


Sandwell Metropolitan Borough Council

9 April 2019

Subject:	Proposals to depart from the Local Plan at Unit 8 Powke Lane Industrial Estate, Powke Lane, Rowley Regis B65 0AH
Director:	Amy Harhoff – Director of Regeneration and Growth – Neighbourhoods
Contribution towards Vision 2030:	
Contact Officer(s):	Carl Mercer – Principal Planner carl_mercer@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Council:

1. That an exception to the Local Plan be allowed in respect of planning application DC/18/62397 (Proposed partial change of use at ground floor, and change of use at first floor with extension to create a Karate centre (D2 use class, assembly and leisure)).

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 13 March 2019, consideration was given to planning application DC/18/62397 which sought approval for a new Karate centre and operational works.
- 1.2 At the meeting, the Committee approved the planning application with conditions, and subject to the application being referred to Full Council as a departure from the approved Local Plan.
- 1.3 The site is currently allocated for employment uses 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 Ambition 8 - *Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.*

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant proposes a partial change of use at ground floor, and change of use at first floor with extension to create a Karate centre.
- 3.2 Planning Committee are of the opinion that the content of the Sequential Test submitted by the applicant (which considers alternative sites for the proposal) is sufficient to justify a departure from employment to leisure use.

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 by site and press notice, without response.

6 ALTERNATIVE OPTIONS

- 6.1 Refusal of the application is an option.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The granting of exceptions to the Council's Site Allocations and Delivery 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 the Council's 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 Local 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. Personal details held on file should be redacted before publication or distribution.

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 The introduction of a new leisure facility.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 None.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

16 Planning Committee is of the opinion that a leisure use would be suitable in this location.

17 BACKGROUND PAPERS

17.1 Planning application DC/18/62397.