

Dudley Golf Club Turner's Hill Rowley Regis B65 9DP	<b>Proposed demolition of existing structures and erection of 3 x 4 bed houses.</b> Land Adjacent to Dudley Golf Club Turners Hill Rowley Regis B65 9DP
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**Date Valid Application Received:** 11<sup>th</sup> March 2019

**1. Recommendations**

Subject to receipt of satisfactory amended plans and approval by Full Council, as the proposal is a departure from the development plan, approval is recommended subject to:-

- (i) External materials;
- (ii) Boundary details;
- (iii) Landscaping details;
- (iv) The gating order serving Turners Hill shall be amended;
- (v) Parking and serving provision laid and retained as such;
- (vi) Electric vehicle charging points;
- (vii) Finished floor levels and
- (viii) Provision of bird and bat boxes

**2. Observations**

This application is being brought to the attention of your Committee as the site forms part of the Rowley Hills Strategic Open Space (SAD Policy EOS3) and is therefore a departure from the development plan.

**The Application Site**

The site is situated off Turners Hill immediately adjacent to the Golf Club and forms part of the club's servicing yard. Whilst being part of the Rowley Hills Strategic Open space, the site itself is already hard surfaced. It is bounded by trees to the rear joining the golf course, with a hedgerow to the frontage of Turners Hill. Turners Hill is gated to prevent vehicular access beyond the vehicular entrance to the golf club car park.

## **Current Application**

The applicant proposes to erect three 4, bed detached properties with associated parking and landscaping. In particular, the scheme would incorporate new hedging to the frontages and also to the sides of Plot 1 and 3 and indicates that the existing trees to the rear of the site will remain in situ. A Planning Statement and Preliminary Ecological Appraisal accompany the application. The planning statement refers to the site forming previously developed land, given that it formed a hardstanding area for the existing golf club, and that development would not harm the existing character of the Rowley Regis Strategic Open space. The preliminary ecological appraisal found no habitat features of importance and merely recommended the introduction of bat and bird boxes within the scheme.

## **Publicity**

The application has been publicised by press and site notice and at the time of writing the report no responses had been received. An update will be provided at your meeting.

## **Statutory Consultee Responses**

### Highways

Comments are awaited.

### Urban Design

The layout is broadly acceptable and meets the spatial standards, however further detailing to the elevations have been requested to improve their appearance and natural surveillance along with more robust boundary treatments to the side and rear of the site.

### Planning Policy

Comments are awaited.

### Birmingham and Black Country Wildlife Trust

Comments are awaited.

## **Planning Policy and Other Material Considerations**

As indicated the key issue relates to the allocation of the site as part of the Rowley Hills Strategic Open space (SAD Policy EOS3). This policy states that the proposal should not prejudice the character of the area or its function in:

- (i) Providing a major area of continuous and wide open space;
- (ii) Preventing the merging of urban areas;
- (iii) Providing an open, natural skyline;
- (iv) Providing for outdoor recreational opportunities in neighbouring urban areas;
- (v) Providing a range of wildlife habitats and a wildlife corridor;
- (vi) Providing extensive views out over the surrounding areas;

When considering the current proposal in context to the above it is considered that:-

- (i) The application site is a small area when seen in context to the overall strategic open space;
- (ii) The application site is on previously developed land forming part of the golf club maintenance area and is already hard surfaced;
- (iii) The photographs submitted with the application, demonstrate that given the enclosure of the service yard as current, the proposal would not impact on the open skyline and could potentially improve it;
- (iv) Given (ii) above, this does not affect the existing outdoor recreation facility;
- (v) The preliminary ecological survey findings have stated that there are no protected species within the site and include recommendations for the provision of bat and bird boxes within new development site. This can be conditioned;
- (vi) As indicated in (iii) above the proposal does not harm extensive views of the open space from this area of the golf course.

## **Conclusion**

To conclude, the scheme is modest in scale, being only three dwellings it is considered given the above that it would not prejudice the function and character of the Rowley Hills Strategic Open Space. Approval is therefore recommended.

**3. Relevant History**

None.

**4. Central Government Guidance**

National Planning Policy Framework promotes sustainable development

**5. Development Plan Policy**

Policy ENV3 – Design Quality

Policy ENV5 – Sustainable Drainage

Policy ENV6 – Open Space, Sport and Recreation

Policy ENV8 – Air Quality

SAD Policy EOS3 – Rowley Hills Strategic Open Space

SAD Policy EOS9 – Urban Design Principles

**6. Contact Officer**

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