



Economy, Environment and Communities, Development Management

Planning Committee

Report of Head of Planning and Building Control on 30 November 2023

Plans List Item Number: 3

Reason for bringing to committee

Significant Community Interest – Petitions submitted against the application.

Application Details

Location: 55, REDHOUSE STREET, WALSALL, WS1 4BQ

Proposal: CHANGE OF USE FROM NURSING HOME (C2) TO 11NO. 1 BED APARTMENTS AND 3NO. 2 BED APARTMENT FOR OVER 55 (C3)

Application Number: 23/0719

Case Officer: Stephanie Hollands

Applicant: S Sidhu

Ward: Palfrey

Agent: J Mason Associates Ltd

Expired Date: 22-Sep-2023

Application Type: Full Application: Major Use Class C3 (Dwellinghouses)

Time Extension Expiry: 08-Dec-2023



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Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant planning permission subject to conditions and the satisfactory completion of a Section 106 legal agreement to secure a financial contribution toward the provision of off-site recreation open space and subject to;

- No new material considerations being received within the consultation period;
- The amendment and finalising of conditions;
- No further comments from a statutory consultee raising material planning considerations not previously addressed

Proposal

The proposal relates to the change of use of the existing building from residential nursing home in Use Class C2 to 11 one-bedroom apartments and 3 two-bedroom apartments falling in Use Class C3. The proposal also entails the demolition of an existing conservatory to the rear, formation of new parking areas, bin store, construction of a lockable cycle storage facility and landscaping (including tree planting).

Site and Surroundings

The site is a modern two storey red brick building and gardens situated in a predominantly residential area. The area is predominantly characterised by rows of terraced dwellings fronting directly onto the street, though to the south of the site there are a number of mid-20th century semi-detached and terraced dwellings with larger front and rear gardens. The application site currently has a car park to the rear accessed via an undercroft from Redhouse Street, with a further parking area to the front. The site has small garden area to the rear along with a rear conservatory.

Relevant Planning History

BC54314 for variation of condition 11 of BC37581 – premises shall be used as a Nursing Home and no other purpose was granted on 15 June 2020.

05/0908 for the demolition of 53 Redhouse Street, erection of two storey side extension, re-siting of vehicular cross over was approved on 05 July 2005.

06/0629 for the demolition of 53 Redhouse Street and extension to provide additional bedrooms, en-suites and lounge, re-siting of vehicular crossover was refused on the grounds on 3 July 2006 and the subsequent appeal was dismissed on 15 November 2006.

07/0240 for the demolition of 53 Redhouse Street and erection of ground floor and first floor extension to provide additional bedrooms, en-suites and lounge was granted on 12 June 2007.

08/1741 for two storey side and single storey rear extensions (amendment to 07.0240 was refused on 16 January 2009 on the grounds of highway safety.

09/0532 for two storey side and single storey rear extensions (amendment to 07/0240) was granted on 04 September 2009. Conditions 1 and 2 discharged under 09/1441.

11/1365 for demolition of 61 Redhouse Street and erection of two storey side extension adjacent nursing home, including conversion of bathroom to bedroom, installation of 2 windows on front elevation and creation of parking area was granted on 01 March 2012.

18/099 for works to protected trees. part approved and part refused on 21 March 2018.

19/1266 - Change of use from Nursing Home (C2) to 11 no. 1 Bed Apartments and 3no. 2 Bed Apartments (C3) – Withdrawn – 01/12/2022.

This application was originally approved at planning committee on 17/09/2020 subject to conditions and the satisfactory completion of a Section 106 legal agreement to secure a financial contribution toward the provision of off-site recreation open space. However, due to the Section 106 agreement not being completed the application was withdrawn.

20/0802 - Proposed change of use from nursing home (Use Class C2) to provision of a 35 bedroom House in Multiple Occupation (HMO) (sui generis) for people sharing associated amenity, recreation, training and laundry facilities – Refused – 09/02/2021.

Relevant Policies

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

Key provisions of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 5 – Delivering a sufficient supply of homes**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 11 – Making effective use of land**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 15 – Conserving and enhancing the natural environment**

On **planning conditions** the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations.

Reducing Inequalities

The Equality Act 2010 (the '2010 Act') sets out 9 protected characteristics which should be taken into account in all decision making. The **characteristics** that are protected by the Equality Act 2010 are:

- age
- disability
- gender reassignment
- marriage or civil partnership (in employment only)
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty "PSED" on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean 'preferentially'. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- GP2: Environmental Protection
- GP3: Planning Obligations
- ENV10: Pollution
- ENV17: New Planting
- ENV18: Existing Woodlands, Trees and Woodlands
- ENV32: Design and Development Proposals
- H6: Nursing Homes and Rest Homes for the Elderly
- T7 - Car Parking
- T9 – Cycling
- T10: Accessibility Standards – General
- T13: Parking Provision for Cars, Cycles and Taxis
- 8.3 Urban Open Space

Black Country Core Strategy

- CSP1: The Growth Network
- CSP2: Development Outside the Growth Network
- CSP3: Environmental Infrastructure
- CSP4: Place Making
- CSP5: Transport Strategy
- DEL1: Infrastructure Provision
- HOU1: Delivering Sustainable Housing Growth
- HOU2: Housing Density, Type and Accessibility
- TRAN2: Managing Transport Impacts of New Development
- TRAN5: Influencing the Demand for Travel and Travel Choices
- ENV3: Design Quality
- ENV6: Open Space, Sport and Recreation
- ENV7: Renewable Energy
- ENV8: Air Quality

Walsall Site Allocation Document 2019

EN1: Natural Environment Protection, Management and Enhancement

HC2: Development of Other Land for Housing

HC3: Affordable Housing and Housing for People with Special Needs

T2: Bus Services

T4: The Highway Network

T5: Highway Improvements

Supplementary Planning Document

Designing Walsall

- DW1 Sustainability
- DW2 Safe and Welcoming Places
- DW3 Character
- DW4 Continuity
- DW5 Ease of Movement
- DW6 Legibility
- DW7 Diversity
- DW8 Adaptability
- DW9 High Quality Public Realm
- DW9(a) Planning Obligations and Qualifying development
- DW10 Well Designed Sustainable Buildings

Open space, sport and recreation

- OS1: Qualifying Development
- OS2: Planning Obligations
- OS3: Scale of Contribution
- OS4: Local Standards for New Homes
- OS5: Use of Contributions
- OS6: Quality and Value
- OS7: Minimum Specifications
- OS8: Phasing of On-site Provision for Children and Young People

Air Quality SPD

- **Section 5 – Mitigation and Compensation:**
- Type 1 – Electric Vehicle Charging Points
- Type 2 - Practical Mitigation Measures
- Type 3 – Additional Measures
- 5.12 - Emissions from Construction Sites
- 5.13 – Use of Conditions, Obligations and CIL
- 5.22 - Viability

Consultation Replies

Officer comments in italics.

Archaeology: No objection. Confirm there are no archaeological implications for this proposal.

Clean and Green: Transport statement section 4.4 states each resident will be provided with their own grey and green bins and placed at the kerbside for collections on their allocated day. This is not adequate for this site. The bins we would be looking to introduce at this site are our large euro bins 1x 1100L domestic + 1x 1100L green recycling bin.

C&G vehicles would not fit down the side of the building and around the bend to the bin store at the rear. We would like the bin store to be built to house the large euro bins for our crews to have easy access and not to block the footpath with 28 green and grey bins on collection days if the residents had their own bins.

Amended plans have been submitted to address the above concerns with the bins store now located at the front, any re-consultation comments received from Clean and Green will be detailed in the supplementary paper.

Coal Authority: No objection. The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

Conservation: No objection.

Environmental Protection: No objection. It may be relevant for the proposed development to be assessed by the local planning authority in regard to formal requirements for the provision of electric vehicle charging points, which fall under The Building Regulations 2010 (as per Approved Document S) or the Black Country Air Quality Supplementary Planning Document.

Highway Authority: Support subject to conditions relating to formalisation of parking areas, visibility splays and cycle storage

Lead Local Flood Authority: No objection subject to a Construction Surface Water Management Plan condition.

Public Health: No objection.

Strategic Planning Policy: Support.

Tree Officer: The Council's Arboricultural Officer objected to the proposal on the grounds that the alterations to the parking area to the front will necessitate the removal of a protected Beech tree.

West Midlands Fire Service: No adverse comments to make under B5 on this application.

West Midlands Police: No objection. Note for applicant.

Representations

The application was advertised by way of the display of site and press notices and notification letters sent to surrounding properties. The public consultation time expired on 29th August 2023. Twenty-five individual objections have been received against the application (some being duplicates, no reasons given and with no names or address given) with the following concerns summarised below:

- Anti-social behaviour
- Substance abuse
- Risk to young children
- Overlooking/loss of privacy
- All male/type of occupants
- Applicant already owns 2 HMOs in the street, poorly managed
- Increase in crime/nuisance in area
- Elderly neighbours/health conditions
- Refuse waste/fly tipping
- Increase in cars/traffic/congestion/unsuitable parking
- Increase pests
- Safety/Security
- Impact on services (doctors, dentists, etc)
- Increase noise and air pollution
- Existing new dwellings being built in area
- Deprived area
- Enough flats in area
- No information on letting/management/care staff

A letter of objection has been received from Rt Hon Valerie Vaz MP on the grounds that it is contrary to policy, overoccupancy and use as an HMO.

Councillor Ditta has submitted a petition against the application based on inadequacy of parking and impact on the amenity of the area with 67 signatures. The same petition was also submitted by a local resident.

It should be noted that comments made in relation to the use as an HMO are not material considerations and therefore cannot be taken into consideration as the proposed development is for the change of use of the existing building from residential nursing home in Use Class C2 to 11 one-bedroom apartments and 3 two bedroom apartments falling in Use Class C3, and not an HMO.

Comments made in relation to decrease in house values, replacement fence panels and trimming of overgrown trees are also non-material planning considerations.

Determining Issues

- Principal of development
- Design and character of the area
- Amenity of nearby residents
- Community safety

- Highway safety
- Tree impact
- Impact on air quality and climate change
- Section 106 Obligations
- Local Finance Considerations

Assessment of the Proposal

Principal of development

The site is within the development boundary and is unallocated on the Walsall Site Allocations Document, whilst its last known use was as a nursing home falling under Use Class C2. The site is sustainably located in an established residential area, with various local amenities such as shops, schools, pubs and places of worship within 300m. The site is also accessible by public transport with the nearest bus stop approximately 175m away on Weston Street. The proposed change of use will contribute to the district's housing targets by providing 14 new apartments for the open market. The proposal to change the use of the building to 14 apartments along with minor external alterations, parking, landscaping and ancillary bicycle and bin stores is considered to be acceptable in principle subject to a full assessment of the impact on the local environment.

This is a resubmission of a previous application that was withdrawn, reference 19/1266, except that the latter proposed that no restriction on the age of occupiers was proposed. Strategic planning policy supported the application on planning policy grounds but noted that, given that future residents are likely to be more mobile than the existing ones, consideration should be given to the possible requirement for additional parking and the need to provide a contribution to off-site open space in accordance with the Open Space SPD.

Over 55's not in need of care are as likely as younger residents to be active and car owners. It is noted that the current proposal includes the provision of additional parking. The number of spaces would appear to be less than required by the standard in saved UDP policy T13, however it should be noted that this is an area of low car ownership, and the majority of existing housing has no on-site parking.

Design and character of the area

The proposal includes relatively minor changes to the external appearance of the existing building, including replacement windows, external lighting and new fences and gates. The primary visual impact will be from the formation of the new parking areas and bin/cycle stores to the front and rear and the landscaping of the shared amenity space. The proposal also entails the removal of an existing conservatory to the rear which is welcomed. The proposal is therefore in accordance with saved Policy ENV32 of the Walsall Unitary Development Plan, Policy ENV3 of the Black Country Core Strategy, the Designing Walsall Supplementary Planning Document and Section 12 of the National Planning Policy Framework.

The application site sits within the intermediate setting of all three Whitehall Schools, which are Grade II Listed.

Para 195 of the NPPF states "the LPA should identify and assess the significance of any heritage asset that may be affected by the proposals". Para 200 of the NPPF states "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification".

Paragraphs 201 and 202 require the LPA to assess whether the harm is substantial or less than substantial harm to the significance of the designated heritage asset.

The proposal seeks the conversion of the care home into apartments for over 55's. The proposed conversion works would have no harm the intermediate setting or to the significance of the Listed schools.

The Conservation Officer has no objection to the proposed development.

Amenity of nearby residents

Objections were received from neighbours on the grounds of overlooking and loss of privacy, overshadowing, noise, and disturbance. The proposal does not include the construction of any extensions therefore the development will not result in any additional overshadowing of neighbouring properties. The only new window openings proposed are to be in the southern elevation of the front projection of the building overlooking the front car park. These windows will be 25m from the side boundary of 61 Redhouse Street to the south, which is greater than the 24m recommended separation distance for windows. As such the proposed windows are not considered to result in any loss of privacy for the occupants of the no 61. The impact on neighbours to north, east and west will be unchanged in terms of overlooking.

Whilst the proposal amounts to a change of use, the former use as a nursing home is residential in nature, and the impacts on the occupants of nearby dwellings are predominantly related to the use of the private amenity space, cycle store and bin stores. The bin stores have been designed to be fully enclosed to reduce the noise impact on neighbours. The proposal is considered unlikely to result in undue noise and disturbance for neighbouring residents, and any such disturbance in the future would be a matter for Environmental Health to investigate.

Community safety

The proposed change of use from nursing home to 14 residential apartments is not considered to result in any community safety implications. West Midlands Police had no objection to the proposal and the development includes secure gated access to the rear of the building along with LED security lights to the front and rear of the building which will reduce the opportunity for crime and antisocial behaviour. In addition, a condition requiring the doors, windows to meet a security specification is considered reasonable. In addition, lighting, door call system, secure letter boxes are all reasonable elements to secure via a condition to ensure future occupiers of the flats are protected from fear of crime and anti-social behaviour, which will in turn assist in the property not becoming a target which will assist in reducing the fear of crime for neighbours.

Highway safety

The site is considered to be within a reasonably sustainable location with local amenities and public transport links located within a short walking distance of the site.

The existing site has two access arrangements from Redhouse Street, the northern access arrangement provides access to a parking area to the rear of the site, while the southern access arrangement provides access to a car park area at the front of the site. As part of the development proposals the 2 no. access arrangements will be retained. A condition will ensure visibility splays are maintained.

The northern access arrangement will be gated, the Highway Authority requires gates to be positioned 5m back for Redhouse Street.

The development proposals include 14 no. car parking spaces, which equates to one car parking space per dwelling (100% provision). The Highway Authority accepts the proposed car parking provision. A condition is proposed to ensure the formalisation of the parking and turning area.

9 no. car parking spaces are available to the rear of the development site, via the northern access point, while 5 no. of the car parking spaces are available at the front the development site, via the southern access point.

A planter is proposed adjacent to car parking bay no.8 which will need to be removed to ensure sufficient width of the reversing aisle. This can be secured by condition.

The development proposals include 5 no. cycle shelter and secure cycle parking stands able to store up to 10 no. cycles. The cycle storage is located south of parking bay no.8, a condition is proposed to secure the construction of the cycle shelter

It is not considered that the application will create any material impact on the surrounding network. The Highway Authority considers the development will not have an unacceptable impact on road safety or have severe cumulative impacts on the operation of the road network and is acceptable in accordance with the NPPF 2021 paragraph 111.

In light of the comments above, the Highway Authority supports the proposal, subject to conditions.

Tree impact

The proposed alterations to the car parking area to the front cannot be carried out without harm to, or removal of, the existing Beech tree which is the subject of a tree preservation order. The Council's Arboricultural Officer objects to the proposal on these grounds. The proposed site plan shows new planting of three Field Maple trees in the rear garden and one to the front in the location of the existing Beech tree.

The existing Beech tree contributes to the character of the area, and its loss would be unfortunate. However, it is considered that other material considerations, namely the proposal to bring an empty building back into an appropriate use, are considered to outweigh the loss of the protected tree. Furthermore, the proposed replacement planting in the rear garden and one to the front in the location of the existing Beech tree alongside a commitment from the applicant to enter into a legal agreement to provide a financial contribution to urban open space which will enable further planting in the area would mitigate against the harm caused by the Beech tree on the application site.

Impact on Air Quality and Climate Change

Section 14 of the National Planning Policy Framework requires local planning authorities to consider the impact of development on climate change. The Black Country Air Quality Supplementary Planning Document 2016 sets out the details of how this will be achieved. Of particular relevance to the proposed development is the provision of electric vehicle parking charging points. The SPD requires proposals for residential apartments to provide 1 charging point per 10 parking spaces. The proposed site plan shows three EV charging points in the

front car park. However, this does now fall under The Building Regulations 2010 (as per Approved Document S).

Section 106 Obligations

The development of 14 units on this site will trigger a Section 106 requirement for off-site open space.

A contribution to off-site open space would be required in accordance with BCCS Policy DEL1, UDP Policies GP3 and LC1, and the Open Space SPD. Based on the proposed development and the Council's ready reckoner, the urban open space contribution would be **£11,101**.

Planning obligations may only constitute a reason for granting planning permission if they meet the 3 following statutory tests to make the development acceptable in planning terms:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

These tests are set out in The Community Infrastructure Levy Regulations 2010 (as amended) Regulation 122 and National Planning Policy Framework paragraph 57.

Based on the three tests in the legislation, it is considered that an urban open space contribution and affordable housing are considered necessary to make the development acceptable in planning terms.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to 'local finance considerations' when determining planning applications. In Walsall at the present time this means there is need to take account of New Homes Bonus monies that might be received as a result of the construction of new housing.

This application proposes 14 new homes.

The Government has indicated that, for 2021-22, it will award £350 for each affordable dwelling, but the payment for all new homes (including both affordable and others) varies. There is no fixed payment of £1,000 per home: the sum will vary from £0 to an undisclosed figure. Essentially there is a fixed pot of money each year that is divided between all authorities depending on how many homes in total have been completed across the country.

The money is worked out based on performance in previous years (18 months in arrears), so the payment in 2022-23 will be based on the number of homes completed between October 2020 and October 2021.

Conclusions and Reasons for Decision

The proposed change of use will contribute to the housing targets for Walsall Council and is not considered to have any significantly adverse impact on the character of the area, residential amenity or community and highway safety.

Taking into account the above factors it is considered that the application should be recommended for approval.

Positive and Proactive Working with the Applicant

Officers have spoken with the applicant's agent and in response to concerns raised regarding the Lead Local Flood Authority, Highways and Clean and Green, amended plans have been submitted which enable full support to be given to the scheme.

Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant planning permission subject to conditions and the satisfactory completion of a Section 106 legal agreement to secure a financial contribution toward the provision of off-site recreation open space and subject to;

- No new material considerations being received within the consultation period;
- The amendment and finalising of conditions;
- No further comments from a statutory consultee raising material planning considerations not previously addressed;

Conditions and Reasons

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans details and documents:

- Proposed Plans and Elevations (JMA-XX-GA-A-0002 Revision E) received 12/06/2023
- Design and Access Statement received 12/06/2023
- Existing Plans and Elevations (JMA-XX-GA-A-0001) received 17/08/2023
- Transport Statement received 08/09/2023
- Detailed Site Plan & Landscaping (2325-03 Revision G) received 09/10/2023
- Location Plan & Block Plan (2635-9001 Revision F) received 09/10/2023

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3a. Prior to the commencement of development hereby permitted, a Construction Surface Water Management Plan to demonstrate how flood risk will be managed prior to the completion of the approved drainage strategy shall be submitted to the Local Planning Authority for approval in writing. The developer must ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

3b. The development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of surface water flooding to the development and surrounding properties during construction, in accordance with policy EQ7 of the adopted Core Strategy.

4. a. Prior to the development hereby permitted coming into use details of the access turning area and parking facilities shall be submitted in writing to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate:
 - i) how the surfaces are to be hard surfaced and drained to prevent surface water run off on to the highway or into any highway drain.
 - ii) That the planter located adjacent to car parking bay no.8 (shown in plan *Proposed_Site_Plan_and_Landscaping 09-10-23*) has been removed to ensure sufficient width of the reversing aisle
- 4b. The development hereby permitted shall not be occupied until the approved accesses, turning area and parking facilities have been carried out.
- 4c. The approved accesses, turning area and parking facilities shall not be used for any purpose than for access, turning and parking respectively.
- 4d. The development hereby permitted shall not be carried out otherwise than in accordance with the approved details and the access, turning and parking areas shall thereafter be retained for the lifetime of the development.

Reason: To reduce the need for on street parking in the interest of highway safety and ensure surface water does not run onto the highway and to avoid increased surface flooding to comply with Walsall's Unitary Development Plan saved policies GP2 and ENV40.

5. a Prior to the development first coming into use, full details of the proposed cycle shelter and refuse bin storage areas, shall be submitted to and approved in writing by the Local Planning Authority and the facility shall be fully implemented in accordance with the approved details.
 - b Prior to the development first coming into use, these facilities shall be fully implemented in accordance with the approved details.
 - c The cycle shelter shall thereafter be retained and used for no other purpose.

Reason: To ensure adequate servicing arrangements of the development and to encourage sustainable modes of travel in accordance with UDP Policy T13 and BCCS TRAN4.

6. Upon first occupation of the development, the measures and incentives to promote the development's sustainability credentials and encourage non car borne travel modes shall be implemented in accordance with the submitted TTC's Travel Plan Statement for the lifetime of the development.

Reason: To encourage sustainable travel modes, in accordance with BCCS policy TRAN2 and UDP Policy T10.

7. A 2.4m x 3.4m pedestrian visibility splay shall be always maintained at the new access point, within which no structure or planting exceeding 600mm in height above footway level will be permitted.

Reason: To ensure adequate pedestrian/vehicle inter-visibility is maintained at the access point in the interests of highway safety in accordance with UDP Policy GP2.

8. Notwithstanding the information shown on submitted plans, the development hereby permitted shall not be carried out otherwise than to meet the following minimum-security measures and thereafter the security measures shall be retained;
- All external doors to individual flats and the external doors to the building to be PAS24; 2016
 - All ground floor windows and over accessible roofs to be PAS24; 2016
 - All ground floor windows and over accessible roofs to have not less than one pane of 6.4mm laminated glass.
 - There should be an area of defensible space in front of all ground floor rear facing windows
 - No Lead or metal should be used on the ground floor,
 - Dusk until dawn lights (white light source) to be installed adjacent to each external door
 - Mail boxes shall be located at the primary entrance/exit lobby point of the building, covered by CCTV, 1.5mm steel letterboxes of robust construction, lockable individual letterboxes, secure, anti-identity theft proof and wall mounted
 - Recycling and refuse areas as shown on plan JMA-XX-SI-A-0003 rev D dated 24/6/19 shall be a lockable storage facility
 - All external doors including those to the shared passage shall have a door entry phone system and electronic lock release
 - All the dwellings shall be suitably with an intruder alarm by a registered SSAIB or NSI engineer to British Standard (BS EN 50131 Grade 2)
 - All pedestrian access gates shall be self-closing, lockable, designed to not create any climbing aids and flush with the front of the building
 - All vehicular access gates shall be self-closing, lockable and designed to not create any climbing aids
- Reason: To ensure the safety and security of the development and its occupiers in compliance with NPPF 12 and saved policy ENV32 of Walsall's Unitary Development Plan.

Notes for Applicant

West Midlands Police

The applicant may consider the following:

Construction site security.

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

I would recommend security using the principles of Secured By Design.

The applicant may wish to consider crime prevention and home security advice contained within SBD New Homes.

Please see : https://www.securedbydesign.com/images/HOMES_GUIDE_2023_web.pdf

For flats / apartments.

Secure mail is recommended without providing unnecessary access to private areas. (SBD Homes 2023 page 73 2b.45).

SBD strongly recommends where possible, mail delivery via a 'secure external letter box' Standard TS009 (DHF TS009) (SBD Homes 2023 page 73, 45.3).

'Through the wall mail delivery into secure internal letter boxes' can be considered Standard TS008 (DHF TS008)

(SBD Homes 2023 page 74, 45.4-5).

Suitable lighting will provide some security.

External LED lights with daylight sensors to the external walls, particularly by entrances and lighting to parking areas.

This to provide security for residents entering and leaving. (SBD Homes 2023 page 47, 27.2).

I would recommend 24 hour lighting using a daylight sensor to communal areas. Good quality LED lighting.

Providing security to residents as they make their way within the building. (SBD Homes 2023 page 77 49.8).

Alarm and cctv installers should be approved by NSI, SSAIB or both please see <https://www.nsi.org.uk/> and <https://ssaib.org/>

Advice on alarms and CCTV <https://www.policesecuritysystems.com/>

Consider for communal shared entrances doors and visitor door entry systems to standard SBD Homes 2023 S48.

In the interests of safety, security and crime prevention.

Door sets fitted with TS 007 3 star rated cylinders to each of the individual rooms.

Dwelling entrance door-sets (SBD Homes 2023 page 36, 23, 1-9).

All doors to a minimum PAS 24: 2022 standard doors for houses and apartments. Particularly external doors.

PAS 24 2022 for all new windows. Controlled fittings – Building Regulations etc.

This includes combined fire resistance with security.(See SBD Brochure page 5, 5).

https://www.securedbydesign.com/images/downloads/DOORSET_BROCHURE_200319.pdf

Any entry and to each room would be an individual victim of dwelling burglary.

If required cycle stores, approved products, are recommended (SBD Homes 2023 page 60, 32 and 85, 64).

Located in a clearly visible area.

Petition

We the undersigned and residents of Redhouse Street and Weston Street (Number 36-52 Weston Street) object to the application 23/0719 of the change of use of from Nursing home to apartments at 55 Redhouse Street.

The objection is based on:

- Inadequacy of parking- there is not enough parking for the occupants of the proposed application (14 parking spaces are inadequate for 14 proposed 1 bedroom and 2 bedroom apartments.)
- Impact on the amenity of the area- this area already has a number of social housing buildings and HMO's that is impacting the area

Name	Address	Signature
Rehmat Saan	47 Redhouse St	
Nicola Perry	71 Redhouse St	
Saeeda Bibi	69 Redhouse	
Pere YANSANE	75 Redhouse	
Sheezah HUSSAIN	44 REDHOUSE	
MOHAMMAD Ali	40 Redhouse St	
MICK DITON	17 COLLINS	
TERRY MULODONEY	36 Red House ST	
Mrs Tahira Uddin	40 Love Lane	
Mrs. M. Stint.	38 Love Lane	
Wood	34 Love Lane	
A. Isam	32 Love Lane	
S. Mar 07950949624	30 LOVE LANE	
M. Sandale	22 Love Lane.	
Channell	20 Love Lane.	
D. STEVENSON	18 LOVE LANE	
Uzma Abid	26 Redhouse Street	
ASMA ZADI	63 Redhouse street	
AISHA DEAN	65 Redhouse Street	