

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Bromsgrove District Housing Trust 'A'	Demolition of four no. two-storey residential blocks. Refurbishment of existing two-storey flats and houses, to include new stairwells. Environmental improvement works and traffic calming measures - Land at Austin Road, Charford, Bromsgrove (as amended by plans received 11.02.2008)	RES	B/2008/0022 09.04.2008

RECOMMENDATION: that permission be **GRANTED**.

Consultations

WH

Consulted - views received 16.01.2008:

- No objection subject to Conditions
- Despite prior communication with the applicants agent, a mistake was made that suggested that this area of Austin Road was not Public Highway. This was done in error and it can now be confirmed that Austin Road to which the development fronts is Publicly Maintained Highway.
- The alterations to the carriageway, kerblines, and access arrangements will need to be procured through a section 278 agreement, the agent, subject to a planning consent being granted, must submit engineering drawings to the Highway Authority to commence negotiations for the Section 278 agreement. No works on the Highway can commence until the agreement is signed.
- The proposed traffic management scheme is not of a design that is currently acceptable, whilst a scheme can be developed, due to the necessary consultation procedure by the Highway Authority with Statutory Consultees, Members of the Public and Councillors does not guarantee the introduction of the traffic management proposals. Therefore it is recommended that a condition relating to the provision of the traffic management is not applied to the application, and instead a section 106 agreement be entered into to make it an obligation to develop and make best efforts to introduce a traffic management scheme. All cost resulting from the consultation and development of the scheme are to be paid by the applicant. This should allow the development to proceed should the traffic management proposal fail. The scheme should it be successful in its consultation procedure should be introduced as part of the Section 278 agreement.

Reconsulted on amended plans 11.02.2008:

- Views awaited.

Tree Officer

Consulted - views received 17.01.2008:

- Additional planting if possible, together with the preferable replacement of the damaged specimens with new trees.

Landscaping Officer	Consulted 11.01.2008: views awaited.
Planning Policy	Consulted - views received 22.01.2008: <ul style="list-style-type: none">• The application raises no issues from a policy perspective.• The proposal does not involve a net gain in dwellings therefore there are no housing oversupply issues.
WMC	Consulted - views received 21.01.2008: <ul style="list-style-type: none">• I have been involved with the consultation process in relation to this development and therefore support the application.• I do recommend that the alley between the garage block and the proposed new parking area be closed. This is used as a cut through for those used in crime and disorder. The drawing shows a gate but allows free access. I am sure some arrangement with those requiring access would be possible.
Rights of Way	Consulted - views received 16.01.2008: <ul style="list-style-type: none">• No objection.
Ramblers Association	Consulted 11.01.2008: views awaited.
Central Networks	Consulted - views received 25.01.2008: <ul style="list-style-type: none">• No objection.
Publicity	46 letters sent 11.01.2008 (expire 01.02.2008): no response received. 1 letter sent 16.01.2008 (expires 06.02.2008): no response received. 2 site notices posted 22.02.2008 (expire 14.03.2008). 2 press notices published 18.01.2008 (expire 08.02.2008).

The site and its surroundings

This application relates to a defined section of Austin Road measuring some 0.41 hectares. The identified area is located to the west of Grafton Crescent and the east of Rock Hill. Morris Walk leading off Austin Road is located to the northern boundary. The site incorporates a section of Tibberton Court and the former playground area to the eastern boundary. The site consists of 111 dwellings or predominant two-storey type, with flatted development accessed via external stairwells. Bromsgrove District Housing Trust owns and manages 99 dwellings. Of these 99 dwellings, 12 have been improved previously, leaving 87 to be improved. The neighbourhood falls from south-west to north-east. Garage blocks interconnect with the housing. The site is located in a residential area.

Proposal

The neighbourhood suffers from a poor definition of public space, inadequate parking and excessive speeding, together with poor boundary treatments, a lack of local play facilities and a general run down feel. The landscaping is poor and overgrown.

This is a full application constituting one phase in the Charford Regeneration scheme and relates to improvement works to individual dwellings and more broader environmental enhancements. These include:

- Enclosure and refurbishment of the staircases to the flats (incorporating secure cycle storage).
- New porches.
- Installation of insulated render / brick slip panels.
- Additional off-road shared parking on Austin Road, including a new overflow car-park at the end of Tibberton Court.
- Enhanced street lighting.
- Hard and soft landscaping.

The scheme also includes improved insulation, double glazing, new kitchen and bathrooms and general maintenance of the area. These aspects do not require planning permission and therefore do not form part of the scheme for determination by Members.

The scheme also includes the demolition of four blocks of flats (eight units) and their replacement with parking facilities.

Relevant Policies

WMSS	UR3, QE1, QE2, QE4
WCSP	SD.2, SD.3, SD.5, D.43, CTC.6, T.1
BDLP	DS3, DS13, S28, RAT4, RAT5, ES11, C6, TR11
Others	PPS1, PPS3, SPG1

Relevant Planning History

B/1991/0934 Construction of houses together with associated parking provision:
approved 09.12.1991

Notes

The scheme effectively relates to environmental enhancements that will serve to improve the locality and the quality of life for the residents.

The new porches and enclosed stairwells are of an appropriate design and will significantly improve the elevations of the dwellings. The new stairwells will remove the unsympathetic and unsightly external stairwells and provide positive enhancement to the compound dwellings and the streetscene in general. The stairwells will provide greater cohesiveness with the refurbished dwellings and reduce opportunities for crime. This aspect of the proposal will not lead to any loss of residential amenity for the occupiers of the adjacent dwellings.

The remaining improvement works to include hard and soft landscaping, enhanced street lighting, new surfacing and refurbishment of the existing garage blocks will contribute significantly to the regeneration ethos of the proposals.

I raise no objection to the demolition of the four blocks of flats given their unsightly state of repair and the extremely poor planning relationship of these units to the adjacent dwellings known as 61 / 63 Austin Road. The removal of these units will enable additional parking and remove the opportunities for crime afforded by the current units.

Members will note the original scheme contained traffic calming measures on Austin Road to which Worcestershire Highways objected due to land ownership issues. This aspect of the scheme was deleted following the submission of amended plans on 11th February 2008. WH has subsequently raised no objection to the revised highway works that consist solely of the provision of off-road parking spaces. This will improve highway safety on Austin Road and permit observation of resident's vehicles from their own properties, thus reducing fear of crime.

I therefore find no reason to refuse permission and recommend approval.

RECOMMENDATION: that permission be **GRANTED**.

1. Time limit.
2. Notwithstanding the annotated materials schedule detailed on the approved drawings, details of the form, colour and finish of the materials to be used externally on the dwellings, together with the new external stairwell enclosures shall be subject to the approval, in writing, of the Local Planning Authority before any work on the site commences.
3. C10
4. H6
5. H9

Reasons

2. To protect the amenities of adjacent occupiers in accordance with policies S10 and DS13 of the Bromsgrove District Local Plan 2004 and policy SD.2 of the Worcestershire County Structure Plan 2001.

Notes

1. H Note 1
2. H Note 7
3. H Note 10
4. H Note 17
5. H Note 22

Before development is commenced the applicant is encouraged to contact Central Networks, Disconnections Department, Toll End Road, Tipton, DY4 0HH.

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (WMSS) September 2004, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan (BDLP) January 2004 and other material considerations as summarised below:

WMSS	UR3, QE1, QE2, QE4
WCSP	SD.2, SD.3, SD.5, D.43, CTC.6, T.1
BDLP	DS3, DS13, S28RAT4, RAT5, ES11, C6, TR11
Others	PPS1, PPS3, SPG1

B/2008/0022-DMB - Demolition of four no. two-storey residential blocks. Refurbishment of existing two-storey flats and houses, to include new stairwells. Environmental improvement works and traffic calming measures - Land at Austin Road, Charford, Bromsgrove - Bromsgrove District Housing Trust

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.