

Mr Alan Lotinga Sandwell MBC - Better Care Jack Judge House Halesowen Street Oldbury B69 2AJ	Proposed 80-bedroom care home with associated parking, boundary treatment and associated works. Land Adj Harvest Road/Dudhill Road, Rowley Regis
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Date Valid Application Received: 25 April 2019

1. Recommendations

Approval is recommended subject to the following conditions:-

- i) The approval of external materials;
- ii) Approval of finished floor levels;
- iii) Transport Assessment and Travel Plan;
- iv) Details of electric vehicle charging points;
- v) Coal Authority ground conditions investigation and remediation;
- vi) Details of cycle parking;
- vii) Drainage, SuDs;
- viii) Glazing and ventilation scheme;
- ix) Details of fixed plant equipment, and any recommended mitigation measures;
- x) Details of extraction equipment associated with the proposed kitchen and mitigation measures;
- xi) Details of a site management plan limiting hours of construction to Monday to Friday 08:00 to 18:00 hours, Saturdays 09:00 to 16:00 hours with no working on Sundays and Bank Holidays (deliveries too), alongside details of wheel cleaning facilities, A statement to control dust and emissions associated with the build;
- xii) No burning of materials on site;
- xiii) Dropped kerb widening;
- xiv) Implementation of barrier;
- xv) Details of boundary treatment, and
- xvi) Details of hard and soft landscaping.

2. Observations

The application is being brought to the attention of your Committee (in line with the delegated agreement) as this planning application has been submitted on behalf of the Council and has received an objection.

The Application Site

The application site is situated on land bound by Harvest Road, Dudhill Road and Harvest Walk, Rowley Regis. The application site relates to land of a former care home (now demolished) within a residential area, with a school opposite on Dudhill Road.

Planning History

Planning Permission was previously granted for a 62-bedroom and 81-bedroom care home in 2013 and 2014 respectively. In 2008, demolition consent was granted to demolish the former residential care home, and the site has since been cleared and remains vacant.

Current Application

The application proposes to erect a 80-bedroom care home with associated parking. The building would be of irregular shape and measure a maximum length of 80.4m, a maximum width of 37.0m, with a maximum height of 14.4m (however, this will seem to be in excess of 18.0m when viewed from Harvest Walk due to the level changes).

The development would have 31 car parking spaces (three of which are disabled bays). Entrance to the car park will be via a barrier system situated 5.0m from the back of the footpath (to allow a vehicle to wait off the highway). A barrier system is proposed to ensure adequate parking for staff and visitors and to ensure the car park is not being used by parents dropping off their children at the school opposite.

Details of secure cycle provision for staff and visitors is currently unclear, however can be controlled via condition on any approval.

The site would employ 75 full-time and 25 part-time staff. The total number of staff on site at any one time will be a maximum of 30.

Publicity

The application has been publicised by neighbour notification letters, by site notice and by publicising the application in the local newspaper. One response has been received and the comments can be summarised as:

- i) Concerns have been raised regarding the area's existing anti-social behaviour problems. Youths congregate in the existing bus shelter and play area (adjacent to this site) creating excessive noise;
- ii) A new boundary fence should be erected to provide security for the residents of the new development;
- iii) Residents would like to know when the building work will commence on site and how long it will take to build;
- iv) There is a potential for loss of light, and being overlooked from the occupiers of the proposed three storey development to residents of Harvest Walk;
- v) Residents may suffer from noise and disturbance during the construction phase of the development, and
- vi) The site has saplings that should be replanted elsewhere in the borough.

Statutory Consultee Responses

Highways – No objection. They have recommended a condition regarding the dropped kerb being extended.

Environmental Health (Air Quality Team) – No air quality assessment is required; however, they have recommended conditions relating to a statement to control dust and emissions associated with the build, and electric vehicle charging points to be conditioned as part of any approval.

Environmental Health (Air Pollution and Noise) – Conditions have been requested that mitigate the potential for any noise

experienced by residents of the proposed care home from the traffic along Harvest Road, details of fixed plant equipment (including extraction equipment) with mitigation measures, hours of construction, and no bonfires.

Urban Design – No objections raised.

Transport Planner – Whilst an area for cycle parking is shown on the plan, a condition providing full details has been requested.

Planning Policy – No objections raised, and they confirm that the proposal is not CIL liable and does not fall under the provisions of BCCS ENV7 Renewable Energy requirements.

Severn Trent – Request that the standard drainage condition is attached to any approval.

Flood Risk Management Team – Require details of flood mitigation measures by way of condition.

The Coal Authority – No objection, however they are aware of mine shafts within the area. Therefore, they have requested that their standard site investigation, remediation measures conditions are attached to any approval.

Responses to Objections

In addressing the concerns received, I comment as follows;

- i) The bus shelter and the park are outside the application site, however noise attenuation schemes have been conditioned to mitigate third party noise.
- ii) A boundary treatment plan is to be requested by condition.
- iii) If approved, the applicant will have three years in which to commence the development. No time scales over the build have been given, however, (if approved) it is recommended that the applicant provides a site management plan (that includes the hours of construction) that will limit the impact the building process would have on residents.
- iv) Whilst the bungalows are dual frontages with the main private garden facing the proposed development, any potential loss of light would be first thing in the morning

only. That said, levels do change significantly, and the site would be built up to be uniform across the whole site, meaning the development would seem to be taller when viewed from the residential properties on Harvest Walk. However, the nearest block (with no habitable rooms) would be 32.5m from the bungalows, whereas the nearest habitable room windows would range from 51-56m away. The Council's minimum separation distance is 27.5m, meaning the development complies with the Council's separation standards even if an extra 1.0m separation distance was given for every 1.0m in level changes as per the Council's adopted Residential Design Guidance.

- v) A condition has been recommended to limit the hours of construction;
- vi) A hard and soft landscaping scheme has been recommended, to provide an improvement on what currently is on site.

Planning Policy and Other Material Considerations

The proposal is situated on land allocated for residential development within the Council's adopted Site Allocations and Delivery Development Plan Document (SADD). As the development is for C2 (residential care), it meets the requirements of the site allocation, and would not be classed a departure.

The proposal is also subject to SADD policy H4 (Housing for People with Specific Needs). The proposal meets this requirement as it is compatible with adjacent uses, is a suitable site, and would not adversely affect the quality and character of the local environment. It is also within proximity to several facilities, i.e. local supermarket, recreation ground, community church, community hospital and is on or adjacent to several bus routes.

The proposal complies with the Council's adopted Residential Design Guide in terms of separation distances and in my opinion, is of satisfactory design, that would not cause any significant loss of light, outlook or privacy issues.

Conclusion

I consider that the development accords with the provisions of relevant planning policies and (subject to no adverse comments from the Head of Highways) will not result in any highway safety or private amenity issues to the occupiers of the neighbouring properties.

It is therefore recommended that Planning Permission be granted subject to conditions.

3. Relevant History

DC/14/57655 Proposed 81-bedroom care home with associated parking and ancillary facilities (revision of planning approval DC/13/56302 for the addition of second floor level) - Grant Permission subject to Conditions – 23.01.2015

DC/13/56302 Proposed 62-bedroom care home with associated parking and ancillary facilities - Grant Permission Subject to Conditions – 21.11.2013

DC/08/49635 Demolition of 2 storey residential home for elderly - Grant Demolition Consent – 21.07.2008

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

BCCS:-

ENV3 - Design Quality

ENV5 - Flood Risk, Sustainable Drainage Systems and Urban Heat Island Effect

SADD:-

SAD H1 - Housing Allocations

SAD H4 - Housing for People with Specific Needs

SAD EOS 9 - Urban Design Principles

6. Contact Officer

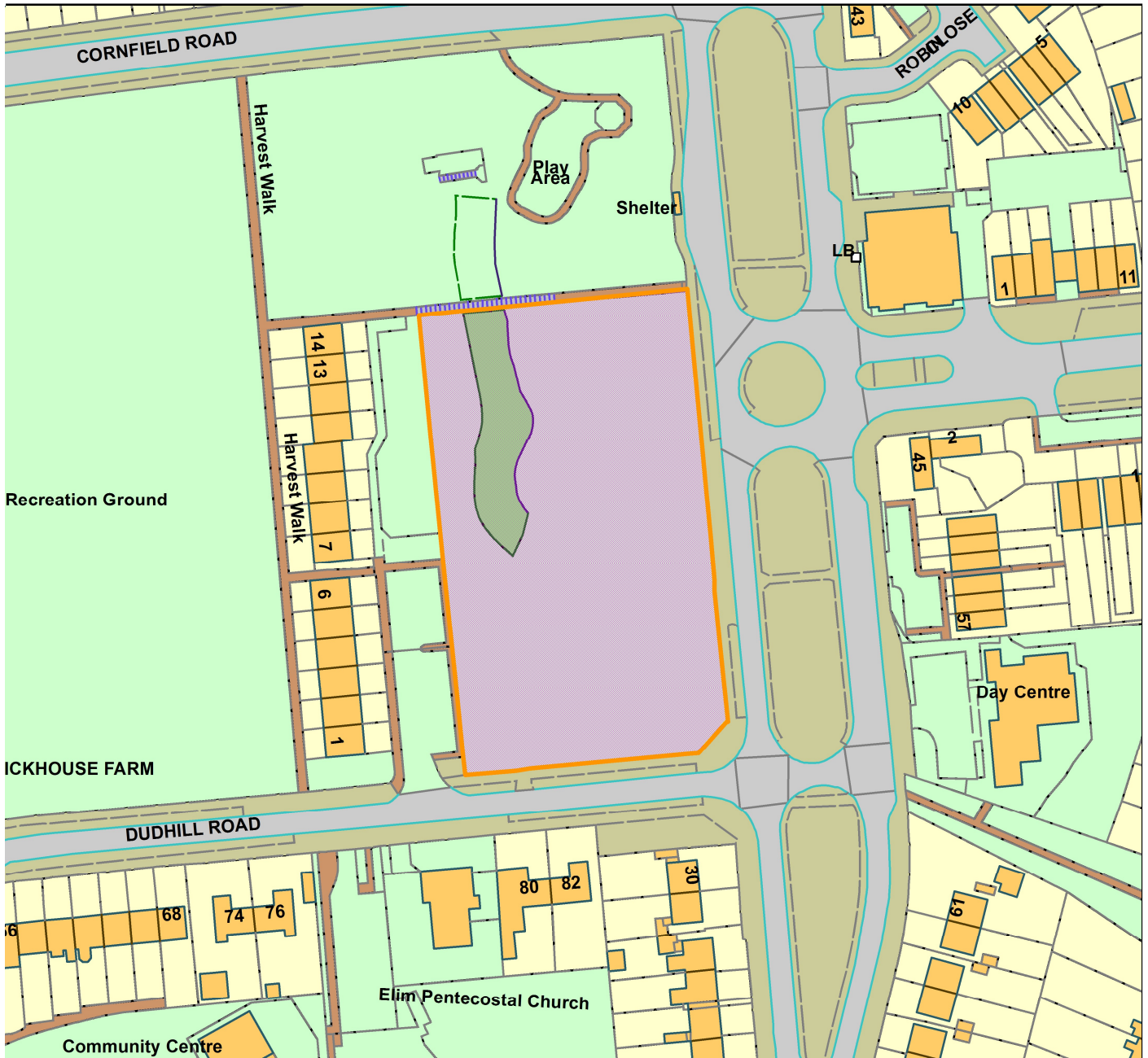
William Stevens

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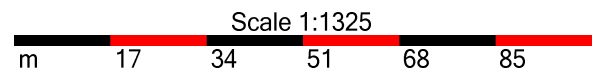
DC/19/62969

Land adj Harvest Road/Dudhill Road



Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 June 2019
OS Licence No	

CORNFIELD ROAD

ROBIN C

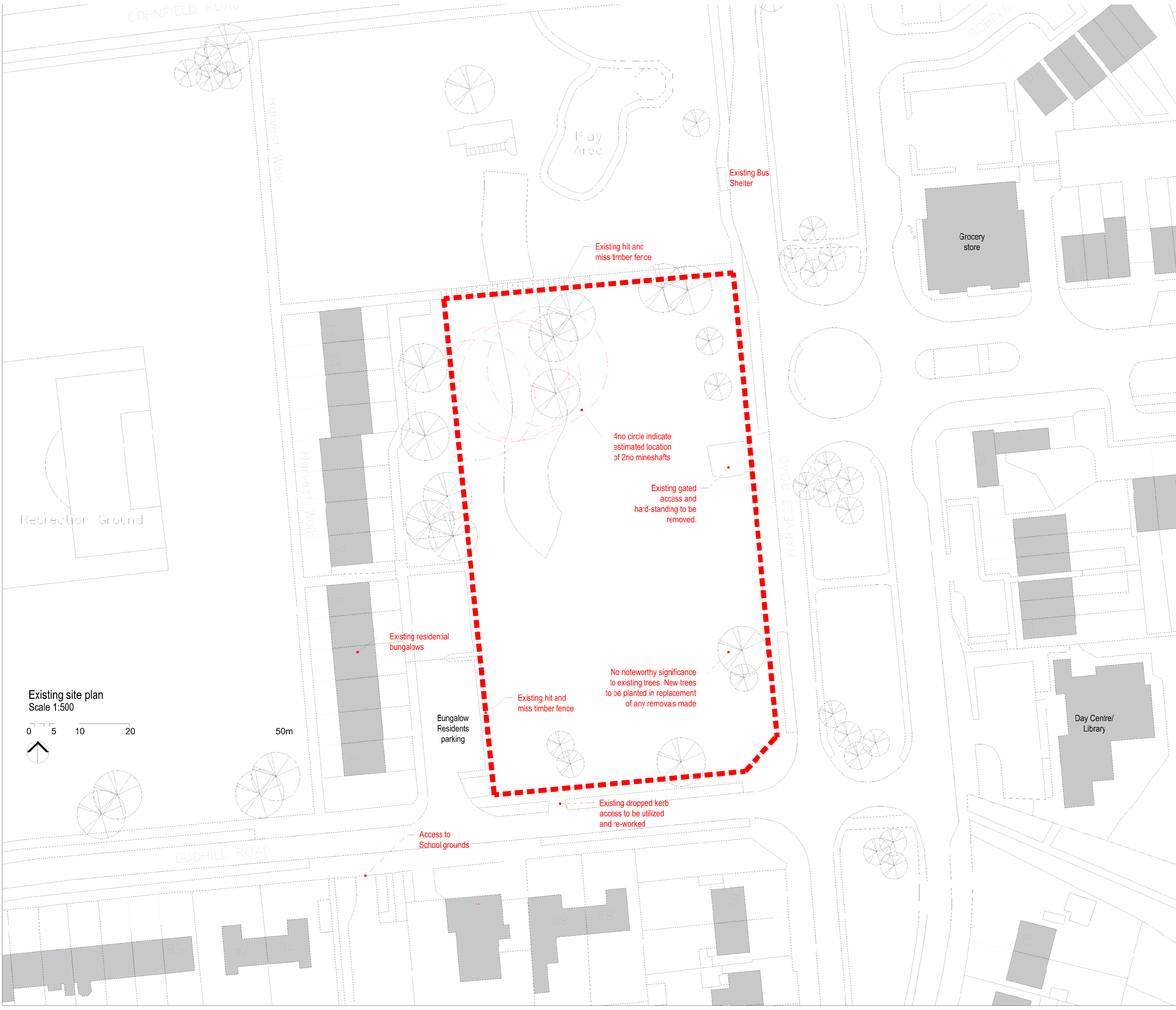
Harvest Walk

HARVEST ROAD

DUDHILL ROAD

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

- Site Boundary
- Estimated location of mine shafts



Existing site plan
Scale 1:500

0 5 10 20

50m

Key Plan.

Rev	Date	Revision Note	By	Check



Project
Sandwell Integrated Social Care & Health Centre
Location
Harvest Road, Rowley regis

Sheet title
Existing site Plan

Status
Planning

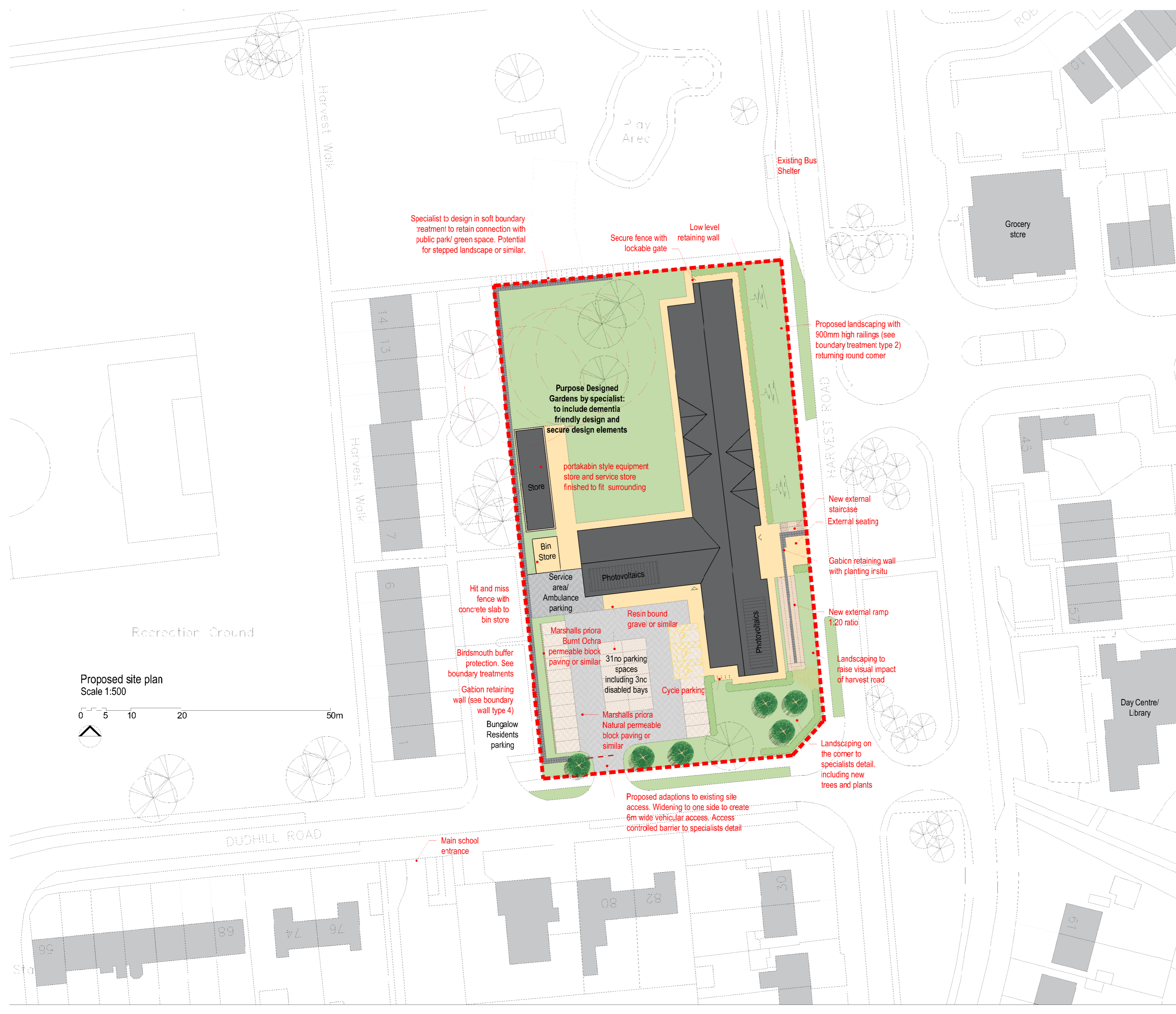
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Job No. Q17036
Contractors Drawing No. (if required)

Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury,
B69 3DE
Tel: 0121 569 4541

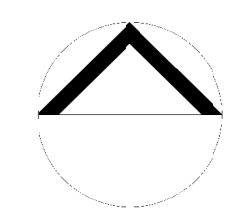




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- Site Boundary
- Estimated location of mine shafts
- ⊗ Existing Trees Retained
- ⊙ Proposed Landscape planting
- ↗ Proposed entrance points

Key Plan.



Rev	Date	Revison Note	By	Check



Project
 Sandwell Integrated Social Care & Health Centre
 Location
 Harvest Road, Rowley regis

Sheet title
 Proposed Site Plan

Status
 Planning

Drawn by	Date	Checked
CDL	Feb 19	
Scale at A2	Scale at A4	
1:500	1:1000	

Zone	Level	Classification	Sheet No.	Suitability	VerRev
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Total GF GIA 1428m²
 Total FF GIA 1326m²
 Total SF GIA 1326m²

Grand Total 4080m²

-  Estimated location of mine shafts
-  Existing Trees Retained
-  Proposed Landscape planting
-  Proposed entrance points

Key Plan.

Rev	Date	Revision Note	By	Check



Project
 Sandwell Integrated Social Care & Health Centre
 Location
 Harvest Road, Rowley Regis

Sheet title
 Ground Floor Plan

Status
 Planning

Drawn by	Date	Checked
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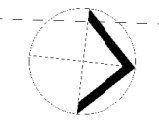
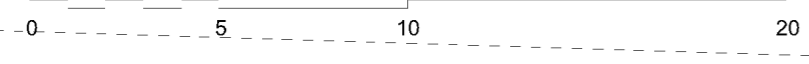
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Job No.
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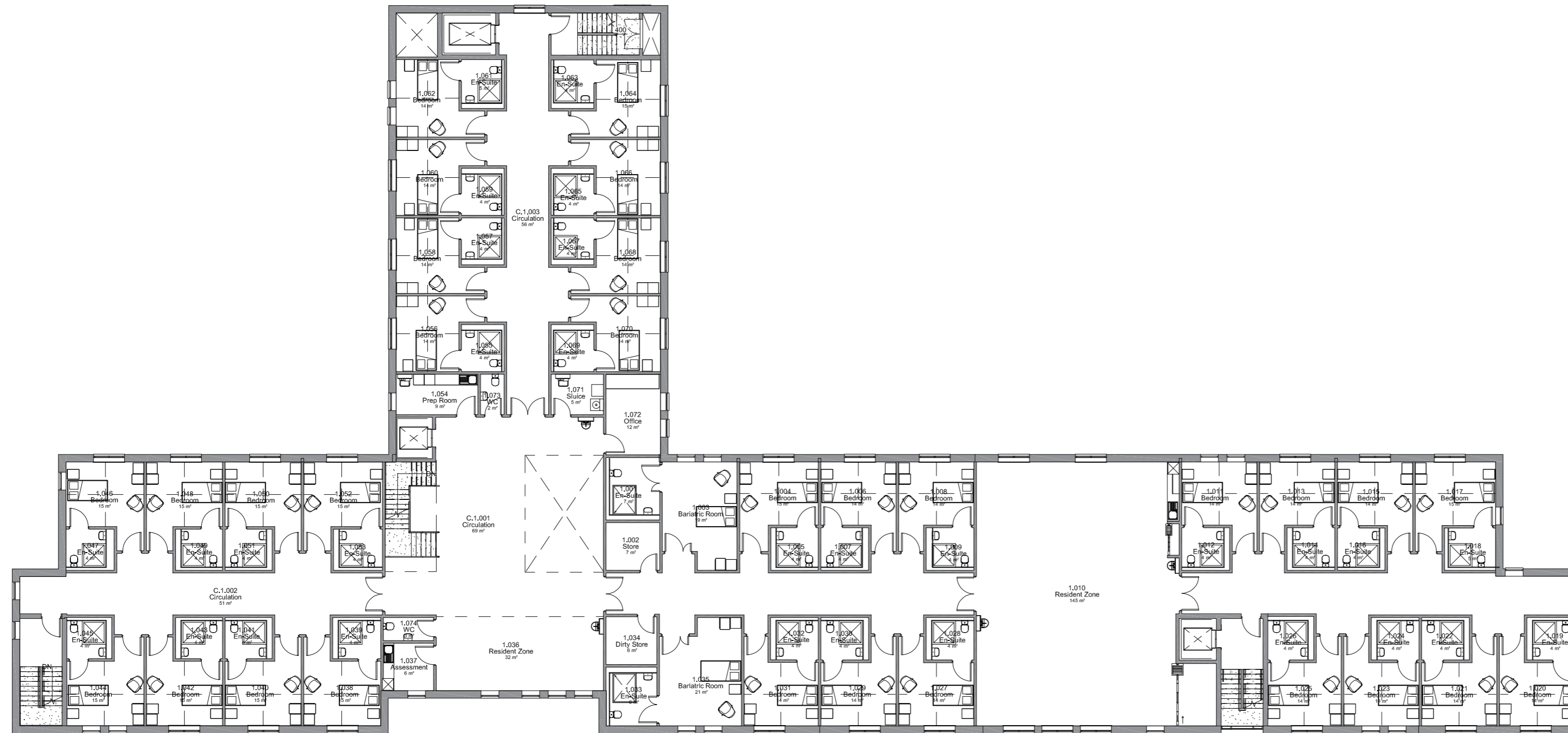
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Ground Floor Plan
 Scale 1:200

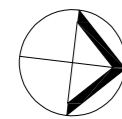
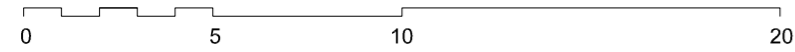


HARVEST ROAD



Proposed First & Second Floor Plan

Scale 1:200



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Total GF GIA 1428m²
Total FF GIA 1326m²
Total SF GIA 1326m²

Grand Total 4080m²

Key Plan.

Rev	Date	Revision Note	By	Check
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Project
Sandwell Integrated Social Care & Health Centre
Location
Harvest Road, Rowley Regis

Sheet #s
First & Second Floor Plan

Status
Planning

Drawn by	Date	Checked
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Job No.
Q17036

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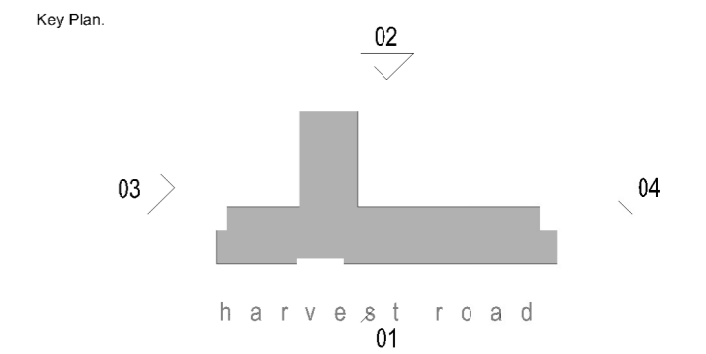
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Tel: 0121 569 4541



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Rev	Date	Revision Note	By	Check



Project
Step Down Facility/ Elderly care
 Location
 Harvest Road, Rowley Regis

Sheet title
Proposed Elevations

Status
Planning

Drawn by	Date	Checked
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Job No.
Q17036

Contractors Drawing No. (if required)

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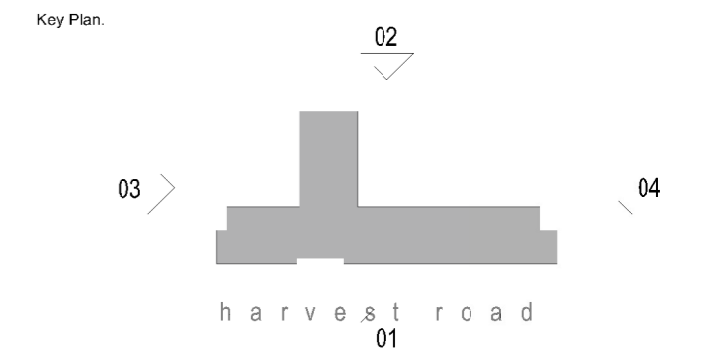
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03 Car Park/ Entrance Elevation
 Scale 1:200



04 Garden Side Elevation
 Scale 1:200



Rev	Date	Revison Note	By	Check



Project
 Step Down Facility/ Elderly care
 Location
 Harvest Road, Rowley Regis

Sheet title
 Proposed Elevations

Status
 Planning

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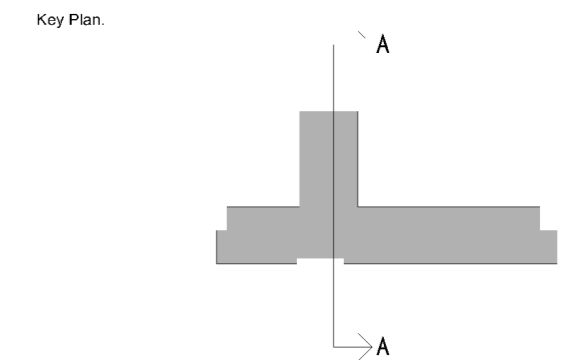
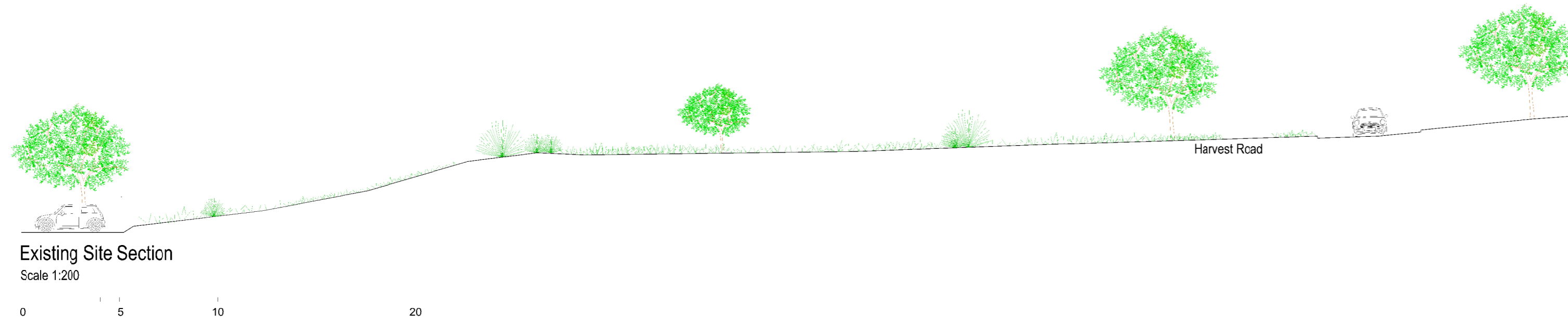
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Job No.	Contractors Drawing No. (if required)
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Rev	Date	Revision Note	By	Check



Project
Integrated Social Care & Health Centre
 Location
 Harvest Road, Rowley Regis

Sheet title
Existing & Proposed Site Section
 Status
Planning

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