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Committee Date:	09/07/2015	Application Number:	2015/03116/PA
Accepted:	21/04/2015	Application Type:	Reserved Matters Development
Target Date:	21/07/2015		
Ward:	Erdington		

Baldmoor Lake Road, Land to the rear, Former Court Lane allotments, Erdington, Birmingham

Reserved matters application for the erection of 116 new dwellings with associated public open space, landscaping and parking associated with outline planning permission 2010/06527/PA

Applicant:	Birmingham City Council Housing Regeneration and Development, Department of Planning and Regeneration, 1 Lancaster Circus, Birmingham, B1 1TU
Agent:	Axis Design Architects Ltd Crosby Court, 28 George Street, Birmingham, B3 1QG

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Recommendation

**Approve Subject To Conditions**

1. Proposal

1.1. This Birmingham Municipal Housing Trust application is for the outstanding reserved matters (appearance, landscaping, layout and scale) for the residential development of this former allotment site. The proposals amount to a total of 116 new dwellings which consists of 58 affordable and 58 private sale units divided as follows:

- 58 no. two bed (46 no. houses and 12 no. bungalows)
- 49 no. three bed
- 9 no. four bed

1.2. The scheme largely proposes to establish street blocks of perimeter development that provide an active frontage to streets with private gardens behind. Generally properties are 2 storeys in height, although there are a limited number of bungalows to the south of the proposals. The development would also deliver an enlarged and greatly improved area of public open space to the north between the proposed new houses and the tower blocks of Cranleigh and Repton House with new play equipment part of the proposals.

1.3. As required by conditions of the outline consent the proposed layout is broadly in accordance with the approved masterplan although the number of units has dropped from 124 dwellings. It should be noted that a small area of the outline application site is not within the applicant's control and therefore does not form part of these proposals; however the proposals provide a master plan for this section showing an additional five dwellings taking the overall development up to 121 dwellings.

1.4. As per previous consents, the layout has been informed by the desire to retain as many of the existing trees as possible.

- 1.5. The proposed dwellings would have a traditional styling and palette of materials, with brick the principal choice. The dwellings incorporate ground floor bay windows, chimneys, stone sills, eaves dentil coursing, fanlights and string courses.
- 1.6. Overall parking is provided on a 149% basis, although where opportunities allow additional spaces are proposed. Additional unallocated visitor/communal spaces are provided across the development.
- 1.7. An addendum to the Design and Access Statement; a Tree Survey; Travel Plan and addendum to the Transport Assessment, Contaminated Land Desk Study, Habitat Survey and full detailed plans have been submitted in support of this application.

1.8. [Link to Documents](#)

2. [Site & Surroundings](#)

- 2.1. The application site consists of nearly 4ha of former allotment land which is now largely overgrown with on site features limited to bases of former buildings associated with the sites former use and a network of pathways across the site. Pedestrian access through the site is currently possible via a number of routes connecting Baldmoor Lake Road to the North with Jarvis Lane to the south. An existing footpath runs along the southern boundary of the site which links through to Goosemoore Lane to the east.
- 2.2. The wider area is largely in residential use with tower blocks to the north and south. Retained allotments are situated directly to the west of the application site, whilst the Cookes furniture store and a church are situated directly to the east within an otherwise residential street. Aside from the tower blocks, development is largely two storey in height in this part of the city.

[Site Location](#)

3. [Planning History](#)

- 3.1. 28.01.2011 – 2010/06527/PA – Approval - Outline application for around 124 new dwellings and new public open space with associated highways. All matters reserved for subsequent approval excluding access to be from Jarvis Road and Baldmoor Lake Road.

4. [Consultation/PP Responses](#)

- 4.1. Transportation Development – Raise concerns regarding the level of on-plot parking and consider that this combined with the carriageway width will result in residents experiencing difficulty in parking whilst maintaining passable carriageway widths. This could also create a poor pedestrian environment.
- 4.2. Regulatory Services – No objection but recommend a condition is imposed that requires a further contaminated land study / remediation / verification.
- 4.3. Leisure Services – Raise no objection and note that they accepted the principle of the development at outline stage subject to 0.38ha of new public open space being provided.

- 4.4. Drainage Team – Either full details of Sustainable Drainage are required or a condition requiring full details is necessary.
- 4.5. Children, Young People and Families – Request a financial contribution of £763,638.22 towards the provision of school places in this area which is under sustained pressure for places.
- 4.6. Environment Agency – No objection in principle but have made detailed comments in relation to the proposed surface water drainage requirements controlled by condition 2 of the outline planning consent.
- 4.7. West Midlands Police – Raise no objections but recommend adoption of Secured by Design principles and make detailed recommendations on the proposed layout.
- 4.8. Severn Trent – No objection subject to a condition requiring drainage details.
- 4.9. Site and Press Notices displayed. Neighbouring occupiers, Ward Members, the MP and Residents' Associations consulted with four responses received from local occupiers. Three residents object raising the following concerns:
- The main access road will remove greenery and create a traffic hazard.
  - Other opportunities to Jarvis Road for access points exist
  - Close proximity of the main access road and parking to their garden creating noise and anti-social behaviour problems.
  - Will devalue their property
  - Impact upon the security of their property
- 4.11 A resident of Gravelly Lane raises no objection in principle but raises concerns regarding the position of the main access road on the basis of noise, impact upon property values and construction impact.
- 4.12 The church fronting Goosemoor Lane has commented that they welcome the opportunity to be part of the developing community and welcome a conversation to see how their development proposals can be aligned with the housing scheme.

## 5. Policy Context

- 5.1. Birmingham Unitary Development Plan 2005; the submission draft Birmingham Development Plan; Places for Living (2001) SPG; Car Parking Guidelines (2012) SPD; and the National Planning Policy Framework 2012.

## 6. Planning Considerations

### BACKGROUND

- 6.1. The principle of the development has been established by the previous outline planning permission, with consent for the site accesses approved in detail. As required by condition of the outline consent, the development is in general accordance with the previously approved master plan and represents a refinement of the development proposals as additional detail has been added with some

realignment of roads within the scheme. This includes the 3,815 sq.m public open space improvements and extension to the north of the site, which was set as a minimum of 0.38ha by the outline consent.

- 6.2. Children, Young People and Families' request for a financial contribution is noted. However this application is at a reserved matters stage and such a contribution should have been secured at outline stage. Notwithstanding this, the scheme is to be carried out by the City through the BMHT programme with the aim of providing social homes for rent. The private houses proposed help finance the provision of the social housing and therefore there is no surplus (that, in a private scheme, would be developer's profit) to fund such a contribution. Finally, I note the extensive investment in public open space that forms part of the scheme. I am therefore satisfied that such a contribution is not necessary or appropriate in this instance.

## DESIGN

- 6.3. The proposed design represents an evolution of the approved masterplan and shows perimeter development with the principle of front-to-front development followed through. The scheme would continue to provide pedestrian connectivity through the site and beyond with an appropriate hierarchy of streets throughout the development, including a shared surface along the southern boundary.
- 6.4. This largely two-storey development is of an appropriate scale to its context with the mix of semi-detached, link detached, detached and bungalows (some incorporating dormers) providing visual interest.
- 6.5. The traditional design is appropriate and acceptable and the level of detailing provided secures a high architectural quality. The use of red brick and slate coloured roof also respects the wider context. Safeguarding conditions in relation to materials and boundary treatment are attached to the outline consent.
- 6.6. My City Design Officer supports the amended proposals and notes that the housing layout and design have been developed to create a cohesive continuous frontage onto the public realm, using garages to create built links in some locations, while also contributing to parking provision. The layout provides two parking spaces on plot for most 3 bedroomed and all 4 bedroomed properties and one on plot parking space for all two bedroomed properties, without parking being over dominant in the street scene.
- 6.7. Care has been taken with the architecture which includes window, door, porch and roof detailing that draws on the local built vernacular and integrates the design with the wider area, detailed drawings of these elements should ensure implementation to an appropriate specification.
- 6.8. The highway and footway layout has been designed to facilitate controlled movement around the site for vehicles and easy safe movement through the site and across the public open space for pedestrians. This is delivered through the design of the highway, footpaths and parking. Careful design of highway widths that have not been over engineered enables vehicles to manoeuvre safely and easily but at low speeds. On street parking is provided in laybys in addition to on plot parking that can be used by visitors or residents. Tree planting on the main access road would create greater enclosure of the street designed to slow traffic speeds, as would raised intersections and textured thresholds in key locations.
- 6.9. I therefore consider the design of the proposals acceptable.

## AMENITY

- 6.10. In terms of the amenity of local occupiers the development would not overlook or overshadow existing properties. The development is in accordance with Places for Living separation guidelines.
- 6.11. Turning to the amenity of future residents, overall the development offers relatively spacious accommodation with the majority of rear gardens well in excess of Places for Living guidelines. The perimeter block layout provides security to the rear, with exposed boundaries secured by quality brick walls. I note the presence of the first floor window in the rear of the adjacent Cookes' building. However given the length of gardens within the vicinity (plots 76-78) and with suitable planting (a hedgerow which could attain the height of 4m is shown on the proposed landscaping plans, together with the retained Lime and Sycamore trees) to this boundary, I consider this acceptable and note that this arrangement is similar to the consented masterplan.
- 6.12. Regulatory Services recommend a condition requiring the submission of a contaminated land study. However I note that at outline stage a report was submitted that concluded that there was no contamination present and no remediation was required. Regulatory Services accepted this conclusion at that time and did not consider that a condition would be required. There have been no material changes on the site and therefore I do not consider such a condition reasonable or necessary.
- 6.13. I therefore raise no amenity-based concerns.

## ECOLOGY

- 6.14. The City's ecologist notes that the new public open space together with the decent sized gardens will provide ecological 'stepping stones' towards Jarvis Road. It is concluded that the recommendations set out in the supporting habitat survey would need to be given due regard when conditions attached to the outline planning permission are applied to be discharged. The outline consent requires a bat survey, reptile survey, an ecological mitigation plan for construction and an ecological enhancement strategy.
- 6.15. I therefore raise no additional ecological concerns and concur with my Ecologist's conclusion that the layout provides opportunities for the ecological enhancement envisaged at outline stage.

## TREES / LANDSCAPING

- 6.16. As with the previous consent, the development seeks to retain as many trees as possible. The Tree Survey has been updated in light of the latest development proposals showing that there are no A category trees on site. A number of individual and groups of B and C category trees would be lost as a consequence of the development, however a significant proportion on the site's boundaries would be retained. Opportunities to introduce new tree planting and landscaping are taken where possible, with a substantial number (85) of new trees proposed within front and rear gardens, the new public open space and incidental landscaping. A scheme showing a much enhanced public open space has been developed which shows children's play facilities, paths, landscaping. This would provide a resource for the wider community.

- 6.17. Conditions are attached to the outline consent requiring tree protection measures and the replacement of and planting that fails within two years of the completion of the development. I therefore raise no arboricultural or landscaping concerns.

#### HIGHWAY MATTERS

- 6.18. Transportation Development raises significant concerns regarding the level of on-plot parking provision across the site. The outline consent indicated a likely overall parking provision of 166% and approved the details of the access points and the number of homes to be accessed from the two access points (Baldmore Lake Road and Jarvis Road). The current scheme averages 149% with bungalows and two bedroom properties with 100% provision; 3 bedroom properties averaging 171% provision and the 4 bedroom properties averaging 200%. A total of 13 visitor spaces are also shown across the development.
- 6.19. Therefore, across the development the majority of 3 and 4 bedroom units benefit from two off-road spaces, including a number of garages (largely on the private units). Two bedroom units generally benefit from one off-road parking space. Both formal and informal on-street parking opportunities would be provided across the scheme without hindering circulation. Circulation plans for refuse vehicles have been provided that demonstrate satisfactory vehicle movements. I therefore consider the proposed parking provision adequate.
- 6.20. The outline consent includes conditions requiring details of cycle storage, a residential Travel Plan, details of the site accesses from Baldmoor Lane Road and Jarvis Road and limits the number of dwellings accessed from Jarvis Road to 90. I consider that an additional condition requiring a suitable highways agreement is necessary in order to ensure that the new streets are constructed to an acceptable standard.
- 6.21. Since the application's submission amended plans to avoid the need to stop up highway land (HMPE) to the north of the site on Baldmoor Lake Road have been received. However, given the extremely close proximity of the proposals to HMPE a resolution to allow for the stopping up of this is recommended.

#### DRAINAGE

- 6.22. Severn Trent's request for a condition requiring drainage details is noted and I note condition 2 of the outline consent requires a scheme of surface water drainage but not foul. The Environment Agency raises no objection to the development in principle but has provided specific comments in relation to surface water drainage that will require consideration in relation to condition 2 of the outline consent. I consider that the issue of foul drainage is a matter for Building Regulations and therefore no additional drainage-based conditions are recommended.

#### 7. Conclusion

- 7.1. This application is substantially in accordance with the parameters established at outline stage and the relevant policy context. The proposals represent an appropriate design that will deliver high quality homes to the area. I therefore recommend that planning permission is granted subject to suitable safeguarding conditions.

#### 8. Recommendation

8.1. That no objection be raised to the stopping up of part of Baldmoor Lake Road, and that the Department for Transport (DFT) be requested to make an Order in accordance with the provisions of Section 247 of the Town and Country Planning Act.

8.2. That approval be granted subject to the following conditions:

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|---|---|
| 1 | Requires the scheme to be in accordance with the listed approved plans                                    |
| 2 | TRAN26 Requires the prior submission and completion of works for the S38/S278/TRO Agreement (equivalent). |
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Case Officer:            Nicholas Jackson

## Photo(s)



Figure 1 – The site looking west





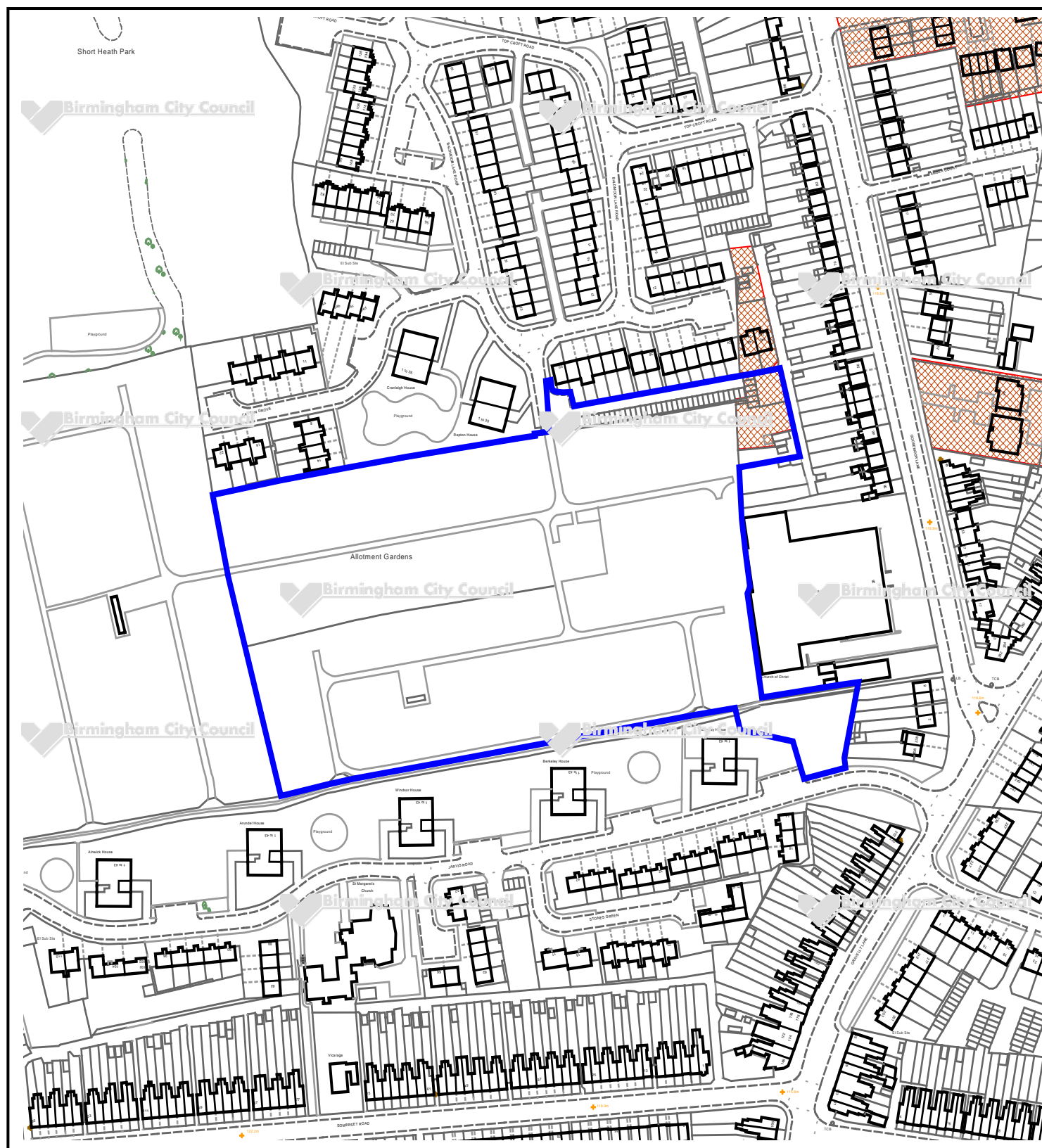
Figure 2 – The rear access along Baldmoor Lake Road





Figure 3 – Existing public open space – Cayton Grove in the distance

## Location Plan



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