

SMBC Homes And Communities - Alan Martin Sandwell Council House Freeth Street Oldbury B69 3DE	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 & Henn Street Tipton
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Date Valid Application Received: 27 February 2018

1. Recommendations

Approval subject to the approval of Full Council, the receipt of satisfactorily amended plans, and subject to conditions concerning:-

- i) External materials;
- ii) Finished floor levels;
- iii) Site investigation in respect of contaminated land;
- iv) Report detailing intrusive site investigations for coal mine entries;
- v) Archaeological assessment;
- vi) Drainage;
- vii) Boundary treatments;
- viii) Landscaping;
- ix) Cycling provision;
- x) Electric vehicle parking provision;
- xi) Provision and retention of parking;
- xii) Removal of permitted development rights;
- xiii) Compliance with the submitted Employment and Skills Plan (ESP); and
- xiv) Construction work and deliveries to the site shall be limited to between the hours of 07:00 and 18:00 Monday to Friday; 08:00 and 16:00 Saturdays; with no activity on Sundays or National Holidays.

2. Observations

The application is being brought to the attention of your Committee as the development would be a departure from the development plan.

Site Surroundings

The application relates to three parcels of Council-owned land bordered by Strathmore Road, Kingsbury Road, Sandgate Road, Ridgeway Road and Henn Street, Tipton (collectively referred to hereafter as 'the site'). The character of the surrounding area is predominantly residential; the southern part of the site adjoining shops which front St Marks Road. The land level of the site does not differ appreciably, and is largely uniform with no significant level differences worthy of mention.

Planning History

The site is currently cleared and vacant. The Henn Street site is laid out as an area of open space with several small mounds and trees around the perimeter. The western half of the site was previously occupied by Swancroft House (Home for the Aged), and Glebefields House to the south.

Current Application

The Council proposes to build 63 new dwellings comprising of: 46 no. 2 bed houses, 11 no. 3 bed houses and 6 no. 4 bed houses. The houses would be a mix of detached and semi-detached house types, each served by off-street parking.

Publicity

The application has been publicised by neighbour notification letter, and by site and press notice, with one objection being received.

The main points of objection may be summarised as follows:-

- i) The proposed orientation of a dwelling adjacent to the objector's property;
- ii) The creation of an alley between the proposed adjacent dwelling and the objector's;

- iii) The development would increase parking congestion, as the roads in the area are currently used as pick-up and drop-off points for children attending Glebefields Primary. In turn, the development would affect highway safety.

These points will be discussed later in the report.

Statutory Consultee Responses

The Head of Highways has raised no overall objection to the proposal, but has highlighted some points of detail which do not meet with their design standards. Amendments to address these points have been requested from the agent.

The Urban Design Team has requested amendments in order to alter the appearance of the front elevations of some of the properties, and re-arrange the internal layout in line with design policy. Concerns have also been raised in respect of deficient amenity space. The agent has indicated that these amendments can be achieved, and I await plans which reflect these changes.

The Transportation Planning Team has objected to the lack of secure cycle facilities. This has been requested from the agent and could be ensured by condition.

Environmental Health has recommended land contamination conditions, as well as conditions relating to electric vehicle charging provision in respect of air quality.

West Midlands Police have no objection to the proposal, and have suggested the implementation of Secured By Design measures. This information has been passed to the agent.

Severn Trent has no objection to the proposal subject to standard drainage conditions.

The Lead Local Flood Authority Officer has no objection subject to the inclusion of drainage conditions.

The Coal Authority has no objection to the proposal subject to suitably worded conditions.

Response to Objection

Further to the objector's comments and in addressing the points in turn:-

- i) The adjacent dwelling would sit back from the building line with the objector's dwelling. However, the proposed dwelling would step back only as Sandgate Road runs diagonally, northwest to southeast. The dwelling would therefore follow the flow of the existing street, to no significant detriment to the objector; as the front of the proposed dwelling would not overlook the rear of his property.
- ii) The proposed side boundary fence of the adjacent dwelling would indeed form a short alleyway between the objector's dwelling and the proposed dwelling. However, the design of the scheme is such as to retain the existing footpath and facilitate pedestrian movement around the development. Furthermore, the Police have not objected to this detail of the scheme.
- iii) In respect of school parking, Highways have raised no objection with regards to this matter. Although the school is close (some two to three minute walk from Strathmore Road), I cannot attach much weight to the argument that the development would compromise highway safety. The proposed dwellings would have sufficient off-street parking, and would be situated at a reasonable distance from the school – also mindful that this activity would only be twice a day for limited periods - as for no significant concern over parking or safety of school users to be upheld.

Planning Policy and Other Material Considerations

I see no significant policy implications which would impede the approval of the development. The site is the subject of a 2015 development statement, produced by the Council, which encourages residential development. Indeed, whilst the Henn Street site is allocated in the development plan as an area of community open space, the 2015 statement 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".

The southern section of the site is within an Area of Archaeological Importance, and an archaeological assessment would be required prior to development.

It should be noted however that as the proposal would result in the loss of some land designated as "community open space" (albeit low quality), it is technically a departure from the adopted development plan and therefore – were your Committee minded to approve the scheme – the application will need referral to Full Council.

Conclusion

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

The application is therefore recommended for approval, subject to referral to Full Council, the receipt of satisfactorily amended plans, and the imposition of the conditions listed in Section 1 of this report.

3. Relevant History

None

4. Central Government Guidance

NPPF: supports sustainable development & the re-use of land

5. Development Plan Policy

BCCS:-

CSP4 - Place-Making

HOU2 - Housing Density, Type and Accessibility

EMP5 - Improving Access to the Labour Market

TRAN4 - Creating Coherent Net for Cycling and Walking

ENV2 - Historic Character and Local Distinctiveness

ENV3 - Design Quality

ENV6 - Open Space, Sport and Recreation

ENV7 - Renewable Energy

ENV8 - Air Quality

SADD:-

SAD H2 – Housing Windfalls

SAD HE5 - Archaeology & Development Proposals

SAD EMP2 - Training and Recruitment

SAD EOS4 - Community Open Space

SAD EOS9 - Urban Design Principles

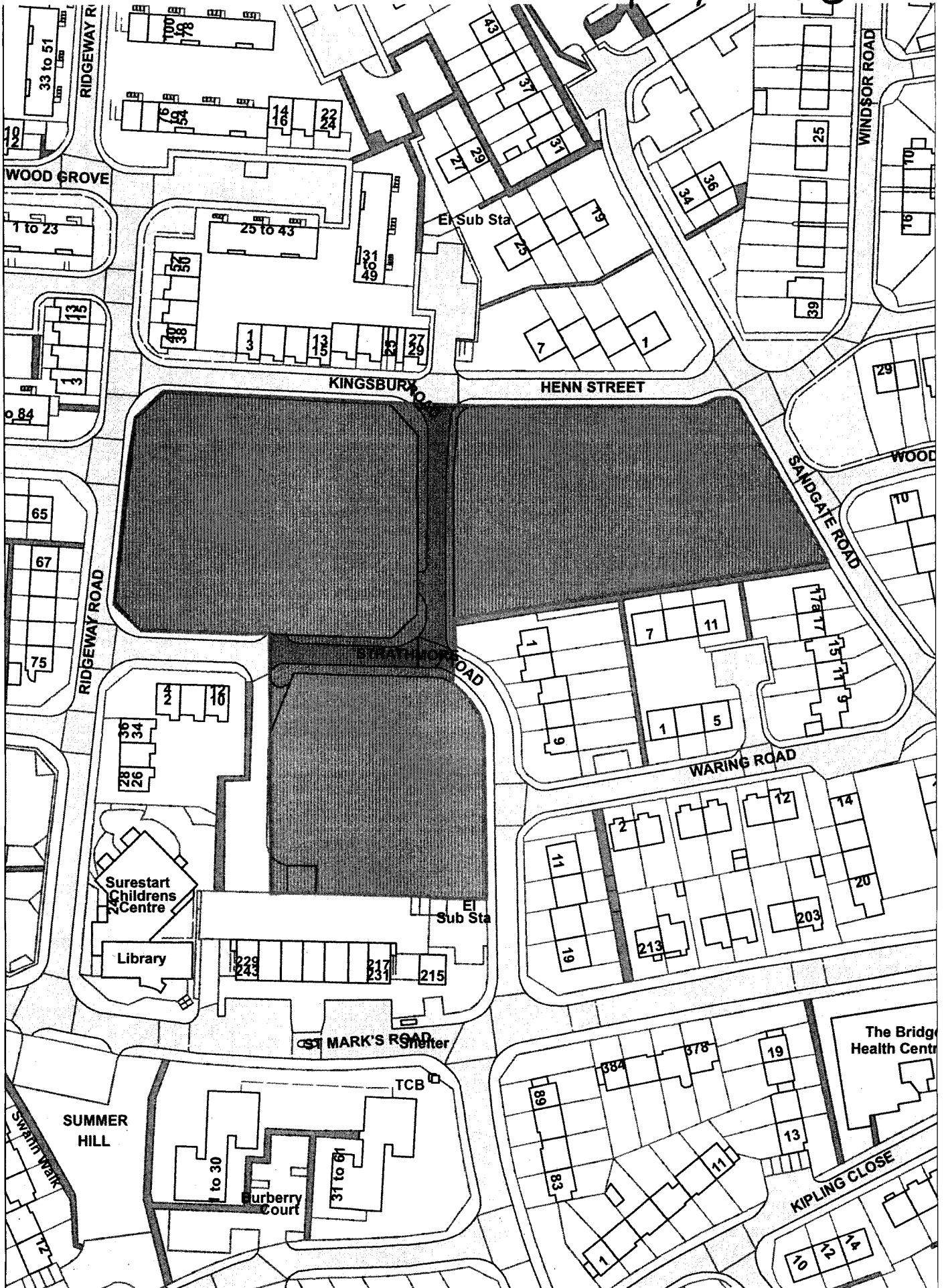
6. Contact Officer

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