


Sandwell Metropolitan Borough Council

17 October 2017

Subject:	Proposal to Depart from the Local Development Plan at Anglo Caribbean Exports, Chaters Close, Tipton
Director:	Executive Director - Neighbourhoods - Alison Knight
Contribution towards Vision 2030:	
Contact Officer(s):	Carl Mercer – Planning Officer carl_mercer@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Council:

1. Consider an exception to the local development plan in respect of planning application DC/17/60757 (Proposed erection of new B2/B8 commercial unit (revised application - DC/16/60152).

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 4 October 2017, consideration was given to planning application DC/17/60757 which sought approval for a new B2/B8 commercial unit at Anglo Caribbean Exports, Chaters Close, Tipton.
- 1.2 At the meeting, the Committee approved the planning permission with conditions recommended by the Executive Director - Neighbourhoods; and to the application being referred to Council as a departure from the approved development plan.
- 1.3 The site is currently allocated for future housing led regeneration within the Site Allocations and Delivery Development Plan Document. It is necessary for the Council to consider whether or not to grant an exception to its policy to allow the application to proceed.

2 IMPLICATIONS FOR SANDWELL'S VISION

- 2.1 Implications contained within this report support Sandwell's Vision 9, in providing industries of the future where the local economy and high performing companies continue to grow.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant proposes to construct a 375 sqm new commercial unit, together with associated parking. Information contained within the application form makes reference to both B2 (General Industrial) and B8 (Storage and Distribution) uses.
- 3.2 The site forms parts of a wider housing allocation in the development plan; but the site also forms part of an area that is still industrial in nature. Since residential development is unlikely to come forward in the short to medium term, the proposal is considered to be acceptable.

4 THE CURRENT POSITION

- 4.1 The application has been approved by Planning Committee and awaits the consent of Full Council.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 The application has been publicised by neighbour notification letter, and site and press notice, without response. The Council's Highways, Planning Policy, and Environmental Health teams have also been consulted on the proposal. No overall objections have been received from consultees which cannot be overcome by condition.

6 ALTERNATIVE OPTIONS

- 6.1 Refusal of application is an option – but there are no sound planning reasons for doing so.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The granting of exceptions to the Sandwell Allocations Delivery and Development Plan Document would not have any implications for the resources of the Council.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 The Planning Committee has delegated powers to determine planning applications within current Council policy. The decision to grant permission for this proposal would be contrary to Sandwell Site Allocations and Delivery Development Plan Document. Consequently, the Committee has referred the application to the Council to consider whether or not an exception to the development plan should be granted.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 None relevant.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 The planning application and accompanying documentation is a public document.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 None relevant.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 The proposal is considered to be sustainable within the context of the National Planning Policy Framework.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 None considered due to the minor nature of the proposal.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 14.1 None.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 15.1 On balance, taking into account the comments of consultees, and the mixed nature of the surrounding area, the proposal is considered to be acceptable, subject to suitably worded conditions. Furthermore, the development plan would not be appreciably compromised as, although the site is allocated for housing, its current land use is commercial.

16 BACKGROUND PAPERS

16.1 Planning application DC/17/60757

Alison Knight
Executive Director – Neighbourhoods