

Report to Council

26 January 2021

Subject:	Proposed departure from the Development Plan at Jami Masjid and Bangladeshi Islamic Centre, 10-13 Lewisham Road, Smethwick, B66 2BP
Director:	Tammy Stokes - Interim Director of Regeneration & Growth - Neighbourhoods
Contact Officer:	Alison Bishop Development Planning Manager alison_bishop@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to: an exception to the Development Plan in respect of planning application DC/20/63920 - Proposed new two storey mosque with minaret and dome and community centre, with wall and railings to the perimeter. Phase 1 would be built on land owned by the applicant, adjacent to the existing building. Phase 2 would be built on the site of the existing building, following demolition. Phase 3 would link Phases 1 and 2 together) at Jami Mas Masjid and Bangladeshi Islamic Centre, 10-13 Lewisham Road, Smethwick, B66 2BP.



2 Reasons for Recommendations

- 2.1 Most of the application site for a new two storey mosque and community centre is situated on an established Mosque/community centre of some 30 years. The site also formed part of a residential led masterplan for regenerating the area, known as Brindley II. The masterplan included the redevelopment of the existing Mosque/community centre as part of a wider residential led development. The residential component is now complete leaving only the redevelopment of the Mosque.
- 2.2 The proposed development would be a phased scheme of works (phase 1 - 3) resulting in a new mosque with minarets and dome and community centre.
- 2.3 Vacant land which forms phase 1, being the smaller parcel of land for this proposal, is currently allocated for housing within the Development Plan. The remainder of the site already forms part of an establish mosque/community facility and the completion of the three phases would provide an opportunity to realise the redevelopment of this facility as part of the original Brindley II masterplan. Phase 1 if retained for housing, could only accommodate two dwellings and hence the benefits to realising the redevelopment of the site for a new purpose build mosque/community facility would be more beneficial and supports the aspirations of the original masterplan. It is considered on balance, that the proposal is acceptable and a departure from the Development Plan be allowed on this occasion.

3 How does this deliver objectives of the Corporate Plan?

	<p>Strong resilient communities – The redevelopment of this site would offer a new modern community which will provide improved opportunities for local people to learn, socialise and worship.</p>
	<p>A strong and inclusive economy – The redevelopment will provide opportunities for local employment and apprenticeships during the construction phases.</p>



4 Context and Key Issues

- 4.1 At the meeting of Planning Committee held on the 9th December 2020, consideration was given to planning application DC/20/63920, which sought approval for a proposed new two storey mosque with minaret and community centre.
- 4.2 At the meeting, the Committee approved the planning application with conditions, subject to the application being referred to Full Council as a departure from the approved Development Plan.
- 4.3 The scheme includes three phases, phase 1 would be constructed on vacant land at the junction of Mafeking Road and Lewisham Road which is currently allocated for housing 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 adopted policy to allow the application to proceed.
- 4.4 The purpose of this report is to discuss the 'departure' from the Development Plan only. It is not the role of Full Council to reconsider the wider planning merits of the application which have already been considered by Planning Committee.
- 4.5 The application has been publicised by neighbour notification letter, site and press notice, and has received five individual objections.
- 4.6 The Council's Planning Policy, Transportation Policy, Highways and Public Health (Contaminated Land/Air Pollution and Noise) have been consulted, as well as Severn Trent, Cadent Gas and Western Power. Planning Policy objected to the proposal on the grounds that the vacant land (phase 3) is allocated for housing and hence should be safeguarded to meet Council housing targets. No objections were received from all the other consultees, which could not be overcome by conditions.



5 Alternative Options

5.1 Refusing the departure is an option. However, in doing so clear planning justification would have to be provided as any refusal of planning permission could result in an appeal and costs being awarded against the Council.

6 Implications

Resources:	The granting of exceptions to the Development Plan would not have any implications for the resources of the Council.
Legal and Governance:	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 the Development Plan. Consequently, the Committee has referred the application to the Council to consider whether or not an exception to the development plan should be granted.
Risk:	None relevant.
Equality:	None relevant.
Health and Wellbeing:	This new modern community facility would support health and wellbeing of our communities
Social Value	Opportunities will arise during the construction phases for local employment and apprenticeships

7. Appendices

7.1 None.

8. Background Papers

8.1 Planning application reference – DC/20/63920.

