

Report to Council

23 March 2021

Subject:	Proposed departure from the Development Plan at Land Adjacent West Bromwich Crematorium, Newton Road, West Bromwich, B71 3SX
Director:	Tammy Stokes - Interim Director of Regeneration & Growth - Neighbourhoods
Contact Officer:	William Stevens Principal Planning Officer William_stevens@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/20/65053 - proposed change of use to cemetery with parking, lighting, and associated works.

2 Reasons for Recommendations

- 2.1 Section 145 of the adopted National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt except where they are associated with facilities such as cemeteries and burial grounds.
- 2.2 This development proposes no new build, however, the development required is still a departure to the local development plan as the site is allocated Green Belt, yet complies with the National Planning Policy Framework.



3 How does this deliver objectives of the Corporate Plan?



Strong resilient communities – The development would provide additional burial provision for the residents of Sandwell.

4 Context and Key Issues

- 4.1 At the meeting of the Planning Committee held on 10th February 2021, consideration was given to planning application DC/20/65053 which sought approval for the change of use to cemetery with parking, lighting, and associated works at land adjacent to the existing West Bromwich Crematorium on Newton Road.
- 4.2 Planning Committee, after assessing the material considerations, approved the planning application with conditions subject to the application being referred to Council as a departure from the Development Plan.
- 4.3 The site is currently allocated for Green Belt use under the Site Allocations and Delivery Development Plan. 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 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 a neighbour notification letter, and site and press notices. 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.



5 Alternative Options

- 5.1 Refusing the departure is an option, 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:	Not Relevant.
Equality:	Not Relevant.
Health and Wellbeing:	Not Relevant.
Social Value	The proposed development would create four new jobs.

7. Appendices

- 7.1 Committee Report DC/20/65053

8. Background Papers

- 8.1 Planning application reference – DC/20/65053

