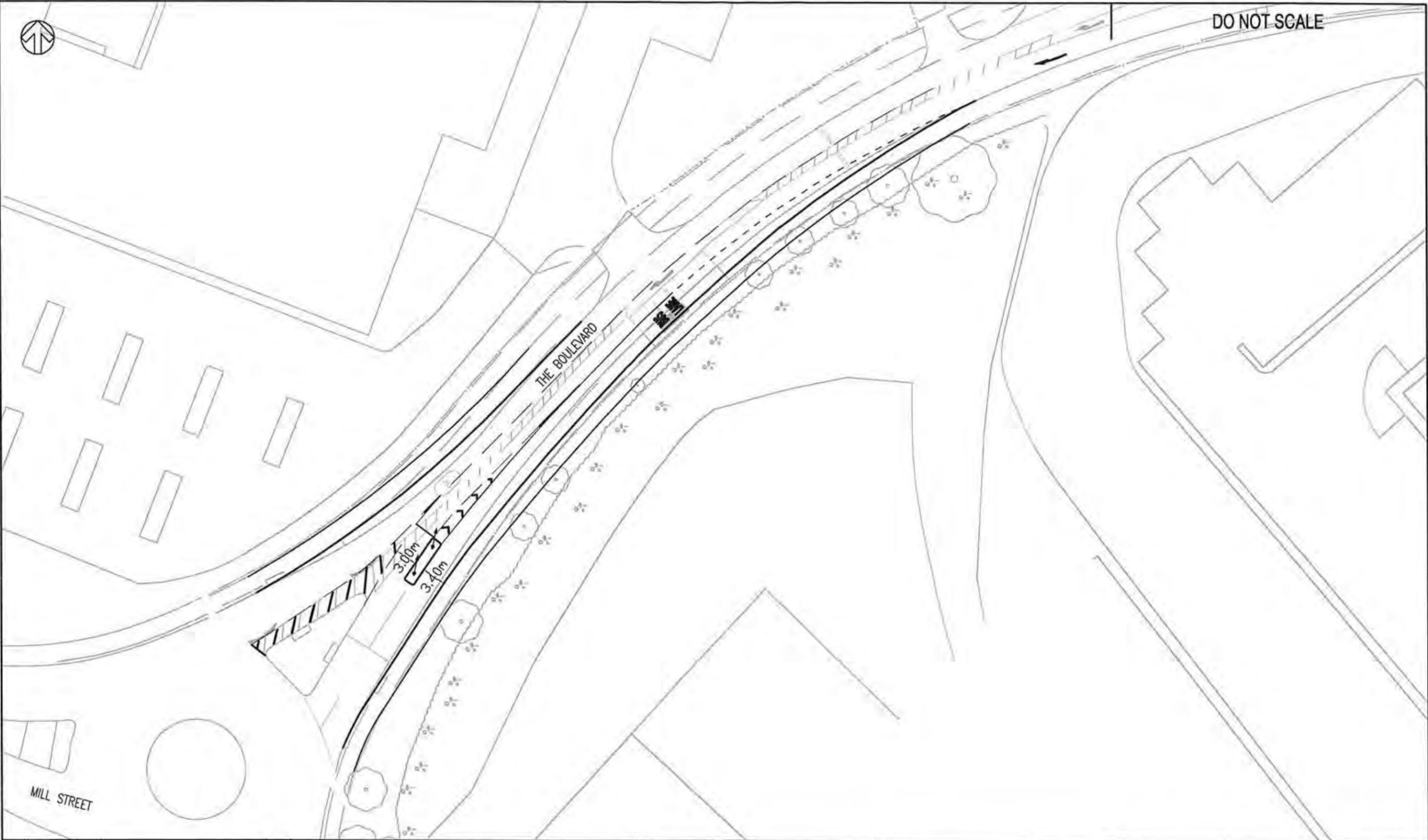
One Queens Drive Birmingham West Midlands B5 4PJ
 Tel: +44 (0)121 352 4700 Fax: +44 (0)121 352 4701
<http://www.wspgroup.com>

CLIENT:	CENTRO
ARCHITECT:	146

PROJECT:	MERRY HILL - PEDMORE ROAD AND THE BOULEVARD
TITLE:	THE BOULEVARD PROPOSED WESTBOUND BUS LANE AND GATE - RED LINE BOUNDARY

SCALE @ A3:	1:1250	CHECKED:	CS	APPROVED:	CS
CAD FILE:	GA-101-102.DWG	DESIGN-DRAWN:	AGP	DATE:	February 14
PROJECT No:	70002332	DRAWING No:	2332-GA-102	REV:	A
© WSP Group Ltd					

V:\70002332 - Merry Hill Centre - Pedmore Road & The Boulevard\1. Models and Drawings\Development\AUTOCAD\GA General Arrangement\GA-101-102.dwg 05 February 2014 15:04:17 Purrier, Alex



A	05/02/14	AGP	FIRST ISSUE	CS	CS
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS: PLANNING APPLICATION					


WSP
 One Queens Drive Birmingham West Midlands B5 4PJ
 Tel: +44 (0)121 352 4700 Fax: +44 (0)121 352 4701
<http://www.wspgroup.com>

CLIENT: **CENTRO**

ARCHITECT:

PROJECT: **MERRY HILL - PEDMORE ROAD AND THE BOULEVARD**

TITLE: **THE BOULEVARD PROPOSED WESTBOUND BUS LANE AND GATE**

SCALE @ A3:	CHECKED:	APPROVED:
1:500	CS	CS
CAD FILE:	DESIGN-DRAWN:	DATE:
GA-101-102.DWG	AGP	February 14
PROJECT No:	DRAWING No:	REV:
70002332	2332-GA-101	A
© WSP Group Ltd		

PLANNING APPLICATION NUMBER:P14/0185

Type of approval sought	Full Planning Permission
Ward	Brierley Hill Quarry Bank & Dudley Wood
Applicant	Mr M. Holloway, Dudley MBC
Location:	A4036 PEDMORE ROAD, MERRY HILL, BRIERLEY HILL, WEST MIDLANDS, DY5 1UG
Proposal	INSTALLATION OF A PEDESTRIAN AND CYCLE SIGNALISED CROSSING OFF PEDMORE ROAD
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a section of Pedmore Road, Brierley Hill. The application site is bound to the east by residential properties upon Nottingham Way and the Saltwells Nature Reserve. The residential properties are screened from the highway by an area of landscaping.
2. To the west of the Pedmore Road is the Merry Hill shopping centre that is set back from the highway beyond a grass verge.

PROPOSAL

3. This application seeks approval for a Toucan pedestrian crossing across Pedmore Road.
4. The proposed crossing would be staggered and signalised and is sited to allow better connectivity between Merry Hill and the residential properties to the East.
5. To facilitate the crossing the carriageway would need to be widened to the east resulting in the narrowing of the landscaping strip currently present.

HISTORY

6. None relevant.

PUBLIC CONSULTATION

7. No representations received.

OTHER CONSULTATION

8. Group Engineer (Highways): No objections. Technical notes in relation to pedestrian counts have been submitted as part of the planning application and extensive pre-application discussions were undertaken prior to formal submission.
9. Head of Environmental Health and Trading Standards: No objections to the proposed development.

RELEVANT PLANNING POLICY

10. National Planning Guidance (2012)
 - National Planning Policy Framework
11. Black Country Core Strategy (2011)
 - TRAN2 Managing Transport Impacts of New Development
12. Unitary Development Plan (2005) (Saved Policies)
 - DD4 Development in Residential Areas
 - EP7 Noise Pollution
13. Supplementary Planning Guidance/Documents
 - Brierley Hill Area Action Plan

ASSESSMENT

14. The main issues are

- Principle/Highway safety
- Neighbour Amenity

Principle

15. Pedestrian counts have been carried out upon two location of Pedmore Road and the findings have been submitted as part of this planning application. These counts were intended to capture any pedestrian movement currently undertaken on Pedmore Road near to the proposed Toucan Crossing location. The counts were undertaken on Tuesday 4th February 2014 and covered the 12 hour period of 07:00-19:00 (in accordance with DMBC's Pedestrian Crossing Policy).

16. During this period a total of 146 pedestrians crossed in both directions in the first location and 38 in the second. Therefore there were a total of 184 pedestrians informally crossing Pedmore Road in this 12 hour period. This information has been analysed against DMBC's Pedestrian Crossing Policy document and the conclusion is that the proposed crossing is justified. The calculations are further supported by the fact that this area of highway is wide and busy.

17. The Brierley Hill Area Action Plan indicates a primary thoroughfare (number 17) on the proposal map in the immediate vicinity of the proposed crossing. These identified thoroughfares are considered as principal conduits for movement and form part of the wider aspirations for the wider Brierley Hill Area.

18. Although there will be an expected delay to traffic due the installation of a controlled crossing facility, the crossing itself will come with much improved technology that will help to minimise any delay to vehicles. Toucan pedestrian facilities provide improved operation for pedestrians and cyclists and reduce delay for both drivers and pedestrians compared to the previous pelican crossings.

19. This is achieved by: This is achieved by:

- using positive and unambiguous nearside pedestrian & cyclist displays (red and green men / cycle only);
- providing consistent displays to drivers (no flashing amber as present in existing Pelican crossings);
- cancelling pedestrian demands when pedestrians and cyclists cross in gaps (ensuring that traffic will not be stopped unnecessarily);
- varying the clearance time after the pedestrian green signal to allow slow pedestrians to cross without harassment from drivers (this has proven especially useful to the young, elderly and disabled customers).

20. It is therefore considered that the principle of a pedestrian crossing in this location is acceptable.

Neighbouring Amenity

21. In order to facilitate the proposed crossing the carriageway would need to be widened to allow for the installation of a 3m wide central reservation. The widening would result in the reduction in width of the existing landscaped area and the removal of several trees along the eastern edge of Pedmore Road.

22. The landscaped area is considered to provide noise attenuation to the occupiers of the properties to the east from road traffic noise. A noise survey has been undertaken and the results show that the impact on the neighbouring occupiers by way of any potential increased noise would be negligible, with less than 1Db increase likely. This conclusion is supported by the Head of Trading Standards and Environmental Protection who does not object to the proposed development. A scheme for landscaping would be conditioned to ensure that the trees to be lost would be replaced.

23. It is therefore considered that the proposed development would not result in a detrimental impact on the amenities of the occupiers of neighbouring residential properties.

CONCLUSION

24. The proposed development is considered as justified and would have no detrimental impact on the neighbouring residents by way of increased noise and disturbance. On this basis the proposed development is considered to be in accordance with Policy TRAN2 - Managing Transport Impacts of New Development of the Black Country Core Strategy (2012), Saved Policies DD4 – Development in Residential Areas and EP7 – Noise Pollution of the UDP (2005) and Brierley Hill Area Action Plan (2011).

RECOMMENDATION

It is recommended that the application be APPROVED subject to the following conditions:

Informative

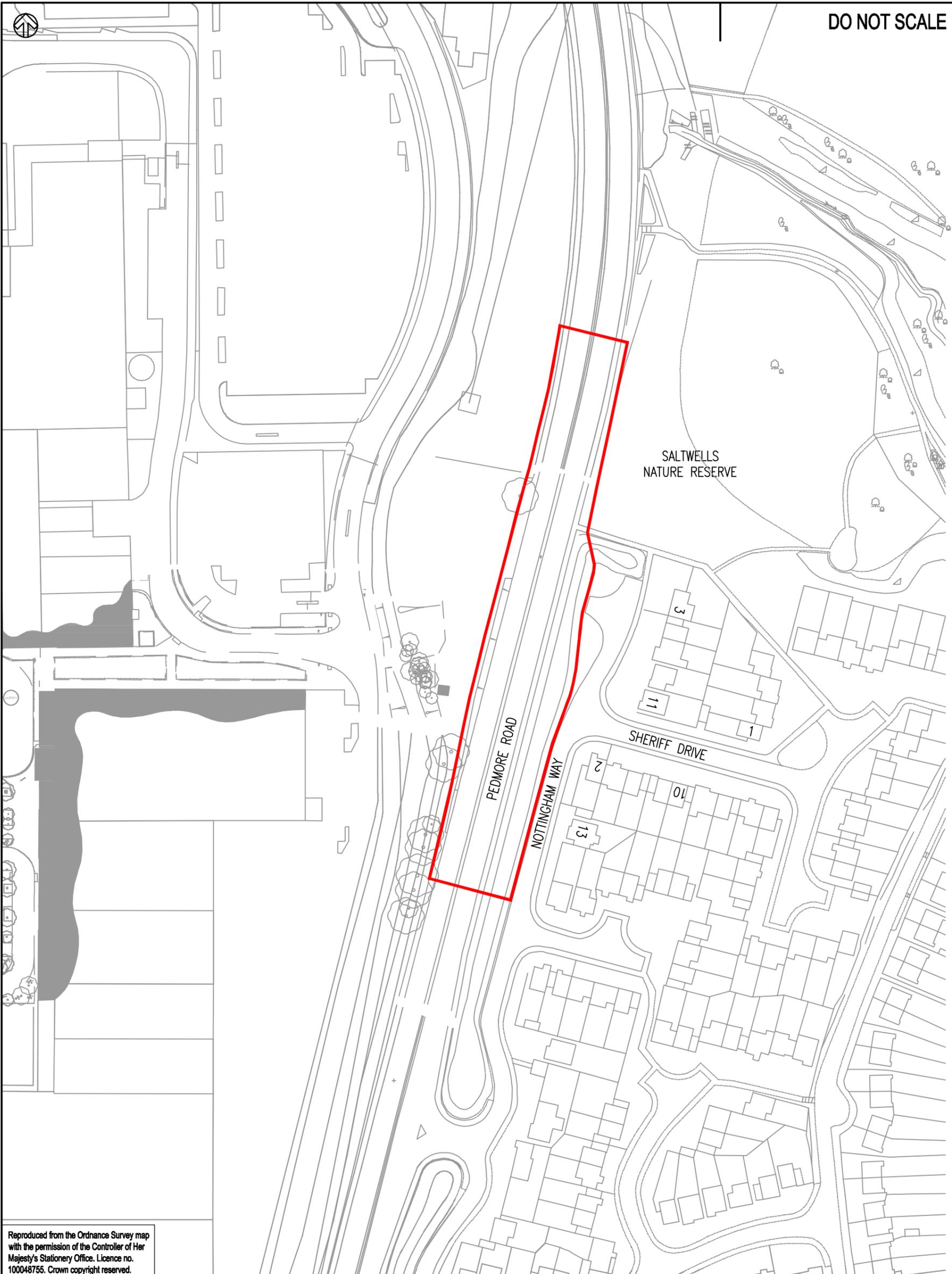
In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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. Within 3 months of the date of this permission a scheme for landscaping of the site indicating replacement trees to the west shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall indicate location and species of the proposed trees. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following commencement of the development.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Project Number 70002332 Drawing Number 2332-GA-102 revision A, Project Number 70002332 Drawing Number 2332-GA-101 revision A and the submitted Transport Assessment compiled by WSP and dated 11/02/2014.

DO NOT SCALE



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Licence no. 100048755. Crown copyright reserved.

A	05/02/14	AGP	FIRST ISSUE	CS	CS
REV	DATE	BY	DESCRIPTION	CHK	APD
SCALE @ A3: 1:1250		CHECKED: CS	APPROVED: CS		
DRAWING STATUS: PLANNING APPLICATION					
© WSP Group Ltd					

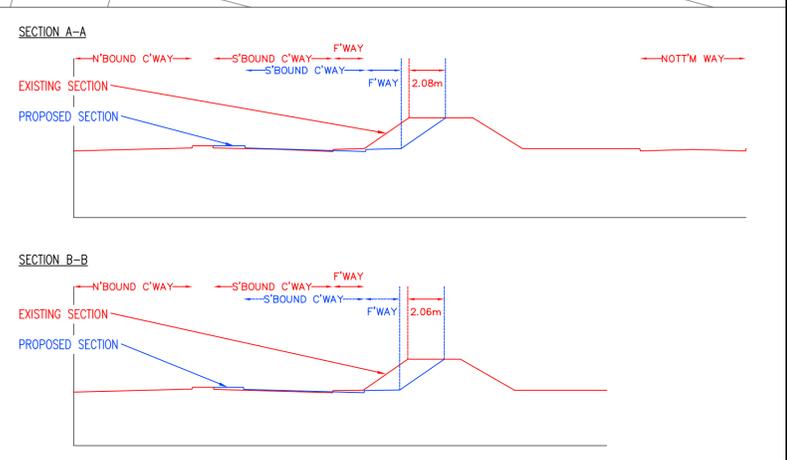
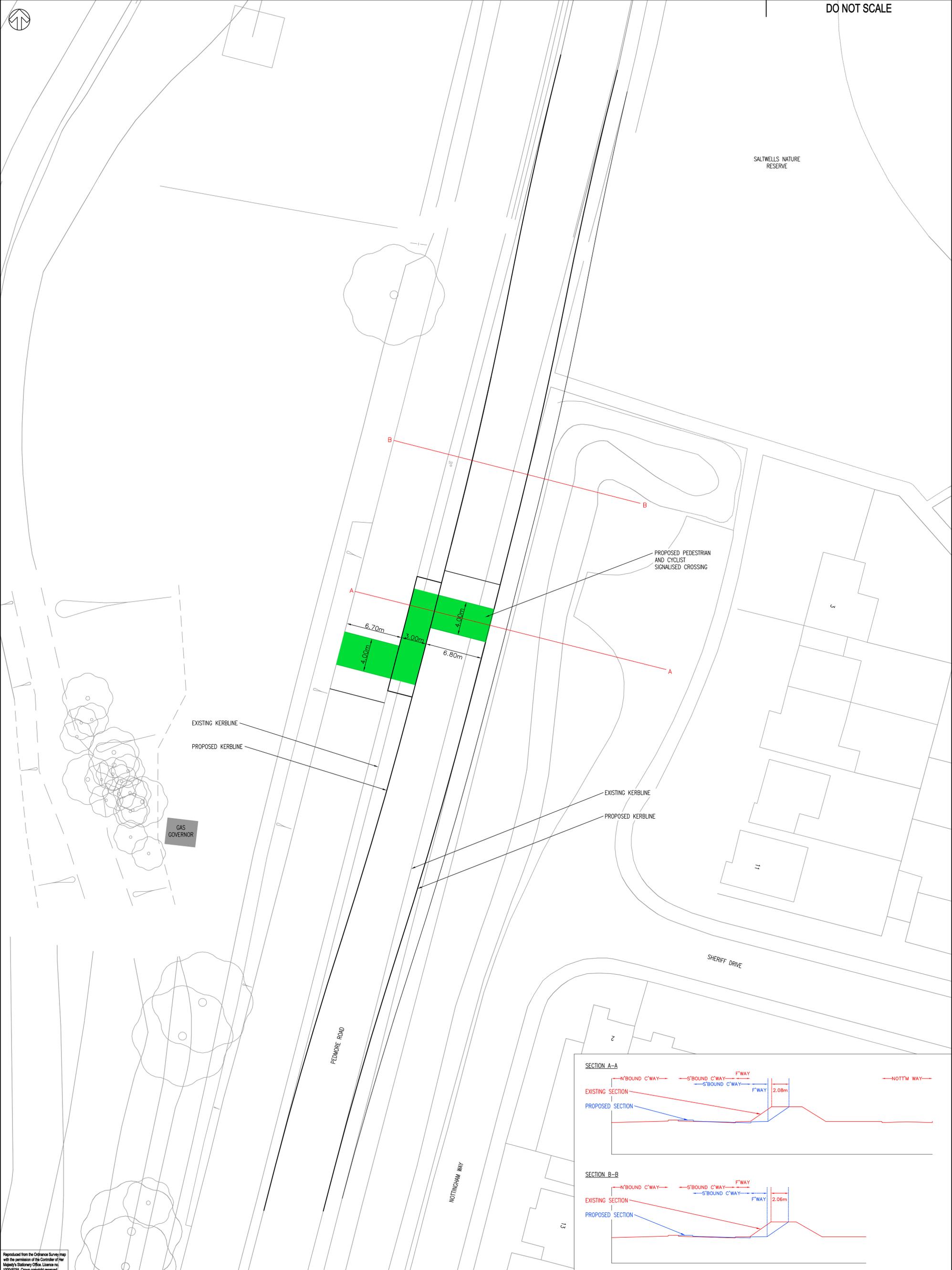


WSP

One Queens Drive Birmingham West Midlands B5 4PJ
 Tel: +44 (0)121 352 4700 Fax: +44 (0)121 352 4701
<http://www.wspgroup.com>

PROJECT: MERRY HILL - PEDMORE ROAD AND THE BOULEVARD		
TITLE: PROPOSED PEDESTRIAN AND CYCLIST CROSSING A4036 PEDMORE ROAD RED LINE BOUNDARY		
CAD FILE: GA-001-002.DWG	DESIGN-DRAWN: AGP	DATE: February 14
PROJECT No: 70002332	DRAWING No: GA-002	REV: A

V:\70002332 - Merry Hill Centre - Pedmore Road & The Boulevard\1. Models and Drawings\Development\AUTOCAD\GA General Arrangement\GA-001-002.dwg 05/02/2014 14:54:37 Purrier, Alex



REV	DATE	BY	DESCRIPTION	CHK	APD
A	05/02/2014	AGP	FIRST ISSUE	CS	CS
DRAWING STATUS: PLANNING APPLICATION					


 One Queens Drive Birmingham West Midlands B5 4PJ
 Tel: +44 (0)121 352 4700 Fax: +44 (0)121 352 4701
<http://www.wspgroup.com>

CLIENT:	CENTRO
ARCHITECT:	

PROJECT:	MERRY HILL - PEDMORE ROAD AND THE BOULEVARD
TITLE:	PROPOSED PEDESTRIAN AND CYCLIST CROSSING A4036 PEDMORE ROAD

SCALE @ A1:	1:200	CHECKED:	CS	APPROVED:	CS
CAD FILE:	GA-001-002.DWG	DESIGN-DRAWN:	AGP	DATE:	February 14
PROJECT No:	70002332	DRAWING No:	2332-GA-001	REV:	A

V:\70002332 - Merry Hill Centre - Pedmore Road & The Boulevard\Development\AUTOCAD\GA General Arrangement\GA-001-002.dwg 05/02/2014 14:53:44 Purrier, Alex

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Licence no. 100048735. Crown copyright reserved.

Development Control Committee – 10th March 2014

Report of the Director of the Urban Environment

Planning Services Fees – 2014/2015

Purpose of Report

1. To consider the proposals within the report with regard to the setting of the Council's Building Regulation Fee Scales to take effect from 1st April 2014 and non statutory Development Control Charges, and the intention to continue to use the Consumer Prices Index (CPI) for Planning Obligations in accordance with Council Policy.

Building Control

2. Building Control exists to ensure the health and safety of users of buildings, to promote energy efficiency and to ensure reasonable access for all, and it is the duty of local authorities to enforce the regulations through determining applications and site inspections.
3. Since 1985 legislation has been in place to enable the service to be provided by the private sector in competition with local authorities. Local authority fee scales, therefore, need to be competitive with those of the private sector.
4. In October 2010, following The Building (Local Authority Charges) Regulations 2010, Dudley MBC Building Control introduced fees by fixing charges at a level that ensures income fully recovers the costs associated with the relevant Building Control functions.
5. Under the 2010 Regulations, Local Authorities are required to set their charges by relating the "hourly rate" of their Building Control staff to the average time spent carrying out the chargeable functions associated with a building project. This allows for standard charges to be applied for various categories of works or for bespoke quotations to be provided to clients on larger, more complex projects.

6. Following reviews of the existing fee scheme it is proposed to increase the fees in line with Council Policy of 2% to cover inflationary pressures. The 2% is an approximate figure as the actual fee will need to be rounded up or down to the nearest pound. This increase is considered to be the maximum amount necessary in order to retain a competitive fee structure. It should be noted that this is the first increase since the current fee scheme was introduced on 1st October 2010.
7. The existing fee levels are shown in Appendix A. A revised fee scale has been prepared and is shown in Appendix B, in accordance with The Building (Local Authority Charges) Regulations 2010, and will be published at least seven days before the implementation date.

Planning Obligations

8. The use of planning obligations to secure financial developer contributions towards the delivery of local infrastructure is a key and well-established element of the planning system, and is required on certain planning applications depending on the scale and nature of development.
9. There is a need to index link planning obligations as a failure to do so would result over time in insufficient contributions being secured and the use of inflationary indices for planning obligations is an established principle which is set out in the Planning Obligations SPD (approved in September 2011) and is supported by the Department of Community and Local Government (DCLG) publication entitled '*Planning Obligations: Practice Guidance*' (2006).
10. The index used is Consumer Price Index (CPI), and the current rate is 2.0%. (The rate was 2.7% in 2013/14). The 2014/15 financial year costings are set out in the amended Supplementary Planning Document, which is included as Appendix C to this report.

Development Control Non Statutory Fees

11. Development Control carry out a small number of non statutory functions including providing copies of decision notices and supply of scale plans to members of the public whilst non essential it is generally considered that they add value to the planning service by enhancing the statutory function provided.
12. When setting fees for the non statutory services the increase is reflective of the supporting administration and technical costs. See Appendix C for non statutory development control fees.
13. During 2005 a case was presented to the Information Commission regarding excessive charging for copies of planning information known as the Markinson ruling. The outcome determined that Local Authorities may not exceed the cost of providing the information (costs include paper, photocopy charge and postage) and it should not include the cost of staff time. The ruling suggested Public Authorities should generally adopt a 10p per sheet for the cost of photocopying. This ruling does not affect the right to exceed this charge for information supplied on a commercial basis.

14. It is proposed to add inflationary increase to these nominal charges only. The charges for 2014/15 is as shown in Appendix D.

Finance

15. The proposal is considered to accord to the provisions of the Building (Local Authority Charges) Regulations 2010, and has been designed to maximise income to the Council and meet increased budget income targets, without, as required, generating excess surplus.
16. The underlying requirement of the new Regulations is that the fees charged are appropriate for the works undertaken in exercising chargeable Building Control functions. It is always difficult to accurately predict the building control income as this is subject to building activity and the overall economic situation. The current economic climate makes this prediction even more uncertain. However, the new regulations should ensure that income derived by the Authority from performing chargeable functions and providing chargeable advice will equate to the costs incurred in performing chargeable functions and providing chargeable advice.
17. The Regulations require that an annual review of the charges is undertaken to ensure that this overriding objective is met.
18. The Development Control fees included within this report are non-statutory and any charge is to cover administrative and technical costs of providing the service only.
19. All monies received are receipted and banked in line with Council policy, as a result of the Markinson ruling it remains uneconomical to collect, receipt and bank fees for small amounts received from members of the public.

Law

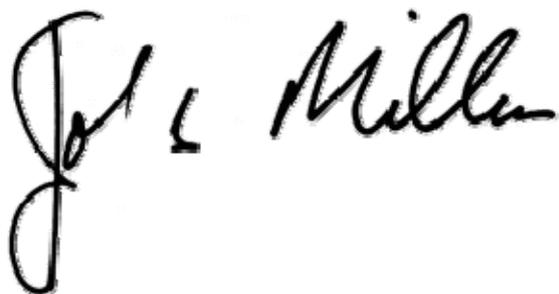
20. Charges are made under the Building (Local Authority Charges) Regulations 2010, the controlling legislation being the Building Act 1984.

Equality Impact

21. This report complies fully with the Council's Policy on equal opportunities.
22. The Building (Local Authority Charges) Regulation 2010 specifically exempt from the requirement to charge a fee in connection with work solely for the purpose of securing greater health, safety, welfare or convenience of people with disabilities where the works are in connection with their permanent residence or to an existing building to which members of the public are admitted.

Recommendation

23. It is recommended that Committee: -
- a. Endorse the inflationary increase of 2% of the existing Building Control Fee Schedule outlined in Appendix B.
 - b. Note the continued use of Consumer Price Index in Planning Obligations costings as outlined in Appendix C, and in accordance with the adopted SPD "Planning Obligations".
 - c. Endorse the fee schedule for Development Control Non Statutory Fee Charges as outlined in Appendix D.



.....
Director of Urban Environment

Contact Officer: Helen Martin

Telephone: 01384 814186

Email: helen.martin@dudley.gov.uk

List of Background Papers

The Building (Local Authority Charges) Regulations 2010:
<http://www.legislation.gov.uk/uksi/2010/404/contents/made>

Current Dudley MBC Building Control Charges:
<http://www.dudley.gov.uk/resident/planning/building-control/making-an-application/>

CIPFA Local Authority Building Control Accounting Guidance

Directorate of the Urban Environment

Building Control, 3 St. James's Road, Dudley, West Midlands, DY1 1HZ

TEL: (01384) 814132 Fax: (01384) 814126

e-mail : building.control@dudley.gov.uk
www.dudley.gov.uk



Guidance Notes for the Submission of a Building Regulation Application

STANDARD CHARGES

These fees shall come into force on 12 April 2013.

These standard charges have been set by Dudley Metropolitan Borough Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is to be carried out by a person or company who is competent to carry out the design work and building work that they are undertaking. If they are not, the work may incur supplementary charges.

The fees assume that any electrical works undertaken are done so by a suitably qualified person or organisation accredited with a relevant 'Competent Persons Scheme'. If not then an additional fee will be payable.

"Building Notice"

Means a notice given in accordance with regulation 12(2)(a) and 13 of the Building Regulations 2010.

"floor area of a building or extension" is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

"relevant person" means:

(a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out

the building work or on whose behalf the building work is carried out;

- (b) in relation to a regularisation charge, the owner of the building; and
- (c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of "chargeable advice".

Principle of this Scheme

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

- **A plan charge**, payable when plans of the building work are deposited with the Local Authority.
- **An inspection charge**, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
- **A building notice charge**, payable when the building notice is given to the authority.
- **A reversion charge**, payable for building work in relation to a building:-
 1. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
 2. In respect of which plans for further building work have been deposited with the Authority in accordance with Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.
- **A regularisation charge**, payable at the time of the application to the Authority in

accordance with Regulation 18 of the Building Regulations.

The above charges are payable by the relevant person (see above for definition).

Any charge which is payable to the authority may, in a particular case, and with the agreement of the authority, be paid by instalments of such amounts payable on such dates as may be specified by the authority. If the applicants and an authority are agreeable, an inspection charge can be fully or partly paid in advance with the plans charge.

Exemption from charges

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely:-

- a. For the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it; or
- b. For the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The total estimated cost is an estimate, accepted by the local authority, of such reasonable amount as would be charged by a person in business for carrying out the proposed work but does not include V.A.T. and professional fees paid to an Architect, Quantity Surveyor or any other person. Where the fee is based on total estimated cost of the work a reasonable estimate will be required, which must be deposited with the application.

Plans submitted to the Council must be accompanied by the correct plan fee. Plans should be deposited either by post or at Development Services, Building Control, 3 St James's Road, Dudley DY1 1HZ. Applications

may also be submitted on line by going to www.dudley.gov.uk

Prior to the deposit of a Building Notice you are advised to check with the Authority that the proposal is not influenced by the presence of a public sewer.

Tel: 01384 814443

These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404 the Building (Local Authority Charges) Regulations 2010 and the full Scheme for the Recovery of Building Regulation Charges and Associated Matters adopted by Dudley Metropolitan Borough Council, which is available on our website.

Director: John Millar

SCHEDULE 1

CHARGES FOR THE ERECTION OF OR THE CONVERSION TO, NEW DWELLINGS OR FLATS WHOSE INDIVIDUAL FLOOR AREA IS LESS THAN 300M²

Number of Dwellings	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE		
	Plan Fee	VAT	Total	Inspection Fee	VAT	Total	Building Notice	VAT	Total
1	160.83	32.17	193.00	343.75	68.75	412.50	605.00	121.00	726.00
2	160.83	32.17	193.00	516.67	103.33	620.00	812.00	162.40	974.40
3	160.83	32.17	193.00	756.67	151.33	908.00	1100.83	220.17	1321.00
4	192.50	38.50	231.00	963.33	192.67	1156.00	1387.50	277.50	1665.00
5	192.50	38.50	231.00	1135.83	227.17	1363.00	1593.33	318.67	1912.00
6	209.17	41.83	251.00	1316.67	263.33	1580.00	1830.83	366.17	2197.00
7	209.17	41.83	251.00	1480.00	296.00	1776.00	2026.67	405.33	2432.00
8	251.67	50.33	302.00	1618.33	323.67	1942.00	2243.33	448.67	2692.00
9	251.67	50.33	302.00	1825.00	365.00	2190.00	2491.67	498.33	2990.00
10	251.67	50.33	302.00	1996.67	399.33	2396.00	2697.50	539.50	3237.00
11	251.67	50.33	302.00	2170.00	434.00	2604.00	2948.33	589.67	3538.00
12	251.67	50.33	302.00	2340.83	468.17	2809.00	3110.83	622.17	3733.00
13	297.92	59.58	357.50	2478.33	495.67	2974.00	3331.67	666.33	3998.00
14	297.92	59.58	357.50	2581.67	516.33	3098.00	3455.00	691.00	4146.00
15	297.92	59.38	357.50	2685.83	537.17	3223.00	3580.00	716.00	4296.00
16	297.92	59.58	357.50	2788.33	557.67	3346.00	3700.00	740.00	4440.00
17	321.25	64.25	385.50	2856.67	571.33	3428.00	3813.33	762.67	4576.00
18	321.25	64.25	385.50	2960.00	592.00	3552.00	3937.50	787.50	4725.00
19	321.25	65.25	385.50	3098.33	619.67	3718.00	4102.50	820.50	4923.00
20	343.75	68.75	412.50	3166.67	633.33	3800.00	4211.67	842.33	5054.00

For applications in excess of 20 dwellings or flats, an individual fee will be calculated.

Director: John Millar

SCHEDULE 2

CHARGES FOR CERTAIN WORKS IN CONNECTION WITH OR TO AN EXISTING DWELLING

TYPE OF WORK	PLAN FEE			INSPECTION FEE			BUILDING NOTICE			REGULARISATION
	Net Fee	VAT	Total	Net Fee	Vat	Total	Net Fee	VAT	Total	
i) Erection or extension of a non exempt car-port or detached garage up to 40 m ²	91.67	18.33	110.00	68.33	13.67	82.00	183.33	36.67	220.00	238.00
ii) Erection or extension of a car port or detached garage between 40-60 m ²	91.67	18.33	110.00	91.67	18.33	110.00	229.17	45.83	275.00	285.00
(iii) Erection of an attached garage less than 40 m ²	91.67	18.33	110.00	91.67	18.33	110.00	217.50	43.50	261.00	285.00
iv) A domestic extension the floor area of which does not exceed 10 m ²	125.42	25.08	150.50	151.67	30.33	182.00	320.83	64.17	385.00	399.00
v) A domestic extension the floor area of which exceeds 10 m ² and does not exceed 40 m ²	160.83	32.17	193.00	240.83	48.17	289.00	413.33	82.67	496.00	527.00
vi) A domestic extension the floor area of which exceeds 40 m ² but does not exceed 100 m ²	170.00	34.00	204.00	310.00	62.00	372.00	505.00	101.00	606.00	643.00
vii) Loft conversion of up to 2 rooms in a roof space up to a maximum floor area of 50 m ²	183.33	36.67	220.00	229.17	45.83	275.00	431.67	86.33	518.00	537.00
viii) Conversion of a garage serving a dwelling to a habitable use	91.67	18.33	110.00	137.50	27.50	165.00	252.50	50.50	303.00	321.00
ix) Window replacement, space heating and hot water systems not installed under a self-certification scheme	45.83	9.17	55.00	60.83	12.17	73.00	114.17	22.83	137.00	135.00
x) Other works in connection with an existing dwelling, up to a value of £2,000	114.17	22.83	137.00	68.75	13.75	82.50	206.67	41.33	248.00	310.00
£2,001 to £5,000	114.17	22.83	137.00	103.33	20.67	124.00	252.50	50.50	303.00	413.00
£5,001 to £25,000	137.50	27.50	165.00	183.33	36.67	220.00	413.33	82.67	496.00	482.00
£25,001 to £50,000	137.50	27.50	165.00	229.17	45.83	275.00	481.67	96.33	578.00	574.00
£50,001 to £75,000	160.83	32.17	193.00	330.00	66.00	396.00	550.00	110.00	660.00	665.00
£75,001 to £100,000	183.33	36.67	220.00	440.83	88.17	529.00	688.33	137.67	826.00	826.00

Director: John Millar

SCHEDULE 3
NON-DOMESTIC APPLICATIONS

VALUE OF WORKS	PLAN FEE	VAT	INSPECTION FEE	VAT	TOTAL FEE INC. VAT	REGULARISATION FEE
0 to £5,000	174.17	34.83	0	0	209.00	284.00
£5,001 to £25,000	127.50	25.50	216.67	43.33	413.00	479.00
£25,001 to £50,000	275.00	55.00	275.00	55.00	660.00	805.00
£50,001 to £75,000	275.00	55.00	418.33	83.67	832.00	943.00
£75,001 to £100,000	297.50	59.50	550.83	110.17	1018.00	1203.00

NOTE:

FOR BUILDING WORKS VALUED AT MORE THAN £100,000 YOU SHOULD CONTACT THE BUILDING CONTROL OFFICE WITH REGARD TO AN INDIVIDUAL FEE EVALUATION.

SCHEDULE 4

PART P: ELECTRICAL SAFETY

The scale of charges relates to works carried out under the provisions of Part P to The Building Regulations 2010, being the design, installation, inspection and testing of relevant works related to electrical safety in domestic properties.

1. Relevant electrical works carried out by a competent electrician registered with an appropriate self certification scheme and with notification of those works registered with the authority through the provisions of that scheme.

No Fee

2. Relevant electrical works carried out in connection with the building of a new dwelling or the alteration or extension of an existing dwelling where those works are the subject of an application for Building Regulation approval. Works carried out by a competent electrician registered with an appropriate self certification scheme and with notification of those works registered with the authority through the provisions of that scheme.

Registration noted on Building Regulation File

No Fee

3. Relevant electrical works carried out by a competent electrician not registered with an appropriate self certification scheme but able to sign appropriate certification to demonstrate the compliance of the installation.

Application to be made using a Building Notice with a full description of the works to be given. Appropriate certification to be provided by the electrician. The Authority will register the application but not issue a completion certificate but a letter confirming the registration and receipt of appropriate test certification.

Fee £ 44.00 + VAT

4. Relevant electrical works carried out in connection with the building of a new dwelling or the alteration or extension of an existing dwelling where those works are the subject of an application for Building Regulation approval. Works carried out by a competent electrician not registered with an appropriate self certification scheme but able to sign appropriate certification to demonstrate the compliance of the installation.

Certification to be entered on the Building Regulation File
No additional fees required and completion certificate to be issued in normal manner.

With no certification for the electrical works on file then completion certificate will not be issued following completion inspection of the building works.

**SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES
AND ASSOCIATED MATTERS**

FOR

DUDLEY METROPOLITAN BOROUGH COUNCIL

**To be read in conjunction with The Building (Local Authority Charges)
Regulations 2010.**

Date this scheme came into effect: 7th April 2014.

SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES

Definitions

The following definitions apply to this charging scheme and should be read in conjunction with the other clauses and tables which constitute the charging scheme:

“Building”

Means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

“Building Notice”

Means a notice given in accordance with regulation 12(2)a) and 13 of the Building Regulations 2000 (as amended).

“building work” means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting;
- (d) work required by building regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by Building Regulation 4A (requirements relating to thermal elements);
- (h) work required by Building Regulation 4B (requirements relating to a change of energy status);
- (i) work required by Building Regulation 17D (consequential improvements to energy performance);

“chargeable function” means a function relating to the following:

- (a) The passing or rejection of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended).
- (b) The inspection of building work for which plans have been deposited with the council in accordance with the Building Regulations 2000 (as amended) and with section 16 of the Building Act 1984 (as amended).
- (c) The consideration of a Building Notice which has been given to the council which has been given to the council in accordance with the Building Regulations 2000 (as amended).
- (d) The consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2000 (as amended).
- (e) The consideration of a regularisation application submitted to the council under regulation 21 of the Building Regulations 2000 (as amended).

“cost” does not include any professional fees paid to an architect, quantity surveyor or any other person.

“dwelling” includes a dwelling-house and a flat.

“dwelling-house” does not include a flat or a building containing a flat.

“**flat**” means a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

“**floor area of a building or extension**” is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

“**relevant person**” means:

- (a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- (b) in relation to a regularisation charge, the owner of the building; and
- (c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of “chargeable advice”.

Principle of this Scheme

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

- **A plan charge**, payable when plans of the building work are deposited with the Local Authority.
- **An inspection charge**, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
- **A building notice charge**, payable when the building notice is given to the authority.
- **A reversion charge**, payable for building work in relation to a building:-
 1. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
 2. In respect of which plans for further building work have been deposited with the Authority in accordance with Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.
- **A regularisation charge**, payable at the time of the application to the Authority in accordance with Regulation 21 of the Building Regulations.
- **Chargeable advice**, local authorities can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (i.e. before an application or notice is received for a particular case). This is payable after the first hour of advice, on demand after the authority has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (i.e., the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.
- The above charges are payable by the relevant person (see above for definition).
- Any charge which is payable to the authority may, in a particular case, and with the agreement of the authority, be paid by instalments of such amounts payable on such dates as may be specified by the authority. If the applicants and an authority are agreeable, an inspection charge can be fully or partly paid in advance with the plans charge.
- The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council Officers' average hourly rate stated in the charging scheme, multiplied by the time taken to

carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:-

1. The existing use of a building or the proposed use of the building after completion of the building work.
2. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations:
3. The floor area of the building or extension.
4. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used.
5. The estimated duration of the building work and the anticipated number of inspections to be carried out.
6. The estimated cost of the building work.
7. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. Related to competent person/self certification schemes).
8. Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (ie. Where design details approved by Robust Details Ltd have been used).
9. Whether an application or Building Notice is in respect of two or more buildings or building works all of which are substantially the same as each other.
10. Whether an application or Building Notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works have been inspected by the same local authority.
11. Whether chargeable advice has been given on the project which is likely to result in less time being taken by a local authority to process the Building Regulation Application.
12. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions.

- Where the charge relates to the erection of a dwelling, the charge includes for the provision of a detached or attached domestic garage or carport providing that it is constructed at the same time as the dwelling.
- Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

Exemption from charges

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely;-

- a. For the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
- b. For the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The Council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities, designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of ;-

- a. the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
- b. the provision of extension of a room which is or will be used solely;-
 - (i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
 - (ii) for the storage of medical equipment for the use of a disabled person, or
 - (iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The Council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely;-

- a. for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or
- b. for the provision of facilities designed to secure the greater health, safety, welfare of disabled persons.

Note: "disabled person" means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied, but disregarding the amendments made by paragraph 11 of Schedule 13 to the Childrens Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

Information required to determine charges

If the authority requires additional information to enable it to determine the correct charge the authority can request the information under the provisions of Regulation 9 of the Building (Local Authority Charges) Regulations 2010.

The standard information required for all applications is detailed on the Authority's Building Regulation Application Forms. This includes the existing and proposed use of the building and a description of the building work.

Additional information may be required in relation to:-

- The floor area of the building or extension
- The estimated duration of the building work and the anticipated number of inspections to be carried out
- The use of “competent persons” or Robust Details Ltd.
- Any accreditation held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high risk construction techniques are to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge the “estimate” is required to be such a reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax that may be chargeable).

Establishing the charge

The authority has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the following tables. In the tables below any reference to number of storeys includes each basement level as one storey and floor areas are cumulative.

If the building work that you are undertaking is not listed as a standard charge, it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulations 2010. If the authority considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs shall also be included in setting the charge.

When the charge is individually determined the authority shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers’ time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

The building regulations charges for the following types of building work will be individually determined and the authority will state which factors in regulation 7(5) of the charges regulations it has taken into account in establishing a standard or individually determine charge.

Examples of individually determined building projects

- A reversion charge, i.e. where an Approved Inspector has been involved with a project but cannot progress it to a satisfactory state of completion.
- When the building work is in relation to more than one building, with the exception of sites of multiple dwellings or flats.

- When building work consists of alterations to any building where the estimated cost exceeds £100,000.
- When the work consists of a domestic garage with a floor area over 60m².
- When the work consists of the erection of or conversion of an existing building to provide in excess of 20 individual dwellings.
- When the work consists of the erection or conversion of a building into dwellings where the floor area of each dwelling exceed 300m².
- Any other work where the estimated cost of work exceeds £100,000.
- Where more than one standard charge applies to the building work, the authority will establish the charge by individually determining it.

Other matter relating to calculation of charges

- In calculating these charges, refunds or supplementary charges, an officer hourly rate of £47.00 per hour has been used.
- Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge.
- Charges are not payable for the first hour when calculating an advice charge.

Reductions

Reduced charges can be made in the following circumstances:-

- a. The authority will reduce the building regulation charge by the cost of any pre-consultation advice that has been given for a project, if it has been paid for by the same architect/client.
- b. Where in accordance with Regulation 7(5)(i) of the charges regulations, one application or Building Notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 10% reduction in the standard charge will be made.
- c. Where in accordance with Regulation 7(5)(j) of the charges regulations an application or Building Notice is in respect of work which is substantially the same as building work in respect of which plans have previously been deposited and approved or building work in respect of which plans have previously been deposited and approved and inspected by this authority a 10% reduction in the plan charge will be made.

Refunds and supplementary charges

In the circumstances when the basis on which the charge has been set or determined has changed, the authority may refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and also state how this has been calculated. In the calculations of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

Non-Payment of a Charge

Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010 identify that plans are not treated as being deposited for the purpose of Section 16 of the Building Act or Building Notices are not considered as valid unless the Council has received the correct fee. Relevant time scales do not start until the agreed payment has been made. The debt recovery team of the Council will pursue any non-payment of a charge.

Complaints about Charges

Complaints regarding the level of charges should initially be referred to the relevant officer who you are dealing with. The Council has a comprehensive complaints handling procedure. If you are not satisfied with the initial response to your complaint you may pursue the matter through the Council's Complaints procedure. Details can be found on the Councils' website www.dudley.gov.uk

Transitional Provisions

The Council's scheme for the recovery of charges, dated April 2010 continues to apply in relation to building work, for which plans were first deposited, or a Building Notice was given, or a regularisation application was made between April 2010 and 30th September 2010. The new scheme is operable for applications and Building Notices received on and after 1st October 2010.

STANDARD CHARGES

These standard charges have been set by Dudley Metropolitan Borough Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is to be carried out by a person or company who is competent to carry out the design work and building work that they are undertaking. If they are not, the work may incur supplementary charges.

The fees assume that any electrical works undertaken are done so by a suitably qualified person or organisation accredited with a relevant 'Competent Persons Scheme'. If not then an additional fee will be payable.

If you have paid for chargeable advice in the form of pre-application consultations for the project a reduction will be made in the standard charge that is now payable.

Building Notice Charge

The use of the "Building Notice" procedure does involve the Building Control Officer spending more time on site visits and assessing works as they progress. It is for this reason that a project using the Building Notice procedure will incur a higher charge above those that are required for a project using the "Full Plans" procedure.

Reversion Charges

These charges will be individually determined.

Regularisation Charges

The charge is listed in the following tables.

SCHEDULE 1

CHARGES FOR THE ERECTION OF, OR THE CONVERSION TO, NEW DWELLINGS OR FLATS WHOSE INDIVIDUAL FLOOR AREA IS LESS THAN 300M²

Number of Dwellings	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE		
	Plan Fee	VAT	Total	Inspection Fee	VAT	Total	Building Notice	VAT	Total
1	164.17	32.83	197.00	350.83	70.17	421.00	616.67	123.33	740.00
2	164.17	32.83	197.00	526.67	105.33	632.00	827.50	165.50	993.00
3	164.17	32.83	197.00	771.67	154.33	926.00	1122.50	224.50	1347.00
4	195.83	39.17	235.00	982.50	196.50	1179.00	1415.00	283.00	1698.00
5	195.83	39.17	235.00	1158.33	231.67	1390.00	1625.00	325.00	1950.00
6	213.33	42.67	256.00	1343.33	268.67	1612.00	1867.50	373.50	2241.00
7	213.33	42.67	256.00	1509.17	301.83	1811.00	2067.50	413.50	2481.00
8	256.67	51.33	308.00	1650.83	330.17	1981.00	2288.33	457.67	2746.00
9	256.67	51.33	308.00	1861.67	372.33	2234.00	2541.67	508.33	3050.00
10	256.67	51.33	308.00	2036.67	407.33	2444.00	2751.67	550.33	3302.00
11	256.67	51.33	308.00	2213.33	442.67	2656.00	3007.50	601.50	3609.00
12	256.67	51.33	308.00	2387.50	477.5	2865.00	3173.33	634.67	3808.00
13	304.17	60.83	365.00	2527.50	505.50	3033.00	3398.33	679.67	4078.00
14	304.17	60.83	365.00	2633.33	526.67	3160.00	3524.17	704.83	4229.00
15	304.17	60.83	365.00	2739.17	547.83	3287.00	3651.67	730.33	4382.00
16	304.17	60.83	365.00	2844.17	568.83	3413.00	3774.17	754.83	4529.00
17	327.50	65.50	393.00	2913.33	582.67	3496.00	3889.17	777.83	4667.00
18	327.50	65.50	393.00	3019.17	603.83	3623.00	4015.83	803.17	4819.00
19	327.50	65.50	393.00	3160.00	632.00	3792.00	4184.17	836.83	5021.00
20	350.83	70.17	421.00	3230.00	646.00	3876.00	4295.83	859.17	5155.00

For applications in excess of 20 dwellings or flats, an individual fee will be calculated.

SCHEDULE 2

CHARGES FOR CERTAIN WORKS IN CONNECTION WITH OR TO AN EXISTING DWELLING

TYPE OF WORK	PLAN FEE			INSPECTION FEE			BUILDING NOTICE			REGULARISATION CERTIFICATE
	Net Fee	VAT	Total	Net Fee	Vat	Total	Net Fee	VAT	Total	
i) Erection or extension of a non exempt car- port or detached garage up to 40 m ²	93.33	18.67	112.00	69.17	13.83	83.00	186.67	37.33	224.00	243.00
ii) Erection or extension of a car port or detached garage between 40-60 m ²	93.33	18.67	112.00	93.33	18.67	112.00	233.33	46.67	280.00	291.00
(iii) Erection of an attached garage less than 40 m ²	93.33	18.67	112.00	93.33	18.67	112.00	221.67	44.33	266.00	291.00
iv) A domestic extension the floor area of which does not exceed 10 m ²	157.50	25.50	153.00	155.00	31.00	186.00	327.50	65.50	393.00	407.00
v) A domestic extension the floor area of which exceeds 10 m ² but does not exceed 40 m ²	164.17	32.83	197.00	245.83	49.17	295.00	421.67	84.33	506.00	538.00
vi) A domestic extension the floor area of which exceeds 40 m ² but does not exceed 100 m ²	173.33	34.67	208.00	315.83	63.17	379.00	515.00	103.00	618.00	656.00
vii) Loft conversion of up to a maximum floor area of 50 m ²	186.67	37.33	224.00	233.33	46.67	280.00	440.00	88.00	528.00	548.00
viii) Conversion of an attached garage serving a dwelling to a habitable use	93.33	18.67	112.00	140.00	28.00	168.00	257.50	51.50	309.00	328.00
ix) Window replacement , space heating and hot water systems not installed under a self-certification scheme	46.67	9.33	56.00	61.67	12.33	74.00	116.67	23.33	140.00	138.00
x) Other works in connection with an existing dwelling, up to a value of £2,000	116.67	23.33	140.00	70.00	14.00	84.00	210.83	42.17	253.00	316.00
£2,001 to £5,000	116.67	23.33	140.00	105.00	21.00	126.00	257.50	51.50	309.00	421.00
£5,001 to £25,000	140.00	28.00	168.00	186.67	37.33	224.00	421.67	84.33	506.00	492.00
£25,001 to £50,000	140.00	28.00	168.00	233.33	46.67	280.00	490.83	98.17	589.00	586.00
£50,001 to £75,000	164.17	32.83	197.00	336.67	67.33	404.00	560.83	112.17	673.00	678.00
£75,001 to £100,000	186.67	37.33	224.00	450.00	90.00	540.00	701.67	140.33	842.00	842.00

SCHEDULE 3
NON-DOMESTIC APPLICATIONS

VALUE OF WORKS	PLAN FEE	VAT	INSPECTION FEE	VAT	TOTAL FEE INC. VAT	REGULARISATION CERTIFICATE
0 to £5,000	177.50	35.50	0	0	213.00	290.00
£5,001 to £25,000	130.00	26.00	220.83	44.17	421.00	489.00
£25,001 to £50,000	280.83	56.17	280.83	56.17	674.00	821.00
£50,001 to £75,000	280.83	56.17	426.67	85.33	849.00	962.00
£75,001 to £100,000	303.33	60.67	562.50	112.50	1039.00	1227.00

NOTE:

FOR BUILDING WORKS VALUED AT MORE THAN £100,000 YOU SHOULD CONTACT THE BUILDING CONTROL OFFICE WITH REGARD TO AN INDIVIDUAL FEE EVALUATION.

SCHEDULE 4

PART P: ELECTRICAL SAFETY

The scale of charges relates to works carried out under the provisions of Part P to The Building Regulations 2010, being the design, installation, inspection and testing of relevant works related to electrical safety in domestic properties.

1. Relevant electrical works carried out by a competent electrician registered with an appropriate self certification scheme and with notification of those works registered with the authority through the provisions of that scheme.

No Fee

2. Relevant electrical works carried out in connection with the building of a new dwelling or the alteration or extension of an existing dwelling where those works are the subject of an application for Building Regulation approval. Works carried out by a competent electrician registered with an appropriate self certification scheme and with notification of those works registered with the authority through the provisions of that scheme.

Registration noted on Building Regulation File

No Fee

3. Relevant electrical works carried out by a competent electrician not registered with an appropriate self certification scheme but able to sign appropriate certification to demonstrate the compliance of the installation.

Application to be made using a Building Notice with a full description of the works to be given. Appropriate certification to be provided by the electrician. The Authority will register the application but not issue a completion certificate but a letter confirming the registration and receipt of appropriate test certification.

Fee £ 45.00 + VAT

4. Relevant electrical works carried out in connection with the building of a new dwelling or the alteration or extension of an existing dwelling where those works are the subject of an application for Building Regulation approval. Works carried out by a competent electrician not registered with an appropriate self certification scheme but able to sign appropriate certification to demonstrate the compliance of the installation.

Certification to be entered on the Building Regulation File

No additional fees required and completion certificate to be issued in normal manner.

With no certification for the electrical works on file then completion certificate will not be issued following completion inspection of the building works.

5. Relevant electrical works carried out by a non qualified person.

Applications are to be made using a Building Notice with a full description of the works given.

Registration of application £ 45.00 +VAT

No additional fee to be paid if independent certification provided from a competent electrician to validate compliance of the works.

Acceptance certificate will be issued by the Authority.

If inspection is required by the Authority to validate the works then additional charges as Appendix B will be levied.

On satisfactory completion inspection acceptance certificate will be issued by the Authority.

6. Electrical works carried out in connection with the building of a new dwelling or the alteration or extension of an existing dwelling where those works are subject of an application for Building Regulation approval. Works carried out by a non qualified person.

Registration noted on Building Regulation file.

No additional fee to be paid.

No further fee to be paid if independent certification provided from a competent electrician to validate compliance of the electrical works.

Completion certificate will be issued by the Authority in the normal manner.

If inspection is required by the Authority to validate the electrical works then additional charges as appendix B will be levied.

Completion certificate will be issued by the Authority in the normal manner.

APPENDIX A

Definition of Competent Person

An electrician registered with a recognised trade body such as NICEIC, ECA and NAPIT and is able to test the work and issue a design, installation and test certificate under the provisions of BS7671.

APPENDIX B

Minor Works

Total £126.00 + VAT

Electrical Installation Certification (1-4 Circuits)

Total £201.00 + VAT

Electrical Installing Certificate (5-10 Circuits)

Total £270.00 + VAT

Electrical Installation Certificate (11-16 Circuits)

Total £359.00 + VAT

APPENDIX C

Current Costings and Planning Obligations*

Type of Obligation	Current Costings applicable to planning applications submitted between 7th April 2014 and 31 st March 2015
Affordable Housing	25% on-site obligation
Education	Calculated on a site by site basis: £11,972 per primary school place, £18,039 per secondary school place and £19,563 per Post 16
Libraries	Residential: £124.46 per flat and £223.83 per house Non-Residential: £0.66 per sq. m A1, £0.70 per sq. m B1
Economic and Community Development	Non-financial obligation
Highway Infrastructure Works	Calculated on a site by site basis – usually non-financial
Transport Infrastructure Improvements	£69.35 per additional traffic-based trip
Air Quality Improvements	£35.17 per additional traffic-based trip
Site Specific Measures	Calculated on a site by site basis – usually non-financial
Nature Conservation Enhancements	£0.56 X (Total area of development in sq. m – area of existing semi-natural vegetation remaining in site in sq. m following development)
Nature Conservation Other	Calculated on a site by site basis usually non-financial
Open Space, Sport and Recreation	£1,222.27 per flat and £2,198.33 per house
Environmental Protection	Calculated on a site by site basis
Historic Environment	Calculated on a site by site basis
Public Art	1% of Design and Development Costs - usually a non-financial obligation
Public Realm	£575.31 per dwelling and £11.13 per sq. m for non-residential developments

* Current Costings Table to be updated annually on 1st April in line with CPI, subject to Council approval.

APPENDIX D

Non Statutory Fees and Charges Review 14/15 –Planning Services

Fee Description	Cost 13/14	Increase	Cost 14/15 (prices are inclusive of VAT)
Photocopy/printing of decision notice documentation for business customers	£18.15 inclusive of vat	2%	£18.50 per decision
Printing of Site History – business Customers	£18.15 inclusive of vat	2%	£18.50 per decision
Microfiche information – business customers	£1.60 per copy	2%	£1.62 per copy
General photocopy/printing of documentation for business customers	£0.65 per A4 Sheet £1.30 per A3 Sheet AO drawings price upon request	2%	£0.66 per A4 Sheet £1.32 per A3 Sheet A1/AO drawings Black and White £10.20 per copy A1/AO drawings colour price upon request
Photocopy/printing of documentation to members of the public	No charge under £10 AO drawings price upon request	2%	No charge under £10 AO/A1 drawings Black and White £10.20 AO/A1 drawings Colour price upon request
Printing of site history – members of the public	No Charge under £10		No Charge under £10
Microfiche information – members of the public	No Charge under £10		No Charge under £10
Copy of Tree Preservation Order	£29.05 inclusive of vat	2%	£29.60