


REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63414
Application Received	10 September 2019
Application Description	Proposed residential development of 27 dwellings.
Application Address	Land at Reservoir Road / Maer Close, Rowley Regis
Applicant	Sandwell MBC
Ward	Blackheath
Contribution towards Vision 2030:	
Contact Officer(s)	Carl Mercer 0121 569 4048 carl_mercer@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to conditions concerning:

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Site investigation in respect of contaminated land;
- (iv) Submission and implementation of coal mining remedial strategy;
- (v) Drainage;
- (vi) Boundary treatments;
- (vii) Landscaping;
- (viii) Electric vehicle charging infrastructure being installed;
- (ix) Affordable housing;
- (x) Employment and skills plan; and,
- (xi) Construction work and deliveries to the site limited to between 7am and 6pm Monday to Friday and 8am and 4pm Saturdays, with no activity on Sundays or National Holidays.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letter and by site notice, without response.

7. STATUTORY CONSULTATION

- 7.1 **Planning Policy** – No objection.

- 7.2 **Highways** - Minor amendments to highway gradients requested and received. No objection.

7.3 Urban Design

Requested some architectural/fenestration detailing to improve the appearance and surveillance of some properties, with enhancement of corner properties. To this effect, amended plans have been received. Some improvements have been requested to boundary treatments, which can be secured by condition. Concerns raised over detachment of some parking spaces, but this would be difficult to address given the site constraints and would lead to less-desirable solutions (i.e. a domination of frontage parking to those corner plots). The connectivity of the site is welcomed.

7.4 Environmental Health (Air Quality)

Conditions to ensure electric vehicle charging bays are recommended. However; it has been agreed with the applicant that the infrastructure will be provided to enable future installation, if required, by the tenants.

- 7.5 **Environmental Health (Contaminated Land)** – Relevant conditions recommended.

- 7.6 **Environmental Health (Noise)** – No objection.

7.7 West Midlands Police

The connectivity between the cul-de-sacs which was praised by Urban Design has been criticised by the Police, due to the potential for an increased risk of crime by linking the cul-de-sacs. Natural surveillance by way of improved fenestration has also been raised. Other matters would be addressed by Building Regulations.

7.8 **The Coal Authority**

Conditions requesting a remedial strategy to address coal mining legacy and the implementation of the recommendations of the strategy.

7.9 **Lead Local Flood Authority** – No objection subject to condition.

7.10 **Severn Trent** - No objection subject to condition.

7.11 **Tree Preservation Officer** – No objection.

8. **GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY**

8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

9. **LOCAL PLANNING POLICY**

9.1 The following policies of the Council's Local Plan are relevant:-

CSP4: Place-Making

HOU2: Housing Density, Type and Accessibility

HOU3: Delivering Affordable Housing

EMP5: Improving Access to the Labour Market

TRAN4: Creating Coherent Net for Cycling and Walk

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV7: Renewable Energy

ENV8: Air Quality

SAD H1: Housing Allocations

SAD EMP2: Training and Recruitment

SAD EOS9: Urban Design Principles

9.2 With regard to SAD H1, HOU2 and HOU3, the principle of housing is established given that the site is allocated for housing. The site will also provide much needed affordable homes and provides a mixture of different house types.

9.3 HOU3 and SAD H3 sets out the requirement of 25% affordable housing. Given that this is a residential development proposed on Council-owned land, where the Council would retain ownership of the land, no Section 106 is required to ensure compliance with affordable housing policy.

9.4 TRAN4 requires schemes to be well connected to aid cycling and walking which the layout of this development seeks to provide.

- 9.5 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. In the main the layout is considered to be acceptable, subject to conditions relating to boundary details.
- 9.6 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The Lead Local Flood Authority has raised no objection.
- 9.7 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure has been proposed.
- 9.8 EMP5 Improving Access to the Labour Market Training and Recruitment and SAD EMP2 – Training and Recruitment requires large employment generating schemes to provide opportunities for training and recruitment. This could be conditioned to secure these opportunities.

10. MATERIAL CONSIDERATIONS

10.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 8 and 9. With regard to the other considerations these are highlighted below:

10.2 Loss of light, outlook or privacy

With regards to residential amenity, I am of the opinion that the dwellings would be of a sufficient distance from existing dwellings as to cause no harm to the residential amenity of surrounding residents by way of a loss of light, outlook or privacy.

10.3 Layout and design

The appearance and layout of the scheme is broadly satisfactory and the scheme meets the aspirations of design policy. Urban Design raised some concern in respect of retaining walls across the site; however, this is in response to level differences across the site and, considering the severity of this constraint, I am not unduly concerned in respect of this matter as the quality of the design of the scheme outweighs the matter, given the context of this constraint.

10.4 Land instability

The Coal Authority have confirmed that there are two mine entries, one falling within the site but are satisfied that the recommendations within the Coal Mining Risk Assessment Report will ensure safety and stability of the development. This will be conditioned accordingly.

10.5 Access, highway safety, parking and servicing

No objections have been received from Highways subject to minor amendments to the highway gradients.

10.6 Flood risk.

The scheme has provided a suitable drainage strategy to reduce surface water flooding.

10.7 Security and safety

I note the concerns of the Police in respect of the pathways, but I am of the opinion that security fencing and/or limiting permeability through the site would be detrimental to the scheme as a whole. Access to the housing estate to the north at the top of the embankment is already restricted due to palisade fencing and will remain in place. The Council is at liberty to extend such fencing in the future. Surveillance has been improved on amended plans by way of increased fenestration to overlook the embankment to the north.

11. IMPLICATIONS FOR SANDWELL'S VISION

11.1 The proposal supports Ambitions 3, 7, 8 and 10 of the Sandwell Vision 2030:-

11.2 Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy.

11.3 Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

11.4 Ambition 8 – Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.

11.5 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 12.1 The proposal offers a social housing scheme for an allocated residential site, within the context of an established residential area.
- 12.2 On balance, with all matters considered, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

13. STRATEGIC RESOURCE IMPLICATIONS

- 13.1 When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.

14. LEGAL AND GOVERNANCE CONSIDERATIONS

- 14.1 This application is submitted under the Town and Country Planning Act 1990.

15. EQUALITY IMPACT ASSESSMENT

- 15.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

16. DATA PROTECTION IMPACT ASSESSMENT

- 16.1 The planning application and accompanying documentation is a public document.

17. CRIME AND DISORDER AND RISK ASSESSMENT

- 17.1 There are no crime and disorder issues with this application.

18. SUSTAINABILITY OF PROPOSALS

- 18.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 19.1 Conditions would ensure local jobs and apprenticeships would be available during construction phase.

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The application has been submitted by the Council in order to bring forward a social housing scheme on Council-owned land.

21. APPENDICES:

Site Plan

Context Plan

00 ZZ AE(04) 01 S2

P 60596749/SK/04

00 ZZ A P(9-) 23 S2

00 SS AP(09) 01 S2

00 ZZ AP(06) 02 S2 P1

00ZZ AP (06) 03 S2 P1

H5dc HAP(08) 01 S2 P1

ZZ XX AP(08) 01 S2 P1

H1/Sch ZZ AP(08) 01 S2

H9s ZZ A(08) 01 S2 P1

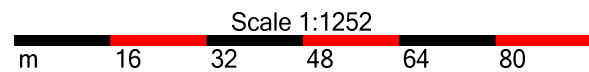
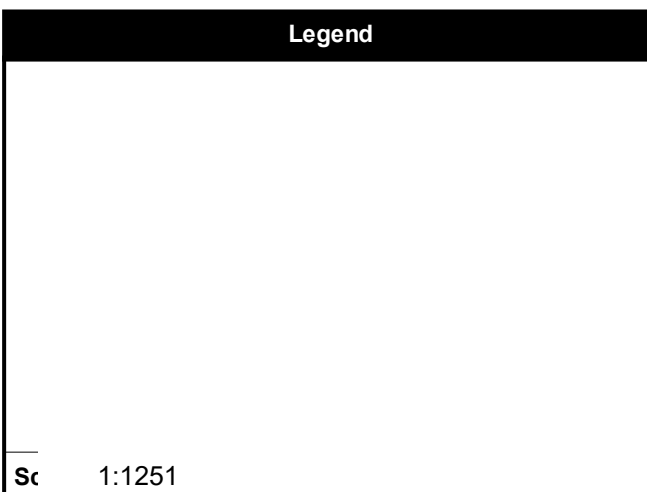
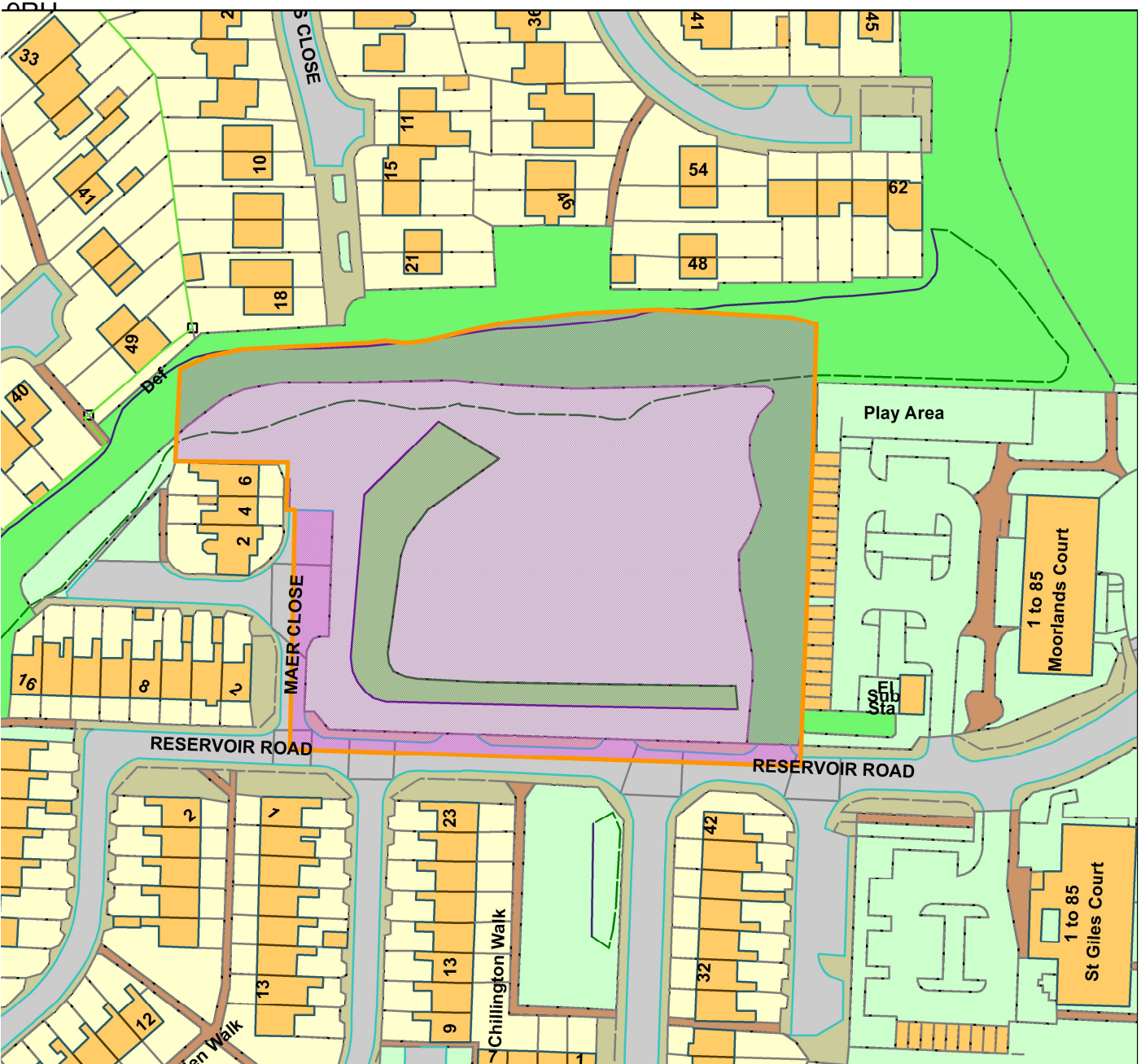
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H5 ZZ AP(08)91 S2 /

H5sch ZZ AP(08) 01 S2

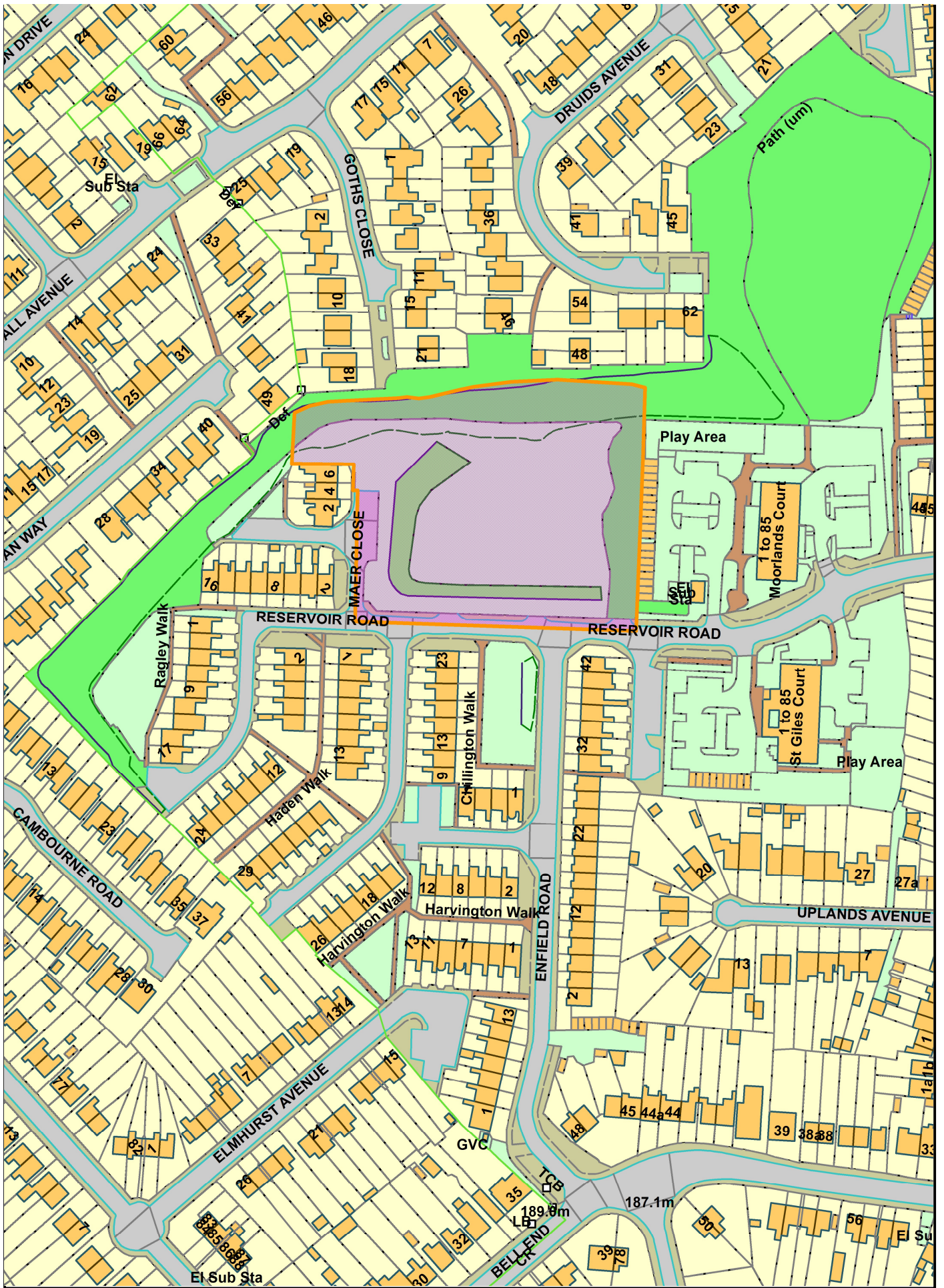
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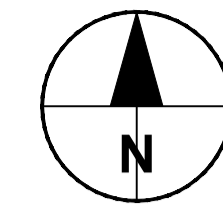
Land At Reservoir Road/Maer Close, Rowley Regis, B65



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Organisation	Not Set
Department	Not Set
Comments	
Date	03 January 2020
OS Licence No	

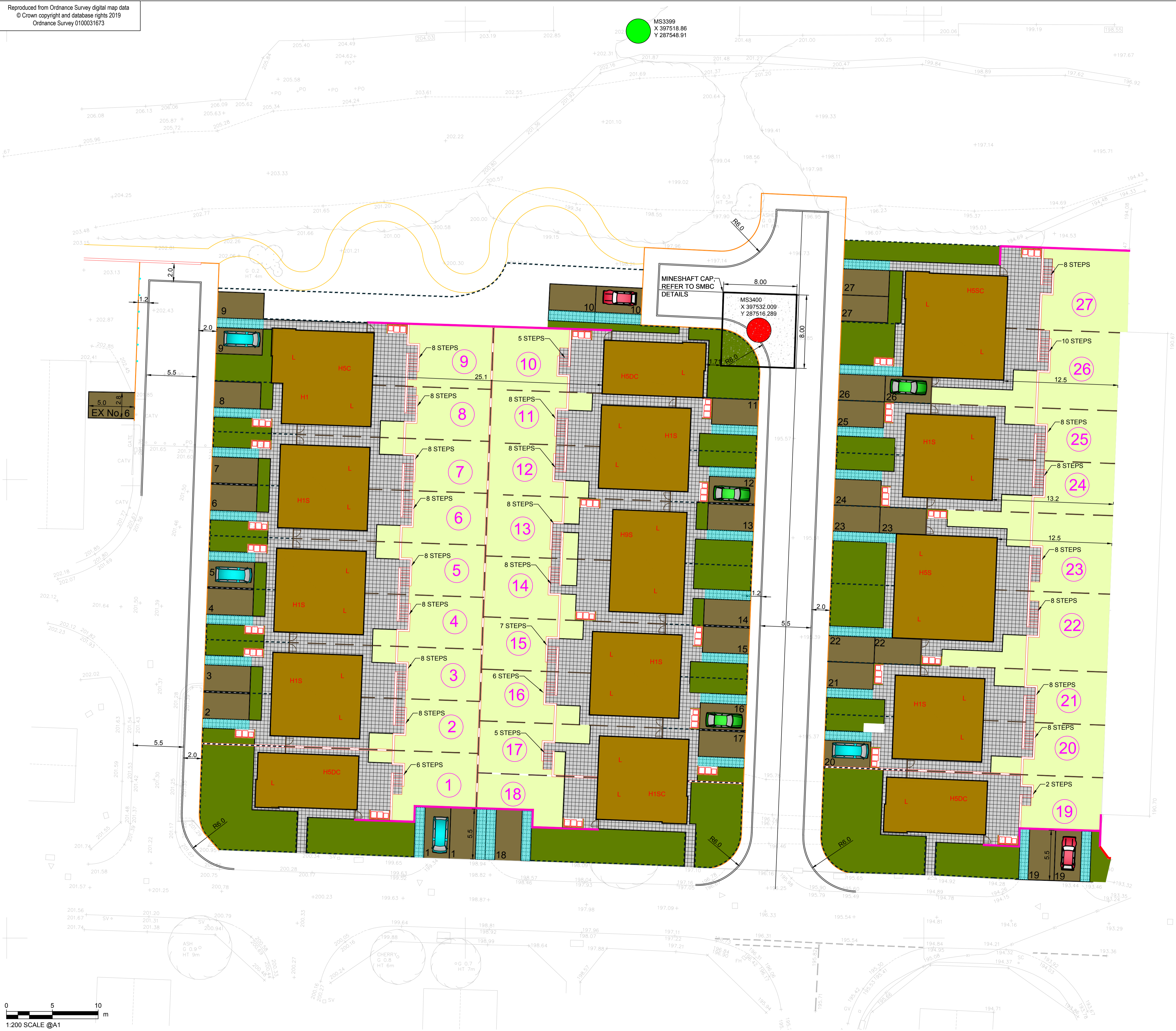




ISSUE/REVISION		
I/R	DATE	DESCRIPTION
13	03.10.2019	STEPS TO GARDENS ADDED
12	05.09.2019	LOCATION OF MS3400 MOVED
11	03.09.2019	END OF MAER CLOSE AMENDED
10	29.08.2019	PLOTS 22 AND 23 AMENDED
09	03.06.2019	AMENDED TO CLIENT COMMENTS
08	30.04.2019	MINE SHAFTS ADDED
07	26.03.2019	FOOTPATH LINK
06	13.03.2019	BACK TO BACK DIMS MAXIMISED
05	07.03.2019	LAYOUT REDRAWN
04	18.02.2019	PLOTS 1 - 6 ADJUSTED
03	18.02.2019	CLIENT COMMENTS
02	11.02.2019	CLIENT COMMENTS
01	07.02.2019	FIRST ISSUE

DRAWING STATUS

PRELIMINARY



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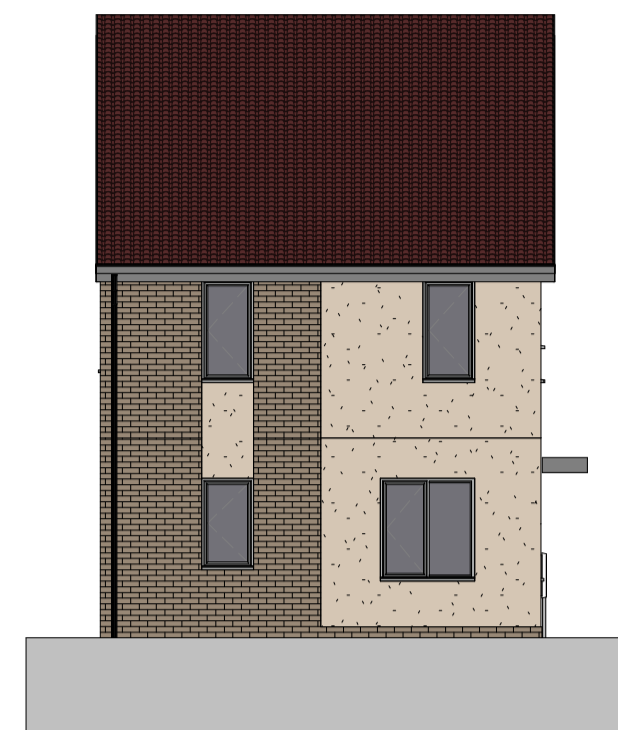
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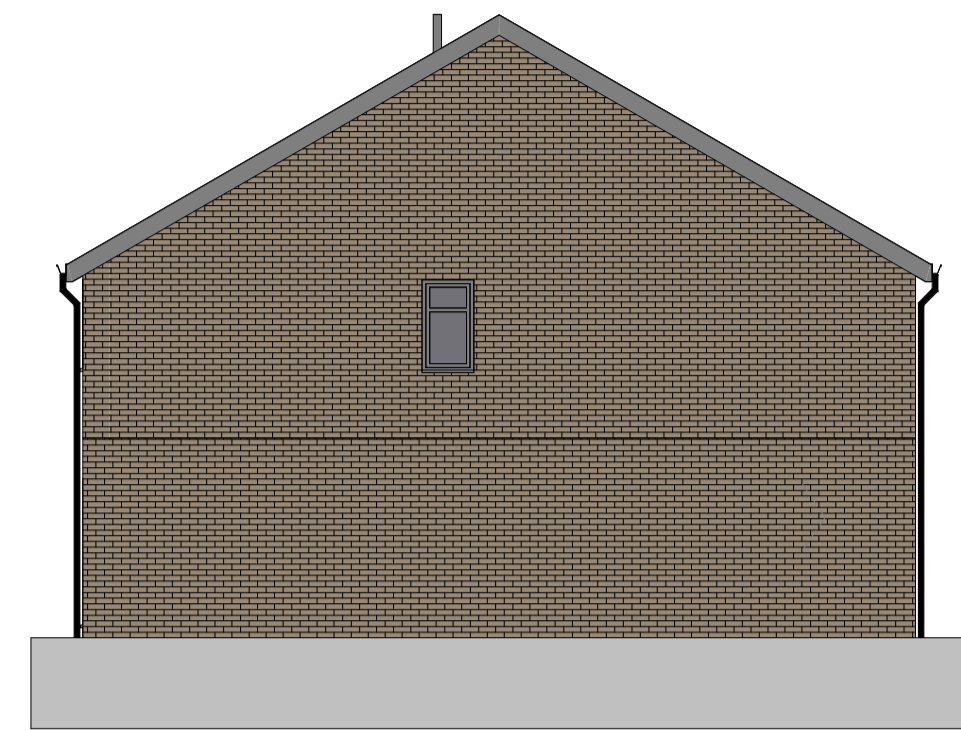
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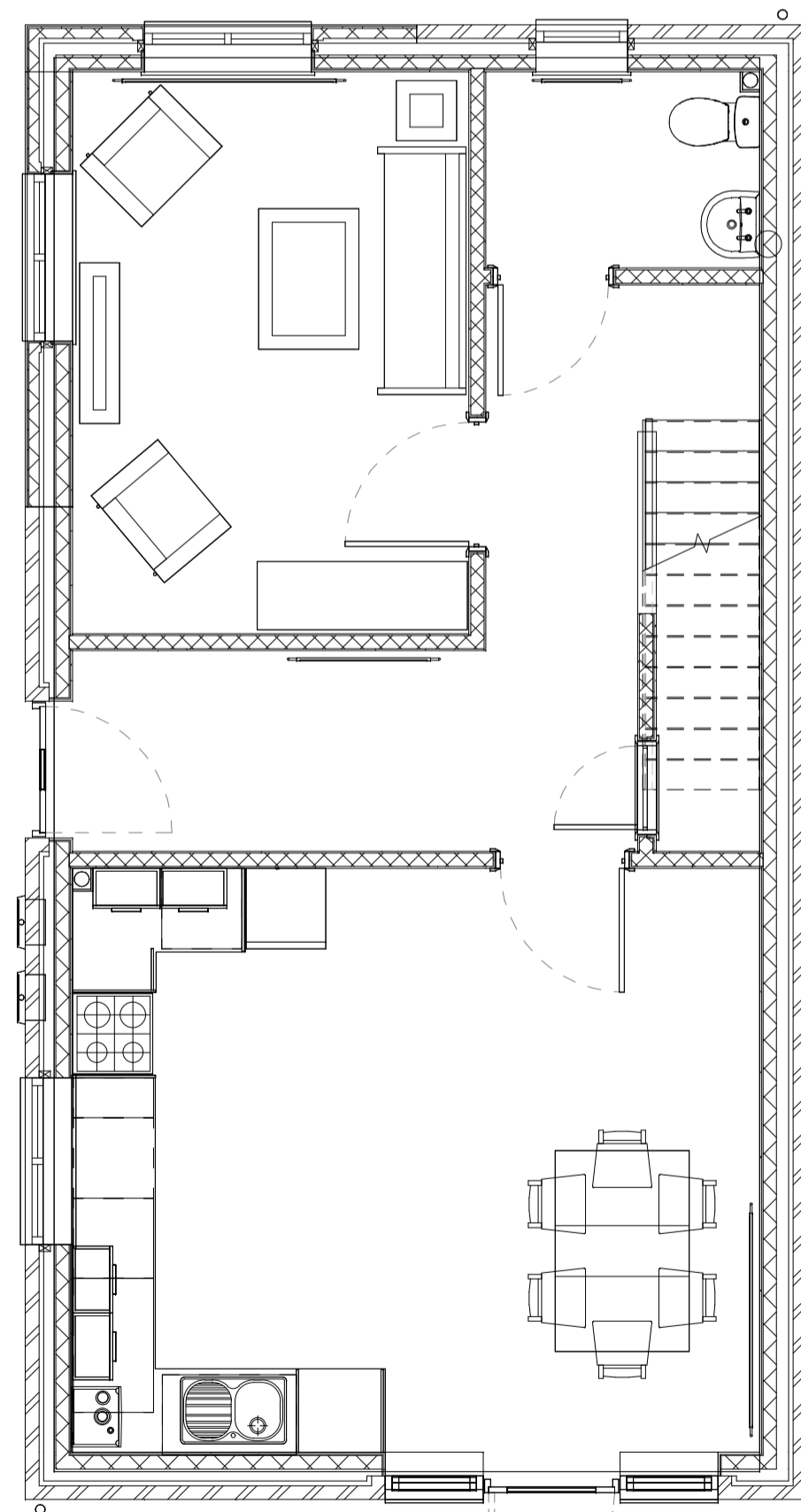
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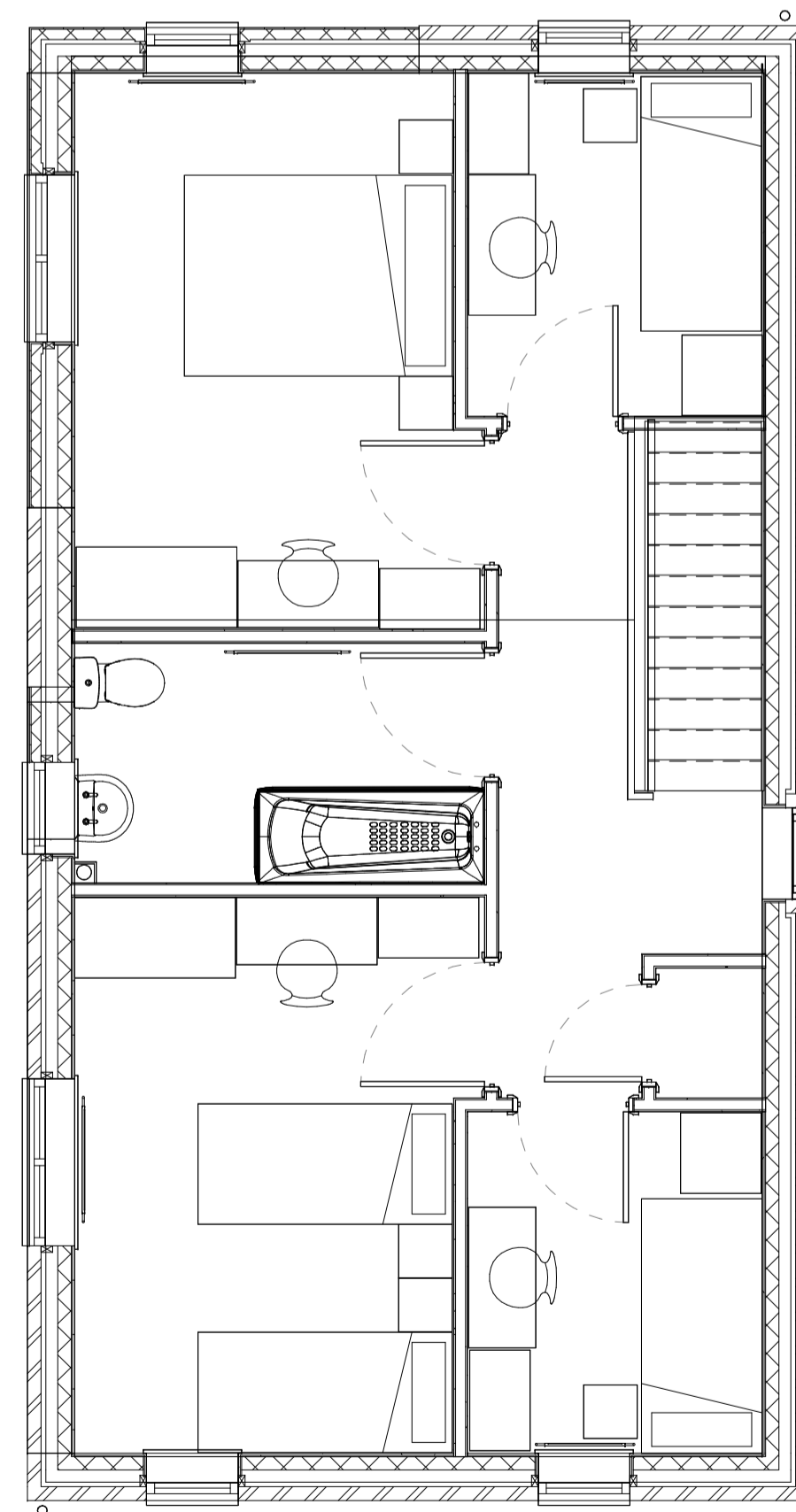
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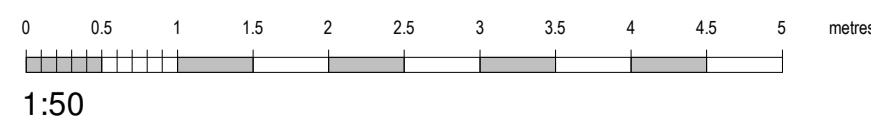
4 Side Elevation B
 1 : 100



5 Ground Floor Plan
 1 : 50



6 First Floor Plan
 1 : 50



North Point.

Key Plan.

Issue	Date	Issue Note	By	Check
P1.1	05-02-18	Rear Combination frame amended		
P1	04-12-17	Rear combination frames amended, Windows updated, W1 03 moved over.		



Project Title
Housing Development
 Location
Reservoir Rd
H5 4Bed Det-Corner
 Sheet Title
PLANS & ELEVATIONS - H5_4 Bed_Det_corner detail

for Planning
 Drawn by: BC/pjd Date: 09/10/17
 Scale at A1: 1:50, 100

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5dc	H	AP(08)	01	S2	P1.1

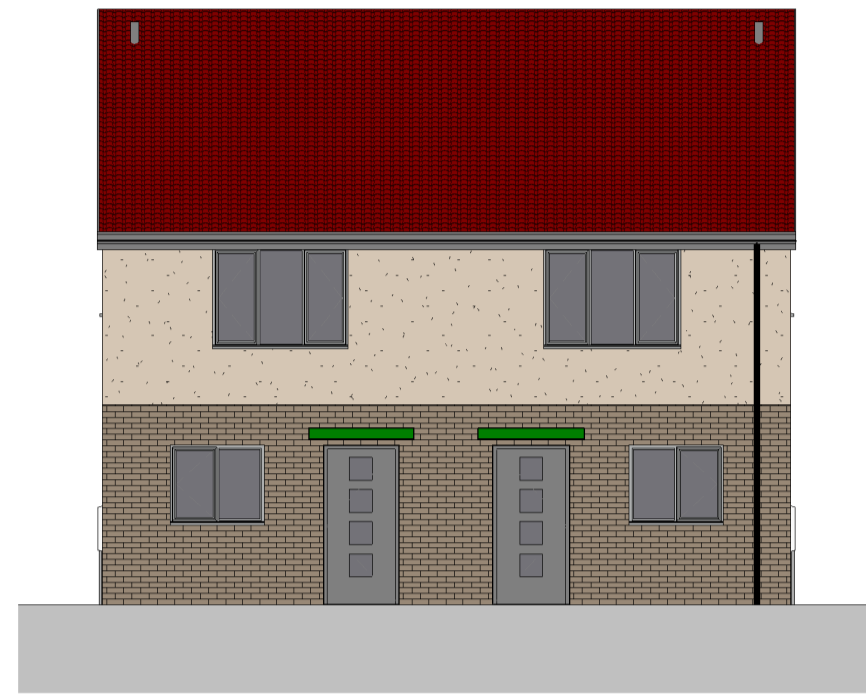
Job No.
Q17026

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 Tel: 0121 569 4541



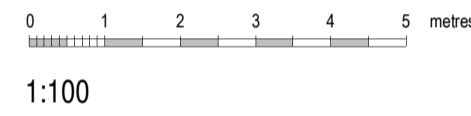
Plots 1,10,19

Notes
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Render to First Floor of Plots 4 and 5

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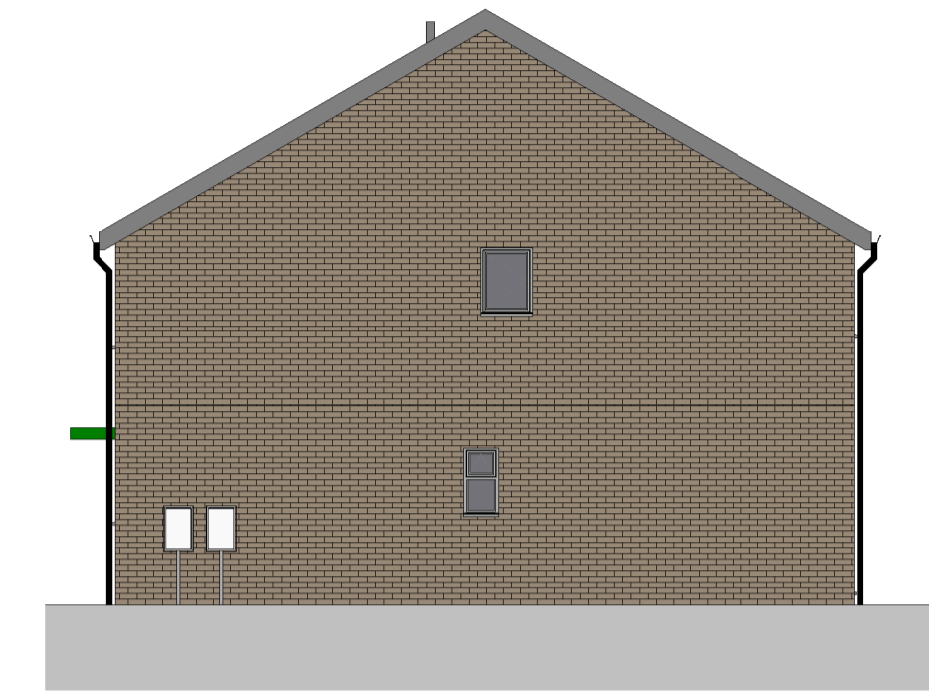


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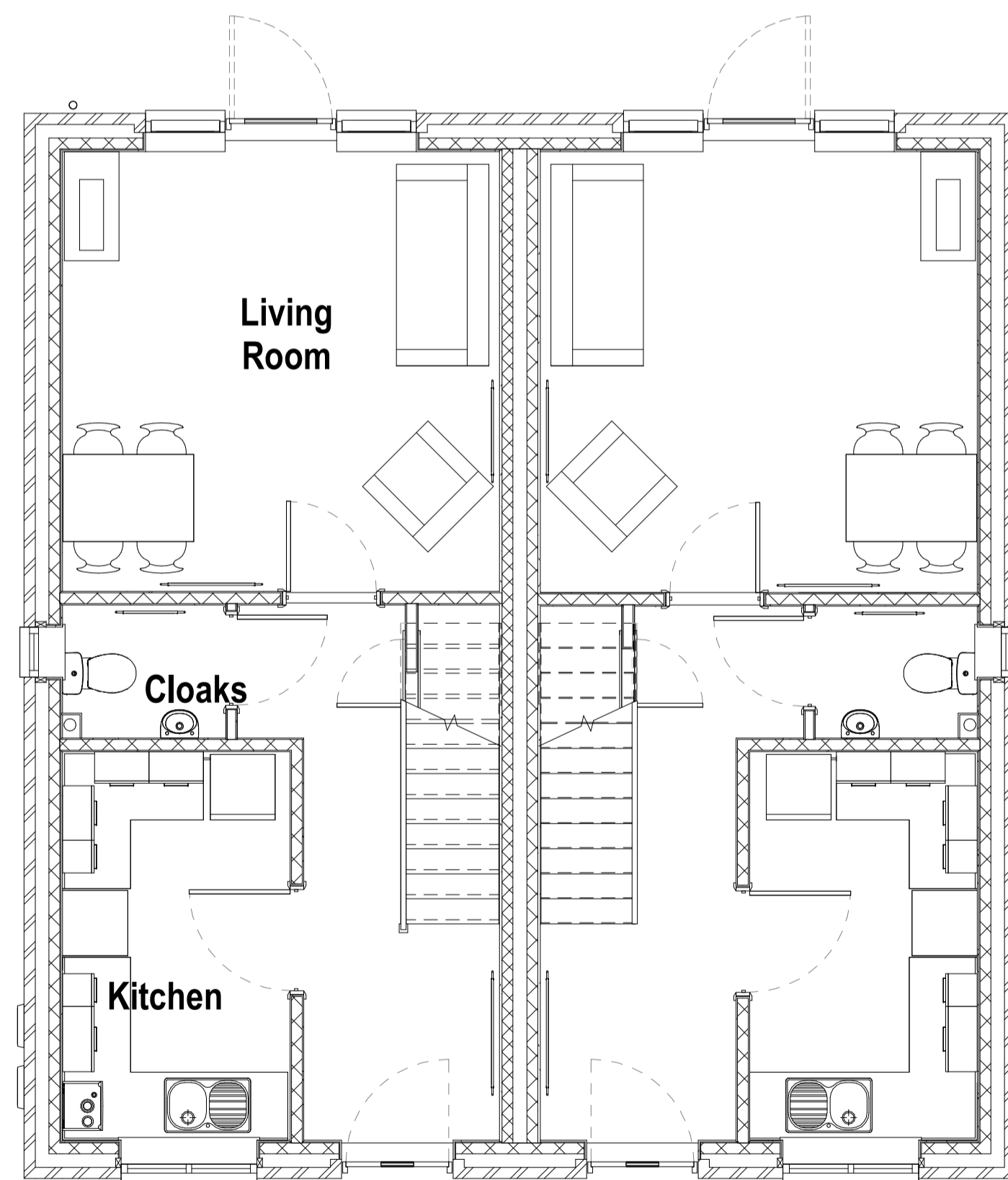


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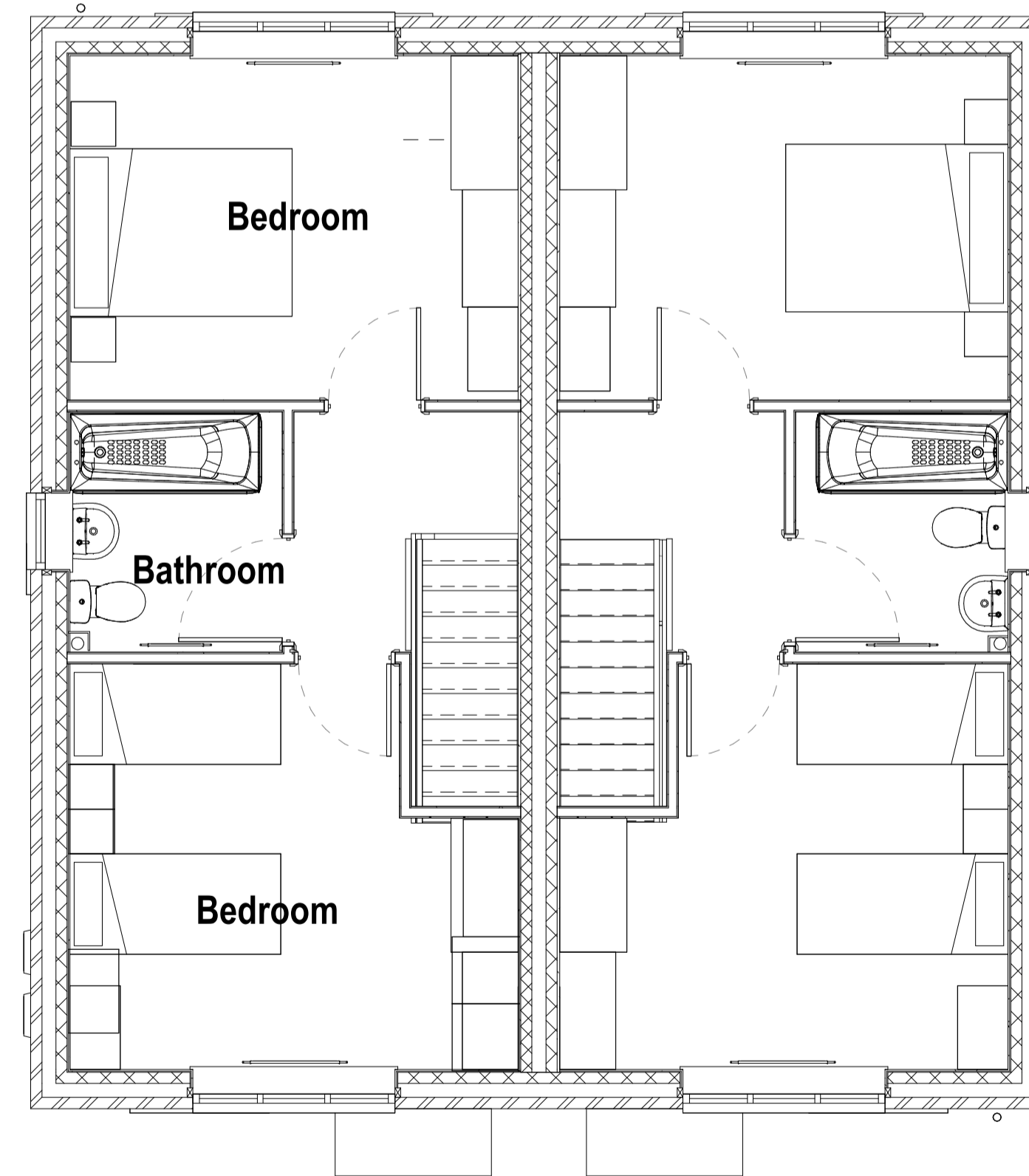
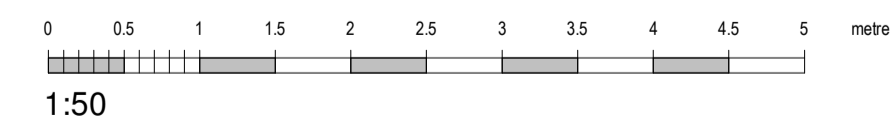
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6 Side Elevation B
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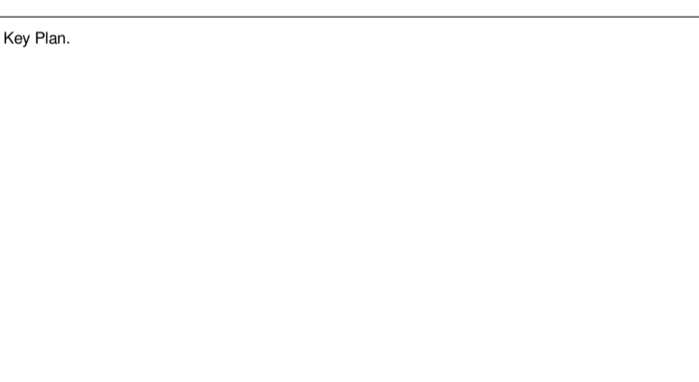


1 Ground Floor Plan
 1:50



2 First Floor Plan
 1:50

Plots (2,3)(4,5)(6,7)(11,12)(15,16)(20,21)(24,25)



Issue	Date	Issue Note	By	Check
P1	02.12.19	Added Render Note to Plots 4 and 5	CF	SS



Project Title
Housing
 Location
Reservoir Rd, Rowley Regis

Sheet Title
Plans & Elevations - Plots 2,3,4,5,6,7,11,12,15,16,20,21,24 & 25

Scale
For Planning

Drawn by BC/pt	Date 06/06/2019	Checked by	Scale at A3 Scale at A1 1:50,100
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Zone ZZ	Level XX	Classification AP(08)	Sheet No. 01	Suitability S2	Ver/Rev P1
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Job No.
Q17026

Contractors Drawing No. (if required)

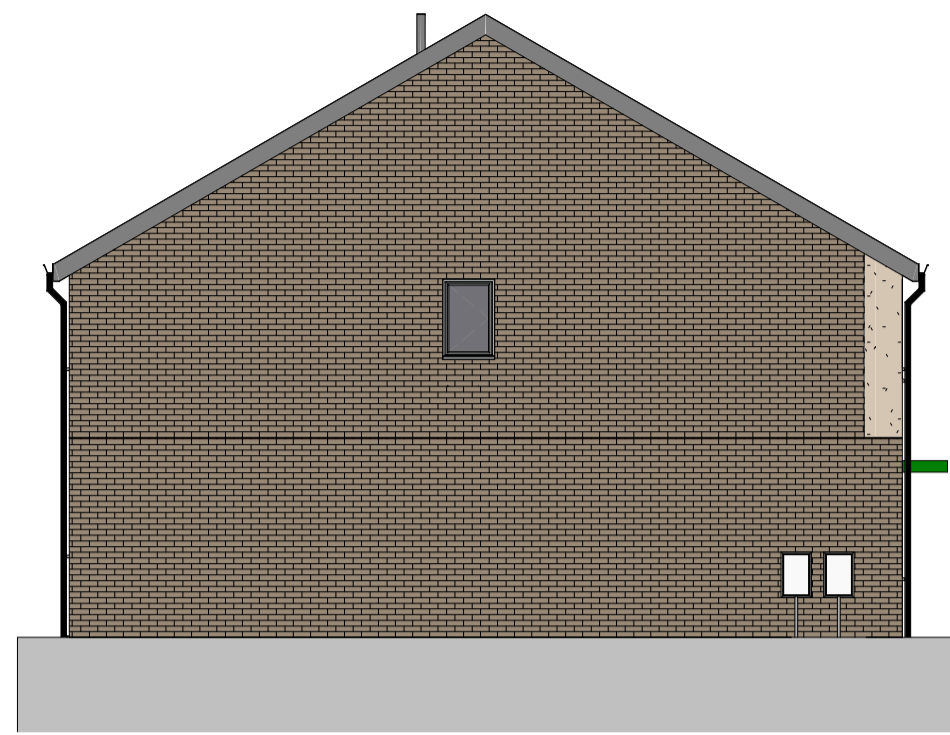
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Notes
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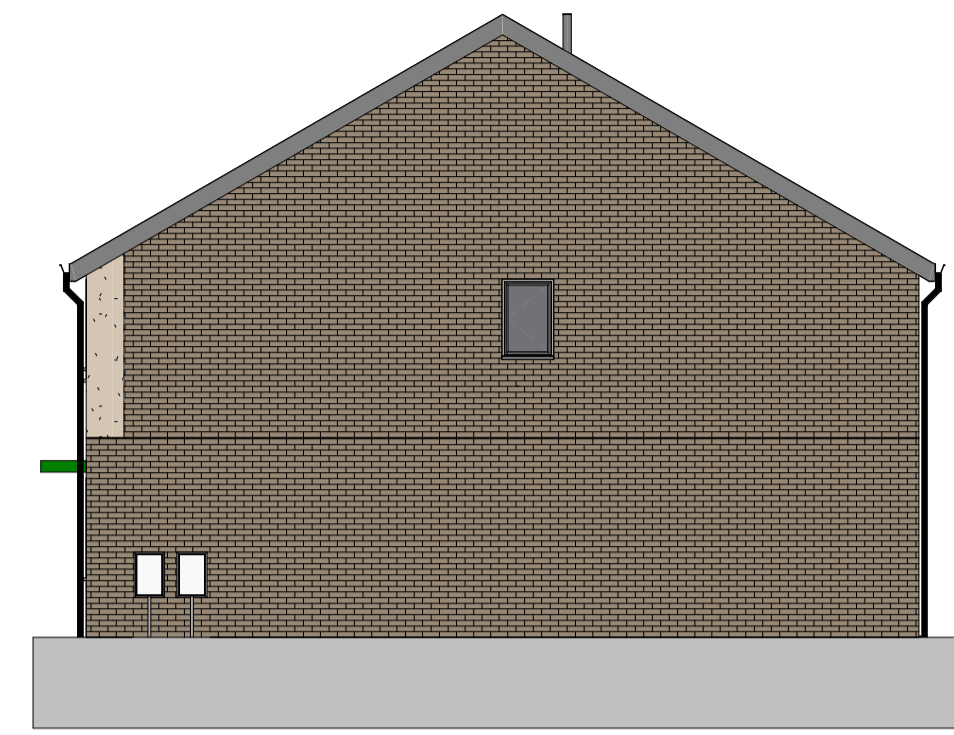
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4 Side Elevation A
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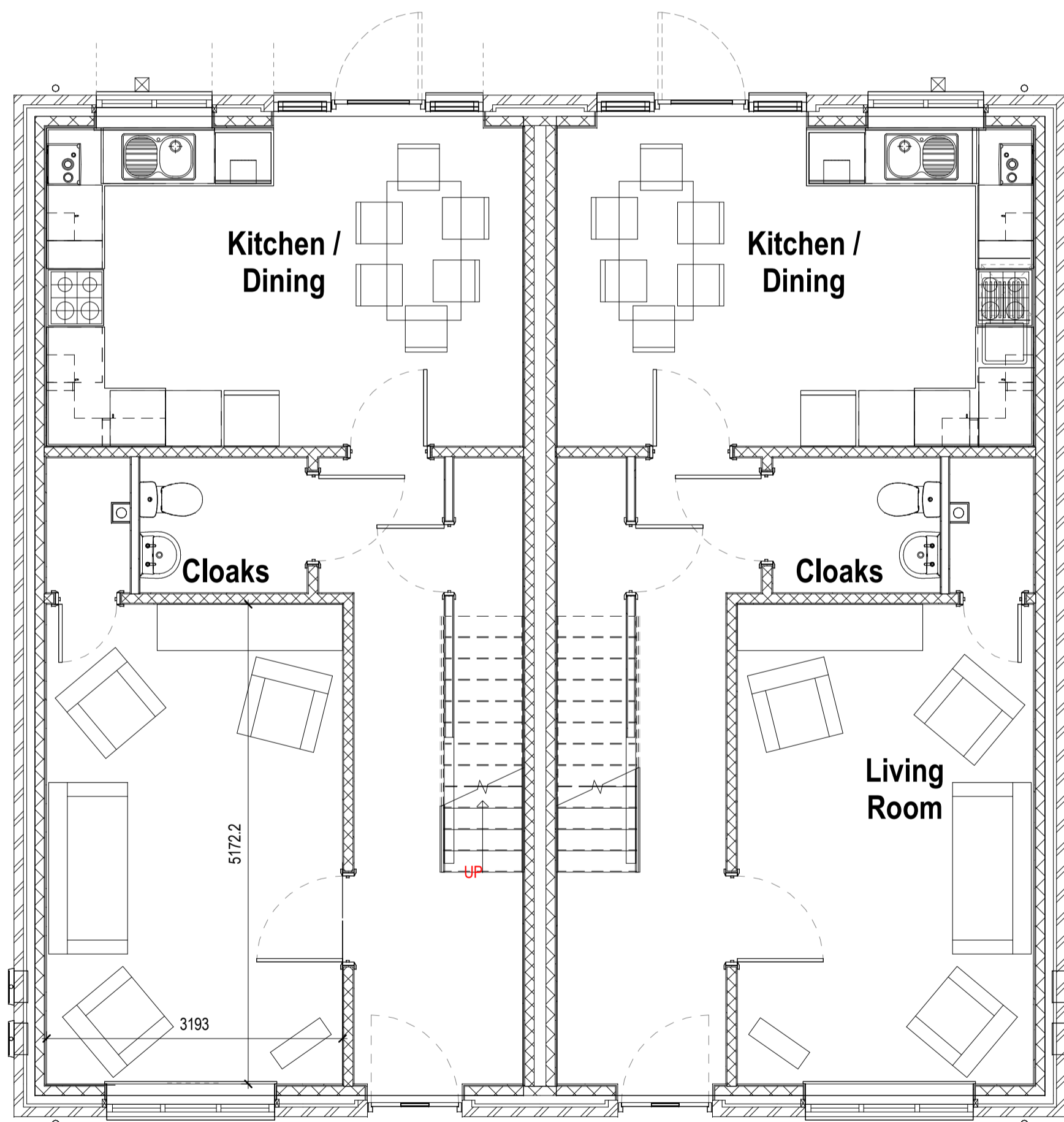


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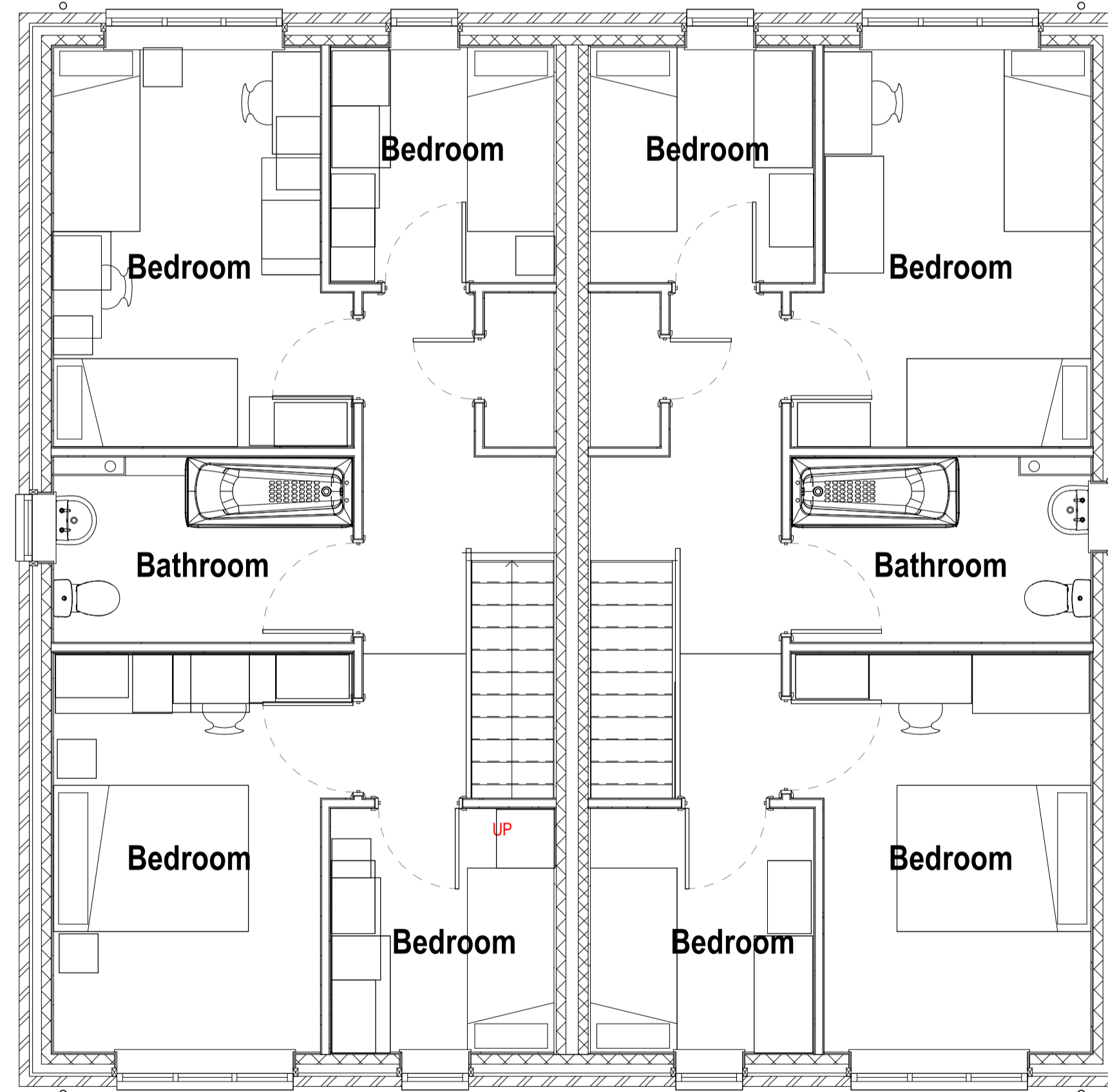
6 Side Elevation B
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0 1 2 3 4 5 metres
 1:100



1 Ground Floor Plan
 1:50

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 metres
 1:50



2 First Floor Plan
 1:50

North Point:
 +

Key Plan:

Issue	Date	Issue Note	By	Check
P2.1	27-03-18	sink drainer amended - bathroom updated		
P2	07-03-18	Internal alterations - Living Room on front. Elevators amended		
P1.1	07-02-18	Rear Combination frame amended		
P1	04-12-17	Rear combination frame amended. Windows updated. W1 03 & W1 03a moved over		



Project Title
 Housing Development
 Location
 Reservoir Rd, Rowley Regis

Sheet Title
 Plans & Elevations - H5_4 Bed

Scale
 For Planning
 Drawn by: BCP/D Date: 06/06/2019 Checked by:
 Scale at A1: 1:50, 1:100 Scale at A3:

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5s	ZZ	AP(08)	01	S2	/

Job No.
 Q17026
 Contractors Drawing No. (if required)

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Plots 22 & 23 Reservoir Rd

Notes
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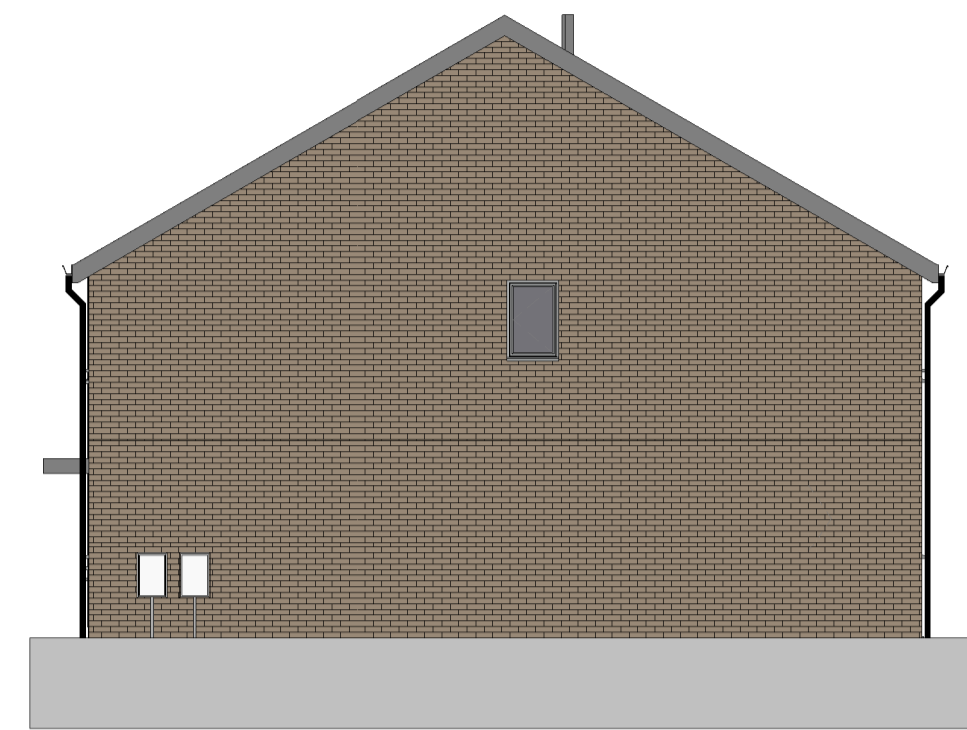
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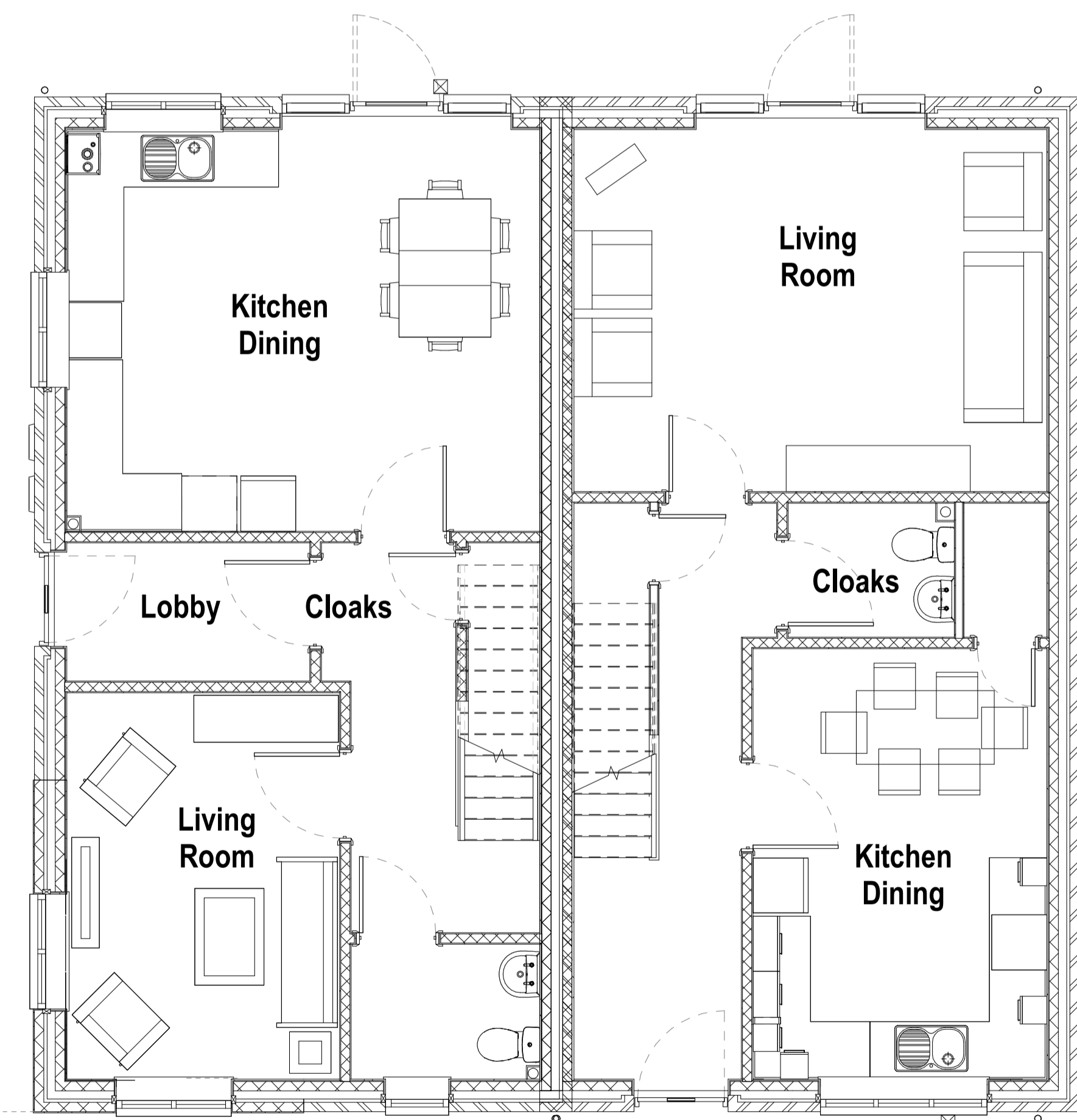
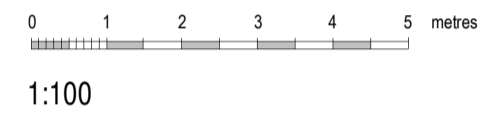
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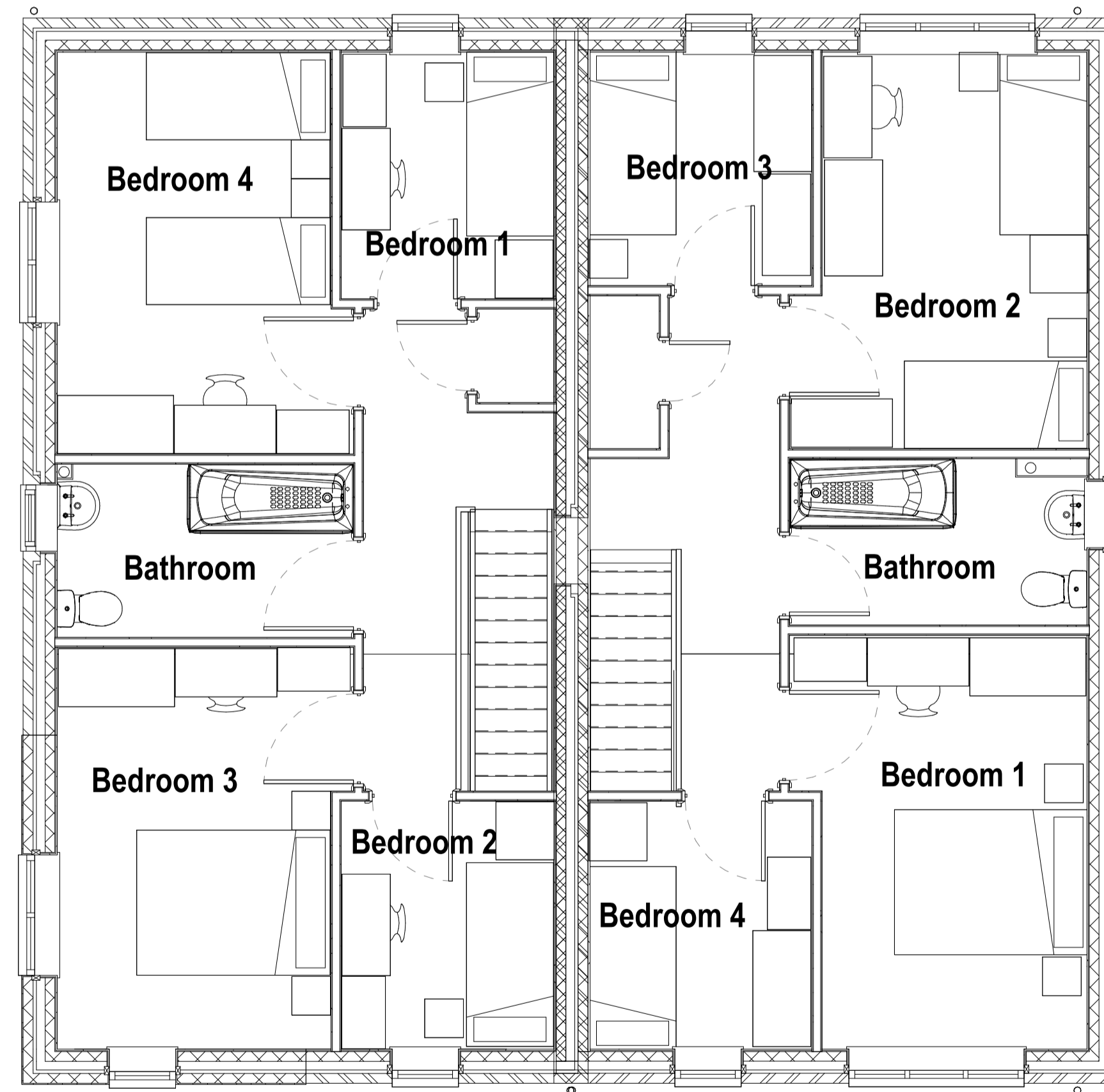
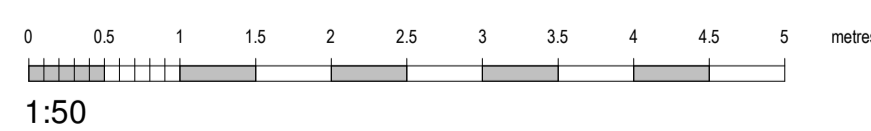
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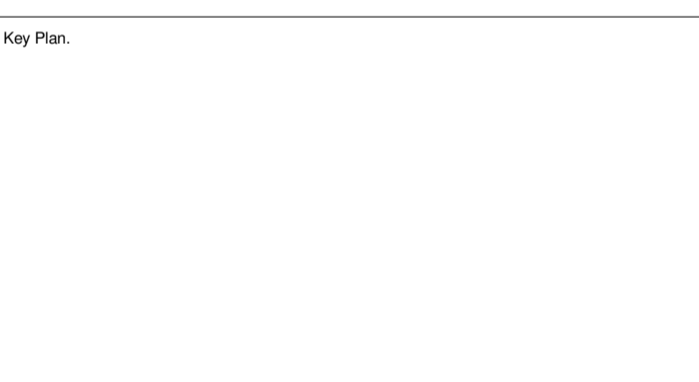
4 Side Elevation B
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5 Ground Floor Plan
 1:50



6 First Floor Plan
 1:50



Issue	Date	Issue Note	By	Check
P1.1	05-02-18	Rear Combination frames amended		
P1	04-12-17	Rear combination frames amended, Windows updated, W1 03 moved over		



Project Title
 Housing Development
 Location
 Reservoir Rd, Rowley Regis

Sheet Title
 Plans & Elevations - H5_4 Bed_semi_corner detail
 Status
 For Planning
 Drawn by: PD Date: 06/06/2019
 Checked by:
 Scale at A1: 1:50, 1:100 Scale at A3:

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5sch	ZZ	AP(08)	01	S2	

Job No.
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Plots 26 & 27 Reservoir Rd

H5sc HANDED