

Mr M S Thandi 1 Birmingham Road West Bromwich B71 4JH	Retention of building for a coach workshop and use of adjoining land for coach and staff parking (3 office staff in first floor of office building). 1 Birmingham Road West Bromwich B71 4JH
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Date Valid Application Received: 25th March 2019

1. Recommendations

Subject to approval by Full Council, as the proposal is a departure from the development plan, retrospective approval is recommended.

2. Observations

This is a retrospective application.

At your last Committee, Members resolved to visit the site. This application is brought to the attention of your Committee as it is a departure from the local plan and if retrospective approval is granted the application will need to be referred to Full Council.

The Application Site

The application site is situated on the northern side of Birmingham Road, West Bromwich. The area is predominantly industrial with West Bromwich Albion Football Club to the south of the site.

Planning History

There is no relevant history that relates to this application.

Current Application

The applicant proposes to retain the building for a coach workshop and the use of the adjoining land for coach and staff

parking. The storage building measures 13.4m (W), a depth of 17.0m with a maximum height of 7.0m.

The agent has indicated that there are 27 coaches and 14 staff parking spaces. The site would employ a total of 42 staff (three of which will be in the existing offices) on a shift pattern basis.

Publicity

The application has been publicised by site notice, neighbour notification letters, and by a press notice. No objections have been received.

Statutory Consultee Responses

The Council's Highways Department has received no complaints about the site and therefore raise no objections. They do however recommend a condition is attached to any approval that retains the layout as shown on the submitted plans.

Environmental Health's Air Pollution and Noise Team have raised no objections.

The Council's Planning Policy Team object to the application and recommend refusal. They state that the retention of a storage building and coach parking is contrary to the guidance set out in policies contained in both the BCCS and SAD document relating to; development in a Borough Gateway, industrial development within an area of potential strategic high-quality employment land, and the design of an industrial building.

West Midlands Police has not raised any objections. They have however recommended further security measures and the applicant has been informed.

Planning Policy and Other Material Considerations

The site is in an area the Black Country Core Strategy Policy EMP2 states as being an area of high quality employment land. Whilst the Council's planning Policy Team object to the application I consider that the outside storage of coaches within this industrial estate will not stifle any future redevelopment as most of the site remains unchanged from before the coach company occupied the site. The policy team believe the use would be best suited in local quality employment land (EMP3).

It can be argued that the site is on one of the Borough's Gateways (DM5). However, the workshop is set significantly back from the road adjacent to the prominent McDonalds Restaurant (which is built forward of the workshop) and the West Bromwich Football Ground opposite.

In my opinion, the proposal complies with design policies ENV3 and ESO9 in that the architectural design of the workshop is designed to blend in with the existing area, whilst reducing the size of the shed at the eaves.

Conclusion

In my opinion, the proposal is of satisfactory design within an industrial context, there is no foreseeable highways issues, and use would not prejudice future redevelopment of the site for high quality employment uses.

I therefore recommend the granted of retrospective planning approval subject to the layout as shown on plan no: 1728.03 being retained.

3. Relevant History

None relevant to this application.

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

Black Country Core Strategy

EMP2 – Actual and Potential Strategic High-Quality Employment Areas

ENV3 – Design Quality

ENV5 - Flood Risk, Drainage Systems and Urban Heat Island

Sandwell Site Allocations and Delivery Development Plan Document

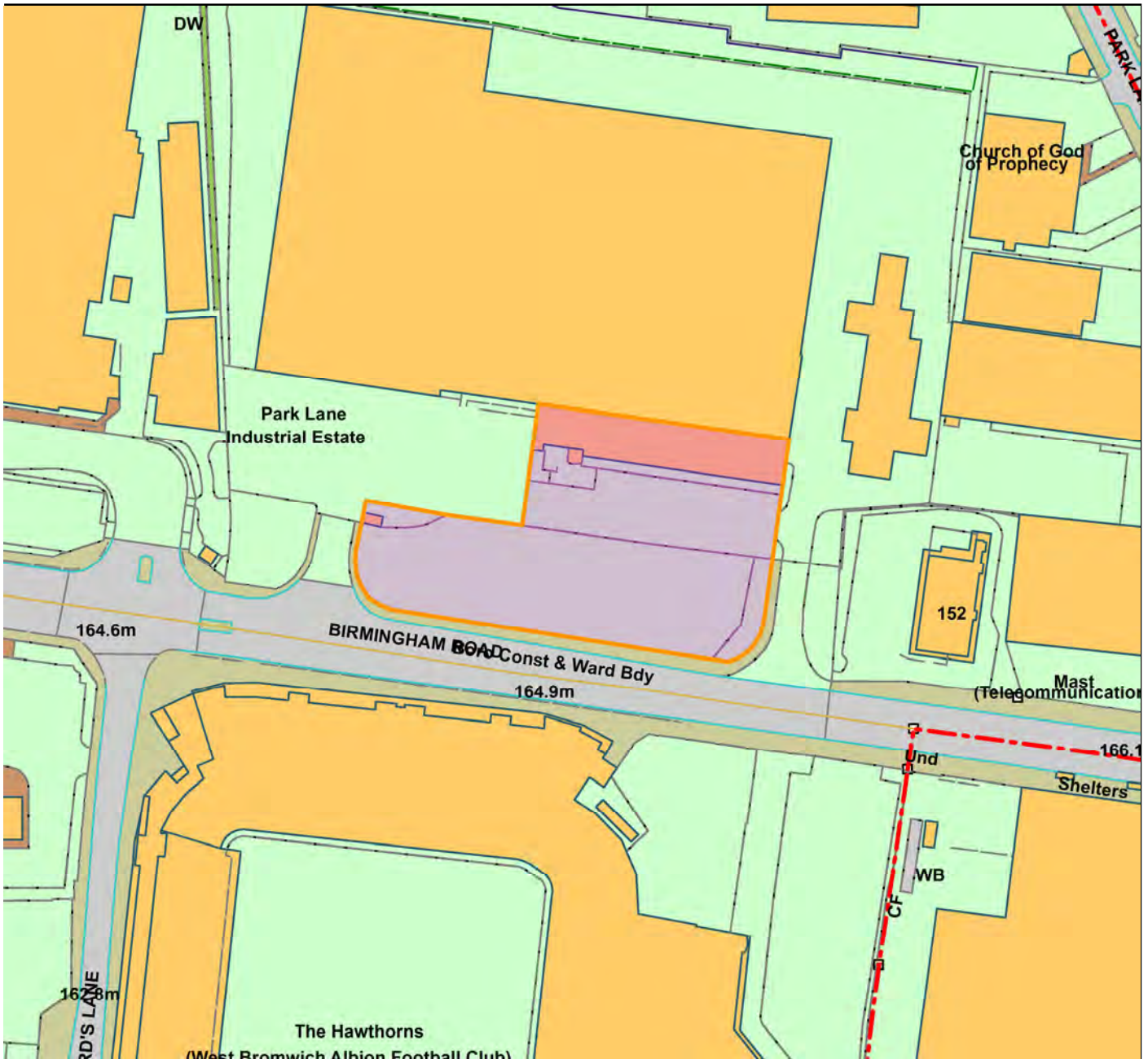
DM5 – The Borough's Gateways

EOS9 – Urban Design Principles
EOS10 – Design Quality & Environmental Standards

6. Contact Officer

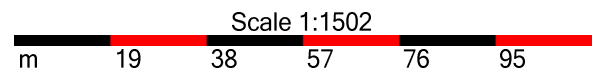
William Stevens
0121 569 4897
william_stevens@sandwell.gov.uk

DC/19/62949
1 Birmingham Road



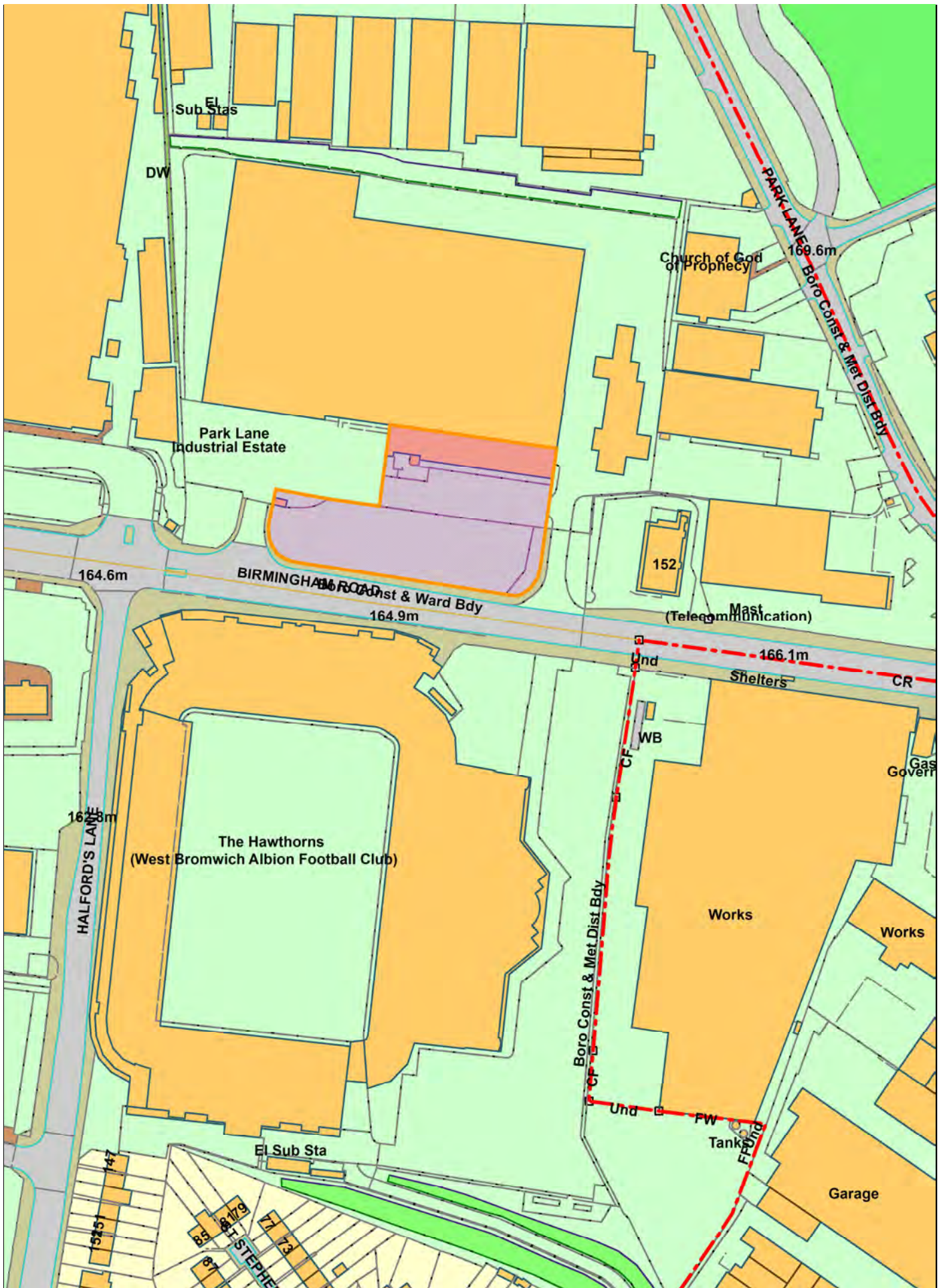
Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 May 2019
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GF-Ground Floor
1:200

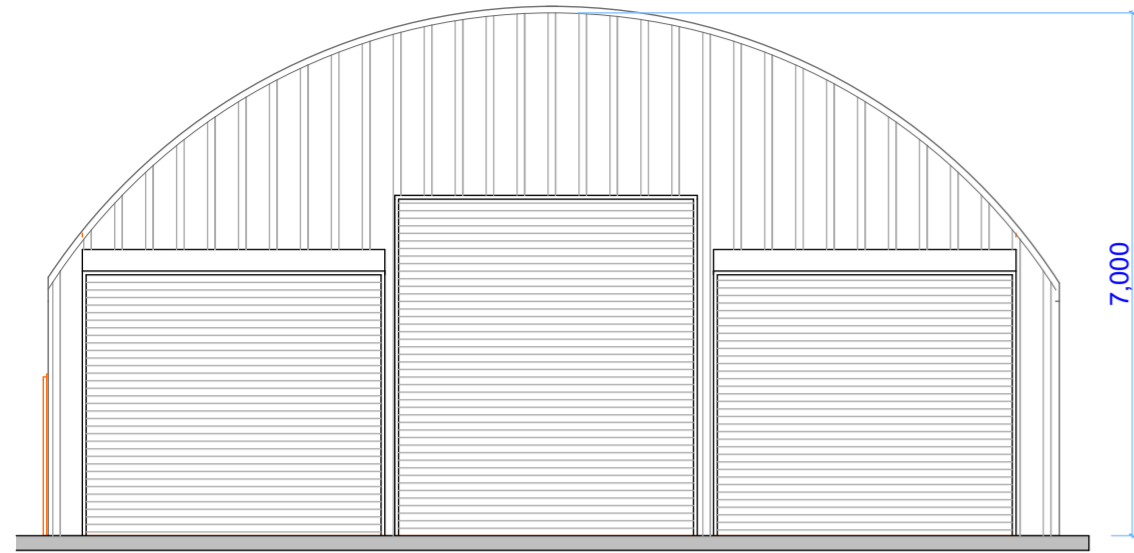
REV	B	staff and coach parking shown	22-3-19
REV	A	Entrance shown, red line removed	26-9-18

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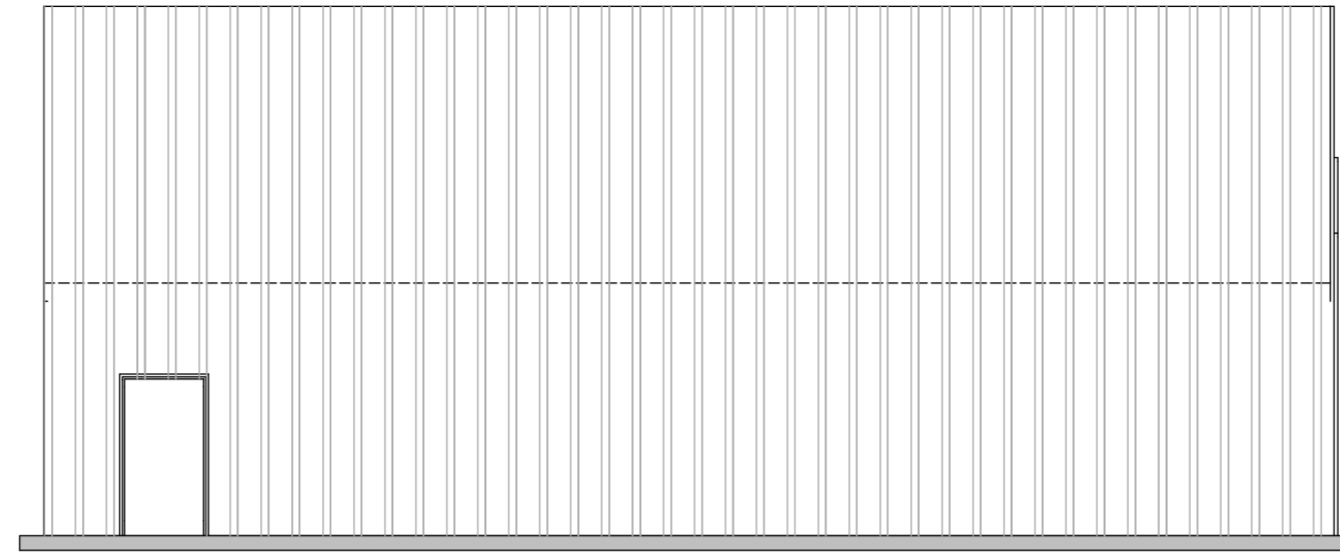

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PROPOSED NEW GARAGE
 1 BIRMINGHAM ROAD
 WEST BROMWICH
 B71 4JH

Drawing No	1728.03	A1	Date	sept 2018	Scale	1:200	Drawn	MF
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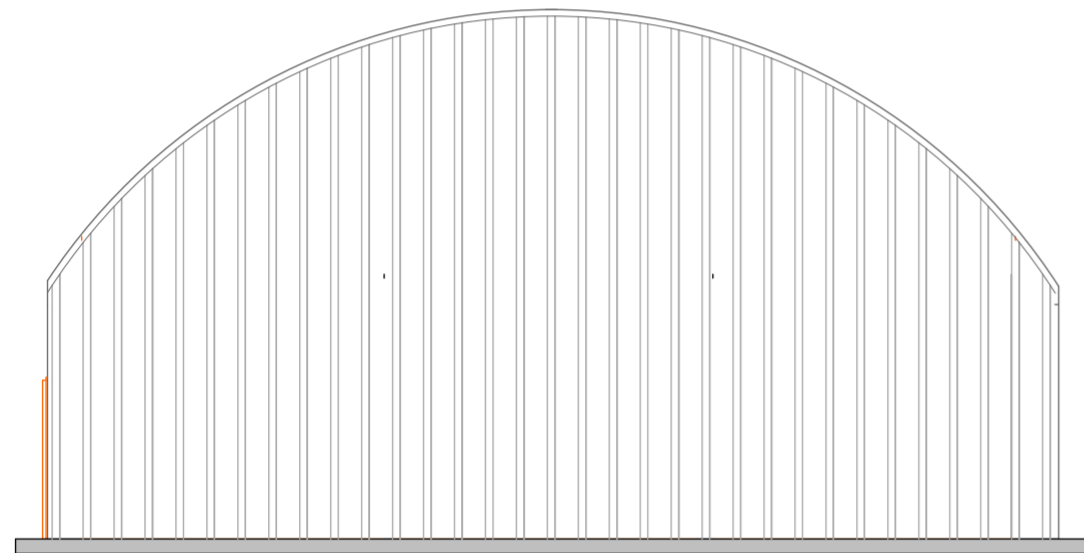
PROPOSED FRONT ELEVATION



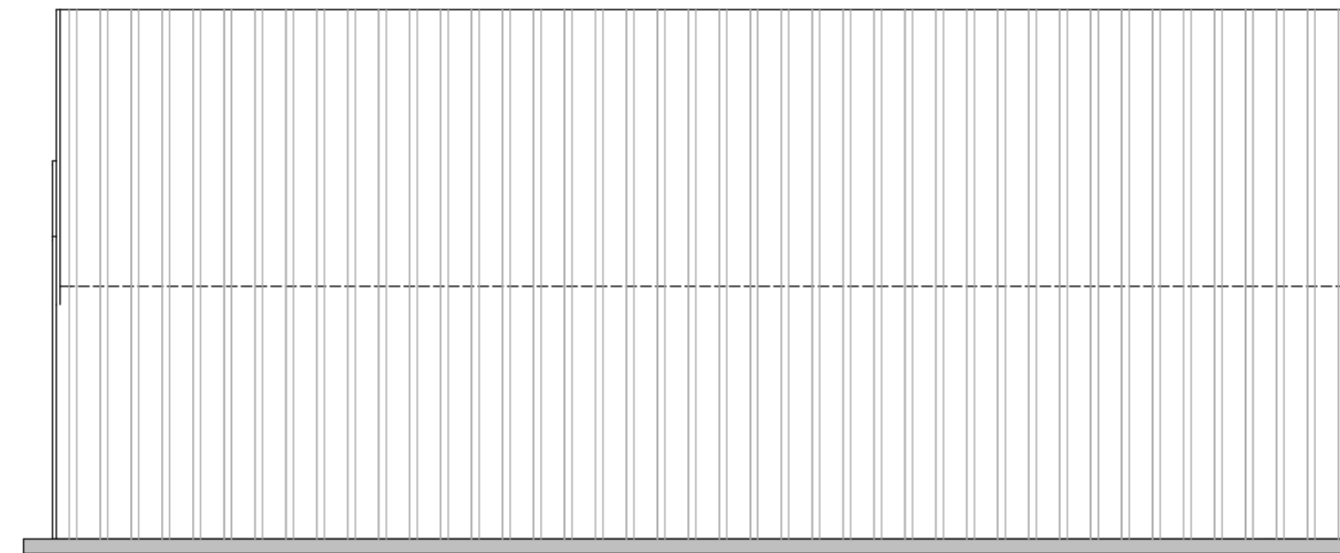
PROPOSED SIDE ELEVATION

2
-

Elevation
1:100



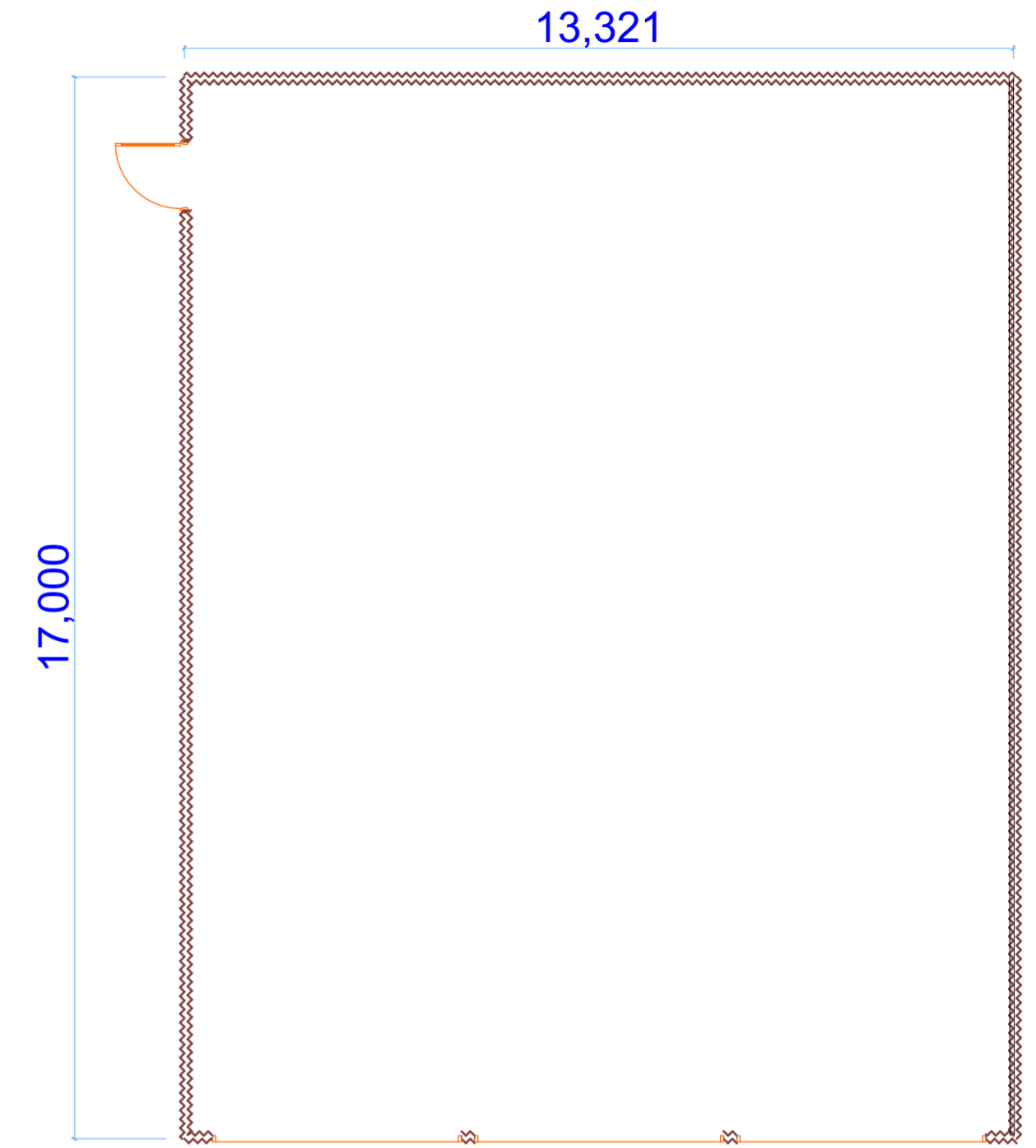
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

3
-


Elevation
1:100



PROPOSED GARAGE PLAN

1
-

GF-Ground Floor
1:100

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<p>PROPOSED NEW GARAGE 1 BIRMINGHAM ROAD WEST BROMWICH B71 4JH</p>									
Drawing No	1728.02	A1	Date	<DATEOFISSUE>	Scale	1:100	Drawn	MF	