

METROPOLITAN BOROUGH OF SANDWELL Application No. **DC/6593**
TOWN AND COUNTRY PLANNING ACTS 1971-77

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

Name and address of applicant

**Charter Homes,
Baldams Road,
Sutton Coldfield**

Name and address of agent

**Harold S. Smith & Partners,
60 Highland Road,
Dudley.**

Site

Temple Way off Johns Lane, Tividale

Particulars of development

109 Dwelling houses and garages and construction of roads and sewers

Deposited on **6th February 1978**

The Borough Council of Sandwell as local planning authority hereby grant planning permission for the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto, copies of which are attached to this notice, subject to the following conditions :-

Conditions

1. The 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 (any of) the following condition(s), or approved amendment(s).
2. The development must be begun not later than the expiration of 5 years from the date of this permission.
3. Before the development is brought into use a garage or garage space shall be provided for each dwelling in a suitable place within the curtilage of the site.
4. Before the development is commenced a detailed landscaping and planting scheme shall be approved by the local planning authority. The scheme shall be implemented within eight months of the development being brought into use and shall be suitably maintained thereafter to the reasonable satisfaction of the local planning authority.
5. Before the development is commenced details of the materials to be used for the external surfaces of the buildings shall be approved by the local planning authority.

Reasons

1. 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.
2. Pursuant to section 41 of the Town and Country Planning Act 1971.
3. In the interests of amenities and the convenience and safety of road users.
4. To enhance the appearance of the development in the interests of visual amenity.
5. To ensure the satisfactory appearance of the buildings.

continued/..

Date **10th May 1978**

Signature

Town Clerk

N.B.

1. THIS IS A 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.

Conditions (continued)

6. Within 6 months of the completion of the houses on plots 1-20 inclusive and plots 46-56 inclusive the proposed children's play areas shall be laid out to the satisfaction of the local planning authority and screen walls of a height and type to be agreed with the local planning authority shall be erected around them.

Reasons (continued)

6. In the interests of safety and to safeguard the amenities of the dwellings which adjoin these areas.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the council of the district in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.