

# Report to Planning Committee

11 May 2021

<b>Application Reference</b>	DC/21/65214
<b>Application Received</b>	2 February 2021
<b>Application Description</b>	Proposed 13No. two bedroom apartments and 2No. houses (Reserved matters application for landscaping and appearance).
<b>Application Address</b>	Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath
<b>Applicant</b>	Mr Jason Shaw
<b>Ward</b>	Cradley Heath & Old Hill
<b>Contact Officer</b>	Alison Bishop alison_bishop@sandwell.gov.uk

## 1 Recommendations

1.1 That planning permission is granted for the reserved matters of appearance and landscaping subject to the conditions contained on the outline consent DC/19/63652 (attached to this report) and:



- (i) Low NO<sub>x</sub> Boilers shall be included within the development; and
- (ii) A construction management plan.



## 2 Reasons for Recommendations

- 2.1 The reserved matters of appearance (external materials) are of good quality and adhere to design policies ENV3 (Design Quality) and SAD EOS 9 (Urban Design Principles). The proposed landscaping provides sustainable drainage for hard surfacing and retains a green space to the frontage which would be enhanced by the introduction of additional native trees and additional shrub planting.

## 3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The scheme would assist with meeting the council’s housing targets and provides good quality homes.
	A strong and inclusive economy - The development would provide opportunities for local employment and apprenticeships during construction phase.

## 4 Context

- 4.1 This application is being reported to your Planning Committee because three planning objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land adjacent Compton Grange, Cradley Heath](#)

## 5 Key Considerations

- 5.1 The site is unallocated with the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are:

Government policy (NPPF);  
Proposals in the Development Plan;



Planning history; and  
Design, appearance and materials.

## 6. The Application Site

- 6.1 The application refers to a landscaping area immediately adjacent to the Cradley Heath By Pass at the junction with St. Annes Road. The former Cradley Heath neighbourhood office (now a day nursery) is to the immediate north. Cradley Heath town centre also part bounds the site, with Whitehall Road situated to the west. The application site area is approximately 0.44 hectares.
- 6.3 The site is linear in nature, which has a close relationship to development behind. There are significant level changes across the site, with the land dropping significantly from the pavement edge towards Compton Grange.

## 7. Planning History

- 7.1 The site was marketed by the council and a development brief was prepared in 2015. The brief indicated that elements of the site would be suitable for residential development.
- 7.2 Two planning applications have been submitted seeking approval for the principal of residential development. Both schemes were considered to be inappropriate. The first, in 2015, was withdrawn by the applicant and the second more recent application in 2019 was refused by your committee following a site visit.
- 7.3 A subsequent scaled down outline planning application for residential development was submitted in October 2019 (DC/19/63652) and was reported to your Planning Committee on 8 July 2020. This outline scheme was conditionally approved and included reserved matter details of access, layout and scale.



#### 7.4 Relevant planning applications listed below:

DC/19/63652	Proposed 13 two bedrooms apartments and 2 No. houses (outline application for access, layout and scale) (Amendment to previously refused application DC/19/62665).	Grant outline permission with conditions 10.07.2020
DC/19/62665	Proposed 19 No. apartments and 2 No. houses (outline application for access, appearance, layout and scale).	Refused 12.06.2019
DC/15/58467	Proposed 20 no. apartments and 2 no. houses (outline application with access, appearance, layout and scale)	Withdrawn 10.11.2015

### 8. Application Details

- 8.1 The applicant is seeking final approval of the outstanding reserved matters for the appearance; namely the materials to be used in the construction of the development and the landscaping to consist of hard surfacing and soft planting around the development.
- 8.2 The approved outline permission gave permission for two components.
- 8.3 The first element is for two, three bed houses fronting Whitehall Road. The proposed materials are a strong red brick with a grey roof tile and grey windows and include stone headers above the windows. The landscaping would include a lawn area and hardstanding for residents' parking to the frontage and rear gardens with further lawn areas. To the corner of the site at the junction with Lower High Street, the existing trees would be retained.



8.3 The second element is the 13 bedroom apartment block with a maximum of three storeys and parking which included visitor parking. The proposed material associated with the development would include a strong red brick to the first floor with a contrasting blue banding and then a cladding to the upper floors. Slate roof tiles are proposed for the roof. The windows would be a standard size, having no balconies due to the proximity of the road and would have a grey finish. The landscaping incorporates permeable tarmac to the parking areas and additional native trees to be planted along the frontage of Lower High Street with grass verge retained and additional low shrub planting

## 9. Publicity

9.1 The application has been publicised by press notice and neighbour notification letters to 85 properties. Three objections have been received from nearby residents.

### 9.2 Objections

Objections have been received which revisit some of the concerns expressed during the determination of the previous outline application for which the reserved matters of access and scale were approved. The objections are summarised below, but do not relate to the matters before this committee to determine; which are the appearance of the development and the landscaping proposals:

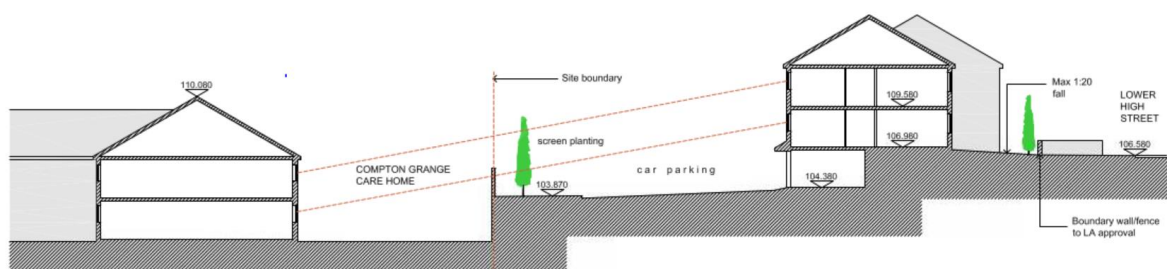
- (i) Increase in traffic generation – all traffic will have to use the one-way system, raising concerns about highway and pedestrian safety;
- (ii) Parking concerns – Whitehall Road is already heavily parked. The development will result in new residents parking on Whitehall Road; and
- (iii) Inappropriate height of the building compared to Compton Grange Sheltered housing to rear of the site.



## 9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) Increase in traffic generation – Highways had no objection to the proposal and have confirmed this again for the outstanding reserved matters. The proposal is for 15 units in total which would not put significant pressure on the junctions.
- (ii) The proposal provides off road parking for both residents and visitors and would not lead to parking pressures on Whitehall Road.
- (iii) The scale of the building was considered during the previous outline permission. The extract below was considered by members at the last meeting and the proposed height of the building and its separation distance from Compton Grange was deemed to be acceptable.



## 10. Consultee responses

10.1 Highways – No objection.

10.3 Public Health (Air Quality)

No objection subject to electric charge points, low NO<sub>x</sub> Boilers and a construction management plan. Condition 8 (electric vehicle charging) is already conditioned on the outline permission (DC/19/63652). A further condition has been included regarding the construction management plan and the introduction of Low NO<sub>x</sub> Boilers.



## 10.4 Public Health (Contaminated Land)

No objection subject remediation conditions. Condition 10 addressed this within the outline permission (DC/19/63652).

## 10.5 Public Health (Air Pollution and Noise)

The proposal does not include balconies, in accordance with a request by Public Health. Instead, normal opening windows and condition 12 is included on the outline consent (DC/19/63652) regarding a detailed glazing specification to protect future occupiers for undue noise from traffic.

10.6 **Severn Trent** – No objection (condition 7 of the outline permission includes a drainage and SuDS condition).

10.7 **LLFA** – No response received, but no objection was raised at the outline application stage where drainage matters were considered (Condition 7 of the outline permission includes a drainage and SuDS condition).

## 10.6 Tree Preservation Officer

No objections to the proposed landscaping scheme and welcomes the retention of trees at the junction of Whitehall Road/Lower High Street.

10.7 **Planning Policy** – No response received, but no objection was raised at the outline application stage.

## 11. National Planning Policy

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



## 12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 The design policies refer to development responding to place making, namely the distinct identity of a place. In my opinion the chosen materials for the appearance of the building, complement the characteristics of this area of Cradley Heath, with the introduction of a proportion of strong red brick and roofing materials of grey slate/tile which is characteristic to this area. The other materials add a modern twist but are nevertheless complimentary to the area.

## 13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

### 13.2 Planning history

As indicated above, the principle of the development for the height, size, access and parking has been granted under the previous permission (DC/19/63652) see point 7 above. Therefore, members must only consider the remaining details of appearance (materials) and landscaping (hard and soft landscaping) for this application.

### 13.3. Design, appearance and materials

As indicated above, the materials are considered to be of good quality and complement the local characteristics of Cradley Heath. The introduction of the soft landscaping would also enhance the overall appearance of the development.





## 14 Alternative Options

14.1 Refusal of application is an option if there are material planning reasons for doing so, however these reasons must wholly relate to the final matters which are sought approval; namely appearance and landscaping.

## 15 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	As part of the original grant of the outline permission condition 17 relates to opportunities for local jobs and apprenticeships.

## 16. Appendices

Site Plan  
002  
003  
004  
005  
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007  
008



Sandwell Metropolitan Borough Council  
Development Planning Section  
P.O. Box 2374  
Council House  
Freeth Street, Oldbury  
West Midlands. B69 3DE



Application No. DC/19/63652

**SANDWELL METROPOLITAN BOROUGH COUNCIL**

**OUTLINE PLANNING CONSENT  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**THE TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988**

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Name and Address of Applicant

Name and Address of Agent

Mr Jason Shaw  
24 Wolverhampton Street  
Dudley  
DY1 1DB

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Site: Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath

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Particulars of Development: Proposed 13 two bedrooms apartments and 2 No. houses (outline application for access, layout and scale) (Amendment to previously refused application DC/19/62665).

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Valid application received on: 19 Nov 2019. Amend on 11 May 2020 1 Jun 2020

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The Borough Council of Sandwell as local planning authority considered the application as described above on 8th July 2020. **OUTLINE PLANNING PERMISSION IS GRANTED** for the above described development proposed in the application numbered as shown above and in the plans and drawings approved as listed overleaf, subject to the following condition(s):-

**Conditions**

1. The development hereby permitted shall not be commenced until details of the reserved matters have been submitted to and approved by the local planning authority. The reserved matters are:-  
(a) appearance and (b) landscaping

2. In the case of any reserved matters application for approval shall be made not later than the expiration of three years beginning with the date of this permission.
3. The development hereby permitted shall be begun not later than whichever is the later of the following dates:-
  - (a) the expiration of two years from the final approval of the reserved matters or;
  - (b) in the case of approval on different dates, the final approval of the last such matter to be approved.
4. The implemented development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (an of) the following condition(s), or approved amendments(s).
5.
  - a) Before the development is commenced (excluding any site investigations, remedial measures or construction of foundations) details of the materials to be used for the external surfaces of the development shall be submitted in writing and approved by the local planning authority.
  - b) The development shall be constructed in accordance with the approved schedule of materials.
6. The reserved matter, landscaping, shall include the addition of native tree species to replace those that are removed, as part of the wider landscaping scheme for the development.
7.
  - a) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted in writing to and approved by the local planning authority.
  - b) The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.
8.
  - a) Before the development is brought into use details of the electric vehicle charging points to be provided (1 per dwelling house and 2 charge points for the flatted development), shall be submitted in writing and approved by the local planning authority.
  - b) Prior to first occupation, the electric vehicle charging points shall be provided in accordance with the approved details and shall be maintained for the life of the development.

9.
  - a) Details of secure cycle parking (preferably contained within the building of the flatted development) shall be submitted in writing and approved by the local planning authority.
  - b) The approved secure cycle parking shall be implemented before the development is first occupied and thereafter retained as such.
10. Before the development commences, a desk top study shall be carried out to assess the risk of potential for on-site contamination and, if the desk top study identifies potential contamination, a further site investigation shall be carried to establish the degree and nature of contamination and its potential to pollute the environment or cause harm to human health. Any recommended remediation measures shall be implemented prior to the development being first occupied. Prior to occupation of the development, a post remediation certificate demonstrating that the remediation works have been completed shall be submitted to and approved in writing to the local planning authority.
11.
  - a) The approved development shall not be brought into use until the private access and parking space shown on the submitted plan for the parking and manoeuvring of vehicles has been provided.
  - b) When provided the space for the parking and manoeuvring of vehicles shall be retained as such.
12.
  - a) Before the development is brought into use a detailed acoustic glazing specification shall be submitted and approved in writing by the local planning authority.
  - b) The approved glazing specification shall be implemented before the development is brought into use and retained as such.
13. The proposed elevation treatment reserved by appearance shall not include any balcony details facing onto Lower High Street, Cradley Heath
14. The proposed flatted development shall be no more than three storey height facing Lower High Street and the two dwellings shall be no more than two storey height.
15.
  - a) Before the development is brought into use a detailed lighting scheme serving the parking court and access shall be submitted in writing and approved by the local planning authority.
  - b) The approved lighting scheme shall be implemented and retained as such.

16. Before the development is commenced (excluding site investigation, remediation and construction foundations) details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority. The development shall not be occupied unless and until the renewable energy sources have been implemented.
17. a) Before development is commenced (excluding site investigation and remediation) a detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development shall be submitted in writing and approved by the local planning authority.  
  
b) The approved method statement shall thereafter be implemented
18. Before the development is commenced details of the finished floor levels of the proposed dwellings, including their relationship to the levels of the highway and existing development, shall be submitted to and approved by the local planning authority.

## **Reasons**

1. The application is an outline application under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and no particulars have been submitted with respect to the matters reserved in this permission.
- 2&3. Pursuant to section 92 of the Town & Country Planning Act 1990.
4. To ensure that any development undertaken under this permission shall not be otherwise than in accordance with the terms of the application, on the basis of which permission is being granted, except in so far as other conditions may so require.
5. To ensure the satisfactory appearance of the development.
6. To enhance the appearance of the development.
7. To ensure that satisfactory drainage is provided and also to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with the National Planning Policy Framework and Policy EN5 'Flood Risk, Sustainable Drainage Systems and Urban Heat Island' of the Black Country Core Strategy.
8. In the interests of creating a sustainable form of development and to encourage the use of vehicles that are powered by renewable energy in

accordance with Policies ENV8 (Air Quality) and DEL1 (Infrastructure Provision) of the Black Country Core Strategy and the Black Country Air Quality SPD.

9. To ensure that the development conforms with the provisions of policy TRAN4 of the Black Country Core Strategy and the Council's Cycling Supplementary Planning Guidance.
10. In the interests of public safety.
11. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway.
12. To protect residents from road traffic noise nuisance.
13. To protect residents from road traffic noise nuisance.
14. To protect the amenity of residential property by reason of loss of light and privacy.
15. In the interests of public safety.
16. To ensure that the development accords with the provisions of Policy ENV7 Renewable Energy with the Black Country Core Strategy.
17. In accordance with policy EMP5 of the Black Country Core Strategy, and policy SAD EMP 2 of the Site Allocations and Delivery Development Plan Document.
18. To ensure the satisfactory appearance of the development and in the interests of privacy between dwellings and of the convenience and safety of the occupants of the proposed dwellings and users of the highway.

Date ...10/07/2020...

Signature .....  
Amy Harhoff, Director of Regeneration & Growth

**N.B.**

1. **THIS IS AN OUTLINE PLANNING PERMISSION ONLY. IT IS NOT AN APPROVAL:-**
  - (A) **UNDER THE BUILDING REGULATIONS (WORK WHICH REQUIRES SUCH APPROVAL MUST NOT START UNTIL IT HAS BEEN OBTAINED):OR**
  - (B) **UNDER ANY OTHER STATUTORY PROVISION.**
2. **YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF.**

### 3. CIL INFORMATIVE

#### IMPORTANT FINANCIAL INFORMATION

THIS PERMISSION IS SUBJECT TO THE COMMUNITY INFRASTRUCTURE LEVY (CIL). THE CIL ASSUMPTION OF LIABILITY FORM **AND CIL COMMENCEMENT NOTICE** SHOULD BE COMPLETED AND RETURNED TO THE LOCAL PLANNING AUTHORITY AT THE ADDRESS GIVEN ABOVE PRIOR TO THE COMMENCEMENT OF DEVELOPMENT. THE FORMS CAN BE FOUND AT:-

[http://www.sandwell.gov.uk/info/200317/planning\\_policy/3236/sandwell\\_community\\_infrastructure\\_levy\\_cil/2](http://www.sandwell.gov.uk/info/200317/planning_policy/3236/sandwell_community_infrastructure_levy_cil/2)

FAILURE TO COMPLY WITH CIL REQUIREMENTS WILL RESULT IN ADDITIONAL FINANCIAL PENALTIES BEING IMPOSED

**APPROVED PLANS AND DRAWINGS:-**

<b>Plan Description</b>	<b>Reference</b>	<b>Version</b>
<b>Floor Plan - Proposed</b>	<b>001</b>	<b>A</b>
<b>Floor Plan - Proposed</b>	<b>002</b>	<b>B</b>
<b>Sectional Detail Plan</b>	<b>004</b>	
<b>Location Plan</b>	<b>03</b>	

**NOTE FOR APPLICANT****Applicant Engagement Statement**

In dealing with the application the local authority has considered solutions and proactively engaged with the applicant in line with the National Planning Policy Framework.

**The following Policies And Proposals Contained Within Sandwell Council's Development Plan Are Relevant to the Determination of this Application:**

**HOU1 Delivering Sustainable Housing Growth****Policy**

Sufficient land will be provided to deliver at least 63,000\* net new homes over the period 2006 - 2026. The majority of the requirement will be met through committed sites and the phased allocation of sites within the Regeneration Corridors, Strategic Centres, appropriate Free-Standing Employment Sites and housing renewal areas as detailed in Tables 5, 6, & 7, the Housing Key Diagram and Appendices 2 and 3.

Additional housing capacity will also be sought elsewhere in the Black Country through allocations and planning permissions on suitable sites. The estimated net effect of housing redevelopment up to 2026 will be reviewed annually and taken into account in the calculation of housing land supply.

At least 95% of new housing (gross) will be built on previously developed land.



## **ENV3 Design Quality**

Each place in the Black Country is distinct and successful place-making will depend on understanding and responding to the identity of each place with high quality design proposals. Development proposals across the Black Country will deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits by demonstrating that the following aspects of design have been addressed through Design and Access Statements reflecting their particular Black Country and local context:

1. Implementation of the principles of “By Design” to ensure the provision of a high quality network of streets, buildings and spaces;
2. Implementation of the principles of “Manual for Streets” to ensure urban streets and spaces are designed to provide a high quality public realm and an attractive, safe and permeable movement network;
3. Use of the Building for Life criteria for new housing developments, to demonstrate a commitment to strive for the highest possible design standards, good place making and sustainable development, given local circumstances;
4. Meeting Code for Sustainable Homes Level 3 or above for residential development and Building Research Establishment Environmental Assessment Method (BREEAM) Very Good or above for other development, or the national requirement at the time of submitting the proposal for planning permission, to demonstrate a commitment to achieving high quality sustainable design;
5. Consideration of crime prevention measures and Secured By Design principles.
6. Including design features to reduce the urban heat island effect such as tree cover, green roofs and the inclusion of green space in development.

## **ENV5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island**

### **Policy**

The Black Country Authorities will seek to minimize the probability and consequences of flood risk by adopting a strong risk-based approach in line with PPS25. Development will be steered to areas with a low probability of flooding first through the application of the sequential test. The Exception test will then be required for certain vulnerable uses in medium and high probability flood areas.

Proposals for development must demonstrate that the level of flood risk associated with the site is acceptable in terms of the Black Country Strategic Flood Risk Assessment and its planning and development management recommendations as well as PPS25 depending on which flood zone the site falls

into and the type of development that is proposed (see PPS25, table D1: Flood Zones to explain appropriate uses in flood zones).

To assist in both reducing the extent and impact of flooding and also reducing potential urban heat island effects, all developments should:

- Incorporate Sustainable Drainage Systems (SUDs), unless it would be impractical to do so, in order to significantly reduce surface water run-off and improve water quality. The type of SUDs used will be dependent on ground conditions;
- Open up culverted watercourses where feasible and ensure development does not occur over existing culverts where there are deliverable strategies in place to implement this;
- Take every opportunity, where appropriate development lies adjacent to the river corridors, or their tributaries or the functional floodplain, to benefit the river by reinstating a natural, sinuous river channel and restoring the functional floodplain within the valley where it has been lost previously;
- On sites requiring a Flood Risk Assessment, reduce surface water flows back to equivalent greenfield rates;
- Create new green space, increase tree cover and/or provide green roofs;

No development will be permitted within a groundwater SPZ1 which would physically disturb an aquifer, and no permission will be granted without a risk assessment demonstrating there would be no adverse effect on water resources.

## **ENV7 Renewable Energy**

### **Policy**

Proposals involving the development of renewable energy sources will be permitted where the proposal accords with local, regional and national guidance and would not significantly harm the natural, historic or built environment or have a significant adverse effect on the amenity of those living or working nearby, in terms of visual, noise, odour, air pollution or other effects.

All non-residential developments of more than 1,000 square metres floor space and all residential developments of 10 units or more gross (whether new build or conversion) must incorporate generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand of the development on completion. The use of on-site sources, off-site sources or a combination of both should be considered. The use of combined heat and power facilities should be explored for larger development schemes. An energy assessment must be submitted with the planning application to demonstrate that these requirements have been met.

The renewable energy target may be reduced, or a commuted sum accepted in lieu of part or all of the requirement, only if it can be demonstrated that:

- a variety of renewable energy sources and generation methods have been assessed and costed;
- achievement of the target would make the proposal unviable (through submission of an independently assessed financial viability appraisal); and
- the development proposal would contribute to achievement of the objectives, strategy and policies of the Core Strategy.

## **ENV8 Air Quality**

### **Policy**

New residential or other sensitive development, such as schools, hospitals and care facilities, should, wherever possible, be located where air quality meets national air quality objectives.

Where development is proposed in areas where air quality does not meet (or is unlikely to meet) air quality objectives or where significant air quality impacts are likely to be generated by the development, an appropriate air quality assessment will be required. The assessment must take into account any potential cumulative impacts as a result of known proposals in the vicinity of the proposed development site, and should consider pollutant emissions generated by the development.

If an assessment which is acceptable to the local authority indicates that a proposal will result in exposure to pollutant concentrations that exceed national air quality objectives, adequate and satisfactory mitigation measures which are capable of implementation must be secured before planning permission is granted.

## **TRAN4 Creating Coherent Networks for Cycling and for Walking**

### **Policy**

Joint working between the four local authorities will ensure that the Black Country has a comprehensive cycle network based on integrating the four local cycle networks, including common cycle infrastructure design standards

Creating an environment that encourages sustainable travel requires new developments to link to existing walking and cycling networks. The links should be safe, direct and not impeded by infrastructure provided for other forms of transport. Where possible, existing links including the canal network should be enhanced and the networks extended to serve new developments. New developments should have good walking and cycling links to public transport nodes and interchanges.

Cycle parking facilities should be provided at all new developments and should be located in a convenient location with good natural surveillance, e.g. in close proximity of main front entrances for short stay visitors or under shelter for long

stay visitors. The number of cycle parking spaces required will be determined by local standards in supplementary planning documents.

## **EMP5 Improving Access to the Labour Market**

### Policy

Planning obligations will be negotiated with the developers and occupiers of major new job creating development to secure initiatives and/or contributions towards the recruitment and training of local people. The training schemes should offer help particularly to disadvantaged groups, so that they may obtain the necessary skills to increase their access to job opportunities.

## **SAD EOS 9 - Urban Design Principles**

The Council will assess all applications for new development in accordance with policy ENV3, Design Quality, of the Black Country Core Strategy.

The Council will reject poor designs, particularly those that are inappropriate in their locality, for example, those clearly out of scale with or incompatible with their surroundings.

Particular regard will be paid to how the development relates to the street, its relationship with the public realm, the ease with which the public are able to move through and around the development, and the nature and height of any buildings and their effect on the surrounding urban area.

## **SAD H2 - Housing Windfalls**

Proposals for residential development on sites not specifically allocated for residential use will only be permitted if they meet all of the following requirements:

- The site is previously developed land that is suitable for residential development or conversion to residential development;
- Development of the site for housing will not lead to an unacceptable reduction in the supply of employment land (in accordance with Core Strategy Policy DEL2, Managing the Balance Between Employment Land and Housing);
- The use is compatible with other development plan policies.

Proposals for residential development on unallocated greenfield land will only be considered where:

- The site is not protected as community open space and is deemed low quality, low value within the Council's Green Space Audit; or,
- The site is a piece of Council-owned land that is deemed surplus to requirements; or,

- The development of the site will bring an under-used piece of land back into beneficial use; or,
- The development of the site is infill and will meet the requirements of other policies/guidance within the LDF.

## **SAD EMP 2 - Training and Recruitment**

Where development proposals come forward for employment generating uses obligations for training and recruitment of local people for both the end use and the supply chain will be negotiated which respond to barriers to employment and training particularly those identified in the Neighbourhood Employment and Skills Plans.

## NOTES

### **Unstable or Contaminated Land**

Responsibility and subsequent liability for safe development and secure occupation rests with the developer and/or landowner. Although the local planning authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability or contamination.

In cases where the question of stability or contamination has been a material consideration, resolution of this issue does not necessarily imply that the requirements of any other controlling authority would be satisfied, and the **granting of planning permission does not give a warranty of support or stability or of freedom from contamination.**

## **NOTES**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal, then you must do so within eight weeks of the date of this notice in the case of an advertisement application, 12 weeks of the date of this notice in the case of a householder application, 12 weeks of the date of this notice in the case of a minor commercial application and within six months of the date of this notice in any other case, using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not determine an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any direction given under a development order.

In practice, the Secretary of State is unlikely to refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **Notes for applicants who intend to carry out work to which the Building Regulations apply:**

Now that you have your Planning Permission, you will also need to consider applying for Building Regulation approval. This is basically a technical exercise to ensure that your project complies with current national building standards and that your health and safety (and that of members of your household) is not compromised.

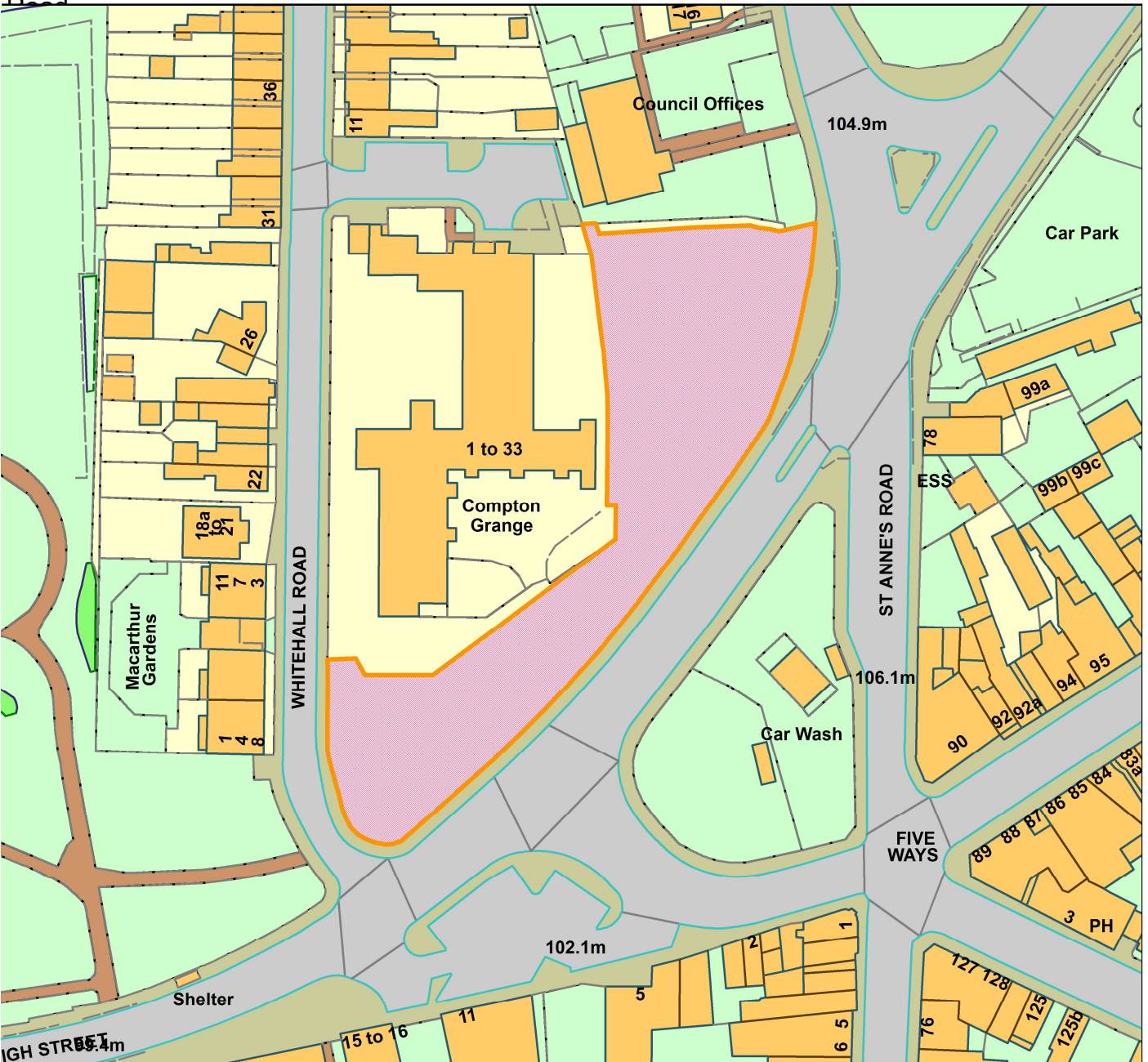
Sandwell Council's Regeneration and Growth Directorate also provides a Building Control Service and if your scheme requires Building Regulation approval, I would ask you to contact my Building Control Section on 0121 569 4054/4055 if you require further information concerning the Building Regulations process or visit our website at [www.sandwell.gov.uk](http://www.sandwell.gov.uk) for guidance and forms.

## **The Council's in-house Building Control Team can offer the following services:**

- Assessment of plans and any structural calculations – plans and details will be checked by our Team of qualified surveyors to check for compliance with the Building Regulations.
- Next day site inspection service (providing you book your inspection prior to 5.00 pm Monday to Thursday and 4.30pm Friday).
- In order to ensure that your building work meets minimum safety standards our Surveyors will carry out a pre-scheduled number of site inspections dependent on your project. We understand the importance of you (and your contractor) having on-site advice available throughout the duration of your project.
- Impartial and independent advice – as a team within the Council, Building Control does not have any contracts or links with architects or contractors and therefore, our primary concern is that your project meets current construction standards and that health and safety is given the highest priority.

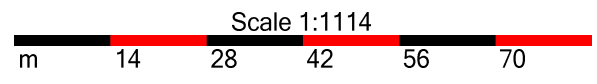
DC/21/65214

Land Adjacent Compton Grange Whitehall Road/St Annes Road



**Legend**

Scale 1:1114

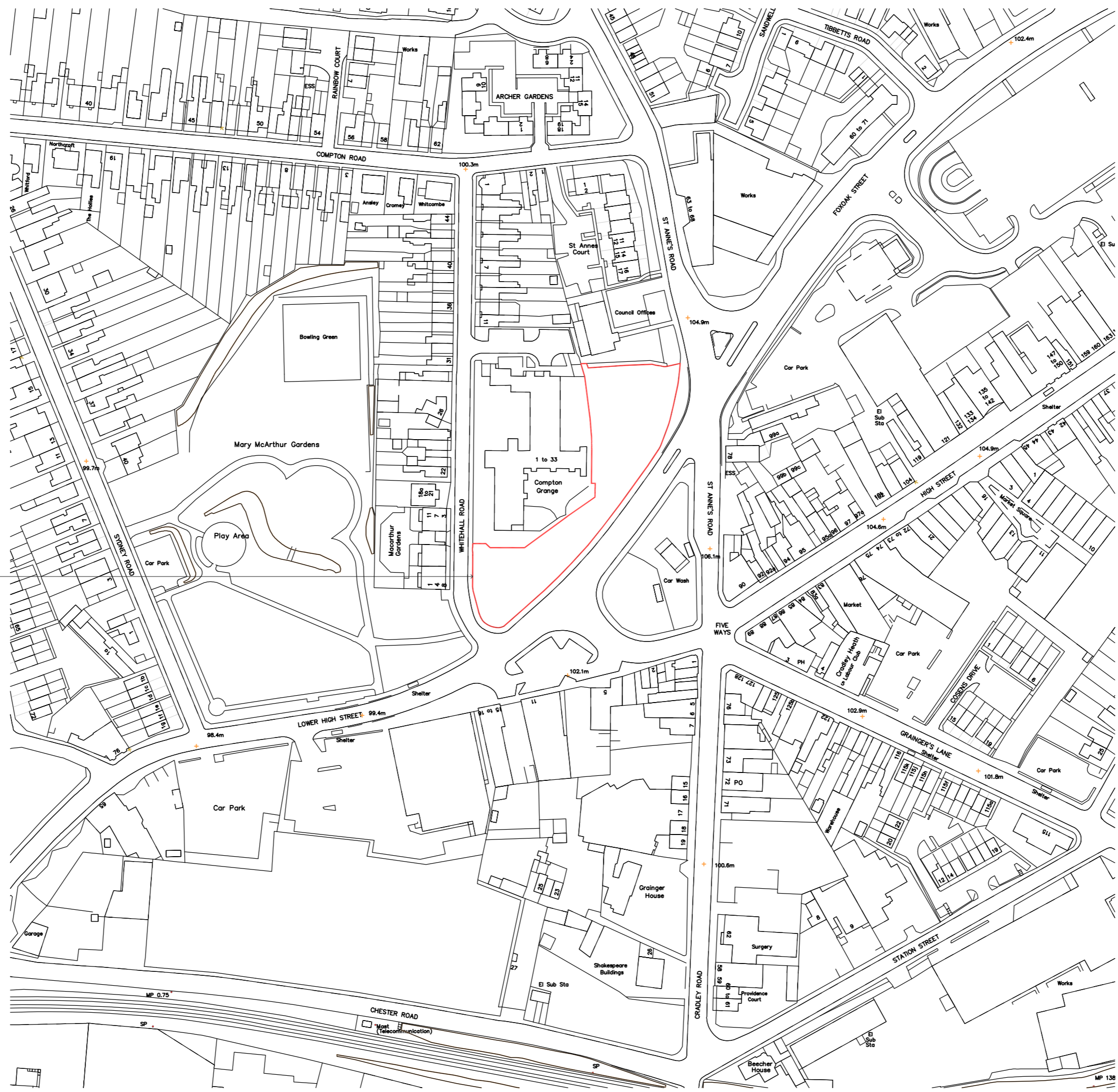


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Ordnance Survey Licence No 100023119

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	22 April 2021
<b>OS Licence No</b>	



Boundary in red



Existing Site Location - 1:1250



Existing Site Plan - 1:500



Location  
Lower High Street/St Anne's Road,  
Cradley Heath,  
West Midlands.

Drawing Title  
Existing Site Details

Rev Date

Scale Site Dwg No  
1:500 A1 001

1:1250 A1 001

**Planting Schedule Notes:**

All planting works to conform in its entirety to the requirements of the following British Standards:  
 BS 3882: 2007: Recommendations and classification for top soil  
 BS 3998: 1989: A1 90: Recommendations for tree work.  
 BS 4428: 1989: A1 91: C P for general landscape operations.  
 BS 3936: Part 1: 1992: Tree and Shrubs  
 BS 3936: Part 10: 1989: Groundcover Plants

All planted and grassed areas shall be maintained for a period of 2 years from the full completion of the approved scheme. Within this period:  
 a. all grassed areas shall be maintained in a tidy condition and any areas that fail to establish shall be reseeded.  
 b. all planting beds shall be maintained in a weed free tidy condition.  
 c. allow for replacement of all plants and trees that have died, failed to develop full healthy foliage or have suffered dieback upon inspection towards the end of the 2nd growing season. All plants to be of similar species and size as specified in the planting schedule.

Replacement planting to be undertaken before the end of December.

REFER TO PLANTING SPECIFICATION DOCUMENT FOR DETAILED INFORMATION.

**Depths of preparation to plant beds & turf grass areas**

**1. Shrubs / Groundcover**

- maximum depth of formation level 1000mm
- subsoil thickness 600mm
- topsoil depth 450mm

**2. a Tree Pits in Plant Beds**

- topsoil depth 900mm

**b Tree Pits in Hard Surfaces**

- urban soil depth 900mm in 3x3m size pit per tree

**3. Climbers pits in gravel areas**

- urban soil depth 900mm

**4. Specimen Shrubs and Groundcover in gravel areas**

- topsoil depth 600mm

**5. Boundary/Natural Screen Planting**

- over existing topsoil / subsoil
- ground preparation required as specified

**6. Turfgrass**

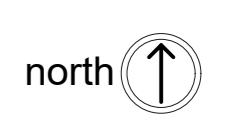
- subsoil thickness 150mm minimum
- topsoil depth 150mm

**7. Tree pits in grass**

- subsoil thickness 400mm
- topsoil thickness 600mm



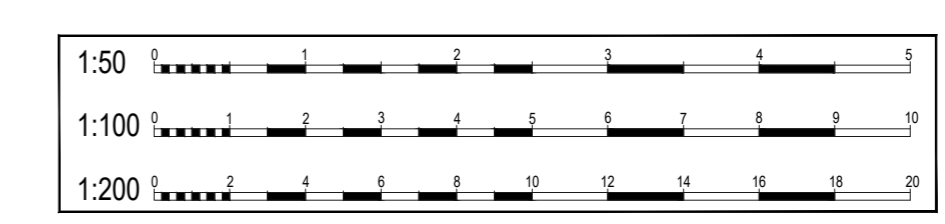
Proposed Site Plan showing Soft Landscaping - 1:200



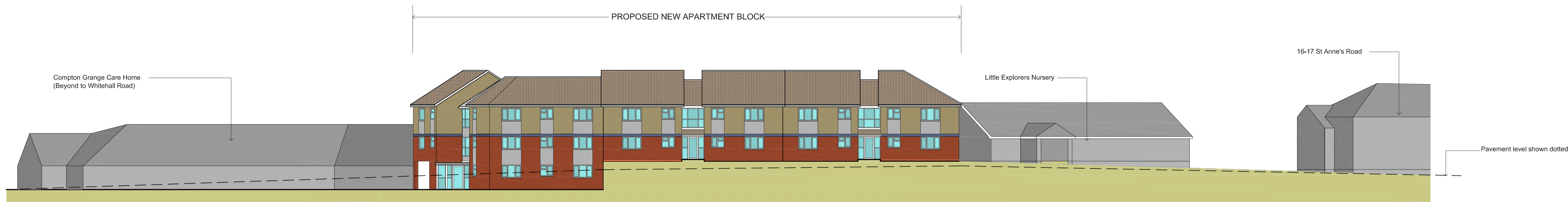
Location:  
 Lower High Street/St Anne's Road,  
 Cradley Heath,  
 West Midlands.

Drawing Title:  
**Proposed Site Plan showing  
 Soft Landscaping**

Rev	Date	
	Oct 2020	
Scale	Size	Dwg No
1:200	A1	003



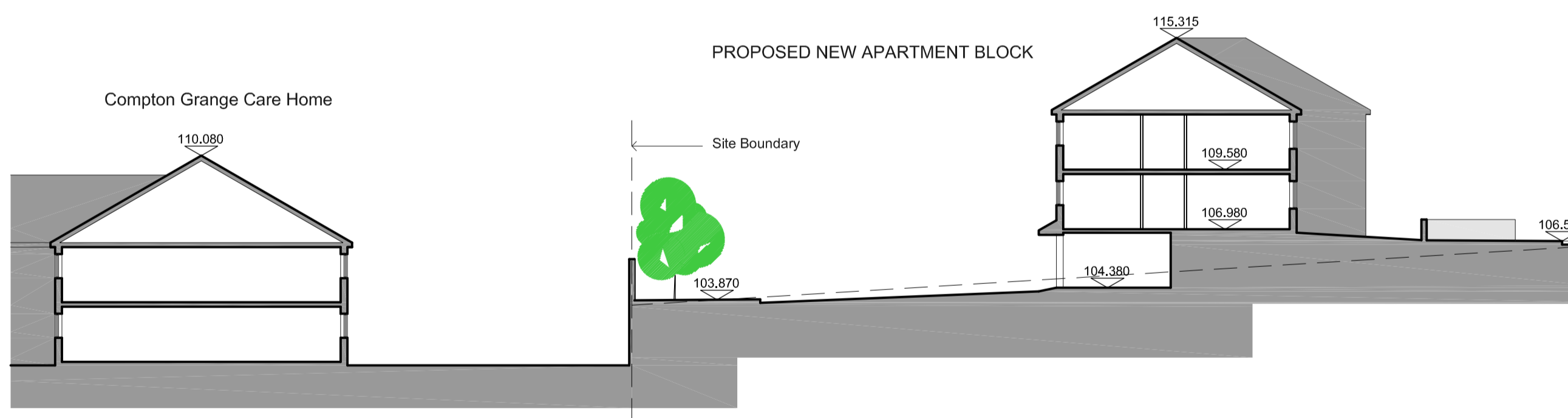




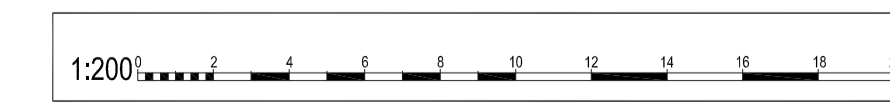
Streetscene as viewed from Lower High Street & St Anne's Road Scale 1:200



Proposed Site Plan Scale 1:500



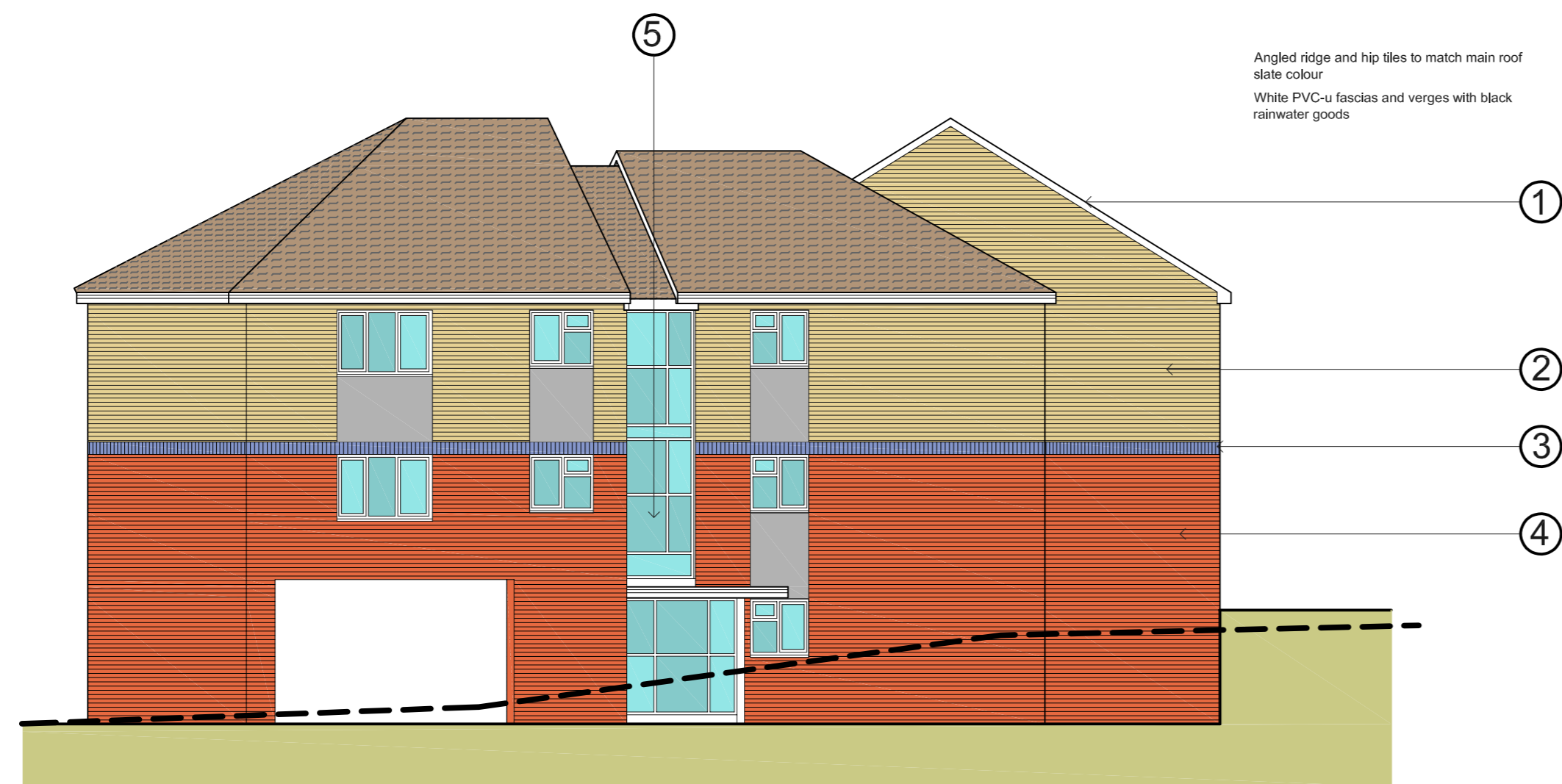
Section A-A through site Scale 1:200



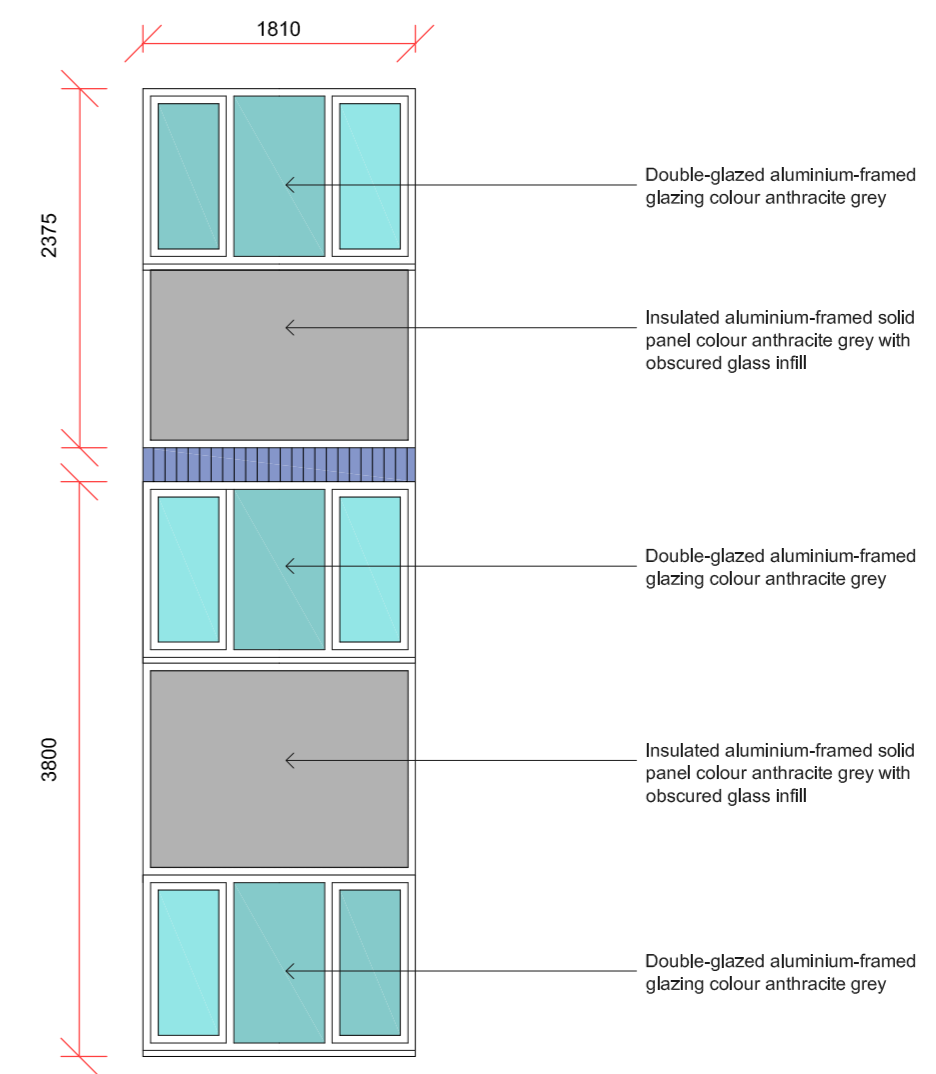
Location		
Lower High Street/St Anne's Road, Cradley Heath, West Midlands.		
Drawing Title		
Proposed Site Plan, Public Streetscene and Site Section		
Rev	Date	
	Feb 2021	
Scale	Size	Drw No
1:200	A1	009



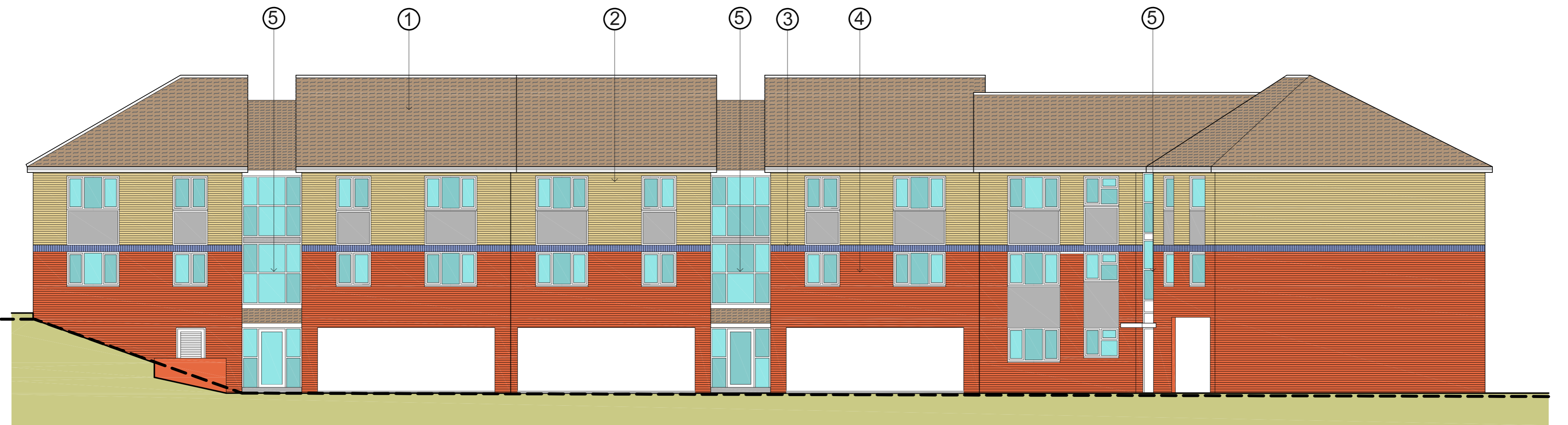
South-East Elevation to Lower High Street/St Anne's Road Scale 1:100



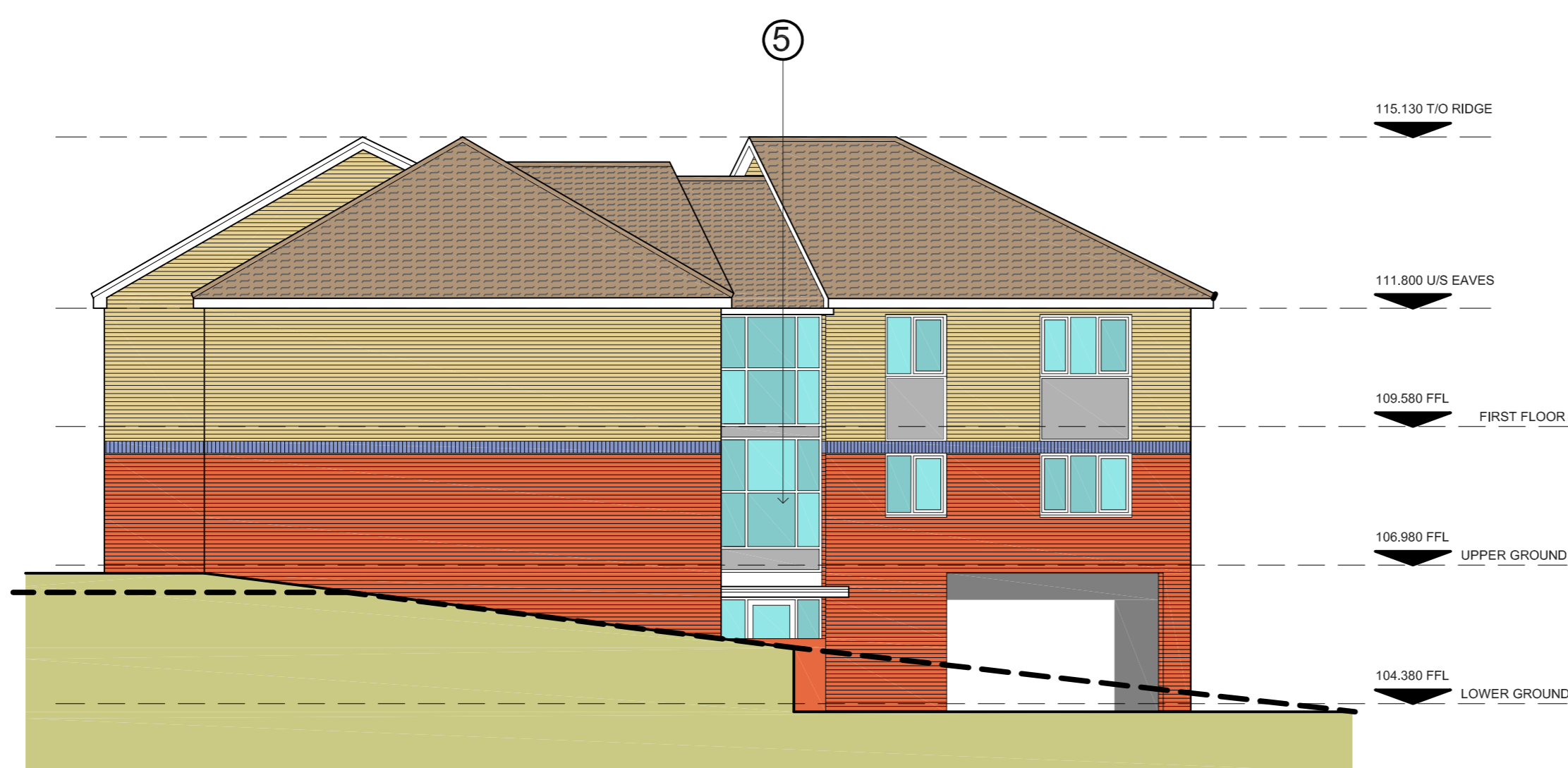
South-West Elevation to Lower High Street Scale 1:100



Glazed Panel Detail Scale 1:50



North-West Elevation to Courtyard Scale 1:100



North-East Elevation to St Anne's Road Scale 1:100

### Key to Elevations

- ① Interlocking clay tiled roof Sandtoft New Rivius Antique slate or similar colour to be approved by Local Authority
- ② Slate Grey Hardie Plank Cedar texture horizontal board to upper levels to LA approval
- ③ Clay facing Ibstock Staffordshire smooth blue brickwork string course to LA approval
- ④ Clay facing Ibstock Calderstone Claret Red brickwork to lower levels to LA approval
- ⑤ Fully glazed PPC aluminium framed curtain walling to entrances RAL 7016

--- Existing Ground/Pavement Level  
 Proposed Ground Level

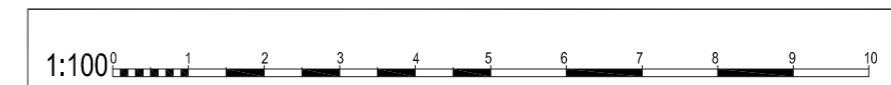
All apartment external walls, floors and ceilings to be insulated to exceed the current Building Regulations at October 20 by a minimum of 10%

Location  
 Lower High Street/St Anne's Road,  
 Cradley Heath,  
 West Midlands.

Drawing Title  
 Proposed Apartment Block  
 Elevations

Rev Date  
 Oct 2020

Scale Size Dwg No  
 1:100 A1 008

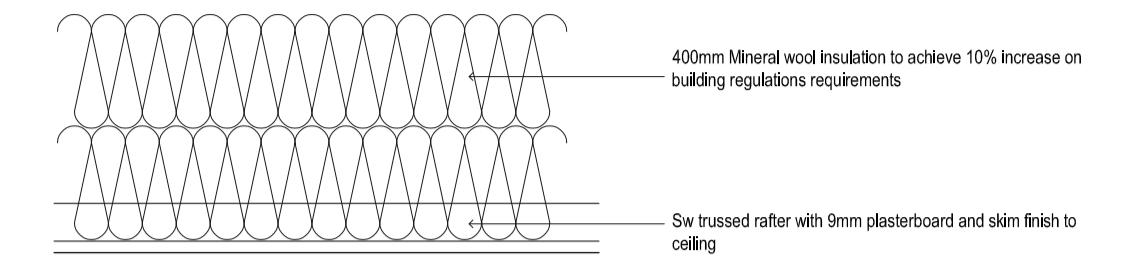




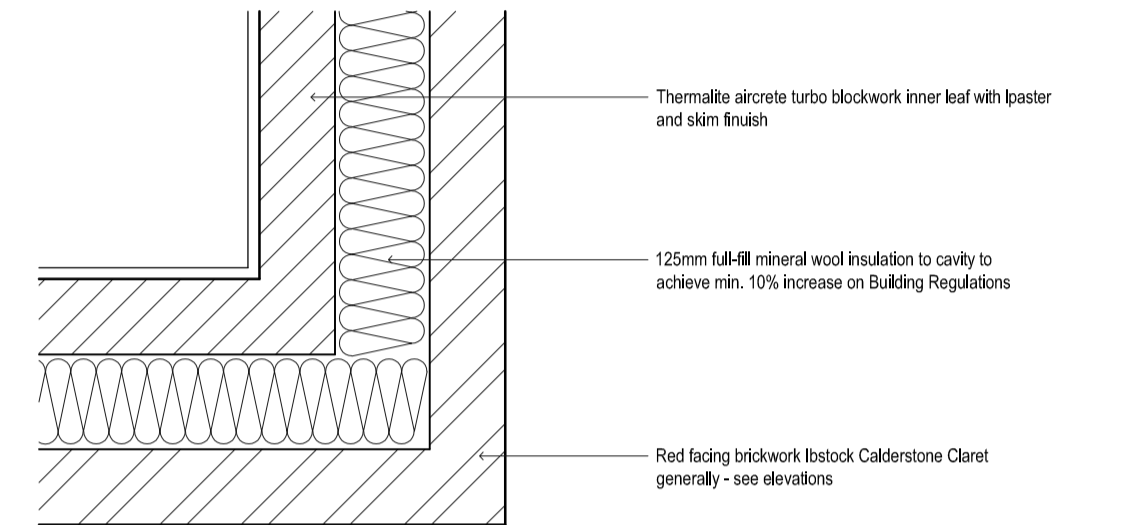
Proposed Upper Ground Floor Plan Scale 1:100

FINISHED FLOOR LEVEL 106.980

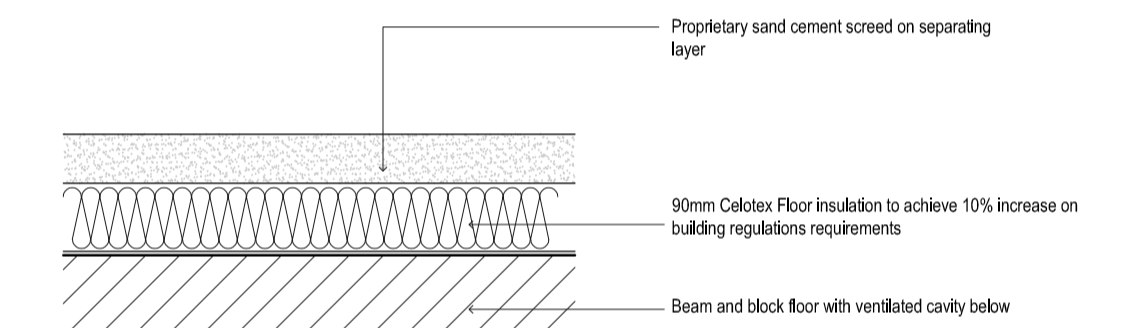
All apartment external floors, walls and ceilings to be insulated to exceed the current Building Regulations at October 20 by a minimum of 10% refer to details A, B and C indicated opposite



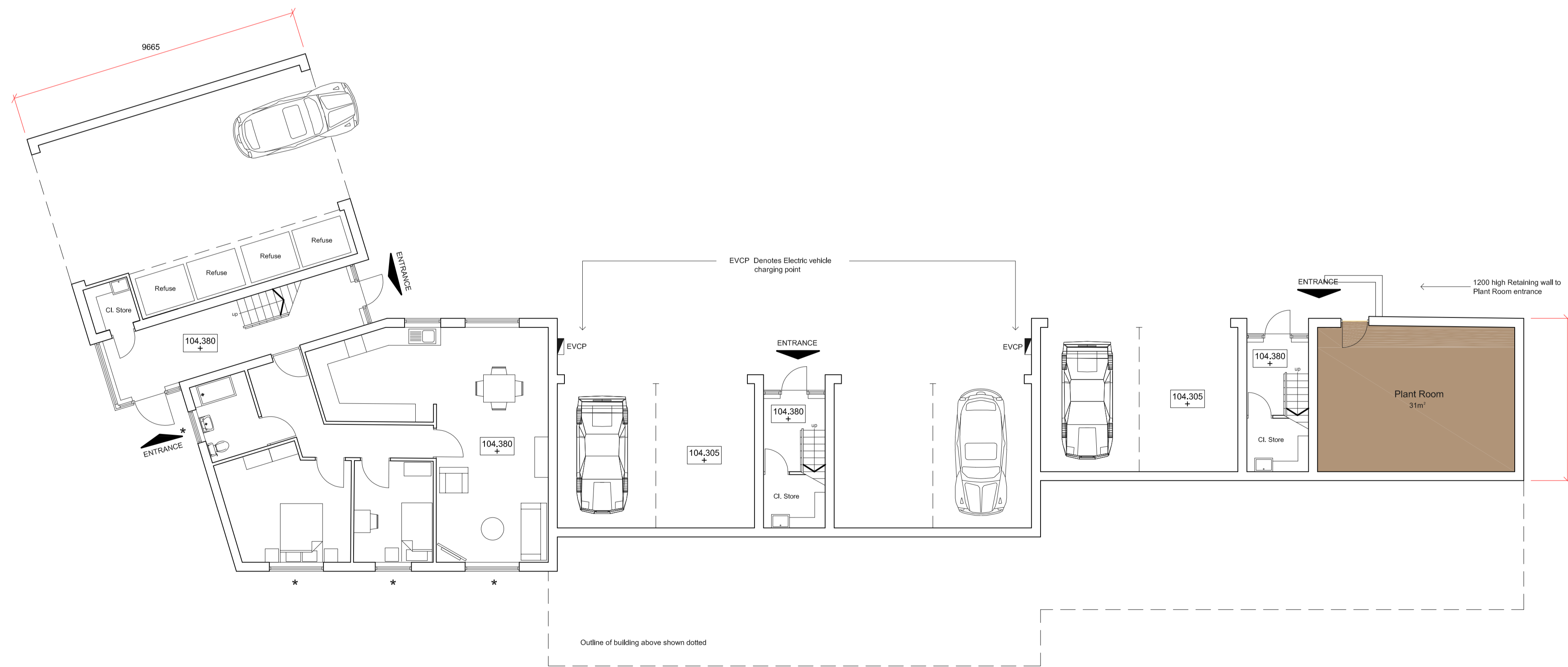
Roof construction  
Detail C - 1:10



Wall construction  
Detail B - 1:10



Floor construction  
Detail A - 1:10



Proposed Lower Ground Floor Plan Scale 1:100

FINISHED FLOOR LEVEL 104.380

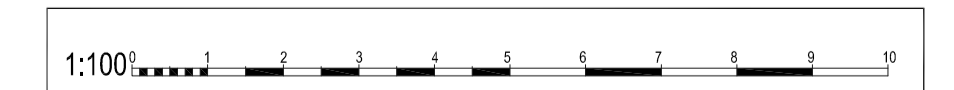
Key to Plans

- Lounge
- Kitchen
- Bedroom
- Bathroom

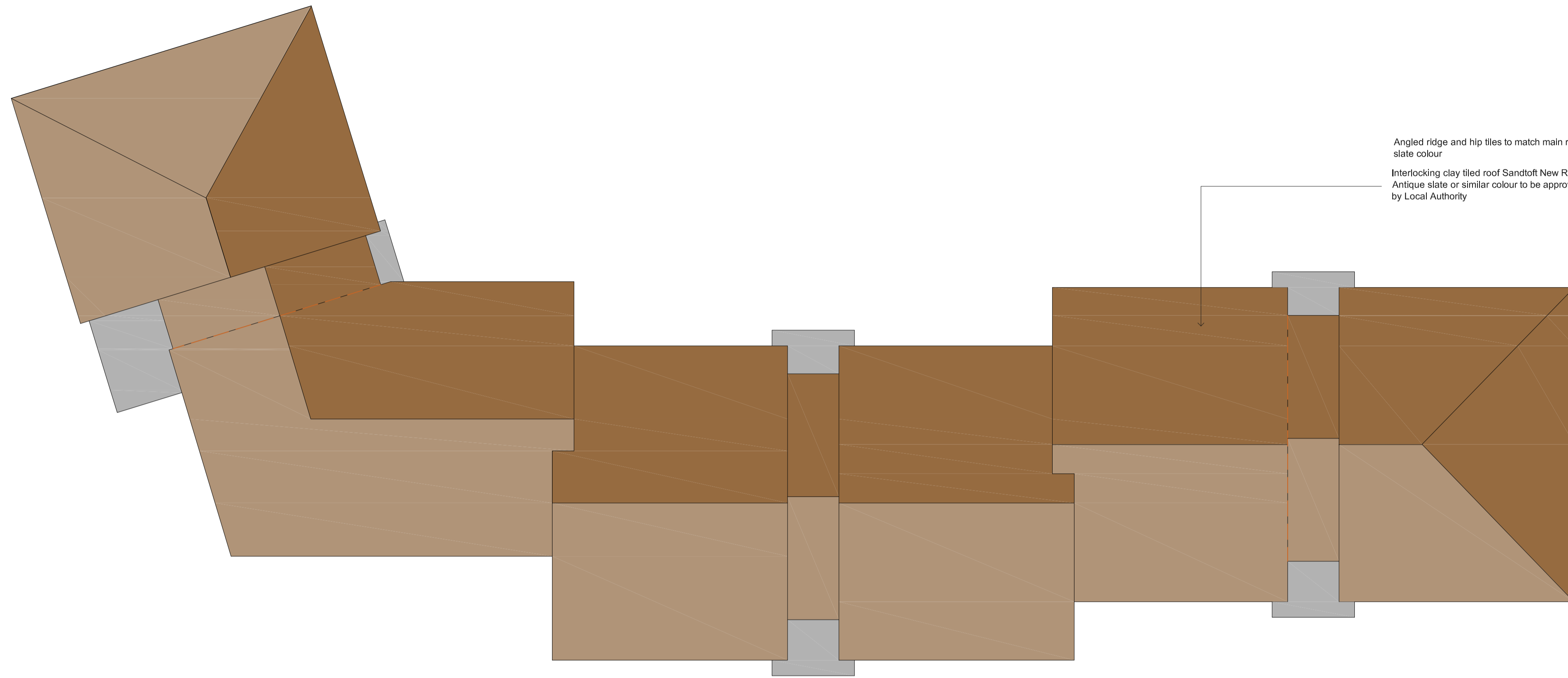
\* Windows marked with an asterisk to have a minimum acoustic rating of 34dB

Location  
Lower High Street/St Anne's Road,  
Cradley Heath,  
West Midlands.

Drawing Title  
Proposed Apartment Block  
Lower & Upper Ground Levels

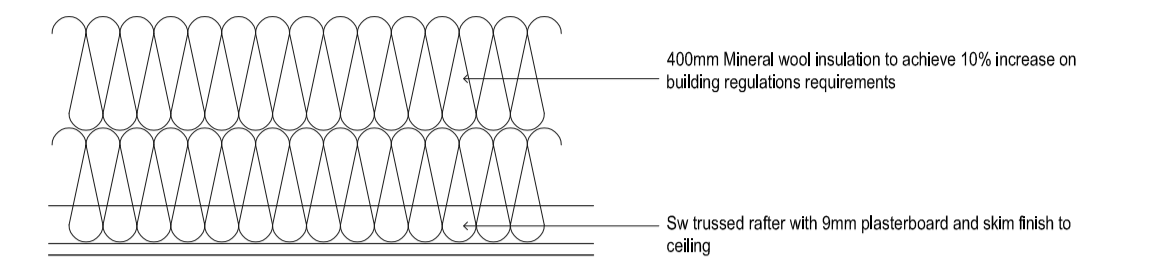


Rev	Date	Scale	Size	Draw No
	Oct 2020	1:100	A1	006

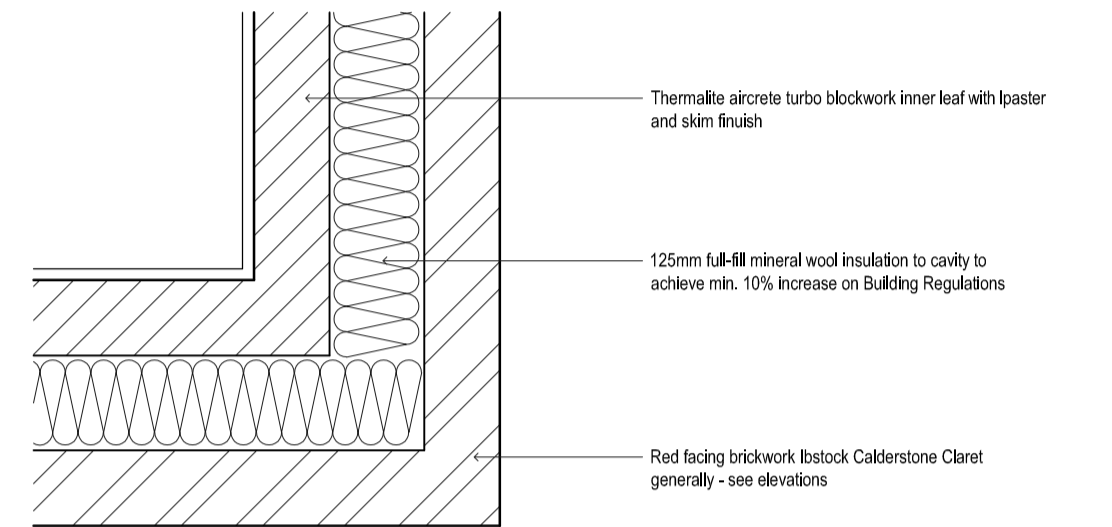


Proposed Roof Plan Scale 1:100

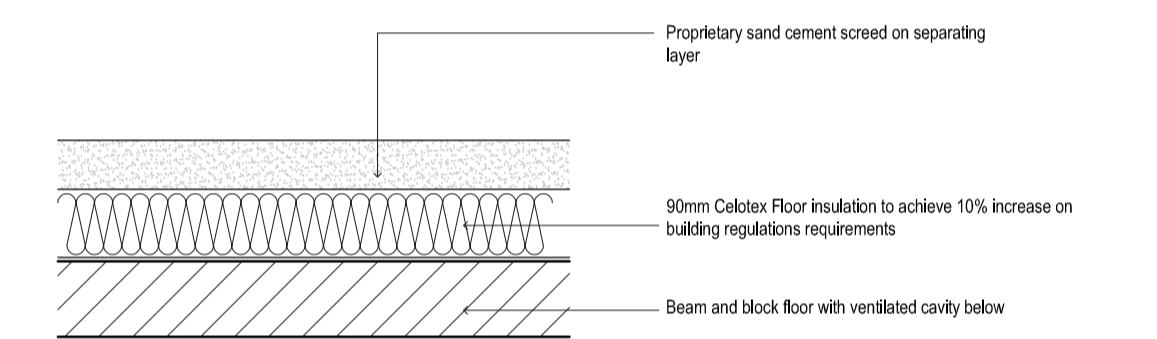
Angled ridge and hip tiles to match main roof slate colour  
 Interlocking clay tiled roof Sandtoft New Rivius Antique slate or similar colour to be approved by Local Authority



Roof construction  
 Detail C - 1:10



Wall construction  
 Detail B - 1:10



Floor construction  
 Detail A - 1:10



Proposed First Floor Plan Scale 1:100

FINISHED FLOOR LEVEL 109.580

All apartment external floors, walls and ceilings to be insulated to exceed the current Building Regulations at October 20 by a minimum of 10% refer to details A, B and C indicated opposite

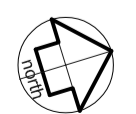
Key to Plans

- Lounge
- Kitchen
- Bedroom
- Bathroom

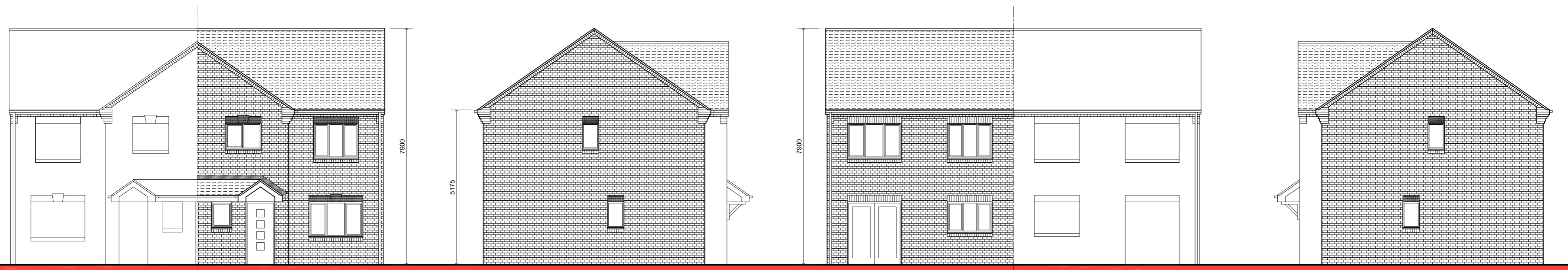
\* Windows marked with an asterisk to have a minimum acoustic rating of 34dB

Location  
 Lower High Street/St Anne's Road,  
 Cradley Heath,  
 West Midlands.

Drawing Title  
 Proposed Apartment Block  
 First Floor & Roof Levels



Rev	Date	Scale	Size	Orig No
	Oct 2020	1:100	A1	007



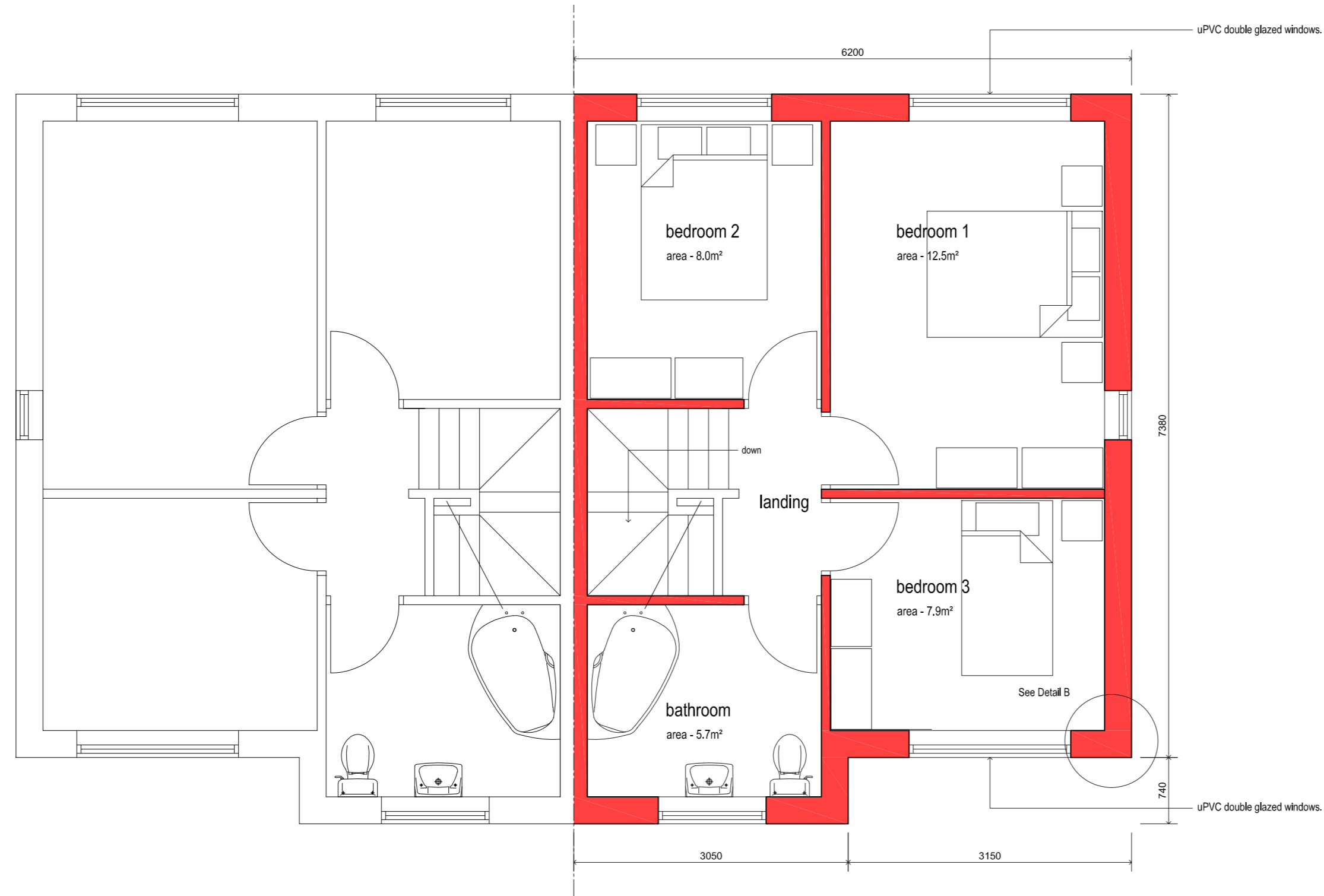
Front Elevation

Side Elevation

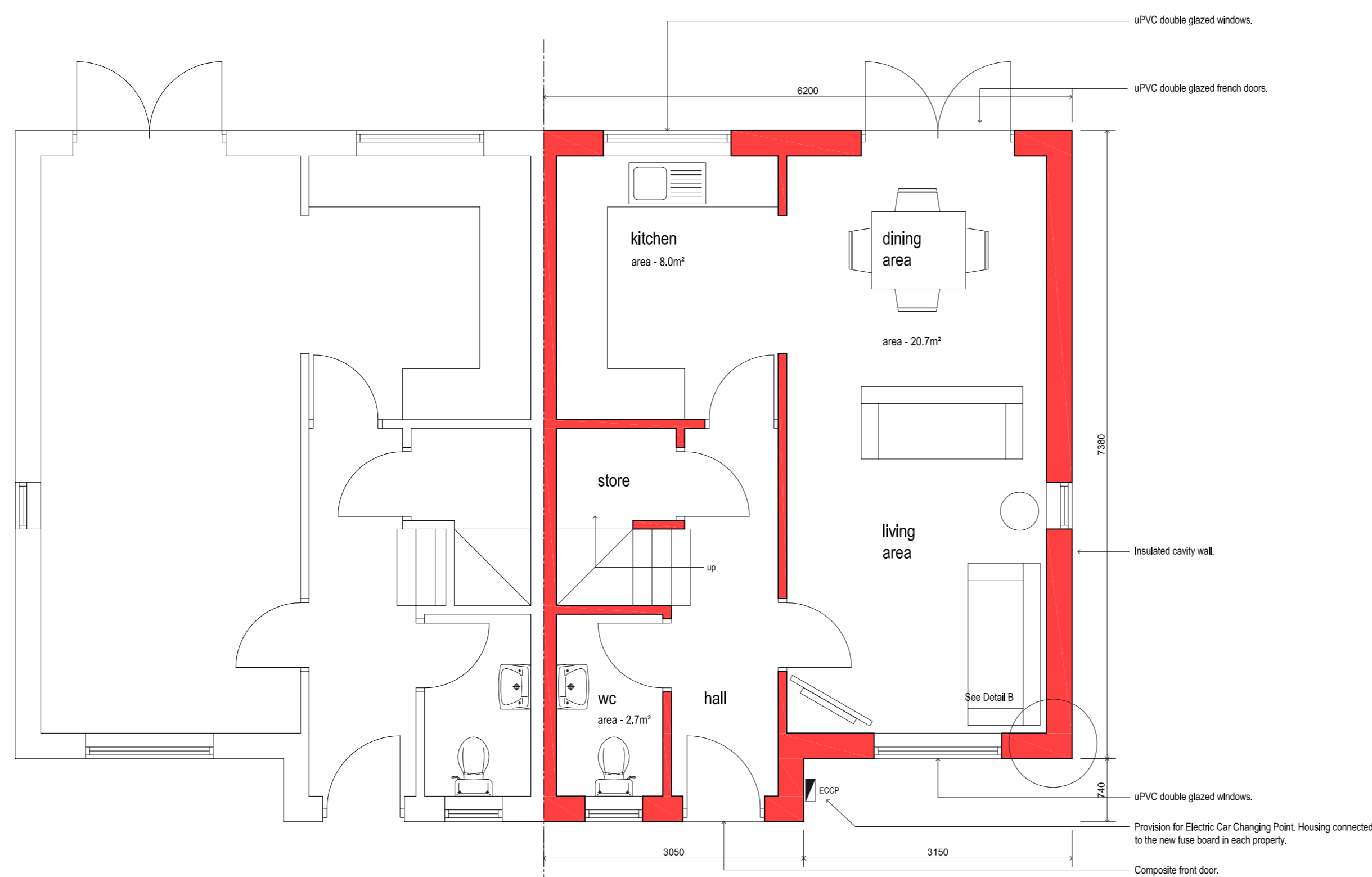
Rear Elevation

Side Elevation

Proposed Elevations - 1:100



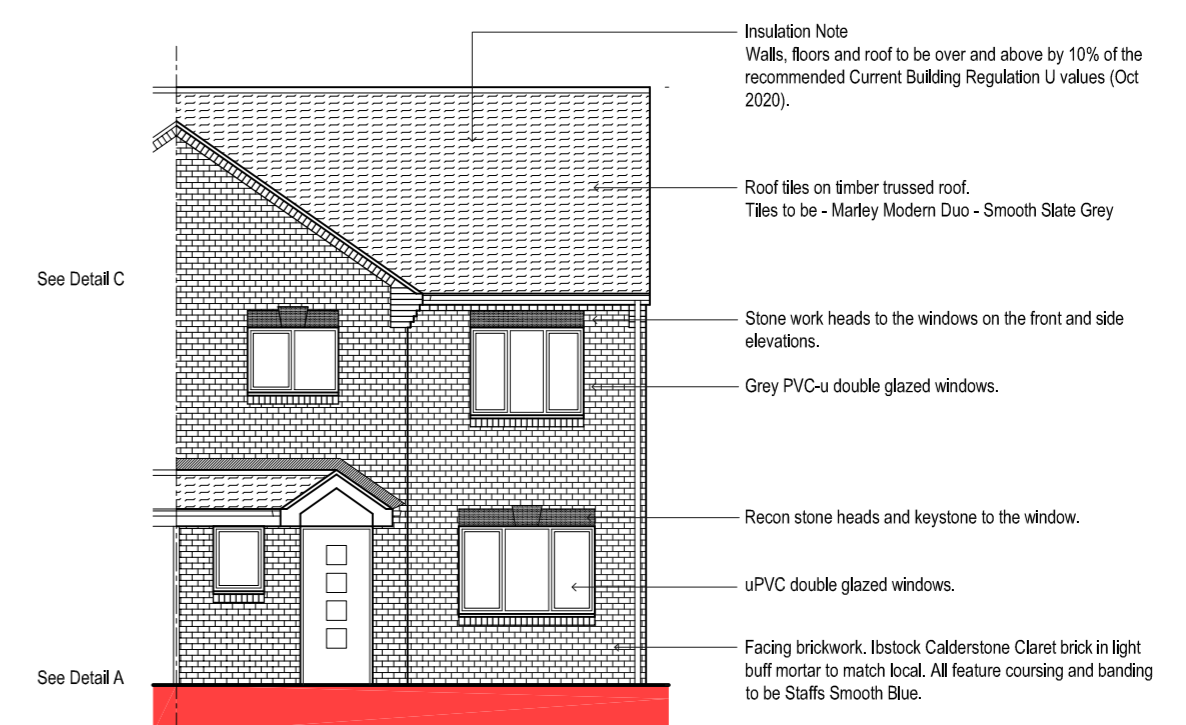
Proposed First Floor Plan - 1:50



Proposed Ground Floor Plan - 1:50

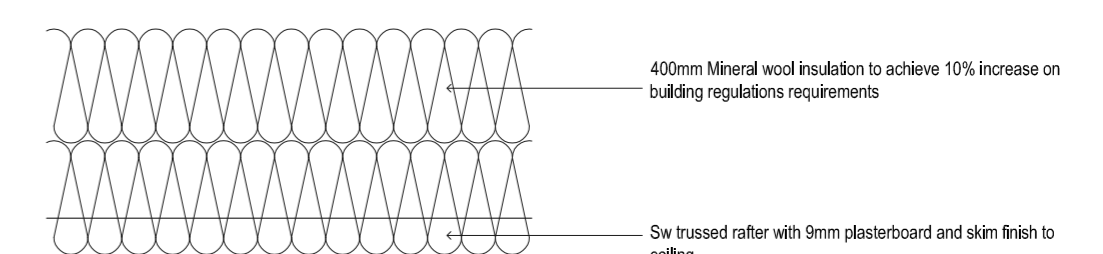


Proposed Housing Site Plan - 1:200



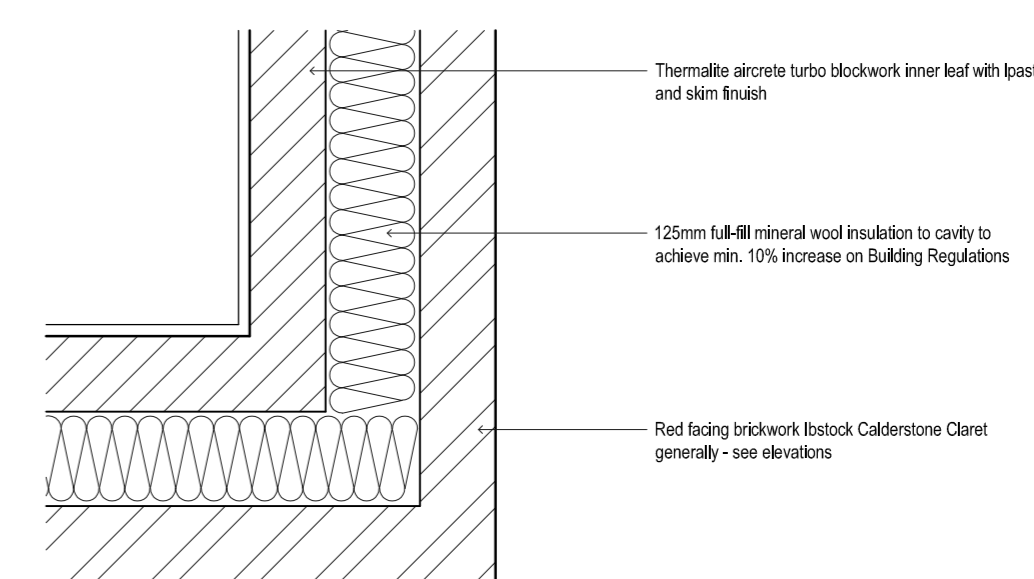
Front Elevation

Proposed External Finishes - 1:100



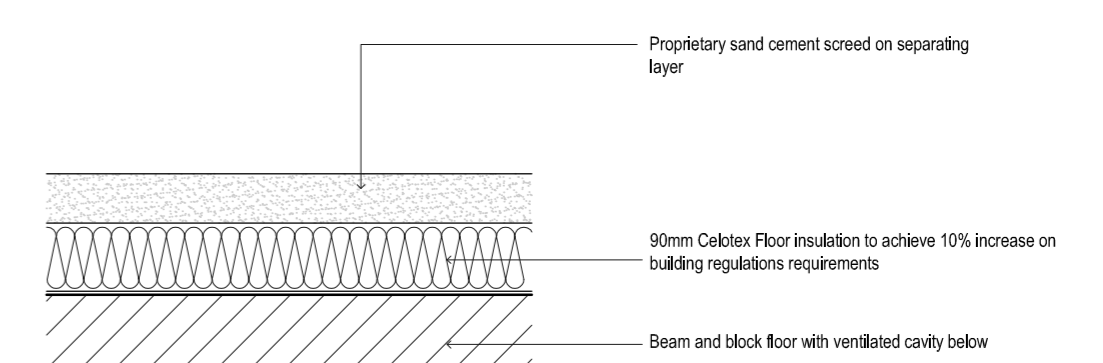
Roof construction

Detail C - 1:10



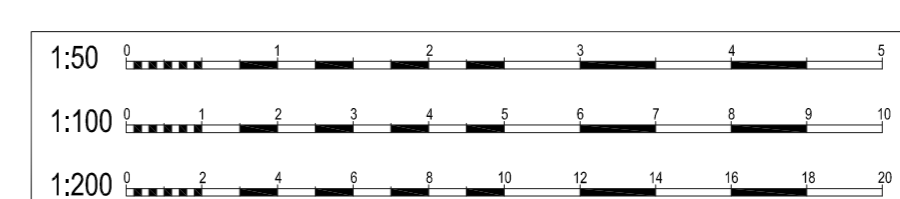
Wall construction

Detail B - 1:10



Floor construction

Detail A - 1:10



Location  
Lower High Street/St Anne's Road,  
Cradley Heath,  
West Midlands.

Drawing Title  
Proposed House Details  
Plans and Elevations

Rev	Date	Scale	Size	Dwg No.
	Oct 2020	1:50	A1	004
		1:100		
		1:200		