

DUDLEY METROPOLITAN BOROUGH

PLANNING COMMITTEE – 12TH SEPTEMBER 2022

PRE - COMMITTEE NOTES

Page 12 Application No. P22/0546 – Land at Westminster Industrial Estate, Cradley Road, Netherton

The applicant has submitted a revised site plan, which indicates and confirms the following

- 2 metre exclusion/buffer area running adjacent to neighbours boundary
- Acoustic fencing 2m in height erected along the exclusion area
- Materials stacked below wall height are either long term or do not require fork movement
- Reduction in height of material stacking across the whole site, with the max height of materials being 2m along the boundary with the residential properties and 3m elsewhere.
- Agreement to the hours of operation as per proposed conditions.
- Confirmation that a site manager will be permanently on site to monitor staff conduct and deliveries.

As result of the above, Condition 1 is amended to the following:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PA-01 Rev A and RCA/WIE/001 Rev C

REASON: For the avoidance of doubt and in the interests of proper planning.

An additional condition, Condition 7 is also added.

7. Within one month of the date of this approval, details of the continuous acoustic barrier constructed along the north eastern curtilage of the site, of minimum height of 2 metres measured from the ground level and minimum surface density of 10 kg/m², shall be submitted to and approved in writing by, the Local Planning

Authority. Within one month of the approval of the details of the acoustic barrier shall be installed in full accordance with the approved details and shall be maintained and retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of residents and In order to make a positive contribution to place-making and provide a high quality public realm in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)

Page 169 Application No. P22/0727 – Wood & Moore Builders Merchants, Wallows Road, Brockmoor, Brierley Hill

The applicant has submitted a revised site plan, which indicates and confirms the following:

- A bin collection area for the three properties accessed of Planet Road
- That footpaths to the Wallows Road frontage are 2m wide
- Private Driveways would have appropriate gradients as documented within the submitted Civil Engineers Drawings

As a result, condition 2 is amended to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans: SJD-281-016 Rev C; SJD-281-017 Rev C; SJD-281-018 Rev B; SJD-281-019 Rev B; SJD-281-020 Rev B; SJD-281-021 Rev B; SJD-281-022 Rev B; SJD-281-023 Rev B; SJD-281-024 Rev C; SJD-281-025 Rev C; SJD-281-026 Rev A, SJD-281-027 Rev A and 1618-006.

In addition, the applicants have also confirmed acceptance of the implementation of a Traffic Regulation order to prevent parking at the site access and along the visibility splay to Wallows Road. Therefore, the following additional condition is also proposed:

The development shall not be occupied until details of a scheme to implement a prohibition of Waiting at the site access and along the visibility splay at Wallows Road has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be progressed with the best endeavours of the applicant to conclusion, including any fees which may be due to the highway authority.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part).