

Sandwell Metropolitan Borough Council

16 July 2019

Subject:	Proposals to depart from the Local Plan at Land Adjacent to Dudley Golf Club, Turners Hill
	Amy Harhoff – Director of Regeneration and Growth - Neighbourhoods
Contribution towards Vision 2030:	
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DECISION RECOMMENDATIONS

That Council:

1. Allow an exception to the local development plan in respect of planning application DC/19/62885 (Proposed demolition of existing structures and erection of 3 x 4 bed houses at Dudley Golf Club, Turners Hill, Rowley Regis).

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of Planning Committee held on 8th May 2109, consideration was given to planning application DC/19/62885 which sought approval for 3 four bed houses.
- 1.2 At the meeting, the Committee approved the planning application with conditions subject to the application being referred to Full Council as a departure from the approved development plan.
- 1.3 Dudley Golf Club forms part of the Rowley Hills strategic 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 10 where the Council has a reputation for getting things done focusing on what really matters in people's lives and communities.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant, Dudley Golf Course, proposes to construct 3 four bed houses on land that currently forms part of the club's servicing yard which forms part of the Golf Club.
- 3.2 Dudley Golf Club forms part of the Rowley Hills Strategic open space within the Site Allocations and Delivery Development Plan Document and the policy states that proposals should not prejudice the character and function of the open space.
- 3.3 The area which is proposed for development forms only a small part of the site and is already hard surfaced and hence has little impact of the wider character and function of the open space/golf club.

4 THE CURRENT POSITION

- 4.1 The Planning Committee resolved to approve the proposal subject to the consent of Full Council.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 The application had been publicised by press and site notices and no objections were received.
- 5.2 The Council's Highways and Planning Policy have been consulted as well as the Wildlife Trust. There were no objections subject to various conditions being imposed.

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 and other development policies with the Black Country Core Strategy.

13 SUSTAINABILITY OF PROPOSALS

- 13.1 The proposal would provide three new homes constructed on a previously developed part of the golf club land which would not affect the recreational use of the wider allocated Rowley Hills Strategic Open Space

14 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 14.1 The development would provide a much needed new homes given that a short fall of houses has been identified in the Borough.

15 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 15.1 No impact to the Council land as the site is within private ownership.

16 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

16.1 The scheme is modest in scale, being only three dwellings which would not prejudice the function and character of the Rowley Hills Strategic Open Space.

17 **BACKGROUND PAPERS/APPENDIX**

17.1 Planning application reference DC/19/62885.