

**DUDLEY METROPOLITAN BOROUGH**

**PLANNING COMMITTEE – 16<sup>TH</sup> NOVEMBER 2022**

**PRE - COMMITTEE NOTES**

**Page 40      Application No. P22/1225 – 25 Cottage Street, Kingswinford, DY6 7QE**

The Police's Designing Out Crime Officer has raised concerns that the application has been submitted without an appropriate management plan. The submission of a management plan is not formal requirement to the make an application acceptable. However, a management plan would address the concerns raised and it is considered reasonable.

As such, an additional condition is suggested as follows.

*“Before the use hereby approved begins operating, or within a suitable time frame to be agreed with the Local Planning Authority, a Management Plan setting out how the premises would be operated shall be submitted to and approved in writing by the local planning authority. The Management Plan shall be implemented in accordance with the details approved by the Local Planning Authority and remain operational for the life of the development.*

*REASON: In the interests of residential amenity and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings”*

**Page 55      Application No. P22/1274 – Garage Site, Land off Fairfield Road and Swanfield Road, Stourbridge, DY8 5UJ**

A further letter of objection has been received from the occupant of No. 9 Perrott Gardens which makes the following points:

- Some of the current garages are not used on a daily basis. Disagree that the three dwellings will generate a lower trip generation than the current garages
- The application does not take into account parking for visitors, emergency service and delivery vehicles. It will be a tight cul-de-sac and there will be a detrimental impact from parking on the highway

- Levels differences in Swanfield Road and Fairfield Road will make off-street parking harder to implement. Displaced vehicles plus deliveries and visitors will increase parking along these roads
- Not everyone who use these garages have off street parking. I have had notes on my car when parked on-street for a long period
- The application was not advertised properly. Trying to do this without people knowing