


## REPORT TO PLANNING COMMITTEE

8 July 2020

<b>Application Reference</b>	DC/20/64077
<b>Application Received</b>	5 March 2020
<b>Application Description</b>	Proposed 10 No new dwellings.
<b>Application Address</b>	Vacant Land Off Junction Of Britannia Road/Greenwood Avenue Rowley Regis
<b>Applicant</b>	Sandwell MBC
<b>Ward</b>	Blackheath
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Name: Carl Mercer Tel: 0121 569 4048 Email: <a href="mailto:carl_mercer@sandwell.gov.uk">carl_mercer@sandwell.gov.uk</a>

### RECOMMENDATION

That planning permission is granted subject to no objection from the Lead Local Flood Authority, the submission of satisfactorily amended plans to address minor design points and to conditions concerning:

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Site investigation in respect of contaminated land;
- (iv) Drainage;
- (v) Boundary treatments;
- (vi) Landscaping;
- (vii) Secure cycling provision;
- (viii) Electric vehicle charging infrastructure being installed;
- (ix) Energy statement;
- (x) Review of parking restrictions and highway street furniture;
- (xi) Employment and skills plan;
- (xii) Provision/retention of parking spaces; and
- (xiii) 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.

## **1. BACKGROUND**

- 1.1 This application is being reported to your Planning Committee because the Council is the applicant and landowner, and one objection has been received.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[Britannia Road/Greenwood Avenue, Rowley Regis](#)

## **2. SUMMARY OF KEY CONSIDERATIONS**

- 2.1 The material planning considerations which are relevant to this application are:

Government policy (NPPF);  
Proposals in the Local Plan;  
Loss of light, outlook or privacy;  
Layout and density of building;  
Design, appearance and materials;  
Access, highway safety and parking; and  
Flood risk.

## **3. THE APPLICATION SITE**

- 3.1 The application site is situated on the corner of Britannia Road and Greenwood Avenue, Rowley Regis.
- 3.2 The site forms part of the grounds of Blackheath Primary School and formally accommodated a teaching block. The teaching block has been demolished and the site has come forward for redevelopment.

## **4. PLANNING HISTORY**

- 4.1 There is some relevant planning history:
- 4.2 PD/19/01206 Proposed demolition of two storey building - former Science Block - 01.07.2019

## **5. APPLICATION DETAILS**

- 5.1 The applicant proposes to erect 10 dwellings for social rent comprising of two, four bedroom and eight, two bedroom dwellings.
- 5.2 Five of the dwellings would be accessed from Britannia Road, while the remainder would be accessed from Greenwood Avenue.

5.3 The design of the dwellings would be two storey, semi-detached house types.

## **6. PUBLICITY**

6.1 The application has been publicised by site notice (due to Covid-19 restrictions on service at the time the application was submitted), with one letter of objection being received.

### **6.2 Objections**

Objections have been received on the following grounds:

- (i) Safeguarding issues – the development is adjacent to a primary school;
- (i) Highway safety/parking concerns; and
- (ii) Loss of trees/impact on wildlife

### **6.3 Responses to objections**

I respond to the objector's comments in turn:

- (i) The concern is not a material planning consideration and the school is already surrounded and overlooked by residential properties. Whilst West Midlands Police have raised a query with regards to 'overlooking', no concern in respect of safeguarding has been stated. Notwithstanding this, comments could only be considered in respect of design matters, not safeguarding.
- (ii) Highways raise no objection to the application subject to conditions. The area is already subject to a Traffic Regulation Order and a review of this Order is recommended by Highways by way of condition.
- (iii) The removal of the trees did not require consent and is not part of this application. The objector refers to the felling of trees around the site perimeter, which was carried out before the start of the nesting season. Furthermore, these trees were not protected by Tree Preservation Orders.

## **7. STATUTORY CONSULTATION**

- 7.1 **Planning Policy** – No objection, subject to compliance with ENV7 ‘Renewable Energy’ and provision of EVC bays. This can be ensured by condition.
- 7.2 **Highways** - No objection. Highways’ comments are made on the basis of a review and implementation of the existing Traffic Regulation Order in place in the vicinity, as well as the review and possible relocation of street furniture. This can be achieved by condition. However, I have no significant concerns with regards to parking provision and general highway safety matters.
- 7.3 **Urban Design** – Comments received in respect of the orientation of some of the plots, appearance, landscaping, boundary walls and materials. Whilst some of these matters can be addressed by condition, the agent is currently working towards addressing the outstanding matters and amended plans are anticipated.
- 7.4 **West Midlands Police** – No objection. All relevant matters raised can be largely addressed by the amended plans and conditions.
- 7.5 **Lead Local Flood Authority** – The LLFA is yet to comment, but a drainage strategy has been submitted and I currently have no reason to suspect any significant issues, in advance of the LLFA’s response.
- 7.6 **Severn Trent** - No objection subject to condition.

## **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 H2: Housing Windfalls  
SAD H3: Affordable Housing  
SAD EMP2: Training and Recruitment  
SAD EOS9: Urban Design Principles  
SAD DM 5 The Borough's Gateways

- 9.2 CSP4 promotes good design, requiring a bespoke approach to place-making and a high quality of design of the built and natural environment. I am of the opinion that the proposal broadly meets the requirements of the policy.
- 9.3 With regards to HOU2, HOU3 and SAD H2, given that two storey housing is predominate in the surrounding area, the principle of housing and the proposed house types is acceptable in this location. The development would also provide much needed affordable homes, provide a mixture of house types and is within proximity of services and transport links.
- 9.4 HOU3 and SAD H3 set out the requirement for 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.
- 9.5 TRAN4 requires schemes to be well connected to aid cycling and walking, which the layout of this development seeks to provide.
- 9.6 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.
- 9.7 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. Severn Trent has no concerns subject to condition.
- 9.8 ENV7 requires 10% of a qualifying development's energy to be generated by renewable means. 'Fabric first' has been determined as an acceptable method of complying with this policy. An energy statement is required by condition to demonstrate compliance with this policy.
- 9.9 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure can be ensured by condition.
- 9.10 EMP5 and SAD EMP2 requires large employment generating schemes to provide opportunities for training and recruitment. This should be conditioned to secure these opportunities.

9.11 SAD DM 5 is relevant as the site is within a 'gateway' area. However, given the site is not particularly prominent as a gateway site, and the design is of an acceptable quality, I have no concerns.

## **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, subject to the receipt of satisfactorily amended plans.

### **10.4 Access, highway safety, parking and servicing**

No objections have been received from Highways subject to conditions, as referred to above.

### **10.5 Flood risk**

Comments from the LLFA are expected, but no insurmountable issues are anticipated to arise.

### **10.7 Security and safety**

Secure boundary treatments can be ensured by condition.

## **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 Policy Framework (8), 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

00XXAS-003 REV-A

60619706/SK/01

H5DCHAP(08)04

ZZAP(08)03

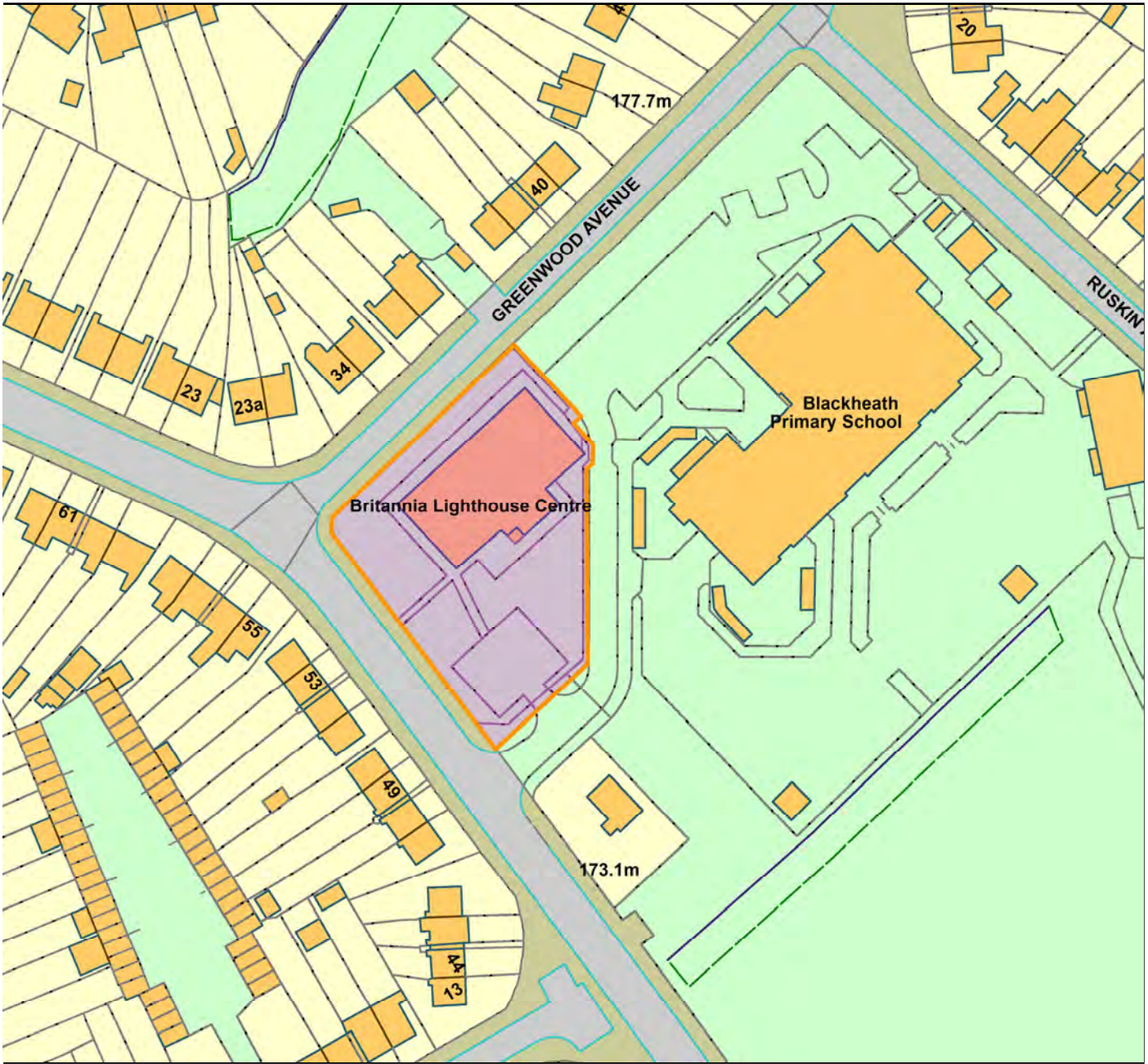
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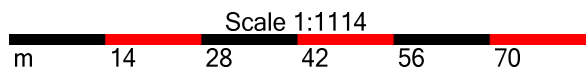


DC/20/64077

Vacant Land off Junction of Britannia Road

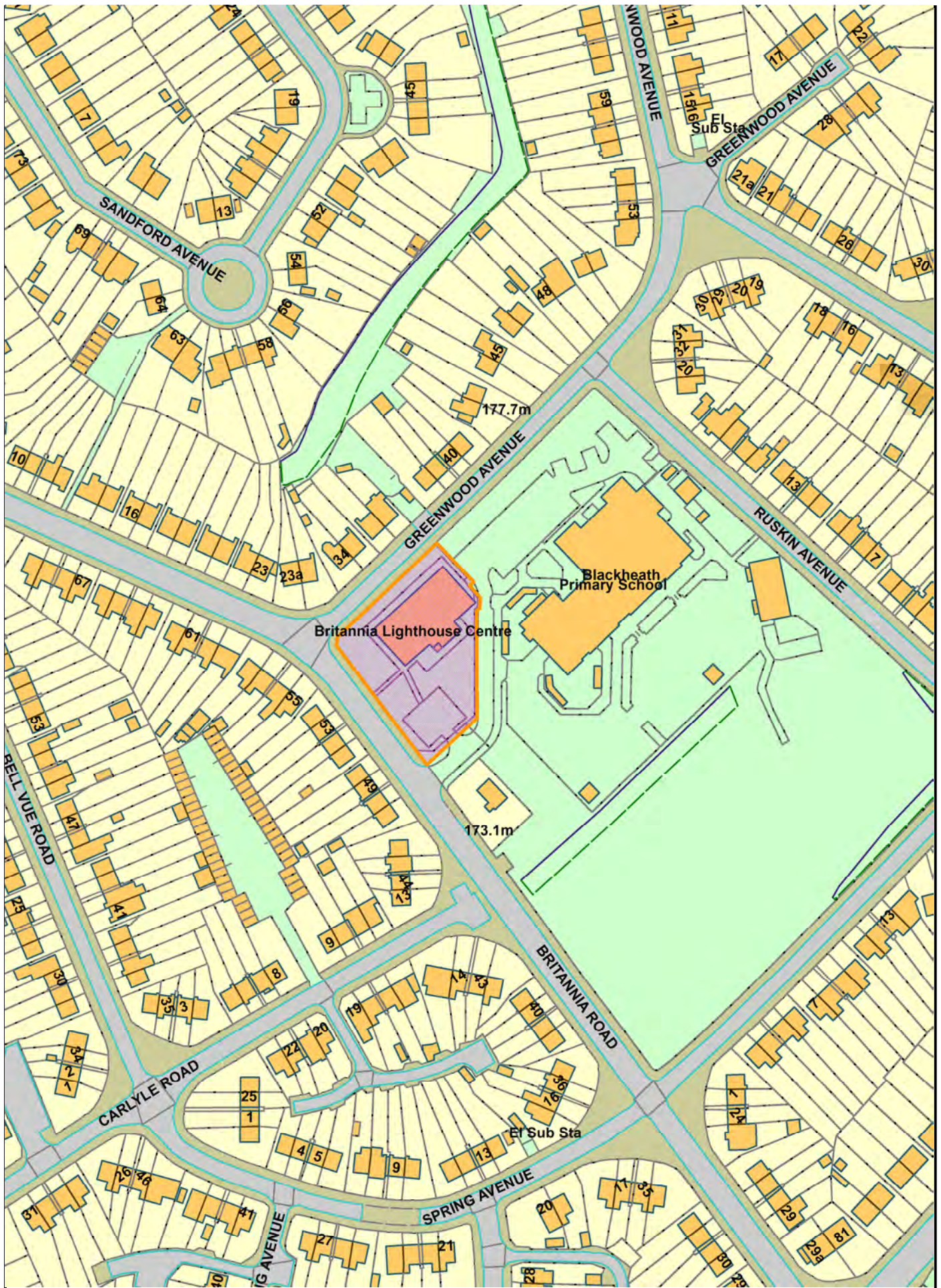


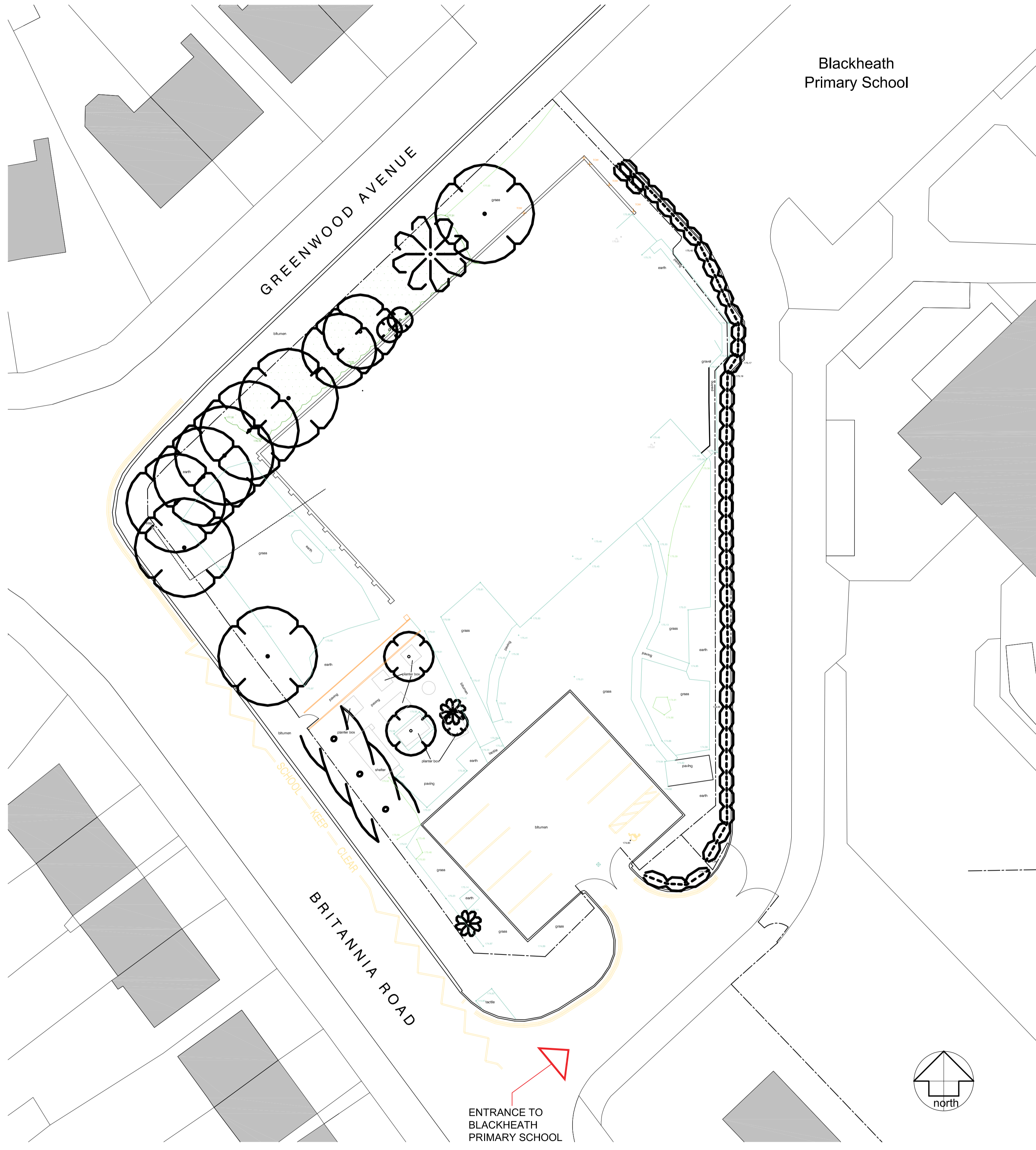
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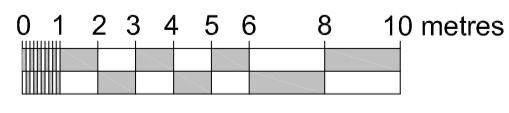
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	24 June 2020



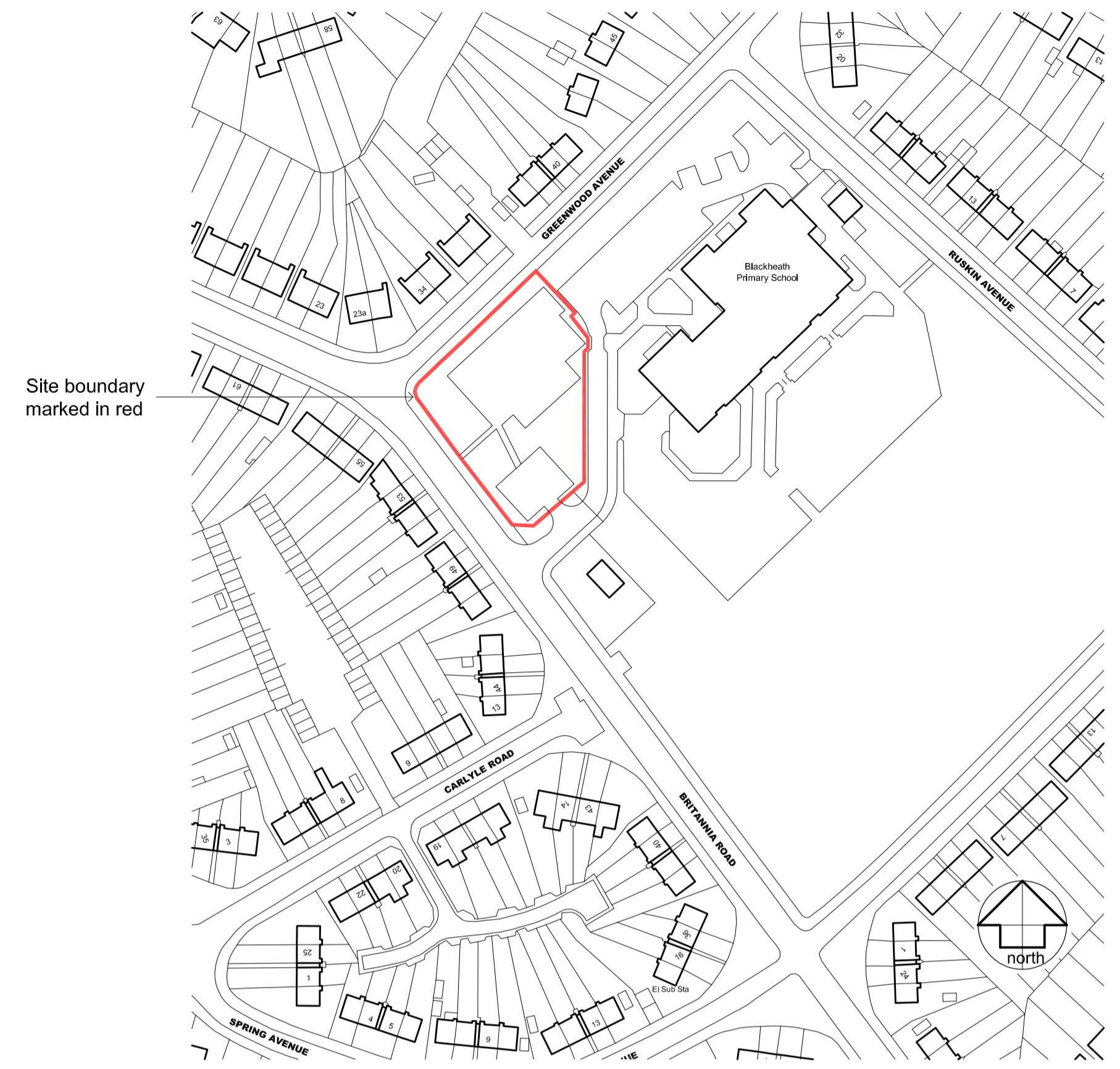


Existing Site Plan scale 1:200



Blackheath Primary School

ENTRANCE TO BLACKHEATH PRIMARY SCHOOL



Site boundary marked in red

Site Location Plan scale 1:1250

Denotes 1800 high steel palisade fence to site boundary

Denotes 1800mm high PPC steel palisade fence to site boundary

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.

North Point:

Key Plan:

Rev	Date	Revision Note	By	Check



Project: PROPOSED HOUSING DEVELOPMENT  
 Location: FORMER BRITANNIA LIGHTHOUSE CENTRE  
 BRITANNIA ROAD/GREENWOOD AVENUE ROWLEY REGIS  
 Sheet title: EXISTING SITE LAYOUT  
 Status: S0

Drawn by	Date	Checked
SC	NOV 2019	

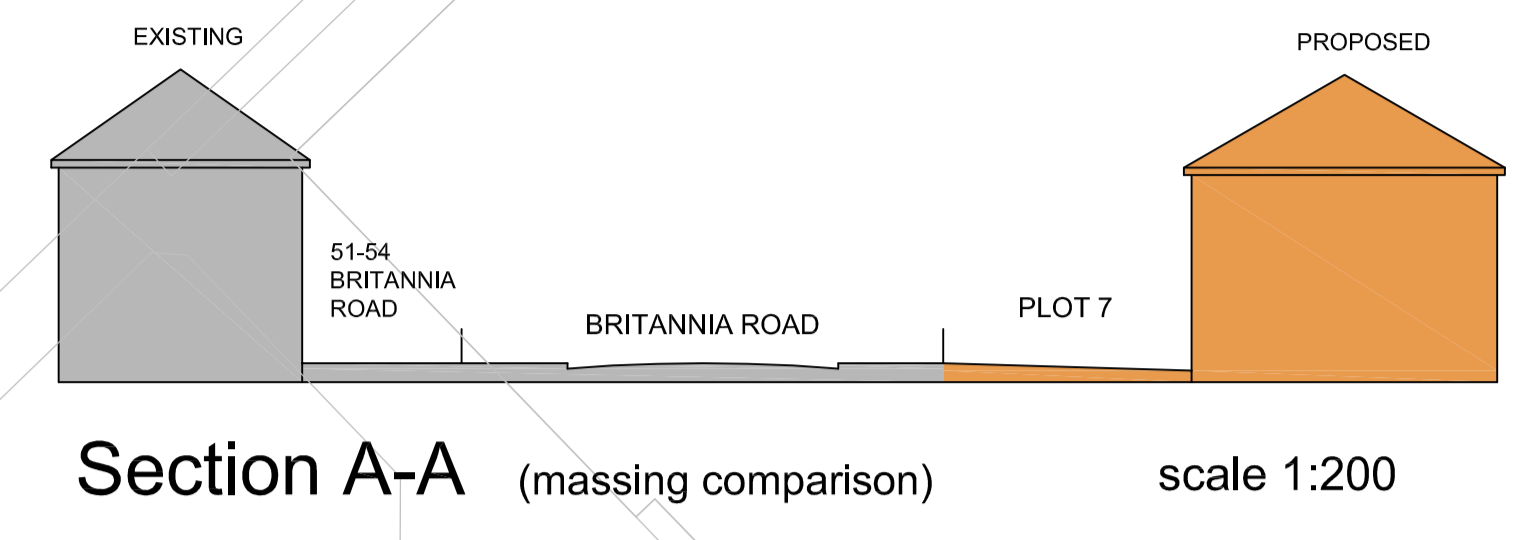
Scale at A1	Scale at A3
1:200	1:400

Rev	Level	Classification	Sheet No.	Subsity	Ver/Rev
00	ZZ	AS(3-)	01		

Job No: Q17027  
 Contractors Drawing No. (if required)  
 Urban Design & Building Services  
 Sandwell Council House  
 Fresh Street, Oldbury,  
 B19 3DE  
 Tel: 0121 569 4541



Notes  
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 Figure dimensions to be used in preference to scale.



**ALL NEW HOUSES ARE TO BE SOCIAL HOUSING**

- Key to Site Plan**
- House (see type above)
  - Parking
  - Path (front garden)
  - Paving (rear garden)
  - Grass (soft landscaping)

Schedule of Accommodation				
PLOT No.	REF.	BEDS	TYPE	PLAN REF *
PLOT 1	H9	2 BED	SEMI	AS DRAWN
PLOT 2	H1	2 BED	SEMI	AS DRAWN
PLOT 3	H1	2 BED	SEMI	HANDED
PLOT 4	H9	2 BED	SEMI	HANDED
PLOT 5	H5	4 BED	SEMI	AS DRAWN
PLOT 6	H5	4 BED	SEMI	AS DRAWN
PLOT 7	H9	2 BED	SEMI	AS DRAWN
PLOT 8	H1	2 BED	SEMI	AS DRAWN
PLOT 9	H1	2 BED	SEMI	HANDED
PLOT 10	H9	2 BED	SEMI	HANDED

\* For details of H1 & H9 pair - see drawing AP(08)-03  
 For details of H5 pair - see drawing AP(08)-04

**Proposed Site Plan** scale 1:200

North Point:

Key Plan:

Rev C 17/03/20 Plan references added. SC  
 Rev B 12/12/19 Section A-A, hipped roofs, bay window to H9, added. SC  
 Rev A 31/12/19 Housing layout reconfigured boundary reduced. SC  
 Hipped roofs added. SC

Rev	Date	Revision Note	By	Check



Project: **PROPOSED HOUSING DEVELOPMENT**  
 Location: **FORMER BRITANNIA LIGHTHOUSE CENTRE  
 BRITANNIA ROAD/GREENWOOD AVENUE ROWLEY REGIS**  
 Sheet title: **PROPOSED SITE LAYOUT**

Drawn by	Date	Checked
SC	NOV 2019	

Zone	Level	Classification	Sheet No.	Subsity	Ver/Rev
00	ZZ	AS(3-)	02		B

JOB No. **Q17027** Contractors Drawing No. (if required)

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



1 Elevation to Britannia Road  
1 : 200



2 Elevation to Greenwood Ave  
1 : 200



4 Elevation to Corner  
1 : 200



3 Site Plan  
1 : 200

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Figured dimensions to be used in preference to scale.

North Point.  
+

Key Plan.  
Rev A Updated following meeting with Planners 11/12/19

Issue	Date	Issue Note	By	Check



Project Title  
Proposed Housing Development  
Location  
Former Britannia Lighthouse Centre,  
Britannia Road/Greenwood Avenue, Rowley Regis  
Sheet Title  
SitePlan & 3D Street Scenes  
Status  
SO

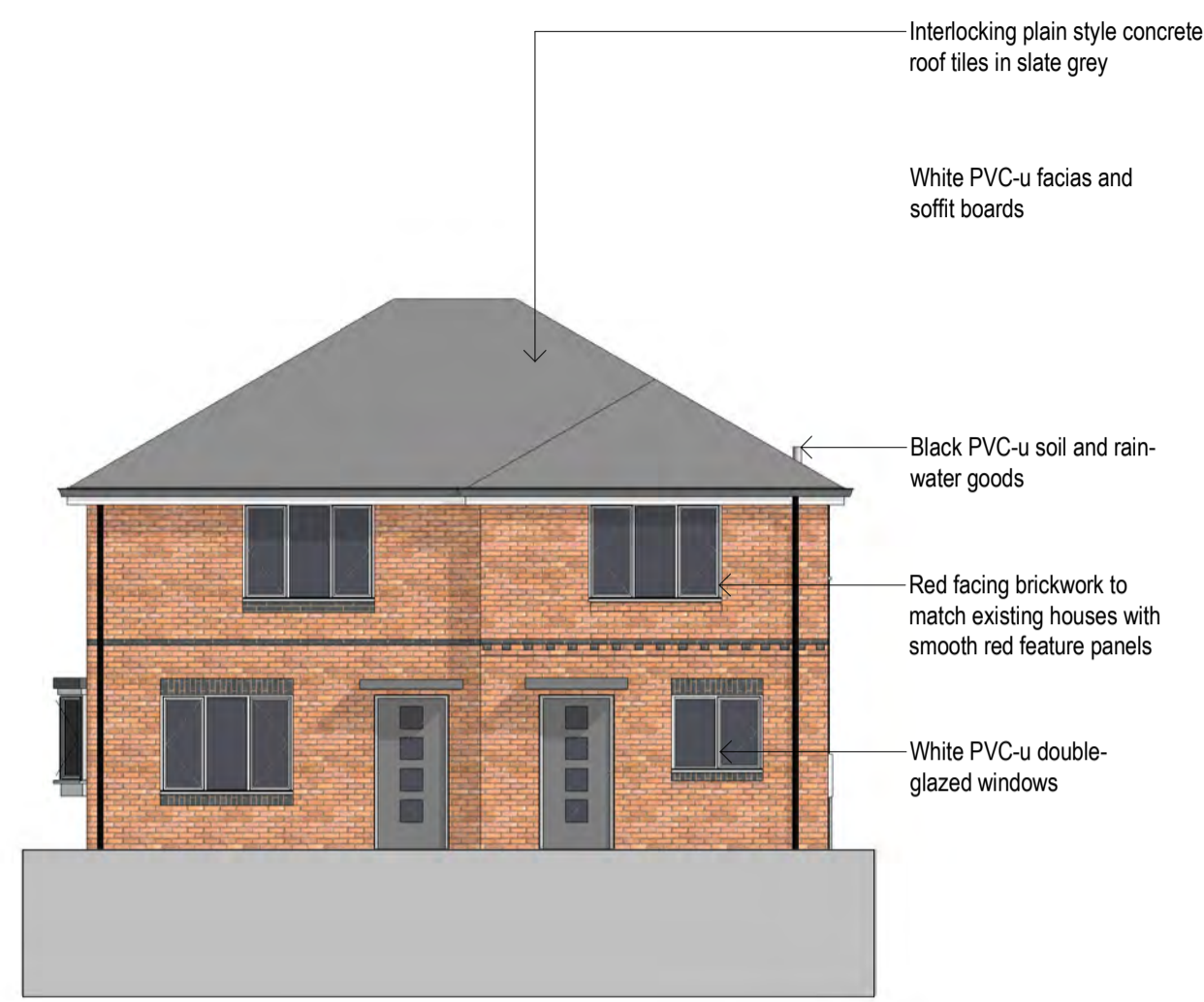
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SC	Nov 19	
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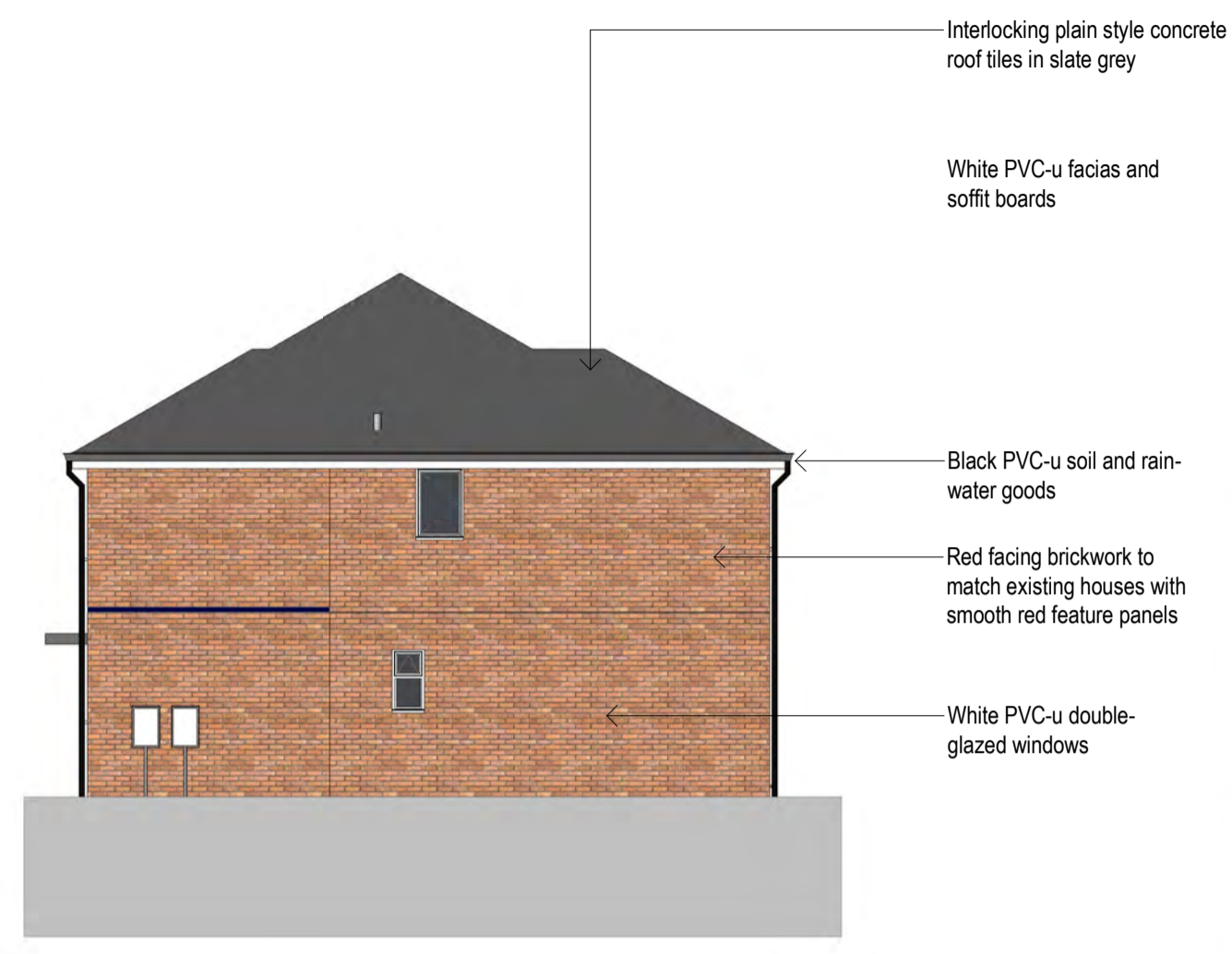
Job No.  
**Q17023**  
Contractors Drawing No. (if required)

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

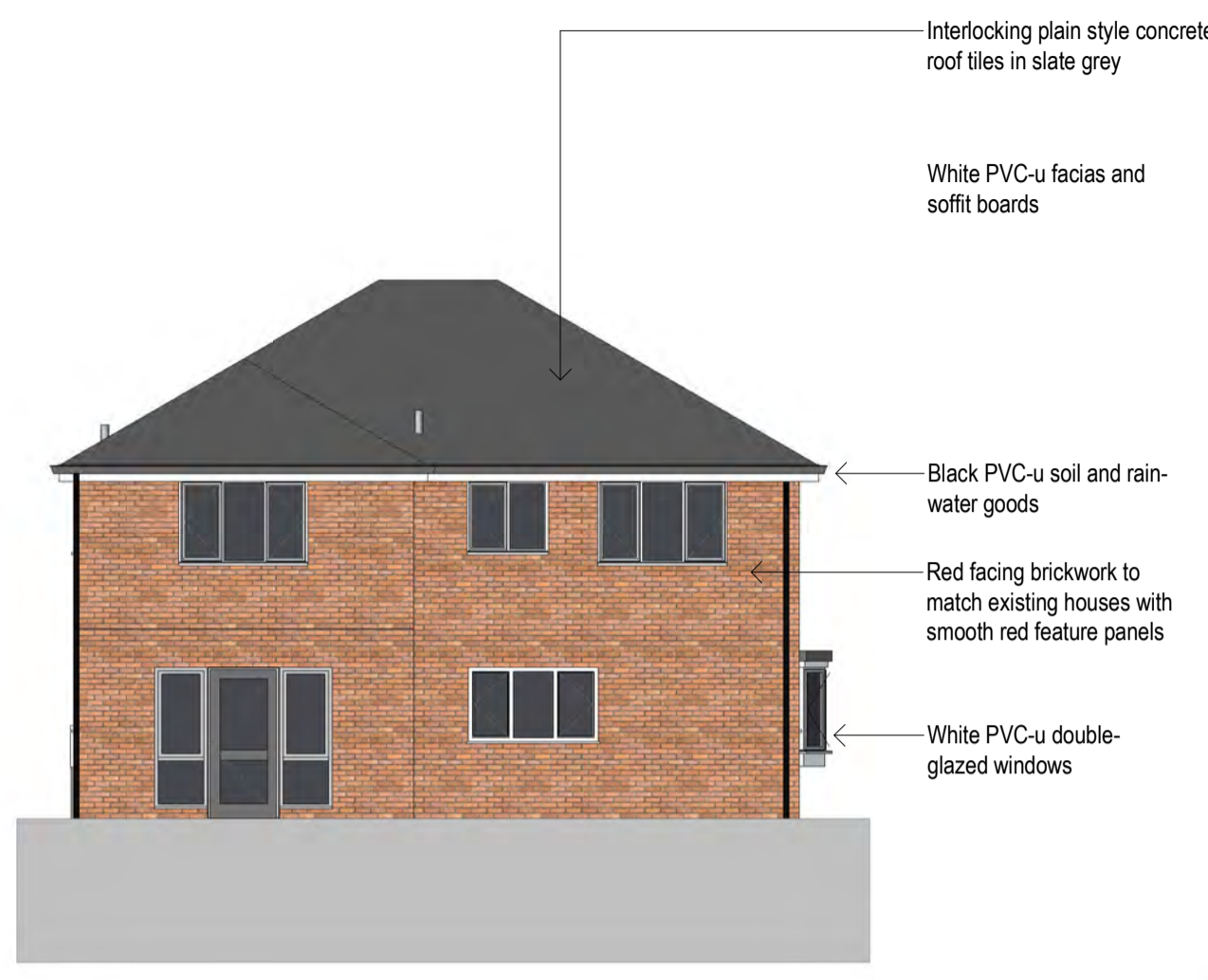
**Notes**  
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 Figured dimensions to be used in preference to scale.



**3 Elevation - Front**  
 1 : 100



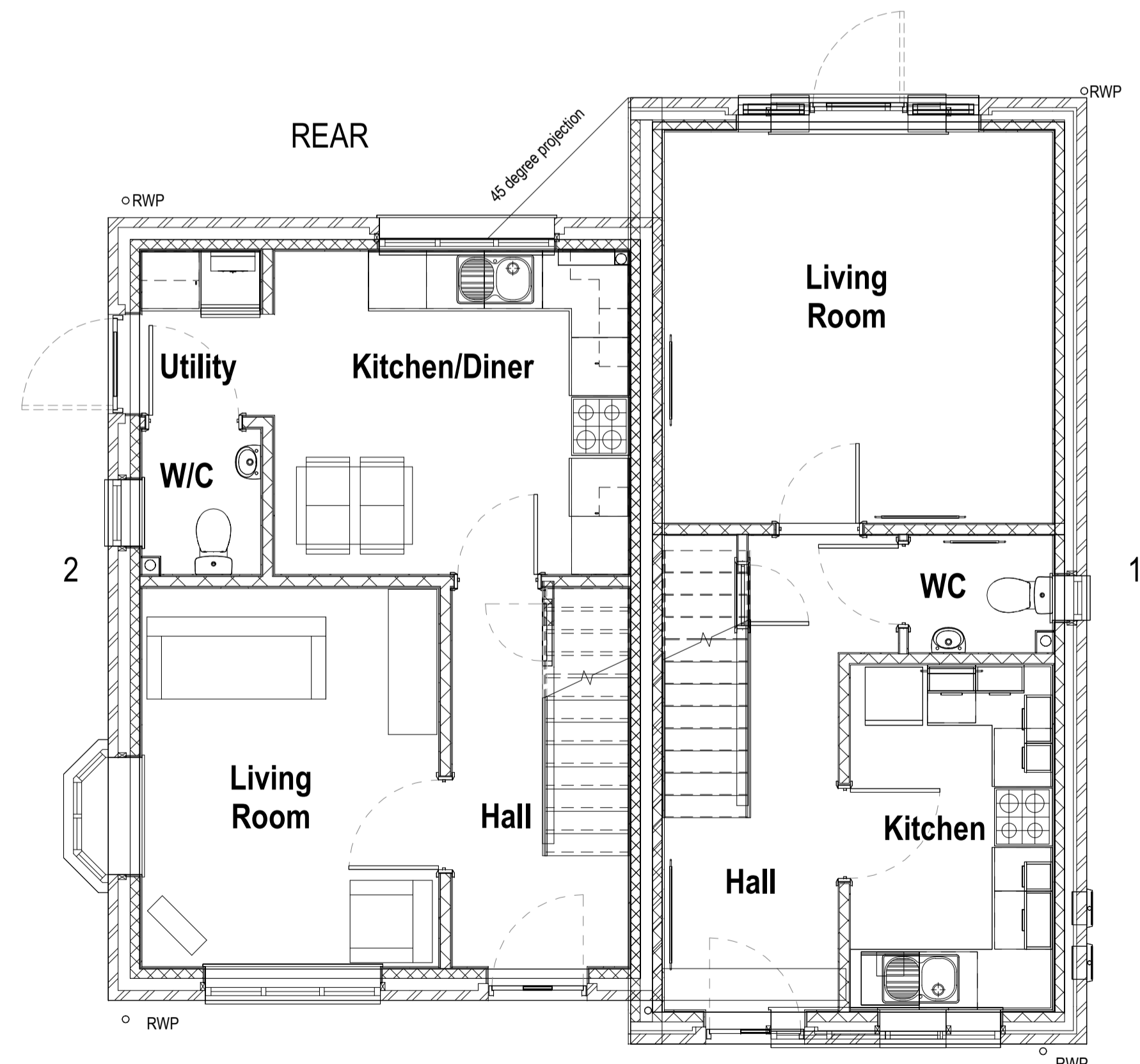
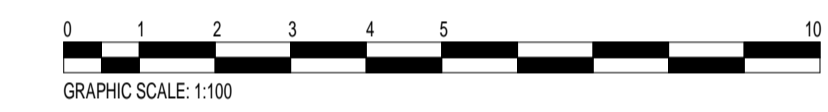
**4 Elevation - Side 1**  
 1 : 100



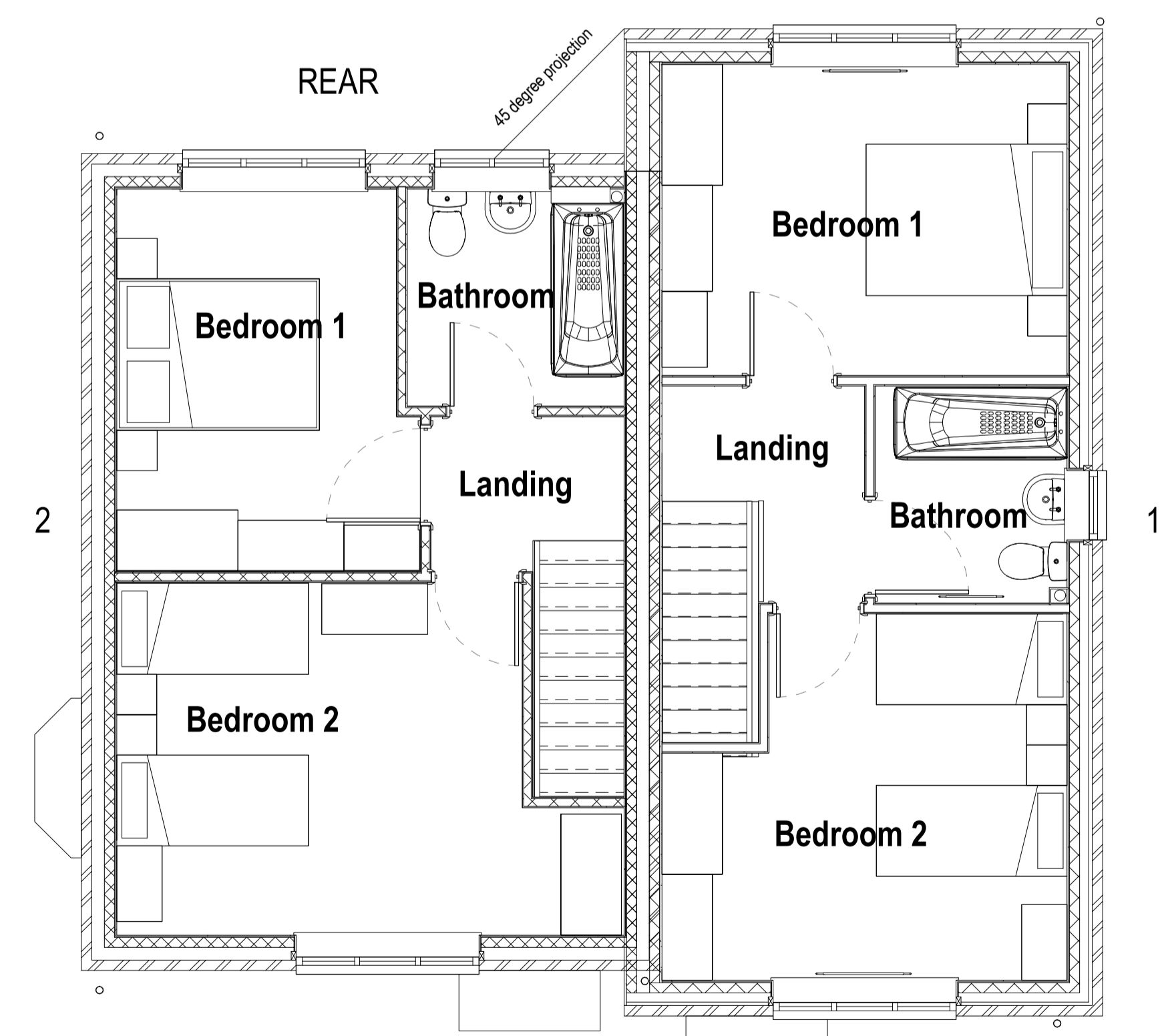
**5 Elevation - Rear**  
 1 : 100



**6 Elevation - Side 2**  
 1 : 100



**1 Ground Floor**  
 1 : 50



**2 First Floor**  
 1 : 50

**H1 & H9**

North Point:

Key Plan:

Issue	Date	Issue Note	By	Check



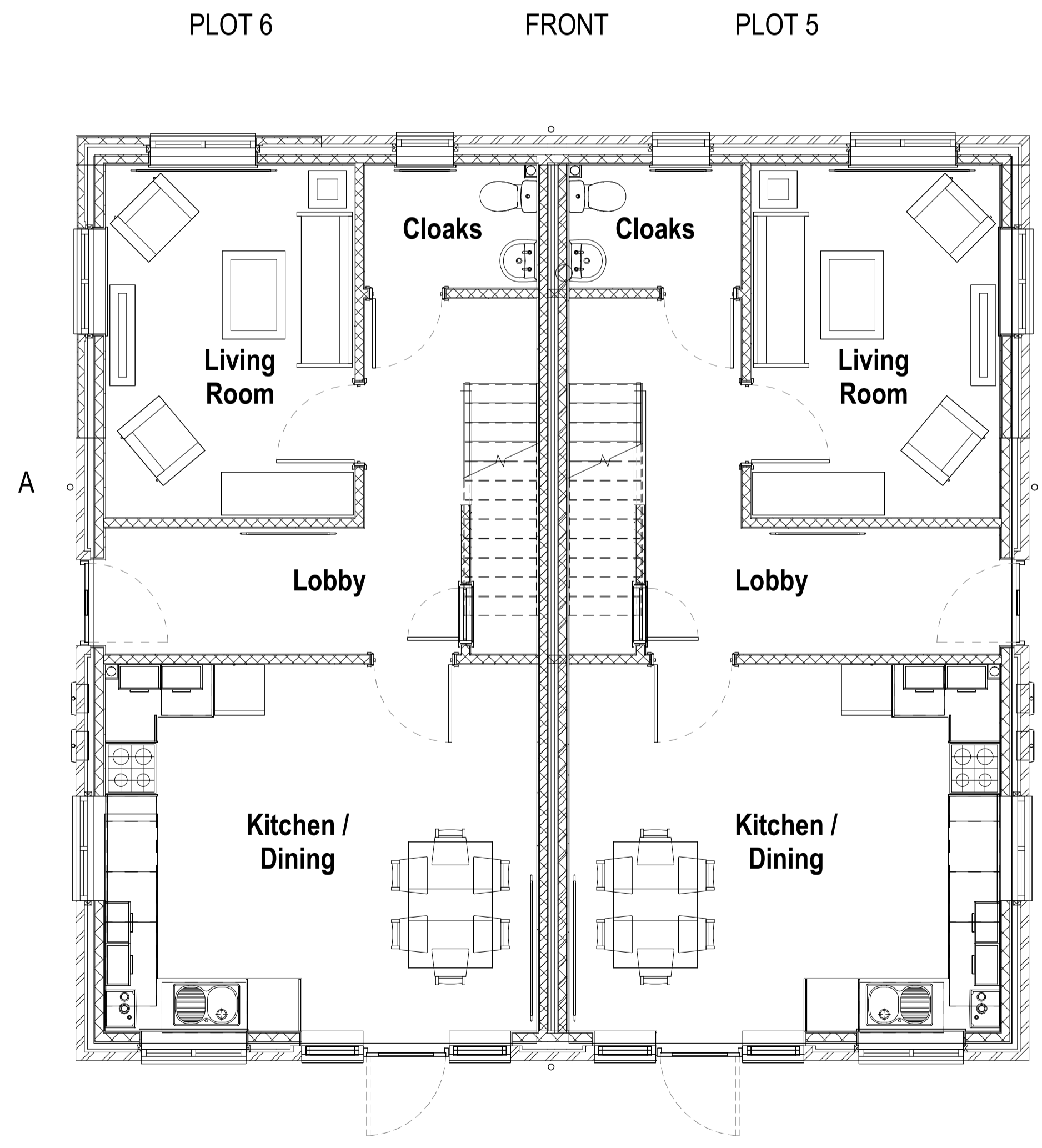
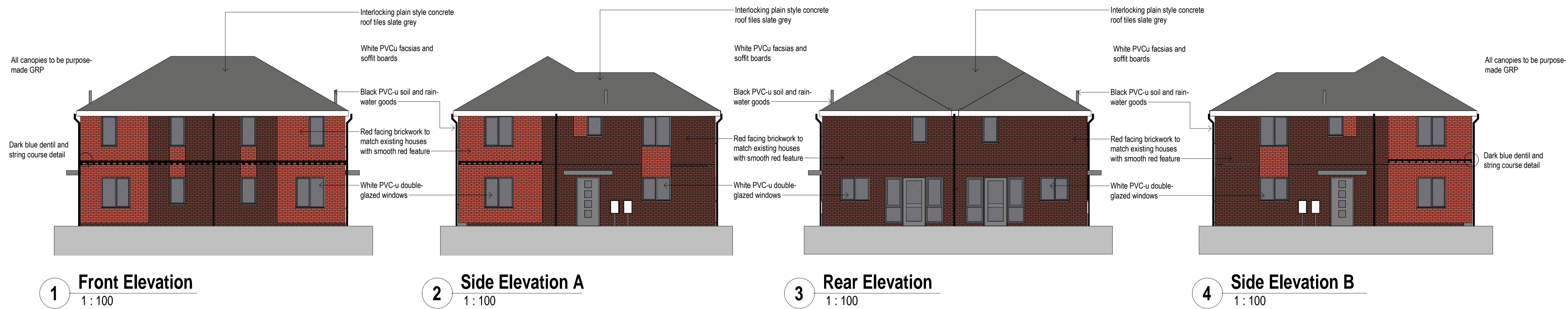
Project Title  
 Proposed Housing Development  
 Location  
 Britannia Road/Greenwood Avenue  
 Rowley Regis, Sandwell, West Midlands  
 Sheet Title  
 Plans & Elevations - H1 & H9 2 Bed Semi Pair

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
ZZ		AP(08)	03	S2	

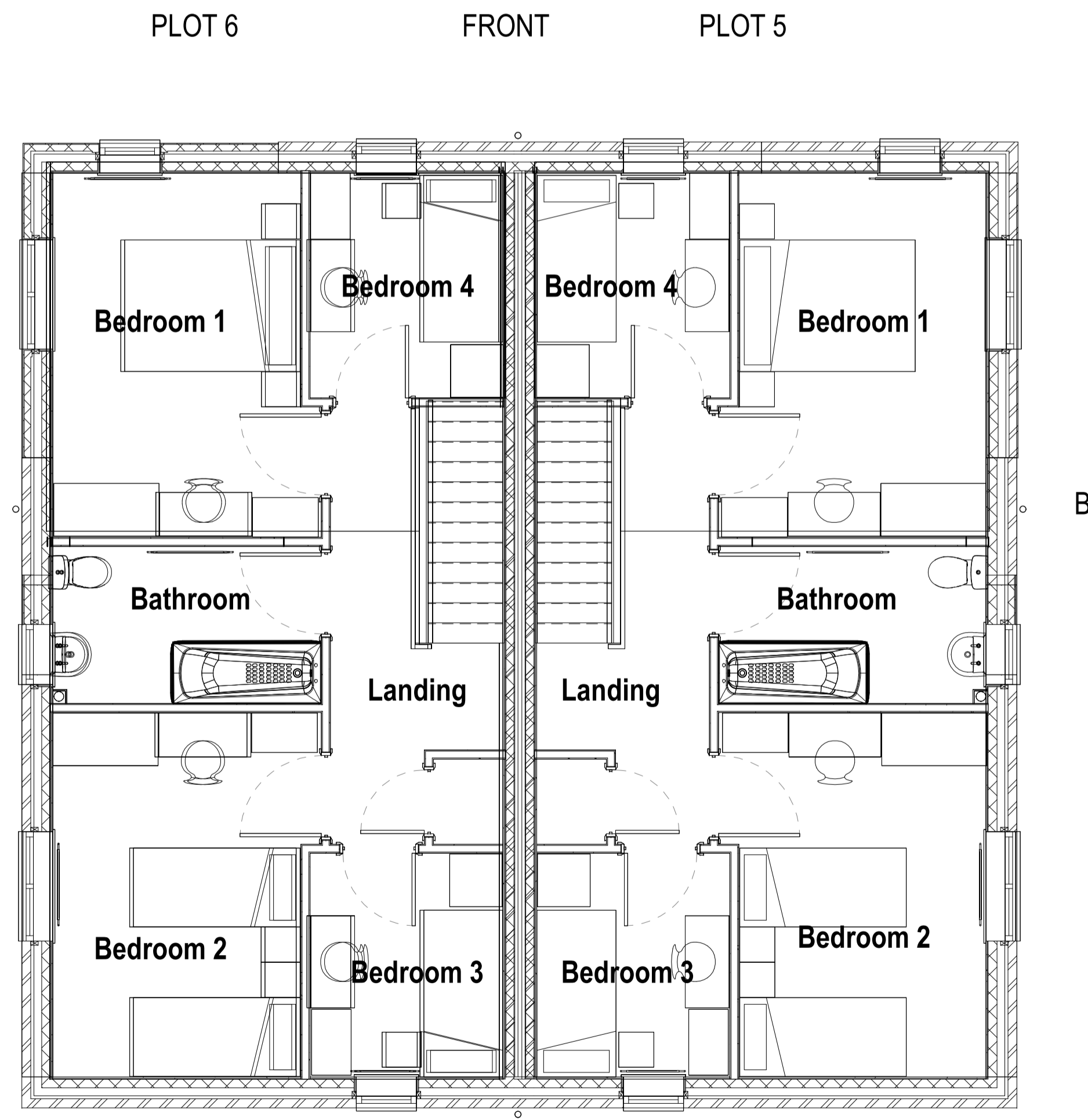
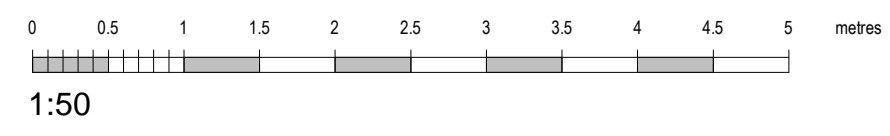
Job No.  
**Q17023**

Urban Design & Building Services  
 Sandwell Council House  
 Fresh Street,  
 Oldbury,  
 B69 3DE  
 Tel: 0121 959 4541

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Figured dimensions to be used in preference to scale.



**5 Ground Floor Plan**  
1 : 50



**6 First Floor Plan**  
1 : 50

North Point:

Key Plan:

Issue	Date	Issue Note	By	Check



Project Title  
Proposed Housing Development  
Location  
Britannia Rd/Greenwood Avenue  
Rowley Regis, Sandwell, West Midlands  
Sheet Title  
PLANS & ELEVATIONS - H5 4-Bed Semi-Det Corner Plot

for Planning		Checked by	
Drawn by	SC	Date	Dec 19
Scale at A1	1:50, 100	Scale at A3	1:100, 200
Sheet Identifier	200		
Zone	Level	Classification	Sheet No.
H5dc H		AP(08)	04
Suitability	Ver/Rev		S2
			-

Job No.  
Q17023  
Contractors Drawing No. (if required)

Urban Design & Building Services  
Sandwell Council House  
Fresh Street,  
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# Plots 5 & 6