


Sandwell Metropolitan Borough Council

16 July 2019

Subject:	Proposals to depart from the Local Plan at 1 Birmingham Road, West Bromwich, B71 4JH
Director:	Amy Harhoff – Director of Regeneration and Growth – Neighbourhoods
Contribution towards Vision 2030:	
Contact Officer:	William Stevens – Senior Planner William_stevens@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Council:

1. Allow an exception to the Local Plan in respect of planning application DC/19/62949 (retention of building for coach storage and use of adjoining land for coach and staff parking), 1 Birmingham Road, West Bromwich, B71 4JH.

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 5th June 2019, consideration was given to planning application DC/19/62949 which sought approval for coach storage and parking.
- 1.2 At this meeting, the Committee approved the planning application, subject to the application being referred to Full Council as a departure from the Local Plan.
- 1.3 The site is currently allocated for high quality employment use 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 VISION 2030

- 2.1 Implications contained within this report support Sandwell's Vision Ambition 6 – *We have excellent and affordable public transport that connects us to all local centres and to jobs in Birmingham, Wolverhampton, the airport and the wider West Midlands.*

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant proposes to retain the existing coach workshop/storage shelter and use the former car park to park coaches.
- 3.2 Planning Committee are of the opinion that the proposal is satisfactory to justify a departure from a high-quality employment use that would not prejudice future redevelopment of the site in accordance with the Council's adopted Site Allocation and Delivery Plan Document.

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 None.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 None.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 Planning Committee is of the opinion that coach storage would be suitable in this location.

16 BACKGROUND PAPERS

16.1 Planning application DC/19/62949.

17 APPENDICES:

None

**Amy Harhoff – Director of Regeneration and Growth –
Neighbourhoods**