


## **Sandwell Metropolitan Borough Council**

**15 January 2019**

<b>Subject:</b>	Proposals to Depart from the Local Development Plan at Public Open Space, Moor Lane/Harvest Road, Rowley Regis
<b>Director:</b>	Amy Harhoff – Director of Regeneration and Growth
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer:</b>	Carl Mercer – Principal Planner carl_mercer@sandwell.gov.uk

### **DECISION RECOMMENDATIONS**

#### **That Council:**

1. allow an exception to the local development plan in respect of planning application DC/18/62173 (Proposed construction of a 90 unit 'Extra Care' home containing one and two bedroom apartments).

## **1 PURPOSE OF THE REPORT**

- 1.1 At the meeting of the Planning Committee held on 7 November 2018, consideration was given to planning application DC/18/62173 which sought approval for a new 'Extra Care' housing development. The scheme has been submitted by the Council's Homes and Communities department, and the site is Council owned.
- 1.2 At the meeting, the Committee approved the planning application with conditions, and subject to the application being referred to Full Council as a departure from the approved development plan.
- 1.3 The 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 housing for older residents.

## **3 BACKGROUND AND MAIN CONSIDERATIONS**

- 3.1 The Council proposes to build a 90 unit 'Extra Care' home containing one and two bedroom apartments and associated communal facilities, parking and landscaping.
- 3.2 The site is allocated in the Development Plan as an area of community open space; although Planning Policy are of the opinion that additional measures - in the form of tree planting and landscaping enhancement proposed to the area to the north of the site - to increase its amenity value, would compensate for the loss of the open space. Consequently, the impact of the development can be minimised.

## **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 three objections 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 further objection from a member of the public has been received. The objector questions the loss of the open space, the potential of alternative sites, and the suitability of the use in this location. The proposal has also received one letter of support from a resident, who states that the development would be a positive addition to the area; making provision for an ageing population, and alleviating anti-social behaviour – which she alleges the site attracts.

## **6 ALTERNATIVE OPTIONS**

- 6.1 Refusal of the 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 new housing for older people in the area.

## **14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

- 14.1 The development would regenerate an area of open space for the housing needs of older residents.

## **15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 15.1 The redevelopment of the site, within a sustainable location in Rowley Regis, would contribute to the range of housing in the area, recognising the accommodation needs of older residents, and would have no significant adverse impact on the amenity of surrounding residents.

## **16 BACKGROUND PAPERS**

- 16.1 Planning application DC/18/62173.

## **17 APPENDICES:**

Report to Planning Committee DC/18/62173.