

Sandwell Metropolitan Borough Council

17 July 2018

Subject:	Proposals to Depart from the Local Development Plan at Land At Strathmore Road, Kingsbury Road, Sandgate Road, Ridgeway Road and Henn Street Tipton
Director:	Amy Harhoff – Director of Regeneration and Growth - Neighbourhoods
Contribution towards Vision 2030:	
Contact Officer(s):	Carl Mercer – Planning Officer carl_mercer@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Council:

1. That an exception to the local development plan be allowed in respect of planning application DC/18/61566 (Proposed construction of 63 new dwellings comprising of 46 no. 2 bed houses, 11 no. 3 bed houses and 6 no. 4 bed houses, land at Strathmore Road, Kingsbury Road, Sandgate Road, Ridgeway Road and Henn Street, Tipton).

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 25 April 2018, consideration was given to planning application DC/18/61566 which sought approval for a new housing development. The scheme has been submitted by the Council's Homes and Communities Department, and the sites are Council owned.
- 1.2 At the meeting, the Committee approved the planning application with conditions, and to the application being referred to Full Council as a departure from the approved development plan.

- 1.3 The Henn Street site is currently allocated as community open space within the Site Allocations and Delivery Development Plan Document. It is necessary for the Council to consider whether or not to grant an exception to its policy to allow the application to proceed.

2 IMPLICATIONS FOR SANDWELL'S VISION

- 2.1 Implications contained within this report support Sandwell's Vision 7, in providing new social housing.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The Council proposes to build 63 new dwellings comprising of: 46 no. 2 bed houses, 8 no. 3 bed houses and 9 no. 4 bed houses. The houses would be a mix of detached and semi-detached house types, each served by off-street parking.
- 3.2 The Henn Street site is allocated in the development plan as an area of community open space; although a Council development statement published in 2015 considered that "the surrounding area is not considered to be deficient in provision of open space" – implying that its loss would not be detrimental to provision. It goes on to state that the open space "was rated low quality, low value in the emerging draft Green Space Audit (2014)". The development statement concludes the matter by stating that: "Residential development is therefore considered to be appropriate as a windfall site".

4 THE CURRENT POSITION

- 4.1 The application has been approved by Planning Committee and awaits the consent of Full Council.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 The application had been publicised by neighbour notification letter, and site and press notice, with one resident objection being received. The Council's Highways, Planning Policy, and Environmental Health teams have also been consulted on the proposal. No overall objections were received from consultees which could not be overcome by condition.
- 5.2 Since the Planning Committee approved the development, a petition carrying 124 signatures has been received. The petition opposes the development - stating loss of open space, noise, and highway safety concerns.

6 ALTERNATIVE OPTIONS

- 6.1 Refusal of application is an option – but sound planning reasons for refusal would have to be put forward.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The granting of exceptions to the Council's Site Allocations and Delivery Development Plan Document would not have any implications for the resources of the Council.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 The Planning Committee has delegated powers to determine planning applications within current Council policy. The decision to grant permission for this proposal would be contrary to Sandwell Site Allocations and Delivery Development Plan Document. Consequently, the Committee has referred the application to the Council to consider whether or not an exception to the development plan should be granted.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 None relevant.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 The planning application and accompanying documentation is a public document.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 None relevant.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 The proposal is considered to be sustainable within the context of the National Planning Policy Framework.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 The introduction of additional social housing into the area.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 The development would regenerate two derelict sites and an under-utilised area of open space.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 The redevelopment of the site, within a sustainable location in a predominantly residential environment of Tipton, would contribute to the wider regeneration of the area and would have no significant adverse effects on the amenity of surrounding residents.

16 BACKGROUND PAPERS/APPENDIX

16.1 Planning application DC/18/61566.