

Planning Committee

**Wednesday 10 April, 2019 at 5.00 pm
in the Council Chamber,
at the Sandwell Council House, Freeth Street, Oldbury.**

Agenda

(Open to Public and Press)

1. Apologies for absence.
2. Members to declare any interest in matters to be discussed at the meeting.
3. To confirm the minutes of the meeting held on 13 March 2019.

Matters Delegated to the Committee

Items for Decision

4. To consider whether site visits are necessary and relevant to the determination of any applications.
5. Planning Applications for Consideration.
6. Applications Determined Under Delegated Powers.

Date of Next Meeting: 8 May 2019.

J Britton

Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution:

**Councillor Sandars (Chair);
Councillor Webb (Vice-Chair);
Councillors Chidley, Costigan, K Davies, Downing, Eaves, Edis,
E A Giles, L Giles, R Horton, P M Hughes, Piper, Singh, Taylor and
Tranter.**

**Agenda prepared by Stephnie Hancock
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Apologies

To receive any apologies from members

Declarations of Interest

Members to declare any interests in matters to be discussed at the meeting.

Minutes of the Planning Committee

13 March, 2019 at 5.00pm
at the Sandwell Council House, Oldbury

Present: Councillor Sandars (Chair);
Councillor Webb (Vice-Chair);
Councillors K Davies, Downing, Eaves, Edis,
E A Giles, L Giles, Piper, Singh and Taylor.

Apologies: Councillors Chidley, Costigan, R Horton and P
M Hughes.

Observers: Councillors Melia and Preece.

28/19 **Minutes**

Resolved that the minutes of the meeting held on 13 February 2019 be approved as a correct record.

29/19 **Applications Deferred Pending a Site Visit by Members of the Committee and Ward Representatives**

Resolved that consideration of the following planning applications be deferred, pending a site visit by the Committee and ward representatives: -

DC/19/62759 (Proposed change of use from solicitor's offices to place of worship (revised application - DC/18/62030). 409 Bearwood Road, Smethwick);

DC/18/62304 (Proposed private access way off Meadowside Close and the construction of 3 No. dwellings, parking spaces and associated facilities. Land to the rear of 62 and 64 Newton Road, Great Barr, Birmingham.)

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- 30/19 **DC/18/62510 (Proposed change of use of ground floor from public house to tuition centre (Class D1) (revised application DC/18/61939). The Forge, 144 Franchise Street, Wednesbury) be deferred, pending the receipt of additional information)**

The Service Manager - Development Planning and Building Consultancy recommended that consideration of the application be deferred, as additional information was awaited from the applicant to enable a recommendation to be formulated.

Resolved that consideration of planning application DC/18/62510 (Proposed change of use of ground floor from public house to tuition centre (Class D1) (revised application DC/18/61939). The Forge, 144 Franchise Street, Wednesbury) be deferred, pending the receipt of additional information.

- 31/19 **DC/19/62642 (Demolition of existing freestanding changing room building and proposed erection of leisure centre (Class D2) including a 10 lane competition 50m swimming pool, competition diving pool, community pool, spectator seating, sports hall(s), fitness suite, studios and other complementary uses, with associated outdoor football pitch and informal play space, parking, utilities and landscaping provisions, together with temporary works to enable the site to first serve as a venue for the Birmingham Commonwealth Games. Londonderry Playing Fields, Londonderry Lane, Smethwick)**

Councillor Sandars declared that he had been lobbied extensively on the application and took the decision to leave the room during its consideration. Councillor Webb therefore took the Chair during consideration of this application.

Councillors Chidley, Downing, E A Giles, Piper, Taylor and Webb, also indicated that they had been lobbied by applicant and objector at the site visit, which had taken place earlier in the day.

The Service Manager - Development Planning and Building Consultancy reported that the proposal represented a departure from the Site Allocations and Delivery Development Plan and therefore, if the Committee was minded to approve the application,

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the Council would need to consider granting an exception to the Plan.

The Committee was informed that a 240-signature petition had been received prior to the planning application being submitted, which had been considered by the Cabinet Petitions Committee. The Committee was also informed that three further letters of objection had been received in connection with the application. Responses from West Midlands Police's Counter Terrorism Unit were circulated to the Committee. The Director – Regeneration and Growth had recommended that the following additional conditions be added to those previously recommended:-

- (xxv) submission of an events management plan post games mode;
- (xxvi) review of parking restrictions following 12 months of occupation to identify any TRO measures required;
- (xxvii) provision and retention of car parking;
- (xxviii) substation details;
- (xxix) public realm details;
- (xxx) drainage and SuDs management system;
- (xxxi) CCTV details;
- (xxxii) bin storage details.

An objector was present and addressed the Committee with the following points:-

- An additional three letters of objection had been submitted.
- The proposal did not comply with the Development Plan.
- The proposal would reduce the amount of green space available, in a ward where it was already limited.
- There had been a lack of consultation on the proposals.
- An Environmental Impact Assessment was required.
- Wildlife surveys had been done at the wrong time of year.
- Air quality reports were questionable, given the reduction in trees.
- More time should be allowed for additional objections.

The applicant addressed the Committee with the following points:-

- The Centre was being built for the Commonwealth Games in 2022 and would showcase Sandwell.

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- There was an unmet need in Smethwick for a sports facility and this would meet that need.
- The centre had been sensitively designed.
- There had been extensive community engagement, which had informed the proposals.
- 80% of feedback was positive.
- Through assessments had been undertaken on all possible sites and there was no other site available that was suitable.
- The proposal included off-site improvements to the local transport network.
- There would be enhancements to the remaining open space.
- Trees were being retained.
- Maximum permitted distances to site boundaries had been adhered to.
- The building had been designed to ensure that elevations were in keeping with the surrounding buildings.
- Measures would be put in place to mitigate noise emissions.
- There would be social, community and health benefits to Sandwell.
- The proposal would generate jobs both during its construction and afterwards.
- The building would be energy efficient.

In response to members' questions of the applicant, objector and the officers present, the Committee noted the following:-

- Leaflets had been distributed in October 2018 seeking feedback on the design principles.
- Consultation had taken place December 2018 – January 2019, which had included hand delivered letters to 775 properties, an online survey and six drop-in events at locations close to Londonderry Lane, taking place at different times of day.
- Best practice guidance was followed in terms of consulting with people with disabilities.
- There were 326 parking spaces, which had been based on best practice modelling data.
- The formal planning application had been received on 29 January 2019, which had triggered statutory processes around consultation.
- Event management plans would be in place during the Commonwealth Games to manage the expected volume of people and vehicles.

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- A detailed air quality assessment was not required as the site was not a known hotspot for poor air quality. However, electric vehicle charging points had been recommended, as well as travel plans.
- A construction management plan would be in place to manage traffic and minimise disturbance during the construction period.
- The centre would be fully a fully functional community leisure facility after the Commonwealth Games 2022.

The Committee was minded to approve the application, but felt that a detailed air quality assessment was required, looking at air quality before, during and after construction.

Resolved:-

- (1) that planning application DC/19/62642 (Demolition of existing freestanding changing room building and proposed erection of leisure centre (Class D2) including a 10 lane competition 50m swimming pool, competition diving pool, community pool, spectator seating, sports hall(s), fitness suite, studios and other complementary uses, with associated outdoor football pitch and informal play space, parking, utilities and landscaping provisions, together with temporary works to enable the site to first serve as a venue for the Birmingham Commonwealth Games. Londonderry Playing Fields, Londonderry Lane, Smethwick) be approved, subject to the conditions now recommended by the Director – Regeneration and Growth, and a further condition requiring a detailed Air Quality Assessment, assessing air quality before, during and after construction;
- (2) that the Council be requested to consider granting an exception to the Site Allocations and Delivery Development Plan to enable the course of action outlined in (1) (above) to proceed.

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32/19

DC/18/62160 (Proposed two storey side extension, garage conversion, and loft conversion with dormer to rear. 40 Grove Vale Avenue, Great Barr, Birmingham)

Councillors Chidley, Downing, E A Giles, Piper, Sandars, Taylor and Webb, indicated that they had been lobbied by applicant and objector, on the site visit, which had taken place earlier the same day.

The Service Manager - Development Planning and Building Consultancy informed the Committee that the proposed dormer window would be allowed under Permitted Development Rights.

An objector was present and addressed the Committee with the following points:-

- The gap between the two gable walls would be just one brick wide, creating a terraced effect.
- The Council's Residential Design Guide stated that there must be a minimum of one metre width between gable walls.
- The proposed extension was too close to his property and would create a feeling of enclosure.
- There would be a loss of light to his property because the design of the extension contravened the 45 degree code.
- The design was of poor quality.
- There would be no access to the rear of objector's property for servicing.

The applicant addressed the Committee with the following points:-

- The matter of the 45 degree code had been addressed in the planning officer's report.
- The Residential Design Guide related to new build properties and this was an extension.
- Access to the rear of the objector's property was already blocked by the applicant's garage.
- Planning permission had been granted for similar developments in the same street.
- Properties in the street were staggered so there would not be a terracing effect.
- The plans had been revised on the advice of planning officers.
- The proposal was in accordance with planning policy.

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- The proposed extension was to accommodate his growing family.

In response to members' questions of the applicant, objector and the officers present, the Committee noted the following:-

- There would be no window serving the rear of the proposed new bedroom.
- The ground floor extension would contravene the 45degree rule, however, it was guidance only.
- The applicant would be able to erect a 2m high fence without planning permission, which would affect the objector's light.
- The right to light was important to consider, however, the applicant also had to be mindful of other relevant legislation regarding the proposed development as whole.

Resolved that planning application DC/18/62160 (Proposed two storey side extension, garage conversion, and loft conversion with dormer to rear. 40 Grove Vale Avenue, Great Barr, Birmingham) be approved, subject to the conditions now recommended by the Director – Regeneration and Growth.

33/19

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). Unit 8, Powke Lane Industrial Estate, Powke Lane, Rowley Regis)

Councillors Chidley, Downing, E A Giles, Piper, Sandars, Taylor and Webb, indicated that they had been lobbied by the applicant on the site visit, which had taken place earlier the same day.

There was no objector present.

The applicant was present and addressed the Committee with the following points:-

- The centre would be only be open four evenings a week, 6-8pm, and on Saturday mornings.
- Classes would only accommodate 50 people.
- The car park would be re-surfaced and lighting erected to improve safety.
- The centre would cater for disabled athletes.

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The Director – Regeneration and Growth had recommended that planning permission be refused, on the grounds that the proposal did not comply with the Site Allocations and Delivery Development Plan, in that it would introduce a leisure use into an area allocated as local employment land.

The Committee was minded to grant planning permission, subject to any conditions that the Director – Regeneration and Growth felt necessary.

Resolved:-

- (1) that 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). Unit 8, Powke Lane Industrial Estate, Powke Lane, Rowley Regis) be approved;
- (2) that, in connection with (1) (above) the Director – Regeneration and Growth be authorised to determine the conditions necessary to enable the application to proceed;
- (3) that the Council be requested to grant an exception to the Site Allocations and Delivery Development Plan to enable the course of action outlined in (1) and (2) (above) to proceed.

34/19

DC/18/62516 (Proposed industrial/warehouse development for B1(c), B2 and B8 with ancillary office space, landscaping, associated parking and external works. Former Site Used by Car Disposable Co Limited, Seven Stars Road, Oldbury)

The Service Manager - Development Planning and Building Consultancy informed the Committee that the description of development had been amended to remove B1 uses and the recommended conditions had been updated in light of this. A sunlight analysis report had been submitted by the applicant, which demonstrated that the proposal would not result in any significant loss of light to the adjacent residential property.

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Comments had been received from the Policy and Urban Design team, however, comments were still awaited from the Canal and River Trust and the lead local flood authority.

An additional condition was now recommended by the Director – Regeneration and Growth requiring the provision of electric vehicle charging points.

The Committee noted that the proposal was not in accordance with the Site Allocations and Delivery Development Plan in that the site was currently allocated for residential uses. However, given the location and proximity to the M5 motorway it was not felt to be a viable site and approval was therefore recommended, subject to conditions.

There was no objector present and the applicant did not wish to speak.

The Committee felt that the proposal would improve the appearance of the area and was therefore minded to grant planning permission.

Resolved:-

- (1) that planning application DC/18/62516 (Proposed industrial/warehouse development for B1(c), B2 and B8 with ancillary office space, landscaping, associated parking and external works. Former Site Used by Car Disposable Co Limited, Seven Stars Road, Oldbury) be approved, subject to the conditions now recommended by the Director – Regeneration and Growth;
- (2) that the Council be requested to grant an exception to the Site Allocations and Delivery Development Plan to enable the course of action outlined in (1) (above) to proceed.

35/19

DC/19/62563 (Retention of boundary wall with new railings and gates. 69 Europa Avenue, West Bromwich)

The Service Manager - Development Planning and Building Consultancy reported that an amended plan was awaited.

There was no objector or applicant present.

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Resolved that the Director – Regeneration and Growth be authorised to determine planning application DC/19/62563 (Retention of boundary wall with new railings and gates. 69 Europa Avenue, West Bromwich) following the receipt of an amended plan.

36/19

Applications Determined Under Delegated Powers by the Director – Regeneration and Growth

The Committee received a report for information on planning applications determined by the Director - Regeneration and Growth under delegated powers.


(Meeting ended at 7.01 pm)

*Contact Officer: Stephnie Hancock
Democratic Services Unit
0121 569 3189*

The Committee will consider whether a site visit would be beneficial to the determination of any of the applications for consideration.

Planning Committee

10 April, 2019

Subject:	Planning Applications for Consideration
Director:	Director – Regeneration and Growth Amy Harhoff
Contribution towards Vision 2030:	
Contact Officer(s):	<p>John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk</p> <p>Alison Bishop Principal Planner Alison_bishop@sandwell.gov.uk</p>

DECISION RECOMMENDATIONS

That Planning Committee:

Considers the planning applications detailed in the attached appendices.

1 PURPOSE OF THE REPORT

This report is submitted to inform the Committee of the detail of planning applications for determination.

2 IMPLICATIONS FOR SANDWELL'S VISION 2030

The planning process contributes to the following ambitions of the Vision 2030 –

Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

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.

Ambition 10 - Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.

3 BACKGROUND AND MAIN CONSIDERATIONS

The applications for consideration are set out in the appendices.

4 STRATEGIC RESOURCE IMPLICATIONS

- 4.1 There are no direct implications in terms of the Council's strategic resources.
- 4.2 When planning consent is refused, the applicant may appeal to the Planning Inspectorate. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.

5 LEGAL AND GOVERNANCE CONSIDERATIONS

The Planning Committee has delegated powers to determine planning applications within current Council policy.

Amy Harhoff
Director – Regeneration and Growth

Sandwell Metropolitan Borough Council

Planning Committee

10 April 2019

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/18/62165 Wednesbury North Pg. 21	Proposed health centre and 6 no. residential dwellings. Site of Former Kingsbury House and Resource Centre, King Street Wednesbury Mr Paul Evans	Grant Permission Subject to Conditions
DC/18/62304 Newton Pg. 43 VISIT 1.30PM TO 1.50PM	Proposed private access way off Meadowside Close and the construction of 3 No. dwellings, parking spaces and associated facilities. Land to rear of 62 and 64 Newton Road Great Barr Birmingham Mr Singh	Grant Permission Subject to Conditions
DC/19/62629 Princes End Pg. 61	Proposed single storey rear extension and canopy, (revised application - DC/18/61841). Reliable Springs and Manufacturing Company 4A Nicholls Road Tipton DY4 9LG Mr R Jenkins	Grant Permission Subject to Conditions

<p>DC/19/62650 Rowley</p> <p>Pg. 73</p> <p>VISIT 2.50PM TO 3.10PM</p>	<p>Proposed single storey front, side and rear extension and increase in roof height to create a loft conversion with flat roof rear dormer and 3 skylights to front - (revised application DC/18/61549, to increase ground floor and reduce number of skylights). 45 Halesowen Road Cradley Heath B64 5NA Mr Mohammed Khan</p>	<p>Grant Retrospective Permission</p>
<p>DC/19/62695 Wednesbury North</p> <p>Pg. 87</p>	<p>Proposed 2 No. 3 bedroom dwellings. Land to rear of Churchills 8 Walsall Street Wednesbury WS10 9BZ Mr Chris Wardle</p>	<p>Defer for Visit</p>
<p>DC/19/62733 Tipton Green</p> <p>Pg. 91</p>	<p>Proposed change of use to residential, demolition of existing structure to rear of property and alterations to existing property and extensions to rear to include 7 No. 1 bed properties and 7 No. 2 bed properties. Tipton Conservative and Unionist Club 64 Union Street Tipton DY4 8QH Mr S Sahota</p>	<p>Grant Permission Subject to Conditions</p>

<p>DC/19/62759 Abbey</p> <p>Pg. 103</p> <p>VISIT 2.10PM TO 2.30PM</p>	<p>Proposed change of use from solicitors offices to place of worship (revised application - DC/18/62030).</p> <p>409 Bearwood Road Smethwick B66 4DJ Mr Lamin Yaffa</p>	<p>Refuse permission</p>
<p>DC/19/62810 Greets Green & Lyng</p> <p>Pg. 116</p>	<p>Change of use including engineering works to form extended garden area.</p> <p>Land to rear of 10 Mottram Close West Bromwich B70 8QT Mr S Ullah</p>	<p>Grant Permission Subject to Conditions</p>

Mr Paul Evans Sandwell Council House Freeth Street Oldbury B69 3DQ	Proposed health centre and 5 no. residential dwellings Site Of Former Kingsbury House And Resource Centre King Street, Wednesbury
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Date Valid Application Received: 21st August 2018

1. Recommendations

Approval is recommended subject the following conditions: -

- i) Drainage including SUDS;
- ii) Site investigations and remedial measures where appropriate;
- iii) External materials;
- iv) Review of parking restrictions along King Street;
- v) Details of additional parking on the Leisure Centre;
- vi) Details of directional signage to all parking facilities;
- vii) Provision and retention of parking;
- viii) Boundary treatment;
- ix) Landscaping;
- x) External lighting;
- xi) Refuse storage;
- xii) CCTV;
- xiii) Secure Cycle parking provision;
- xiv) Method of working statement including hours of work limitations;
- xv) Details of fixed plant and plant room ventilation measures;
- xvi) Submission of a noise assessment;
- xvii) Details of electric vehicle charging points;
- xviii) Amendment to the Travel Plan and its subsequent implementation;
- xix) Installation of footpath/cycle link between the site and Leisure centre prior to occupation;
- xx) Reduce height of retaining wall adjacent to drive of plot 1 prior to occupation;
- xxi) Removal of PD rights in relation to the dwellings;
- xxii) Apprenticeship opportunities; and
- xxiii) Restrictions on opening hours of the health centre from

07.15-20.00 hours Monday to Friday and 08.30-16.30 hours on Saturdays with no Sunday or Bank Holiday opening.

2. Observations

This application is being brought to the attention of your Committee because both the applicant and agent are Council employees and there has been an objection to the proposal.

The Application Site

The application refers to a vacant plot of land on the east side of King Street, a residential area. The site was formally occupied by Kingsbury House and Resource Centre but is now clear of all buildings. It is relatively flat with two large unprotected trees and other natural vegetation. The site is adjoined by housing to the north, south and to the opposite side of King Street. Wednesbury Leisure Centre and its associated car park lies to the east at an elevated level from the application site by approximately 2-3m. There is an existing vehicular access point into the site that is roughly centrally located along King Street.

Planning History

The former resource centre was demolished in 2008. In 2012 outline planning consent was granted (DC/12/54180) for the construction of a health centre but this was not implemented. The proposal for a health centre has been the subject of significant pre-application discussions in subsequent years. However, more recently pre-application discussions have centred around dual use of the site for a health centre and residential development.

Proposal

During the processing of the application amendments have been sought and the proposal now seeks the construction of a health centre as well as 5 dwellings (6 originally proposed).

The purpose of the proposal is to relocate the existing Spires GP Practice from its current temporary location in Victoria Street, Wednesbury, along with District Nurses and Podiatry services currently run from Mesty Croft Clinic in Alma Street, Wednesbury, into a single purpose built permanent accommodation.

The health centre would be sited along the southern boundary of the site. It would be largely single-storey, of contemporary construction with two-storey feature elements. There would be 13 consulting/treatment rooms, a large reception area and associated offices. Two pedestrian entrances are proposed from the north and south sides of the building.

Vehicular access would be off King Street in approximately the same location as the current vehicular access point. 32 parking spaces would be provided comprising 22 patient spaces, 4 disabled access bays, and 6 secure staff spaces. However, the secure spaces would be for drop-off and pick-ups by staff (not for long stay parking). There would also be a drop-off/ambulance bay. In addition, it is anticipated that the Leisure Centre car park would provide additional parking. Although, outside the application site boundary, the Leisure Centre car park is owned and controlled by the Council and there appears to be capacity within it, to accommodate shared parking. There is a pedestrian link to the site from the Leisure Centre but a full ramped and stepped footpath/cycle route would be formed between the two sites to provide access from Wednesbury Town Centre.

The centre would be open from 07.15-20.00 Monday to Friday and 08.30-16.30 on Saturdays. There would be no Sunday or Bank Holiday opening. It is anticipated that there would be 10 full-time and 20 part-time staff employed at the centre.

The proposed residential element would be constructed on the northern half of the site, separated from the health centre by the access road. It would comprise of 5 two-storey 3-bed dwellings, including two pairs of semis facing King Street and one detached dwelling at the rear of the semis facing the health centre. Each dwelling would have two off-street parking spaces and private external amenity space.

The application is accompanied by a Design and Access Statement, Transport Statement, a Coal Mining Risk Assessment and Geotechnical site investigation report.

Publicity

The application has been publicised by neighbour notification. The proposals were also displayed at Wednesbury Health Centre and Wednesbury Library at the request of Councillor Costigan.

One objection letter has been received from the owner of 19 King Street, directly opposite the proposed vehicular access/egress point. The grounds of objection are summarised as:-

- (i) King Street is narrow and visibility on exiting the objector's drive is difficult already. Photographic evidence of problems with parking have been supplied.
- (ii) Concern that there would be insufficient parking to meet the demand of staff and patient parking resulting in parking on King Street, unsuitable to cope with the increased demands from this proposal.
- (iii) The proposed entrance and exit directly opposite the drive raises major concerns over safety particularly when the objector and his family are manoeuvring off the drive. Also, the objector has a disabled Son and there is a critical need for the objector to park close to the house.
- (iv) There is a query as to whether parked vehicles opposite the entrance would contravene the Highway Code.
- (v) Need for a residents parking scheme. Also, existing traffic calming measures need reviewing because the current speed bumps do not slow cars down.
- (vi) The drives/car ports serving the proposed dwellings would be positioned directly opposite existing residential drives causing a hazard.
- (vii) The proposed new homes should be reduced in number as they are being squeezed onto the site and more room should be made available for staff/patient parking and an improved site entrance.
- (viii) There is insufficient parking for the new dwellings resulting in further parking along King Street.
- (ix) During construction of the Leisure Centre, contractors caused a nuisance to residents because their working hours exceeded those that were agreed. There is concern that this will occur once more.
- (x) The health centre and associated development should not compromise existing parking and manoeuvring arrangements of King Street residents.

Statutory Consultee Responses

The Coal Authority – The site falls within a high risk coal mining referral area with two recorded mine shafts in the site boundary. Remediation of the shafts will be required and can be controlled by planning conditions.

Severn Trent – No objections subject to satisfactory drainage.

Cadent Gas – No objections but wish to make the applicant aware of gas apparatus near the application site. Observations have been forwarded to the applicant.

Highways – There will be a requirement to provide additional parking on the Leisure Centre car park, the details of which will require assessment and approval. Also, King Street is considered too narrow to accommodate parking on both sides of the carriageway and therefore a review of parking restrictions in the area will be required to ensure highway safety for drivers and pedestrians alike. In addition, the boundary wall adjacent to plot 1 will require lowering in height to ensure adequate driver visibility on exit. The boundary wall is in the ownership of the applicant and can be controlled by planning condition.

Environmental Health

(Contaminated Land Team) – No objection subject to a desk top study in relation to ground contamination with appropriate remedial measures.

(Air Quality Team) – No objections subject to installation of electric vehicle charging points.

(Noise Team) – No objections subject to conditions relating to external plant, ventilation of plant room details, external lighting, construction hours limitations and method of working statement. In addition, there is concern that the residential element may be unduly affected by the Leisure Centre and traffic noise from Trowse Lane and High Bullen. It is recommended that a noise report is submitted.

Planning Policy – The site is unallocated in the adopted development plans. SAD Policy H2 (Housing Windfalls) would be relevant and in this case the proposed housing is acceptable in that it is previously developed land in a sustainable location and compatible with other adopted policies. As regards the health centre, the proposal is sustainably located close to Wednesbury bus Station and therefore accords with Sustainable Communities part of the BCCS 'Vision' seeking a range of quality community services that reduce the need to travel by car. Furthermore, it generally accords to Policy HOU5 (Education and Health Care Facilities) in that it is well related to public transport infrastructure and Wednesbury Town Centre. Policies relating to sustainable drainage (ENV7) and Air Quality (ENV8) can be controlled by planning conditions. In addition, there is an opportunity to meet

Policy EMP2 (Training and recruitment) through apprentices during the construction phase and in association with the use of the health centre. Finally, the development is liable to the Community Infrastructure Levy (CIL).

Urban Design – Following the receipt of amended plans addressing design issues relating to both the health centre and residential units, the proposals are now considered satisfactory when assessed against urban design policy ENV3, SAD EOS9 and the Council’s Adopted Residential Design Guide. The number of dwellings has been reduced from 6 to 5 to ensure sufficient amenity space per dwelling, the corner plot being repositioned further away from the back edge of footpath to provide additional defensible space and the use of additional fenestration to enliven the appearance of the development.

Healthy Urban Development Officer – Requests a widening (from 1.5m to 2.5m) of the proposed pedestrian link between the development and High Bullen to ensure that it is actively used and safe for both pedestrians and cyclists. The submitted Travel Plan requires amendment to include Modeshift STARS and this can be controlled by planning condition.

Responses to objections

I sympathise with the objections raised by the neighbouring resident. The resident concerned has been notified of amendments to the proposal during application processing. In addressing each point raised I comment as follows:-

- (i) The Head of Highways recognises that King Street is narrow and recommends a review of the traffic parking restrictions along the road to assess whether existing arrangements should be amended or new measures introduced.
- (ii) There will be a requirement for the applicant to provide additional parking within the Leisure Centre car park to ensure that the proposed health centre would have sufficient off-street parking. It is also considered necessary to provide directional signage to direct drivers to the appropriate car parks.
- (iii) Highways have not raised objections in terms of safety matters in relation to the proximity of the objectors drive to the access/egress point of the development. The objector has advised that he is hoping to be able to have provision

for a disabled parking bay outside his property. However, it is noted that the objector already has the benefit of an off-street parking space within the curtilage of his house on his drive.

- (iv) Highways has confirmed that the Highway Code would not be contravened by this proposal.
- (v) With reference to a residents parking scheme and the problems with the existing traffic calming measures, as residents already have off-street spaces, King Street would not meet the criteria to introduce a resident parking scheme. In this location it appears that while some residents have rear parking courts, some choose to park on the adopted highway. As regards the speed humps, a Street Scene Inspector will visit the site and the findings will be reported back to your Committee verbally.
- (vi) Highways has raised no objections to the location of the drives associated with the new dwellings and their relationship with existing dwelling on the opposite side of King Street. Residential trip rates are low and therefore the conflict between vehicles is not appreciably high.
- (vii) The number of dwellings has been reduced from 6 to 5.
- (viii) Sufficient parking is provided for the proposed dwellings (2 off-street spaces per property) in accordance with the adopted Residential Design Guide.
- (ix) A condition can be imposed relating to a method of working statement and construction hours limitations. Should these be exceeded then the local planning authority can take appropriate enforcement action.
- (x) It is agreed that the proposed development should contain sufficient parking within its curtilage and within the adjacent Leisure Centre car park to ensure that there is no overspill parking on King Street. Appropriate planning conditions seek to achieve this aim.

Planning Policy and Other Material Considerations

The principle of establishing a health centre on this site has been supported for a number of years with outline planning consent being granted in 2012. The proposal now presented for a dual use of the site is generally supported by adopted development plan policies as outlined above. It is not considered that the health centre would have an appreciable detrimental impact on the new dwellings that would sit alongside it, nor on nearby dwellings in King Street. However, this is assuming that there is sufficient car parking and parking management (via the

appropriate use of the Travel Plan), to accommodate numbers of staff employed and patients from combining the two health centres. It is anticipated that there would be significant vehicle movements associated with the health centre and this activity must be controlled given the narrowness and residential nature of King Street. The conditions suggested in the recommendation to this report should mitigate any highway safety issues raised by the objector and by the Head of Highways.

Conclusion

The design and external appearance of the proposed development is considered acceptable and complementary to the area. Overall the proposal will bring this vacant site into beneficial use. The health centre will undoubtedly be a busy practice, but any perceived parking issues can be mitigated against.

3. Relevant History

DC/08/49638	Demolition of 2 storey residential home for elderly.	Prior Approval granted 21.07.08
DC/12/54180	Outline application with all matters reserved for proposed health centre to contain facilities for GP services, consult, treatment rooms, pharmacy, minor treatment, out-patient care, community services, x-ray, physio and community services with support admin facilities.	Outline Consent granted 3.4.12

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

5. Development Plan Policy

BCCS (p20) Sustainable Communities Vision - seeking a range of quality community services that reduce the need to travel by car.

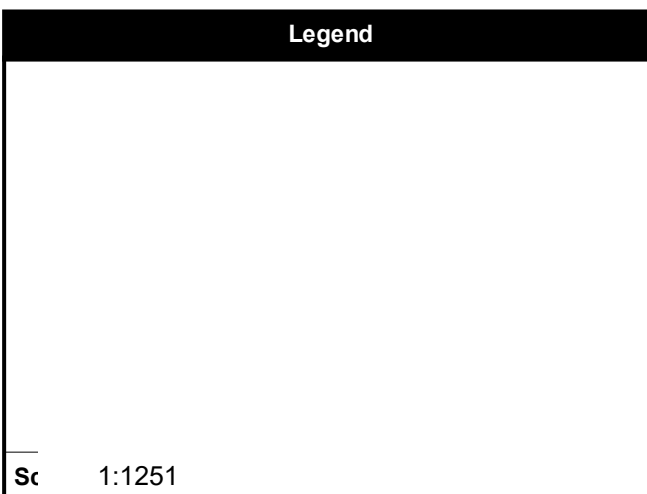
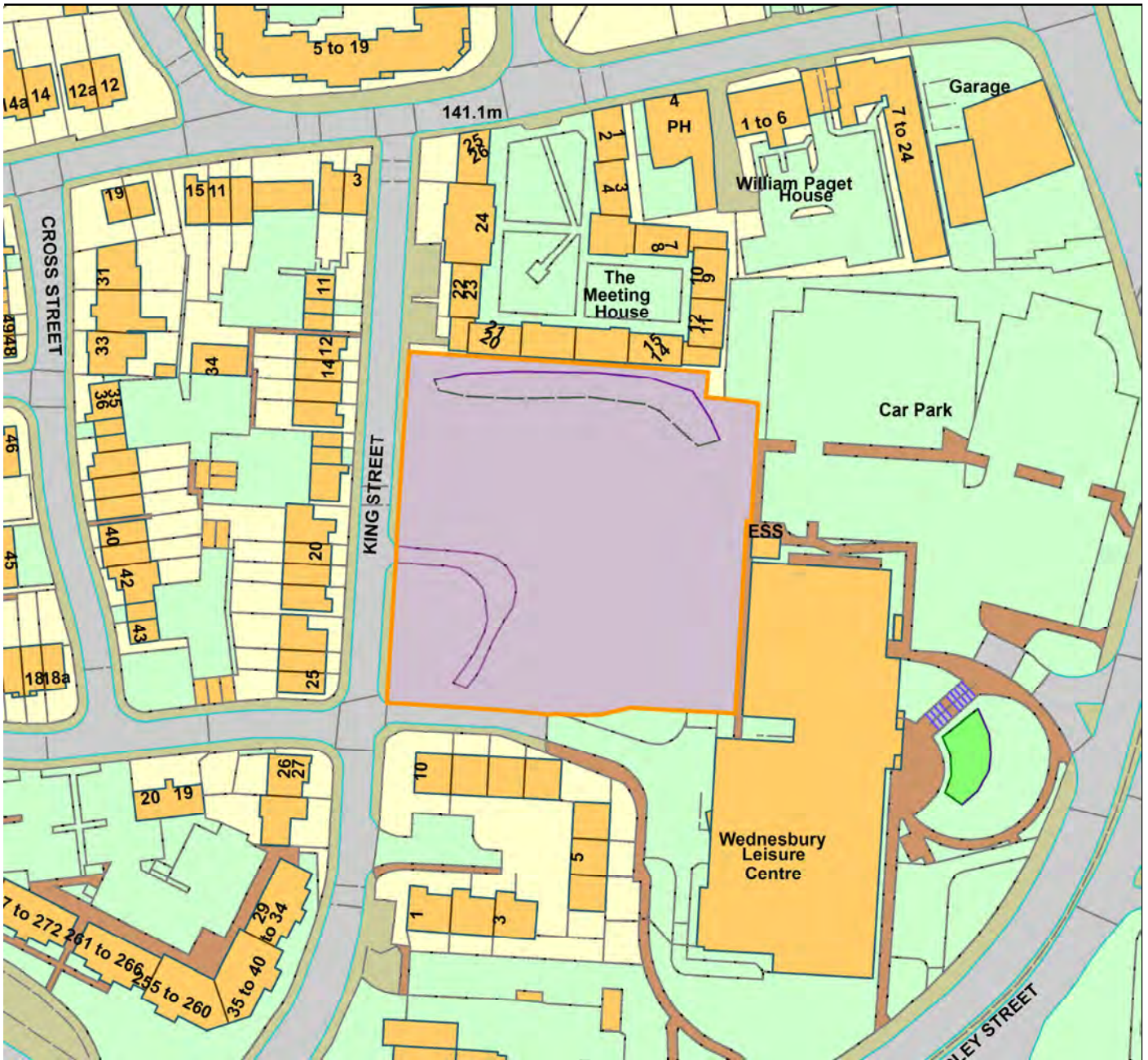
SAD H2 - Housing Windfalls
BCCS - ENV3: Design Quality
SADD - EOS9: Urban Design Principles
ENV5 - Flood Risk, Sustainable Drainage Systems and Urban
Heat Island
ENV8 – Air Quality.
HOU5 - Education and Health Care Facilities

6. Contact Officer

Mrs Christine Phillips
0121 569 4040
christine_phillips@sandwell.gov.uk

DC/18/62165

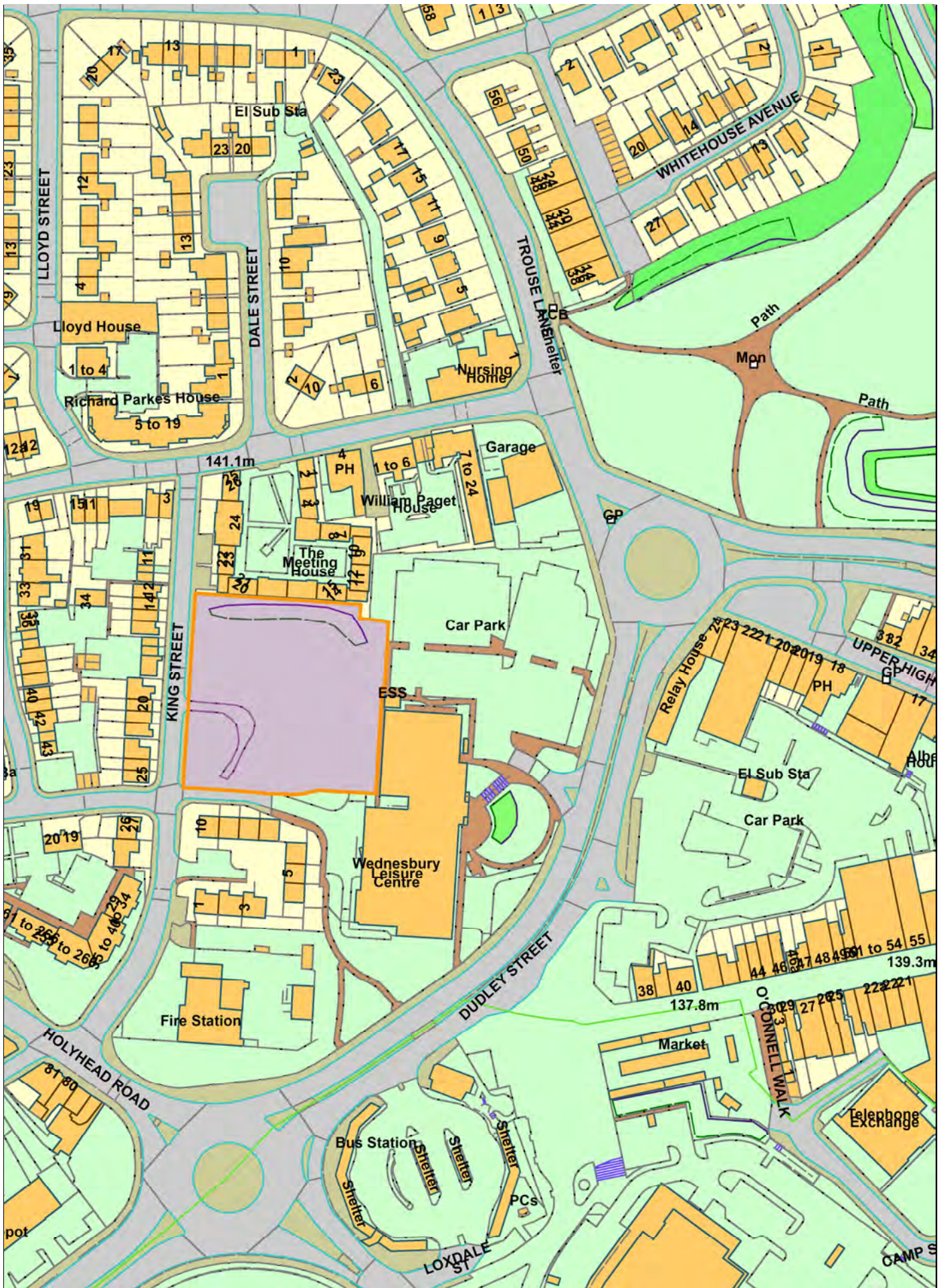
Site of Former Kingsbury House and Resource Centre



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 March 2019
OS Licence No	

Sc 1:1251



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- Notes**
 The Contractor shall be responsible for utility mark outs.
 All dimensions must be obtained or verified on the day.
 Utility dimensions to be used by reference on site.
- Site boundary
 - Steel boundary railings (black) with mowing trim beneath
 - Retaining wall - varying heights
 - Retaining wall with stainless steel hand
 - 1.8m high close board timber fence
 - 1.05m high close board timber fence
 - Free standing wall 2.4m high
 - Low retaining wall approx 700mm high
 - Tree to be removed
 - Proposed Extra heavy standard tree
 - Dropped kerbs
 - Grass
 - Ornamental planting
 - Metrolinia style paving
 - Tarmac footpath or access road
 - Tegula block paving buff colour
 - paving slabs
 - Wheeler bin store (residential)
 - Hazard warning slabs (blister)
 - Hazard warning slabs (ribbed)
 - Weldmesh fence & gates 2.4m high
 - Hit & Miss fence 1.8m high
 - Cross fall
 - Proposed level
 - Existing level



Legend

- Underground services

Rev	Date	Revision Note	By	Check

Wedgesbury Health Centre - Site Redevelopment
 King Street, Wednesbury

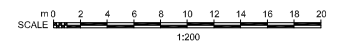
Project No: **FOR_PLANNING**

CD	14/02/2019		

XX XX L-P(9-) 01 S2 P2

Q17004

Urban Design & Building Services



Notes:
 The Client accepts full responsibility for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figures of materials to be used in construction to scale.



1 East Side (From Leisure Centre) Elevation
 1 : 100



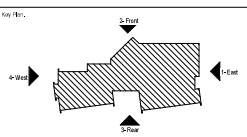
2 Front Elevation
 1 : 100



3 Rear Elevation
 1 : 100



4 West Side (Facing King Street) Elevation
 1 : 100



Issue	Date	Issue Note	By	Check



Project No: **Wedsbury Health Centre**

Client: **King Street, Wednesbury**

Project: **GA Proposed (Coloured) Elevations**

Issue	Date	Quantity

Issue	Date	Issue Note	By	Check

Urban Design & Building Services
 100-102, The Quadrant, Birmingham, B1 1LJ
 Tel: 0121 551 4545

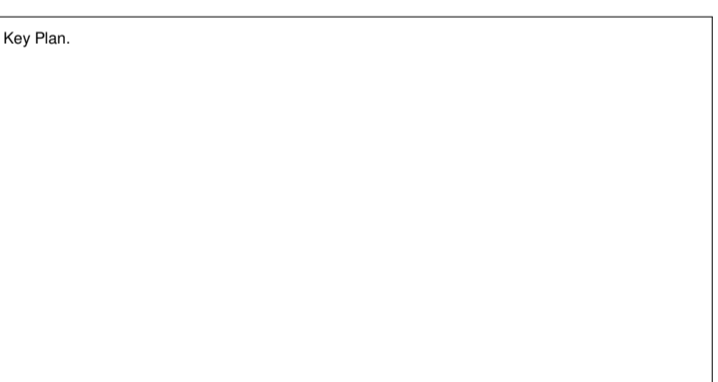
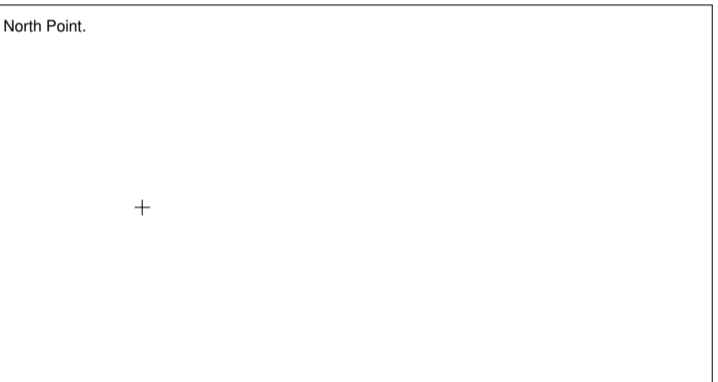


Wednesbury Health Centre - Room Schedule

Number	Name	Area
0.001	Entrance Lobby	11.85 m ²
0.002	Interview Room	9.14 m ²
0.003	Reception	14.25 m ²
0.004	Waiting Area	145.38 m ²
0.005	AWC	3.15 m ²
0.006	Baby Feed	4.18 m ²
0.007	Baby Change	4.89 m ²
0.008	AWC	3.37 m ²
0.009	Circulation	26.23 m ²
0.010	Consulting Room	16.28 m ²
0.011	Consulting Room	16.34 m ²
0.012	Consulting Room	16.34 m ²
0.013	Consulting Room	16.34 m ²
0.014	Consulting Room	16.34 m ²
0.015	Consulting Room	16.74 m ²
0.016	Dirty Utility	9.11 m ²
0.017	Clean Utility	8.82 m ²
0.018	District Nurses Store	18.19 m ²
0.019	Admin Office	155.89 m ²
0.020	Records Store	13.93 m ²
0.021	Circulation	34.55 m ²
0.022	Podiatry	16.01 m ²
0.023	Podiatry	16.03 m ²
0.024	District Nurse	16.19 m ²
0.025	District Nurse	16.03 m ²
0.026	Treatment	16.34 m ²
0.027	Treatment	16.06 m ²
0.028	Treatment	16.06 m ²
0.029	Clean Utility	11.02 m ²
0.030	Dirty Utility	11.02 m ²
0.031	Podiatry Store	6.51 m ²
0.032	AWC	3.56 m ²
0.033	AWC	3.56 m ²
0.034	Meeting Room	22.46 m ²
0.035	Plant Room	9.93 m ²
0.036	Sub-Waiting Area	33.72 m ²
0.037	Sub-Waiting Area	36.22 m ²
0.039	Staff Area	40.28 m ²
0.040	WC/Shower	4.6 m ²
0.041	Cloaks	3.9 m ²
0.042	WC	1.98 m ²
0.043	WC	1.98 m ²
0.044	Electrical Intake	1.57 m ²
0.045	Practice Manager	6.23 m ²
0.046	GP Store	5.73 m ²
0.047	Cleaner	3.26 m ²
0.048	D.N Manager	6.31 m ²
0.049	Hub Room	8 m ²



Notes
The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.



Issue	Date	Issue Note	By	Check



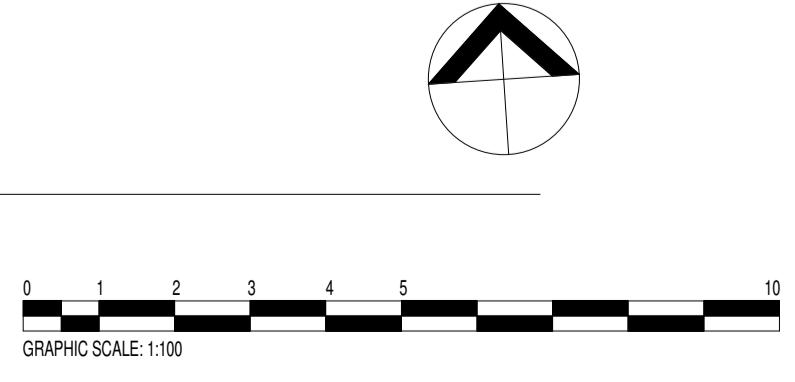
Project Title
Wednesbury Health Centre
Location
King Street, Wednesbury
Sheet Title
GA Proposed Plan
Status
Planning
Drawn by
JAA
Date
31/05/18
Checked by
Scale at A1
1:100
Scale at A3
1:100

Zone	Level	Classification	Sheet No.	Subsity	Ver/Rev
XX	XX	A-P(04)	20	S2	

Job No.
Q17004
Contractors Drawing No. (if required)

Urban Design & Building Services
Sandwell Council House
Fleeth Street,
Cusbury
B69 3DE
Tel: 0121 569 4541

1 Floor Plan
1 : 100

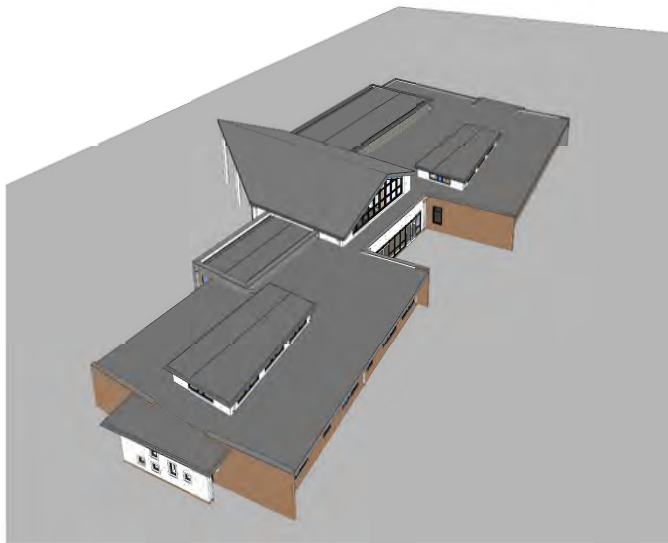




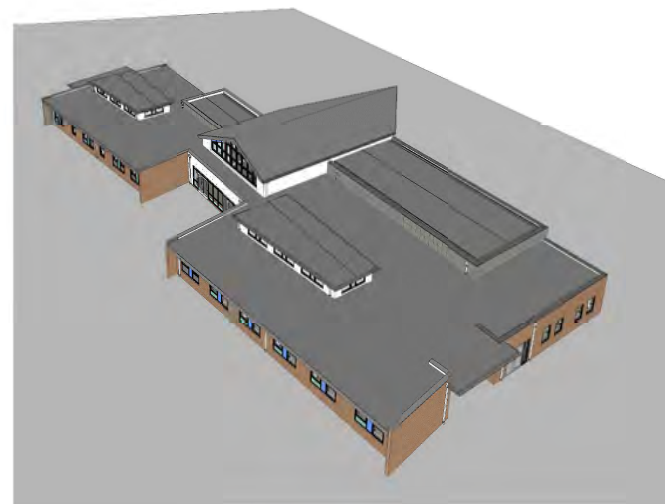
1 North-West



2 North-East



3 South-West



4 South-East

Notes:
 The data provided is for informational purposes only. All dimensions must be checked or double-checked on the drawings or on site to be used in construction.

North Point

+

Key View

Issue	Date	Issue Note	By	Check



Project #
Wednesbury Health Centre

Location
King Street, Wednesbury

Project #
Isometric Building Views

Planning		
Version	1	01/02/2019
Author	JAN	15/02/2019
Check-out	20/04/2019	

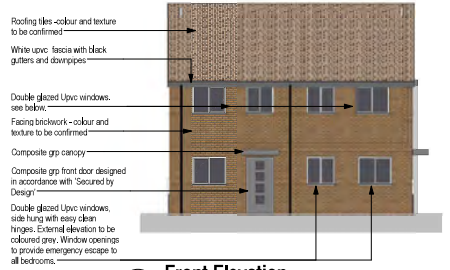
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XX	XX	A-P(09)03	S2	P1

Project No: Q17004

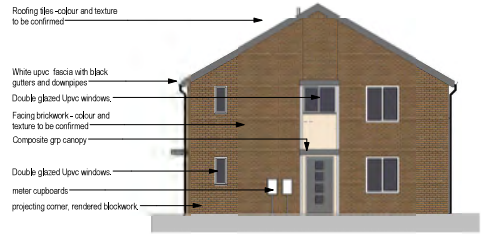
Urban Design & Building Services
 100-102 Broad Street
 Birmingham
 B15 1RN
 Tel: 0121 201 4545



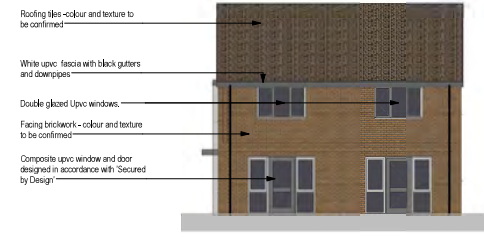
Notes:
 The client will be responsible for obtaining all necessary permissions.
 All dimensions must be obtained or checked on the day of survey or to be used in preference to this.



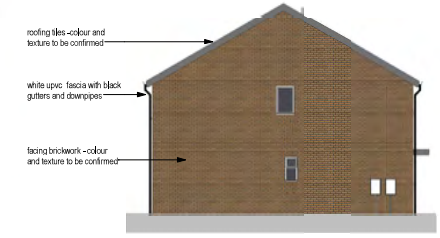
3 Front Elevation
 1 : 100



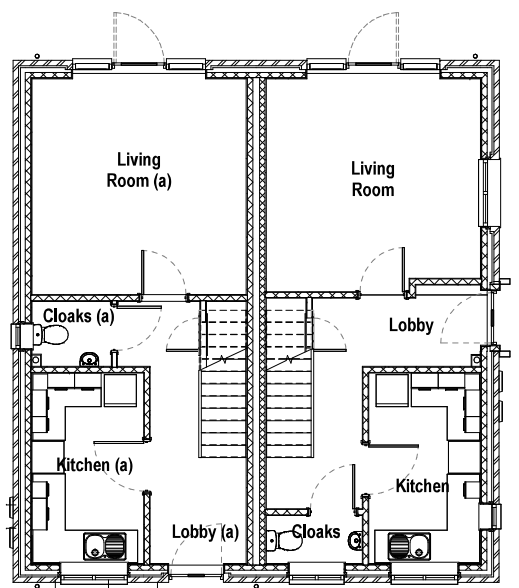
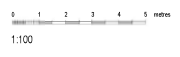
4 Side Elevation A
 1 : 100



5 Rear Elevation
 1 : 100

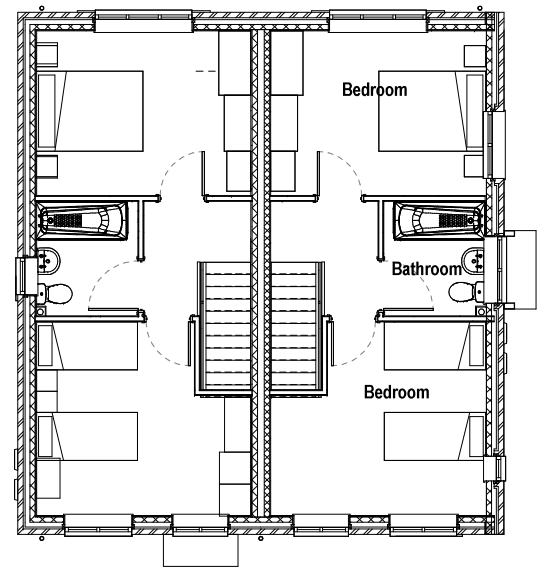
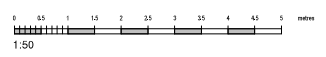


6 Side Elevation B
 1 : 100



1 Ground Floor Plan
 1 : 50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



2 First Floor Plan
 1 : 50

North Point

Key/Rev.

Issue	Date	Issue Note	By	Check



Project: Housing Development
 Location: Wednesbury Health Centre

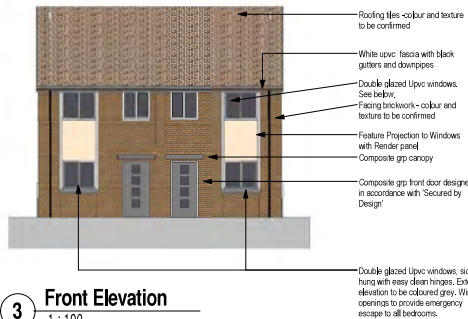
Drawn: Plans & Elevations - H1_2 bed_semi_corner detail

for Planning

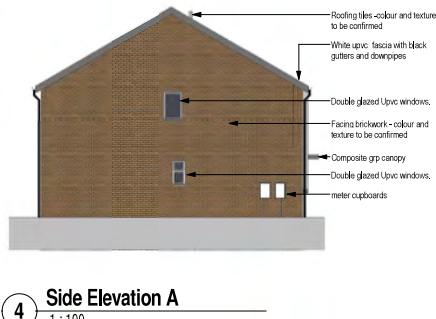
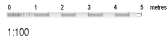
Project	H1sc H	Revision	AP(0)-02	Sheet No	S2	Version	
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Ref No: Q17004

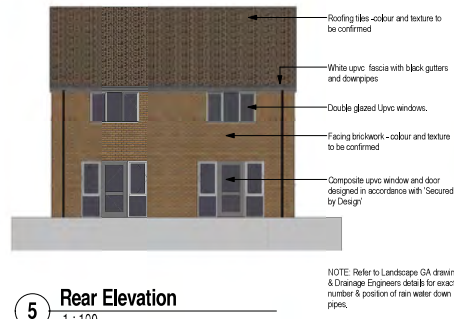
Urban Design & Building Services
 Sandwell Metropolitan Borough Council
 Planning Department
 0191 331 4541



3 Front Elevation
1:100

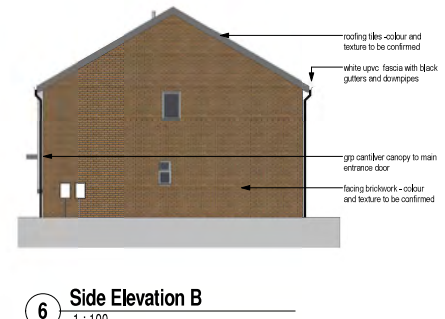


4 Side Elevation A
1:100

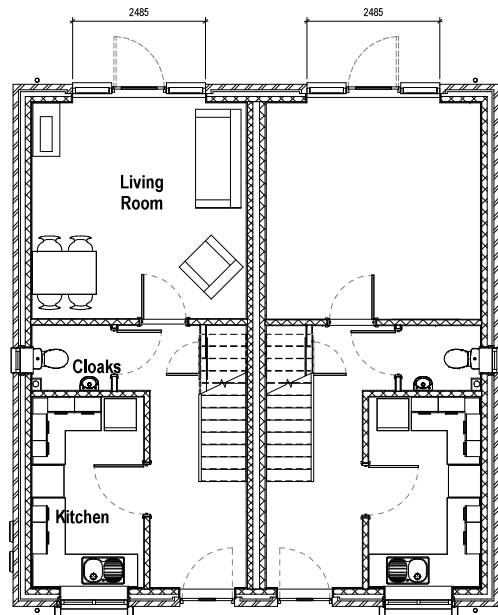


5 Rear Elevation
1:100

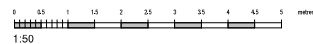
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



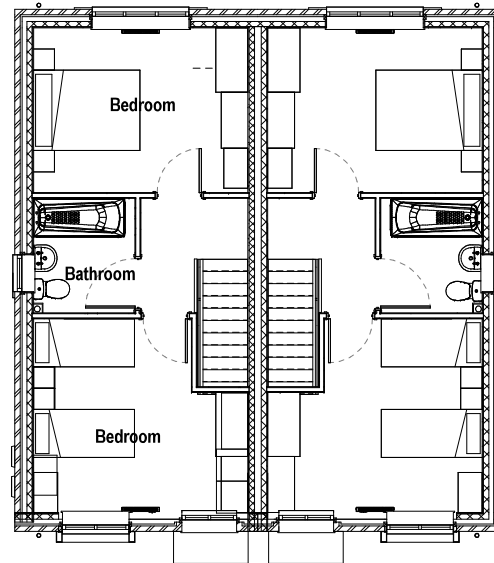
6 Side Elevation B
1:100



1 Ground Floor Plan
1:50



NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



2 First Floor Plan
1:50

Notes:
The client will be responsible for obtaining all necessary permissions.
All dimensions must be obtained or checked on the site.
Figures of area shown are for information only.

North Point

Key/Rev.

Issue	Date	Issue Note	By	Check

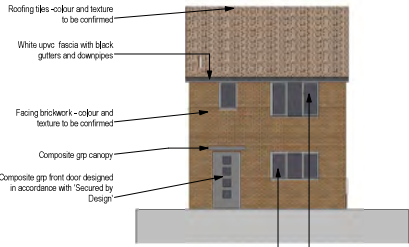
Sandwell
Metropolitan Borough Council

Project No: H1_2Bed_Semi
Location: Wednesbury Health Centre

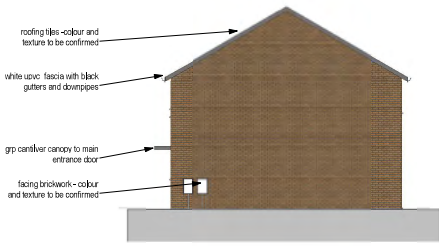
Drawn for: Plans & Elevations - H1_2 bed

Quantity	CP	06/09/2017	1:50, 1:100
Drawn By:	Checked By:	Approved By:	Issue Date:
H1s	ZZ	AP(0-)	01
S2	P1	Revision No./Description	
Q17004			

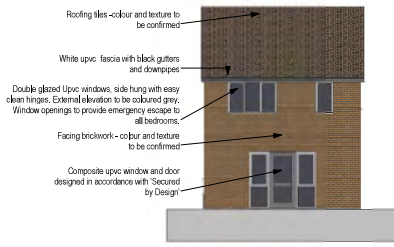
Urban Design & Building Services
100-102, The Quadrant, Wednesbury, West Midlands, B70 4JQ
Tel: 0121 551 4545



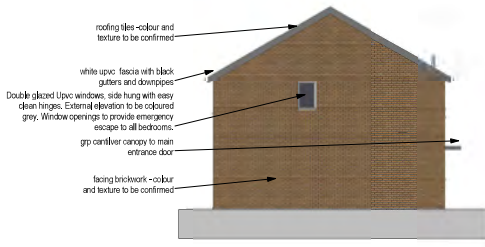
3 Front Elevation
1:100



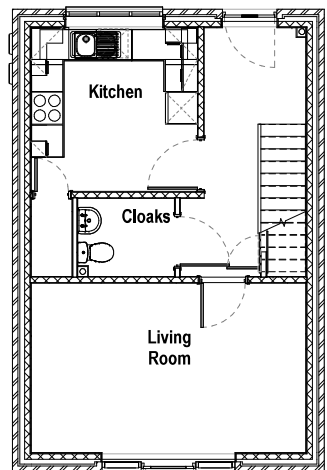
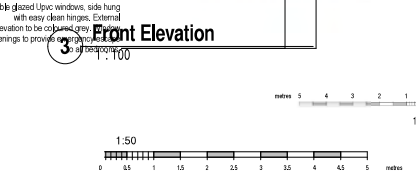
4 Side Elevation A
1:100



5 Rear Elevation
1:100

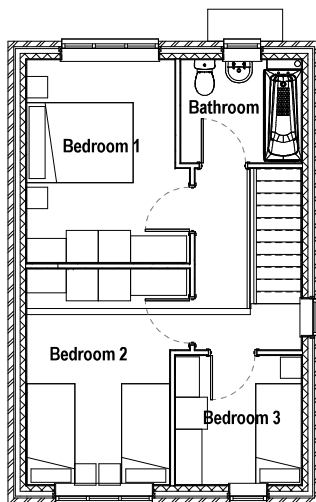


6 Side Elevation B
1:100



1 Ground Floor Plan
1:50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



2 First Floor Plan
1:50

Notes
The client will be responsible for obtaining all relevant permissions.
All dimensions must be obtained or checked on the site.
Figures of materials to be used in construction to be confirmed.

North Point

Key/Rev.

Issue	Date	Issue Note	By	Check

Project: Housing Development
Location: Wednesbury Health Centre
Drawing: Plans & Elevations - H2_3 Bed
Title: for Planning

Authority	CP	Drawn	Checked	Scale	Date
1:50, 1:100	06/03/22	20/06/22	20/06/22	1:50, 1:100	20/06/22

Plan	Level	Revision	Sheet No	Scale	Author
H2d	ZZ	AP(0-)	03	S2	

Q17004 Construction Services Department

Urban Design & Building Services
Sandwell Metropolitan Borough Council
20/06/22
0191 551 450



1 Elevated View from Pedestrian Link



2 Elevated View from King Street



3 Elevated View from Carpark



4 Elevated View from King Street/Service Rd Corner



5 Elevated View from Top of King Street



4 1 6 Elevated View from Leisure Centre Service Area

Notes

This plan should be read in conjunction with the other drawings in this set. All dimensions must be taken or based on the drawings of a drawing in preference to this.

North Point

Key Plan

Issue	Date	Issue Note	By	Check



Project No: Wednesbury Health Centre
Location: Kings Street Wednesbury
Scale: 1:500
Elevated 3D Perspective Site Views

Planning

Author:	JAK	Checked:	AP	Reviewed:	AP	Approved:	AP
Date:	12/10/23	Date:	12/10/23	Date:	12/10/23	Date:	12/10/23

Draw No	Rev	Revision	Sheet No	Scale	Notes
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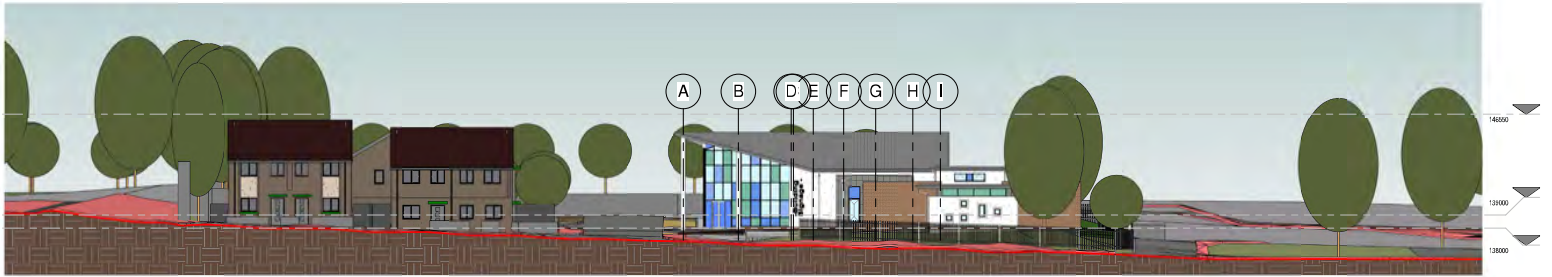
Project No: Q17004

Urban Design & Building Services
 Sandwell Metropolitan Borough Council
 Planning & Building Services
 0191 422 4242
 0191 255 4545





① Site Section through South of Site
1:200



② Site Section through King Street
1:200



③ Site Section through the Site looking South
1:200



④ Site Section through Site looking North
1:200

Notes

The Client will be responsible for obtaining all necessary permissions and consents for the development of the site. All dimensions must be checked on the site before construction begins to ensure compliance with the approved plans.

North Point

+

Key Plan

Issue	Date	Issue Note	By	Check



Project: Wednesbury Health Centre
Location: Kings Street, Wednesbury
Site Ref: Proposed Site Sections

Planning					
Version	Date	Quantity			
JAN	2014/03				
1:200					
Drawn By	Checked By	Approved By	Scale	Grid	Notes
XX	XX	A-P(9-)	10	S2	P1

Ref: Q17004

Urban Design & Building Services
100, Canal Street, Birmingham, B1 1AA
Tel: 0121 223 4545

Mr Singh c/o Agent	Proposed private access way off Meadowside Close and the construction of 3 No. dwellings, parking spaces and associated facilities. Land to the rear of 62 and 64 Newton Road Great Barr Birmingham
-----------------------	---

Date Valid Application Received: 11th October 2018

1. Recommendations

Approval is recommended subject to the following conditions: -

- i) External materials;
- ii) Boundary treatments;
- iii) Hard and soft landscaping
- iv) Development carried out in accordance with submitted tree removal/protection details;
- v) Provision and retention of manoeuvring spaces, access drive, parking spaces and garages;
- vi) Details of sliding security gate; once approved, shall be implemented in accordance with approved details;
- vii) Construction hours and no bonfires;
- viii) Electric vehicle charging points;
- ix) Precautionary contamination condition;
- x) Working method statement;
- xi) Drainage details;
- xii) External lighting details (provision and retention of);
- xiii) Removal of permitted development

2. Observations

At the last Committee meeting members resolved to visit the site.

The Application Site

This application relates to part of the rear gardens of 62 and 64 Newton Road which are two detached houses on the south side of Newton Road to the east of the junction with Meadowside Close. There are a number of mature trees within the site that are protected by a Tree Preservation Order. To the south of the site are houses in Waddington Avenue; to the west is a bungalow and houses in Meadowside Close; to the east are the houses in Newton Park Mews.

Planning History

Previously planning permission was sought in 2010 for 4 no. dwellings (ref - DC/10/52889). This was refused by the Council, but then allowed at appeal in 2012 (ref - APP/G4620/A/11/2160777). The site was never developed and another application was submitted in 2014, again for 4no. dwellings (ref - DC/14/57769). This was granted permission in 2015, but then this permission expired in February 2018. The Applicant purchased the site and this new application was submitted.

Current Application

This is a full planning application for the development of 3 new detached three (plot 1) and five bed (plots 2 & 3) dwellings. Access is formed by a continuation of the access road from Meadowside Close, with a private drive which allows access to all three properties, as well as no 17a Meadowside Close. The dwellings would be arranged around the turning area of the access drive and garages and parking spaces would be provided for each plot. The application is supported by a Design and Access Statement, Arboricultural Method Statement, Ground Investigation Report, Tree Survey and supplementary images of the proposal.

Publicity

The application has been publicised by neighbour notification letter; 3 emails of objection have been received and the objections may be summarised as follows:

- i) Highway safety/poor vehicular manoeuvrability/access and inadequate parking facilities;
- ii) Garden grab violation;

- iii) The proposed development is not in keeping with the existing style of residential housing/overbearing effect;
- iv) Unaffordable housing;
- v) Housing has previously been refused on the site;
- vi) Overlooking
- vii) Will a new fence be put to the rear of plots 2 & 3?

Statutory Consultee Responses

Planning Policy has no objections.

Following the receipt of amended plans, the Head of Highways has no objections.

Following the receipt of amended plans, my Urban Design Team has no objections.

The Council's Tree Preservation officer has no objection.

The Head of Environmental Health has no objections, subject to the imposition of conditions relating to hours of construction; electric vehicle charging points; and precautionary contamination conditions.

Responses to objections

- i) The Head of Highways has no objection to the proposal and satisfactory vehicular manoeuvrability/access and parking provision would be provided; therefore, I am satisfied that the proposal would not cause any significant highway issues.
- ii) The precedent for residential development has already been set on this site through the approval of the two previous applications (DC/14/57769 & DC/10/52889) referred to in section 3 of this report. The proposal is also smaller than these previously approved applications; which has led to a reduction in the number of dwellings proposed, from 4, 4 bedroom dwellings to 3 dwellings (1, 3 bed and 2, five bed properties). Therefore, I am satisfied that as residential development has previously been approved on this site, then this current proposal would not constitute garden grabbing in this instance.
- iii) Following the receipt of amended plans, my Urban Design Team has no objections. The Applicant has also submitted plans to indicate how the proposal would relate to the surrounding buildings/area. Therefore, I am satisfied that the

proposal could be accommodated within this area and would not be overbearing when viewed in relation to the existing context of the area.

- iv) The proposal is below the threshold for affordable housing, so is not applicable in this instance.
- v) It is noted that a previous scheme (DC/10/52889) was refused by the Council, however, this scheme was then allowed at appeal by the Planning Inspectorate (APP/G4620/A/11/2160777).
- vi) The Applicant has submitted amended plans to remove any habitable rooms from overlooking situations; therefore, I feel that this has addressed the concern of overlooking in this instance.
- vii) The Applicant has indicated on the submitted proposed boundary plan that a 2.1 metre high close boarded fence would be installed to the rear of plots 2 & 3.

Planning Policy and Other Material Considerations

In planning policy terms, the main issues are how the proposal accords with both national and local policy. In relation to the NPPF, the scheme generally accords with the provisions of this framework, providing sustainable high quality housing, which would assist in the delivery of a sufficient supply of homes.

The site of the proposed development is not allocated for residential development on the SAD Policies map, therefore it would be classed as a housing windfall site and SAD Policy H2 would be applicable; my Planning Policy colleague has confirmed that the proposal would meet the guidance contained in this policy.

Through the development of the scheme, and the amendments to the proposal which have been received through the determination of this application; it is ensuring that it meets the design and appearance requirements required through policies ENV3 of the BCCS and SAD EOS9 of the SAD Document.

Together with those above, the other relevant planning policies, which are applicable to the scheme, are highlighted within section 6 of this report; it is considered that the proposals would meet these policy considerations.

Conclusion

In my opinion, the site could adequately accommodate the proposal, whilst maintaining satisfactory internal living standards and external amenity space. The proposal would introduce a scheme that is compliant with national and local policy and would provide an acceptable living environment. The scheme would not affect the amenities of the neighbouring properties by way of loss of light, outlook or privacy and would raise no significant highway issues. Also, through the imposition of appropriate conditions, the proposal in my opinion would harmonise with its surroundings.

Conditional approval is therefore recommended.

3. Relevant History

- DC/14/57769 Proposed private access way off Meadowside Close and the construction of 4 No. dwellings, parking spaces, garages and associated facilities (resubmission of DC/10/52889). Grant Permission Subject to Conditions – 12.02.2015
- DC/10/52889 New private access way off Meadowside Close and the construction of four new dwellings, parking spaces, garages and associated facilities. Allowed with Conditions – 06.01.2012
- DC/10/52088 Proposed construction of new private access way and erection of six dwellings, parking, garages and associated facilities. Refuse permission – 05.08.2010
- DC/05/44207 Construction of 2 x 3 bed bungalows. Grant Conditional Reserved Matters – 15.04.2005.
- DC/05/43836 Construction of 2 x 3 bed bungalows. Grant Outline Permission with Conditions – 22.02.2005
- DC/04/42236 Proposed new three bedroom bungalow with internal garage. Grant Permission Subject to Conditions – 10.05.2004

4. Central Government Guidance

NPPF – Supports sustainable development.

5. Development Plan Policy

CSP4 – Place Making

DEL1 – Infrastructure Provision

HOU1 – Delivering Sustainable Housing Growth

TRAN2 – Managing Transport Impacts of New Development

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV8 – Air Quality

SAD H2 – Housing Windfalls

SAD EOS9 – Urban Design Principles

6. Contact Officer

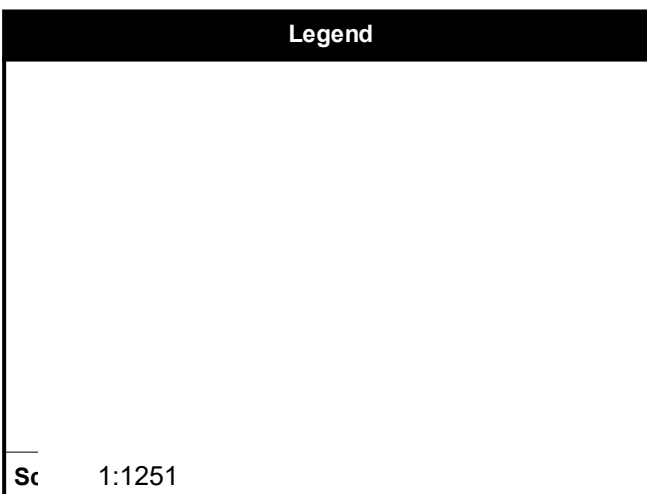
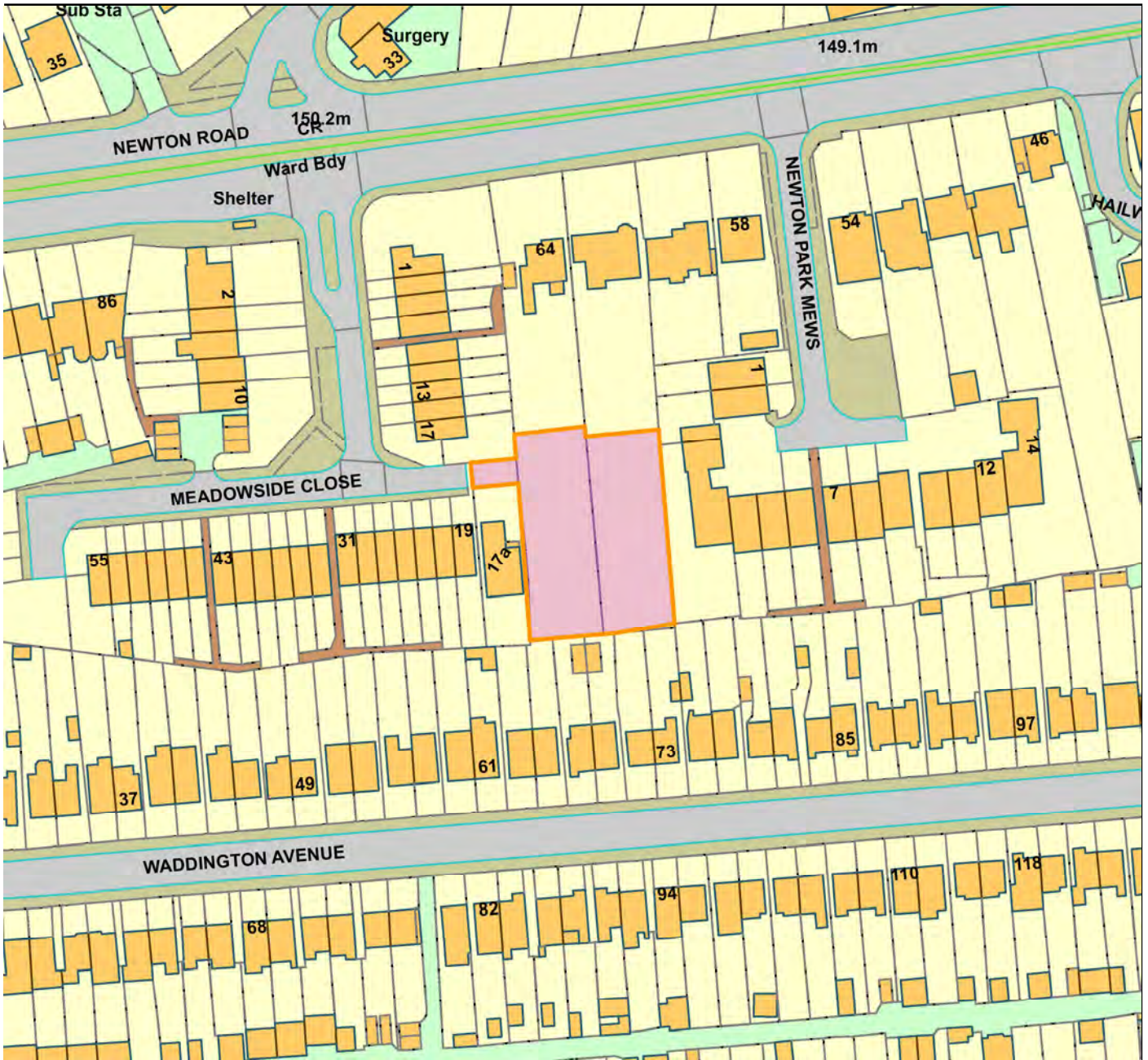
Mr Douglas Eardley

0121 569 4892

douglas_eardley@sandwell.gov.uk

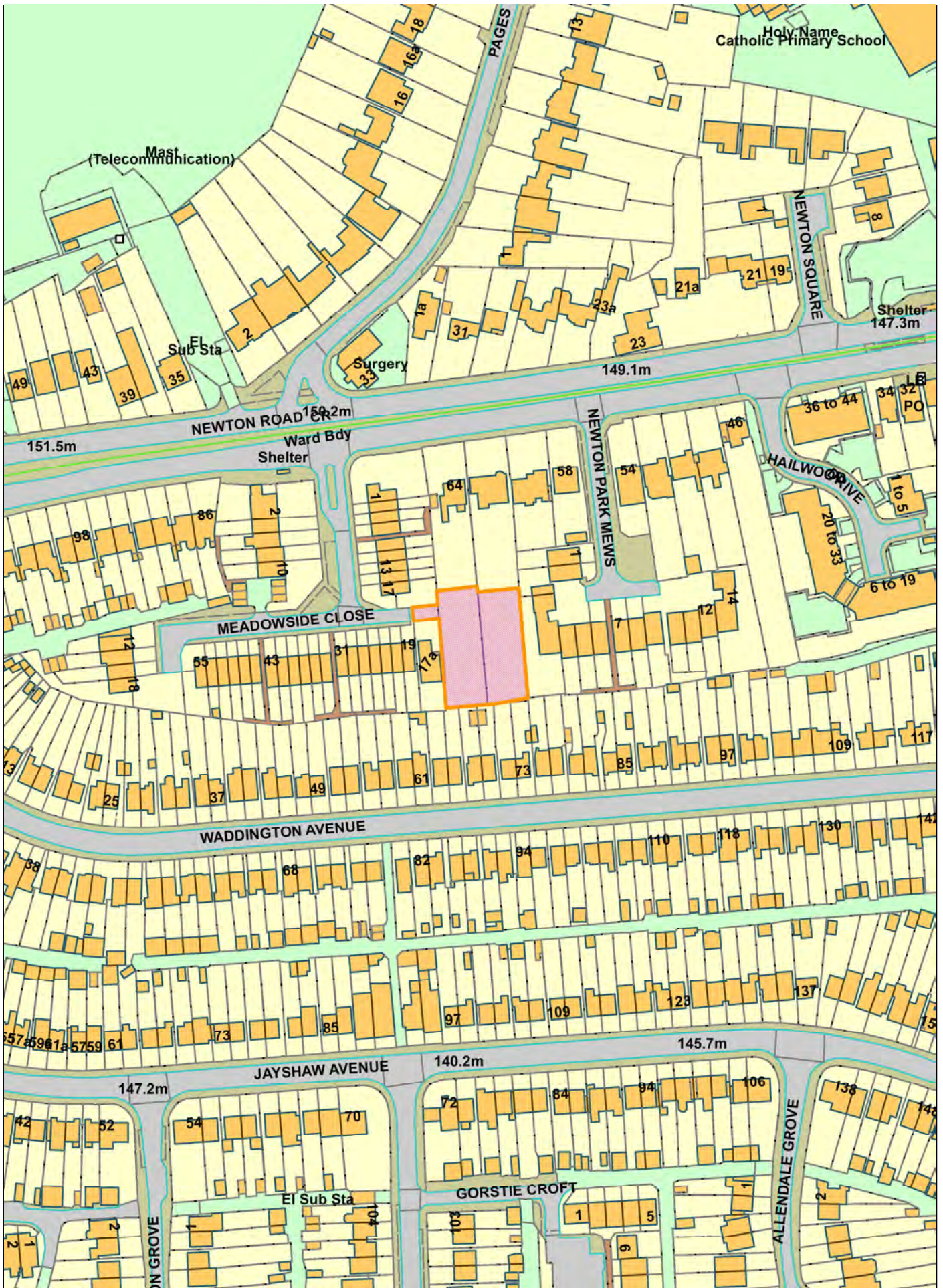
DC/18/62304

Land to the rear of 62 and 64 Newton Road



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 February 2019
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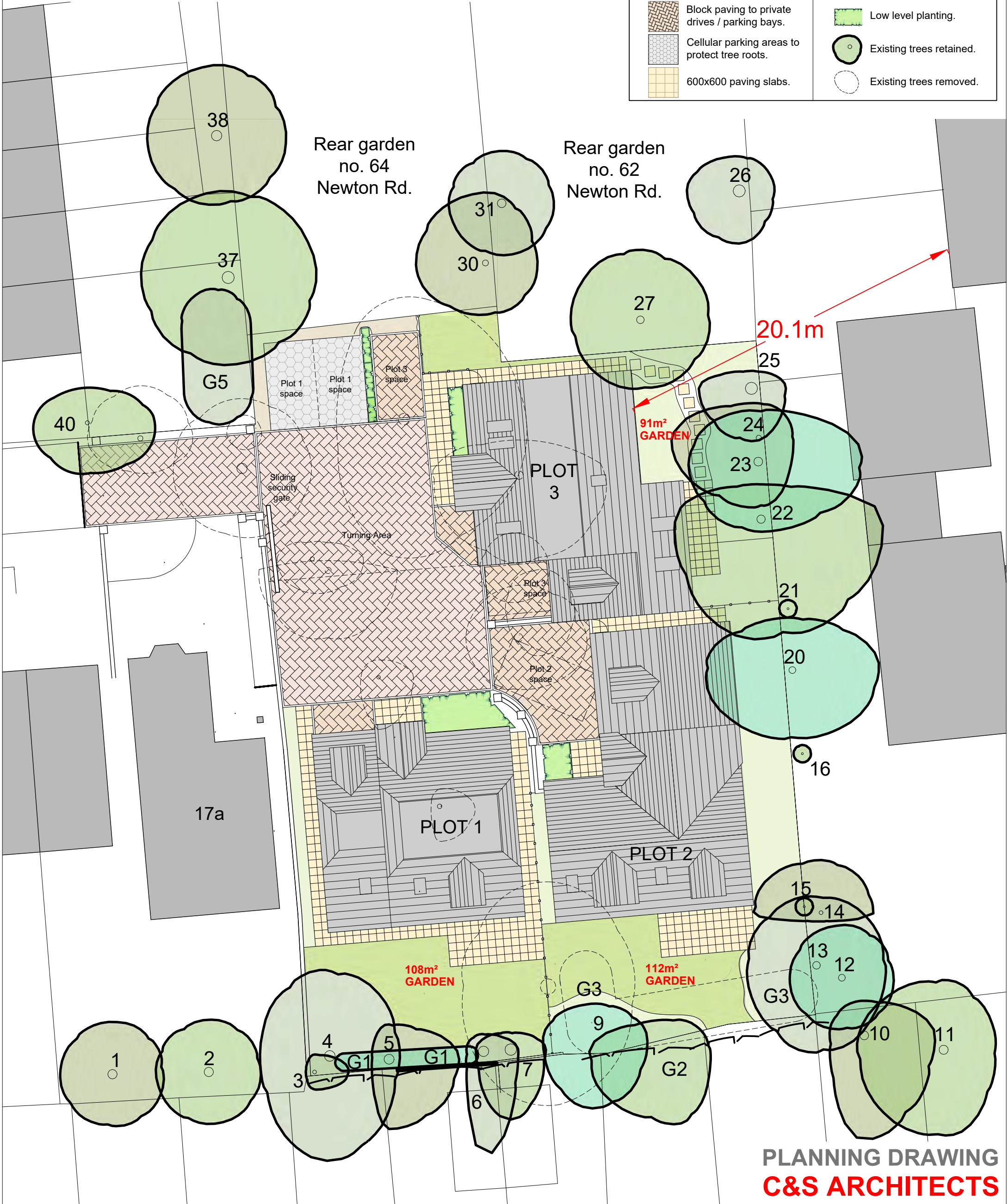
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Residential Development: Land adjacent 62 & 64 Newton Road / 17a Meadowside Close.

Proposed Site Plan

KEY	
	Proposed Houses (outline).
	Block paving to shared access drive.
	Block paving to private drives / parking bays.
	Cellular parking areas to protect tree roots.
	600x600 paving slabs.
	Grass
	Planting area with shade loving plants below trees.
	Low level planting.
	Existing trees retained.
	Existing trees removed.



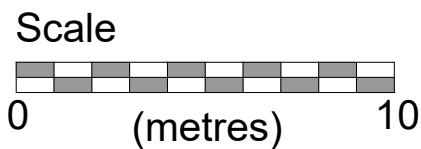
PLANNING DRAWING
C&S ARCHITECTS

Revision	Date	Details
A	09-12-18	Updated following Planner comments.

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Client:	Mr. Singh		
Job:	Land Adj. 62 & 64 Newton Rd / 17a Meadowside Cl.		
Drawing title:	Proposed Site Plan		
Drawing Number:	V8127	PL	02
(Job number)			Revision: A
Scale:	1:200@A3		
Date:	September 2018		
Drawn by/ checked by:	DSW / LC		

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT ONE - ELEVATIONS



Front Elevation.

Rear Elevation.



Side Elevation.

Side Elevation.

PLANNING DRAWING
C&S ARCHITECTS

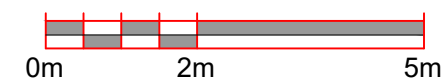
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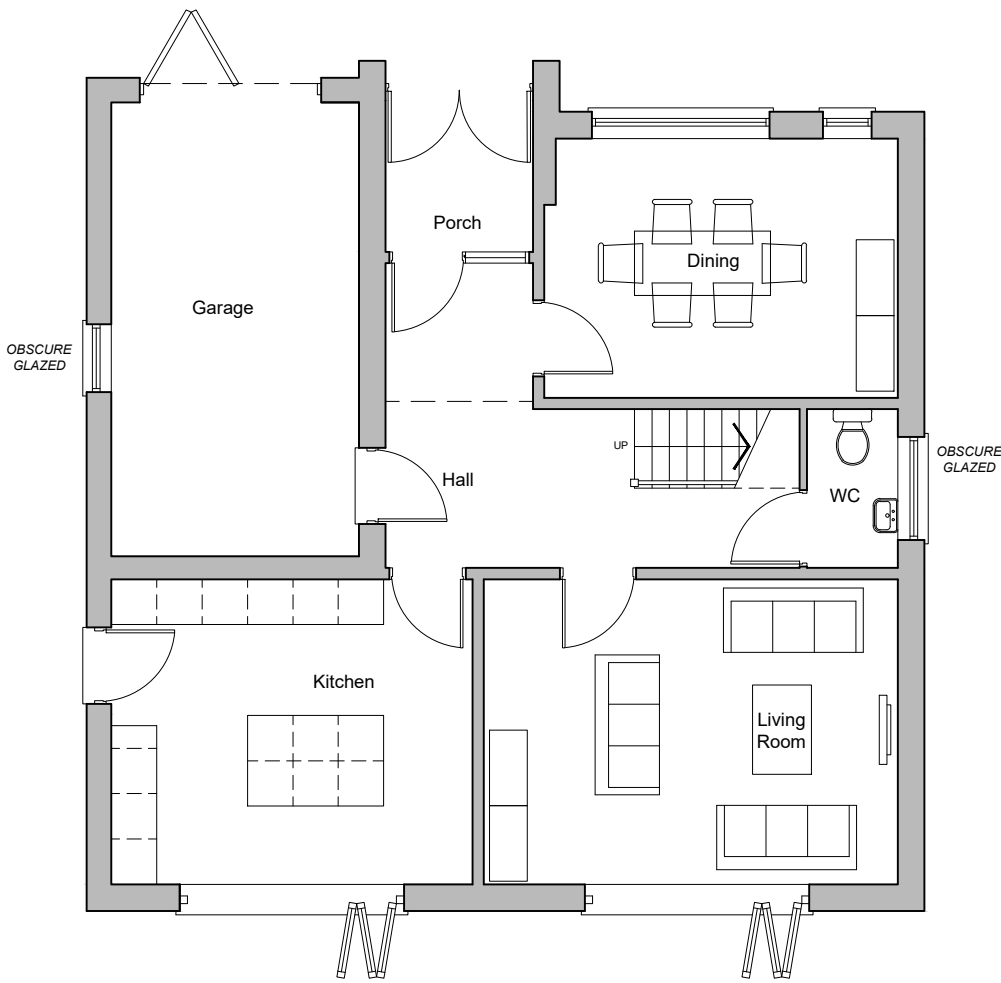
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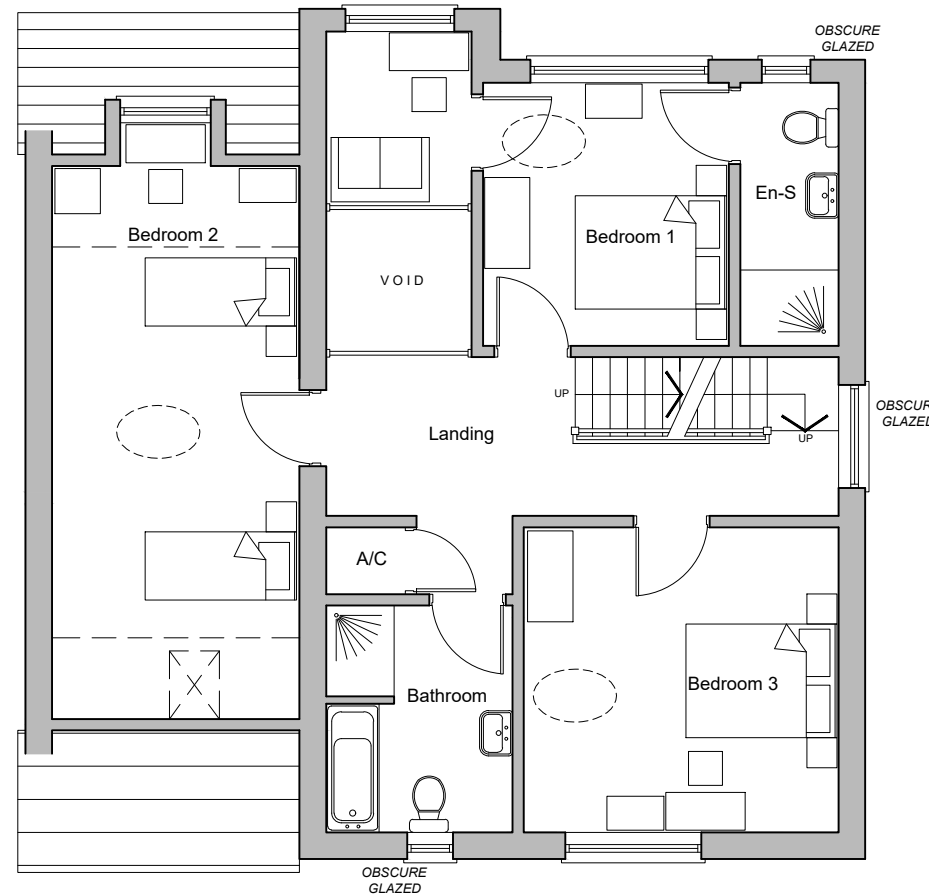
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Job:	New residential development - Newton Road.			
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Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

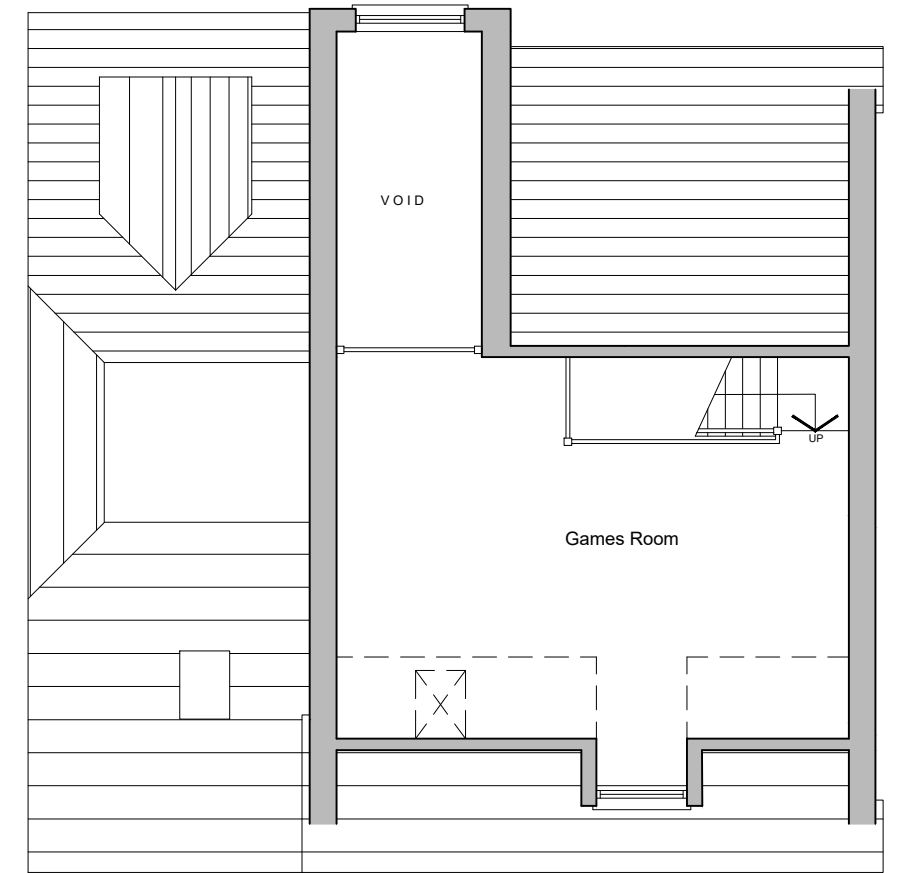
PLOT ONE - FLOOR PLANS



Ground Floor Plan.



First Floor Plan.



Second Floor Plan.

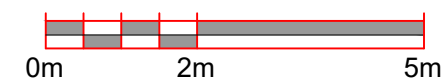
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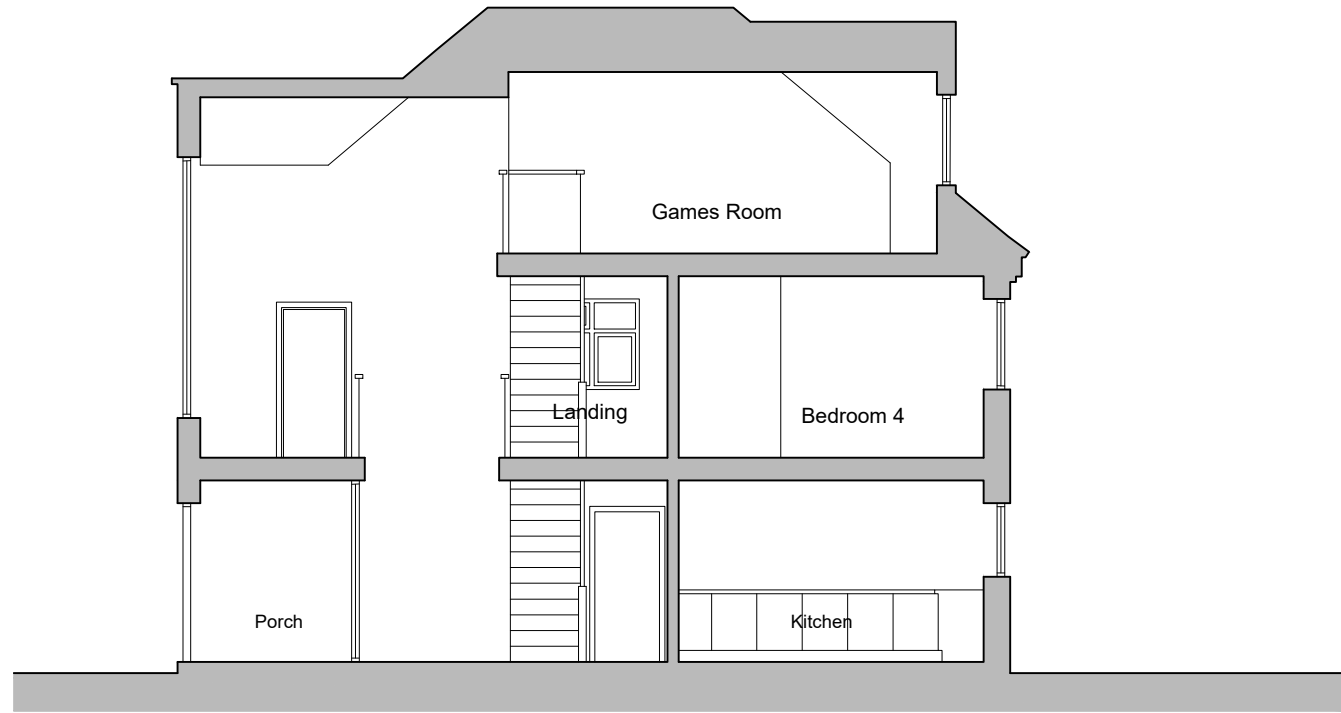
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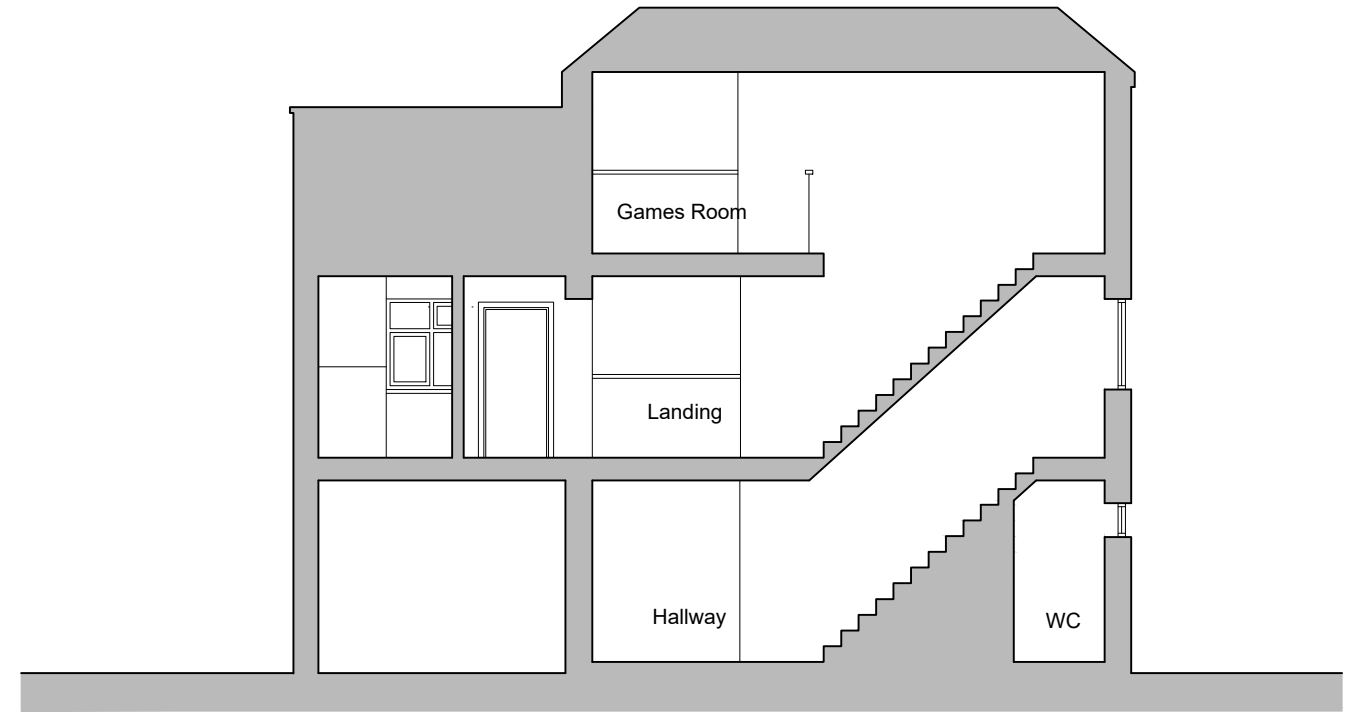
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Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT ONE - SECTIONS

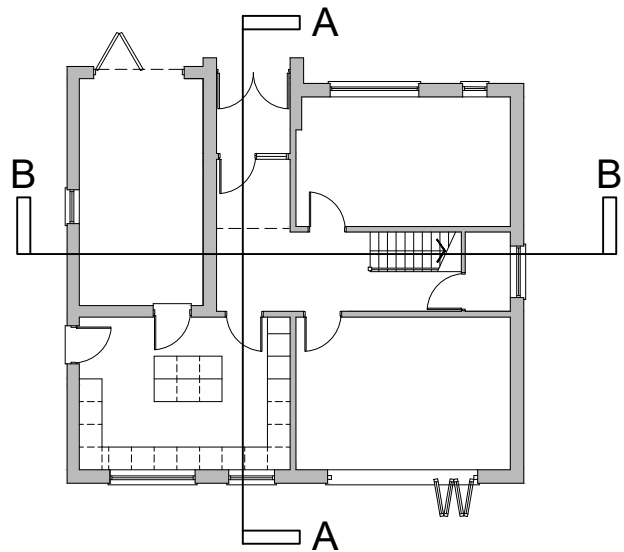


Section AA (hallway / porch).



Section BB (garage / staircase).

Section Key Plan



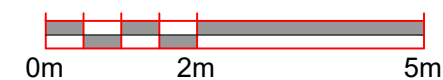
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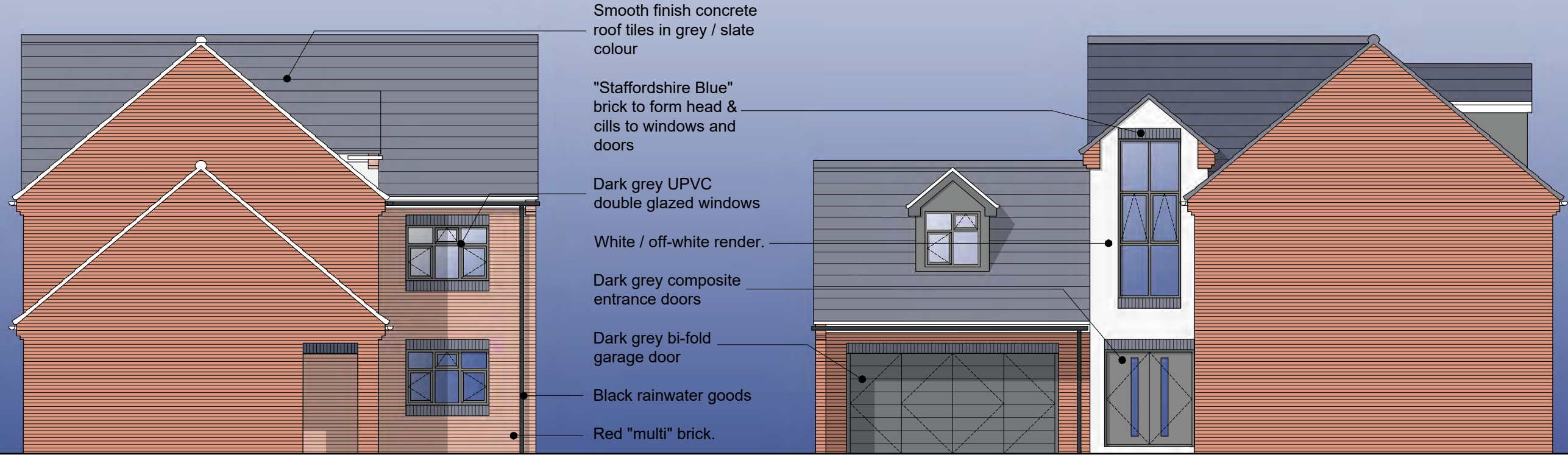
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Job:	New residential development - Newton Road.			
Drawing title:	Plot 1 - Proposed Sections.			
Drawing Number:	V8127	PL	06	Revision: A
Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT TWO - ELEVATIONS



Front Elevation.

Side Elevation.



Rear Elevation.

PLANNING DRAWING
C&S ARCHITECTS

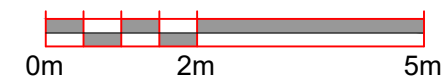
Revision	Date	Details
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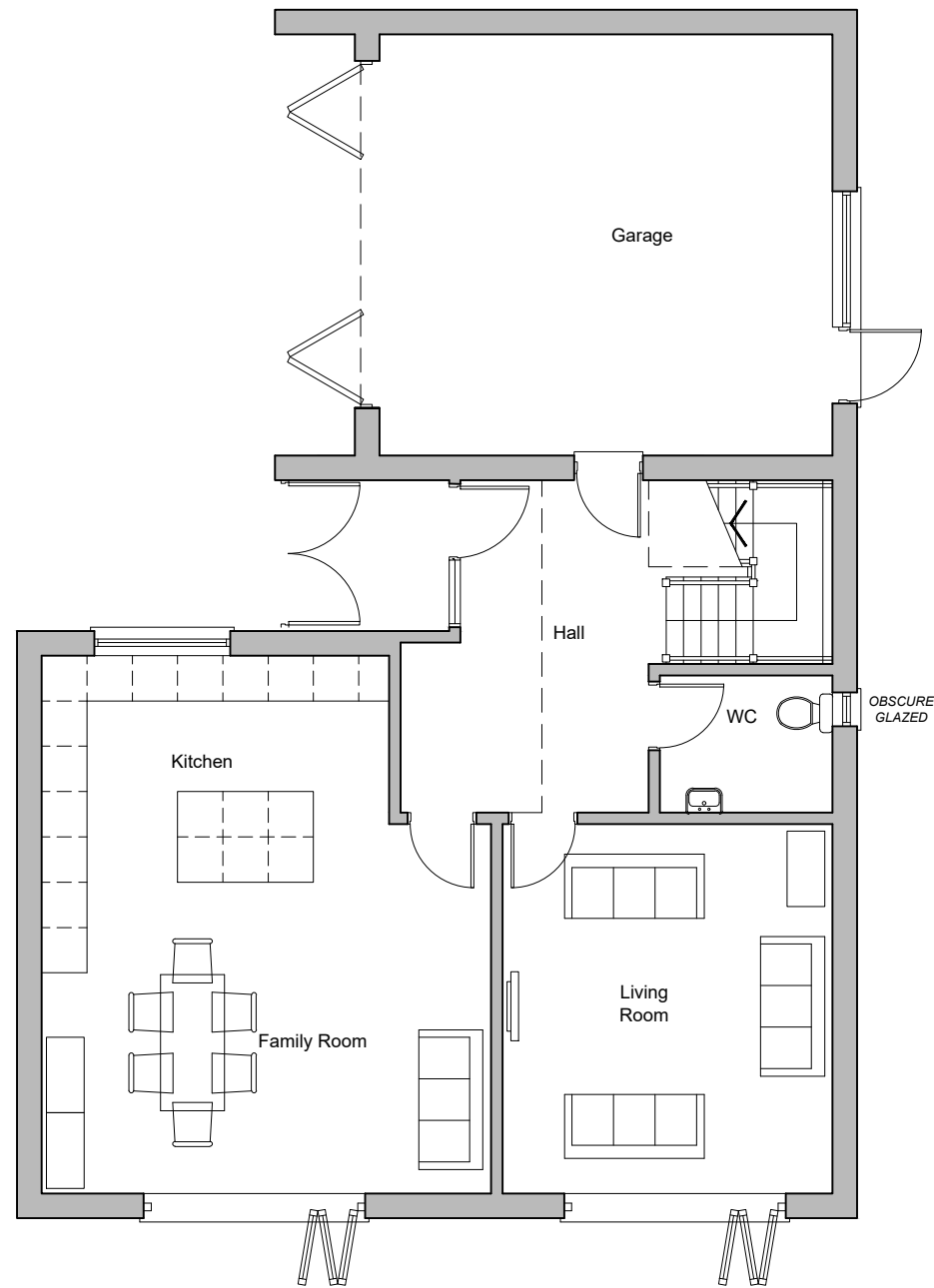
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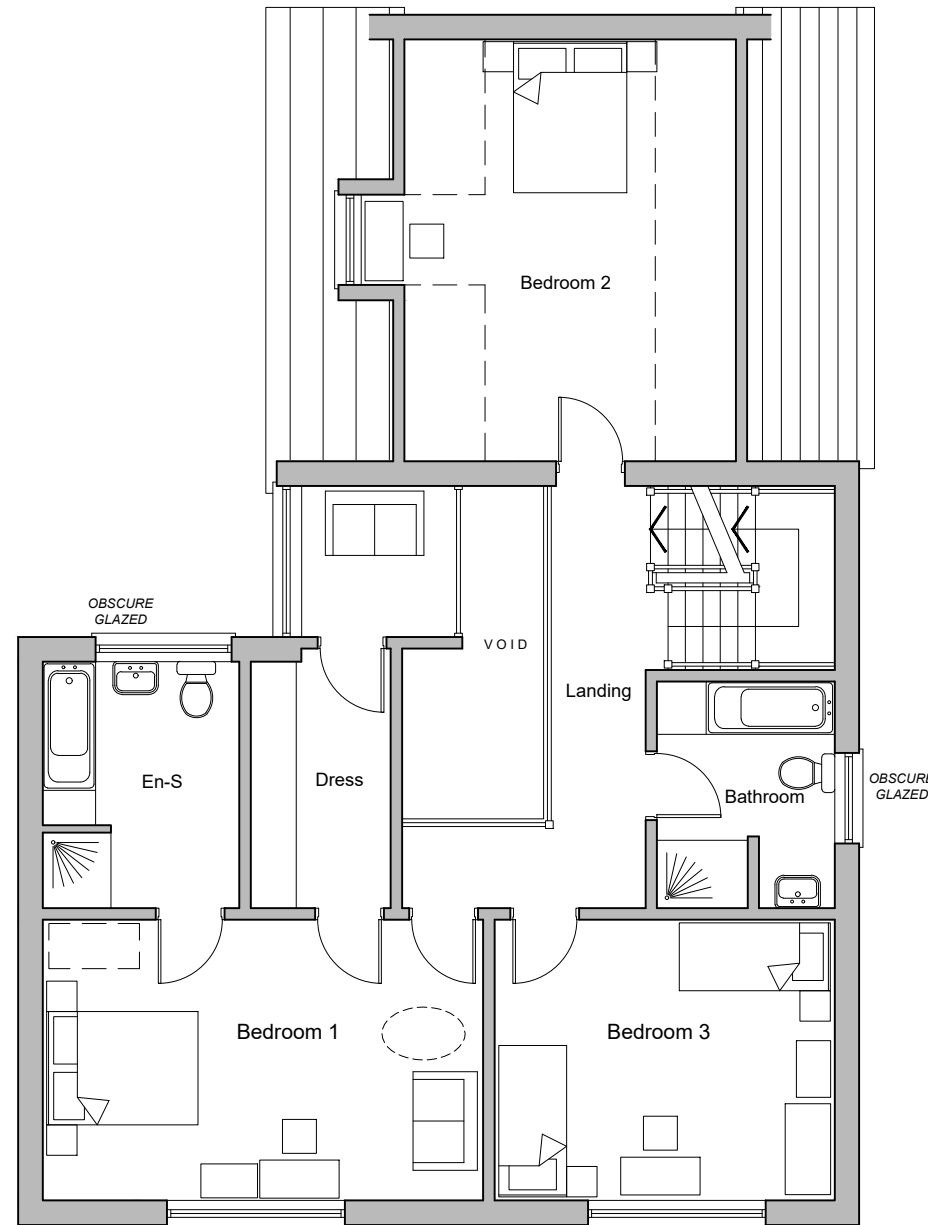
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

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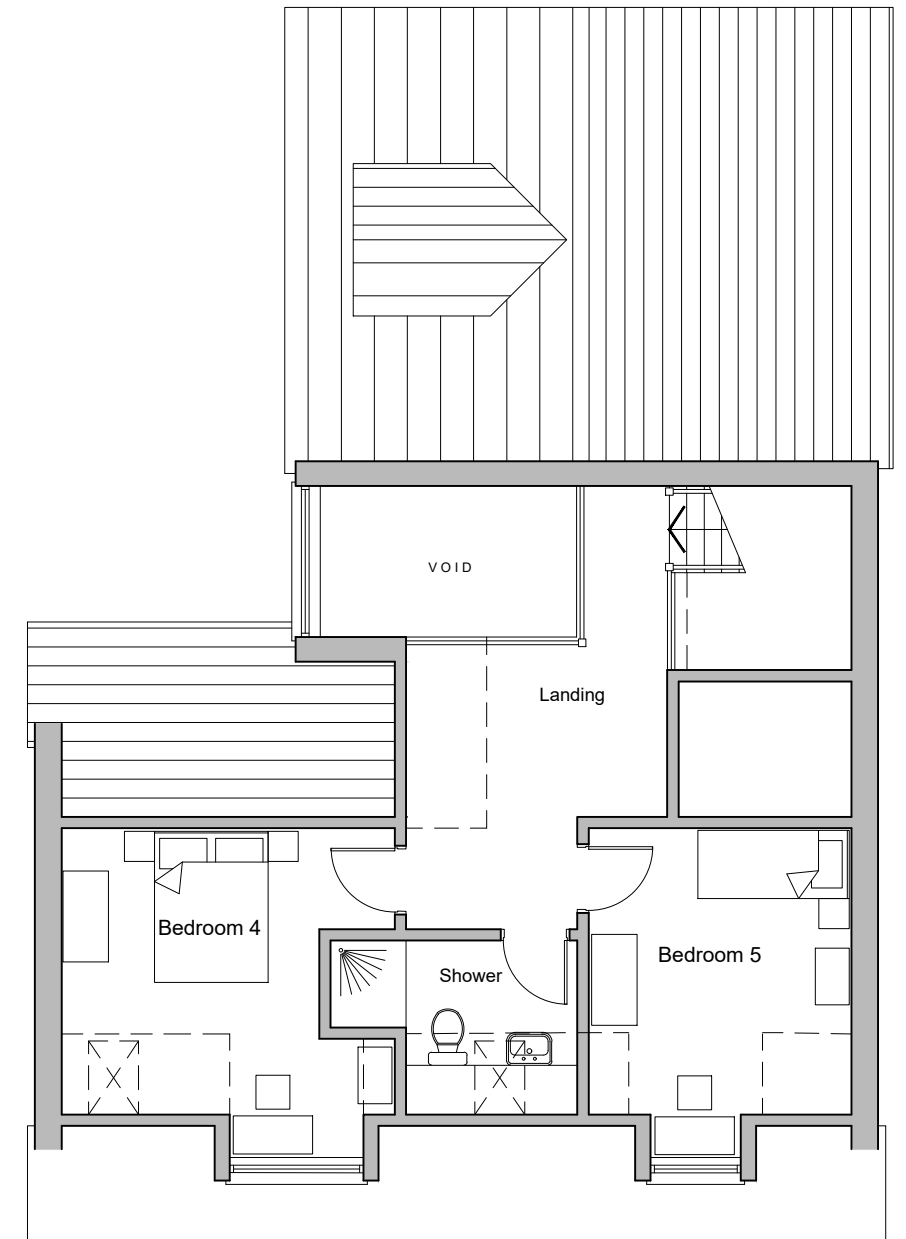
PLOT TWO - FLOOR PLANS



Ground Floor Plan.



First Floor Plan.



Second Floor Plan.

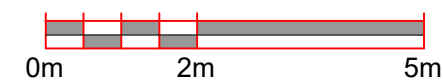
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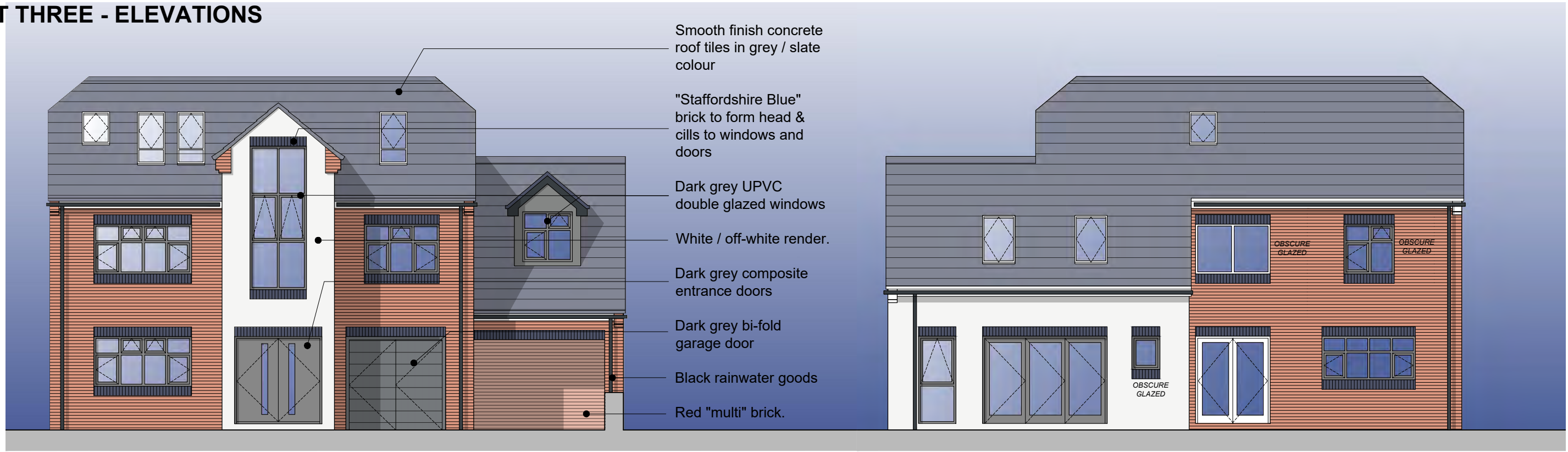
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Job:	New residential development - Newton Road.			
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

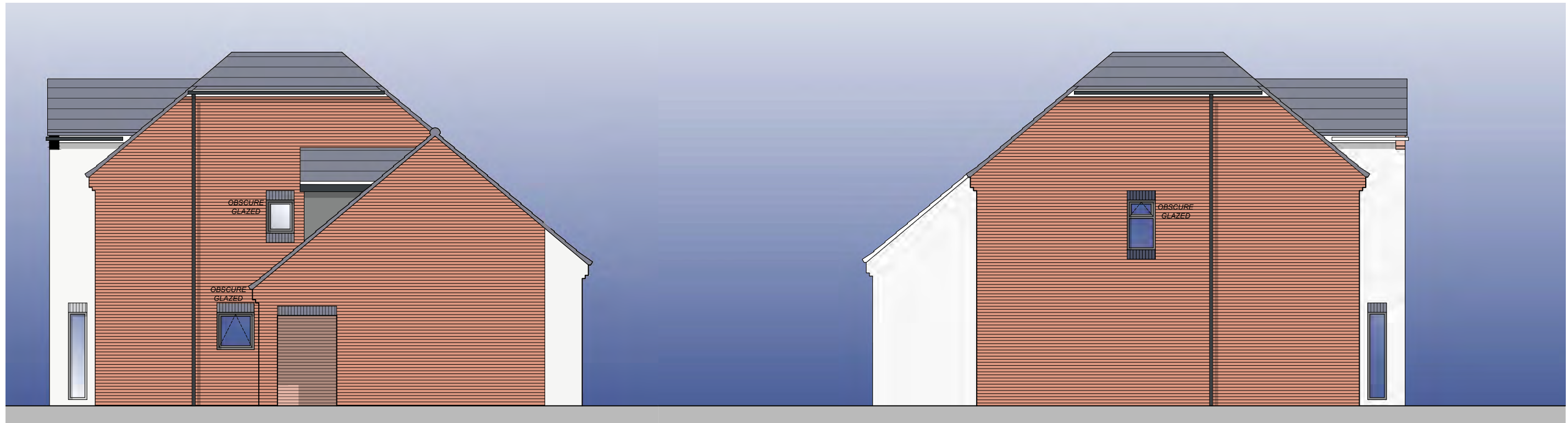
Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT THREE - ELEVATIONS



Front Elevation.

Rear Elevation.



Side Elevation.

Side Elevation.

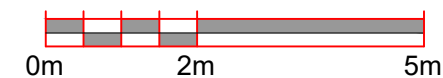
PLANNING DRAWING
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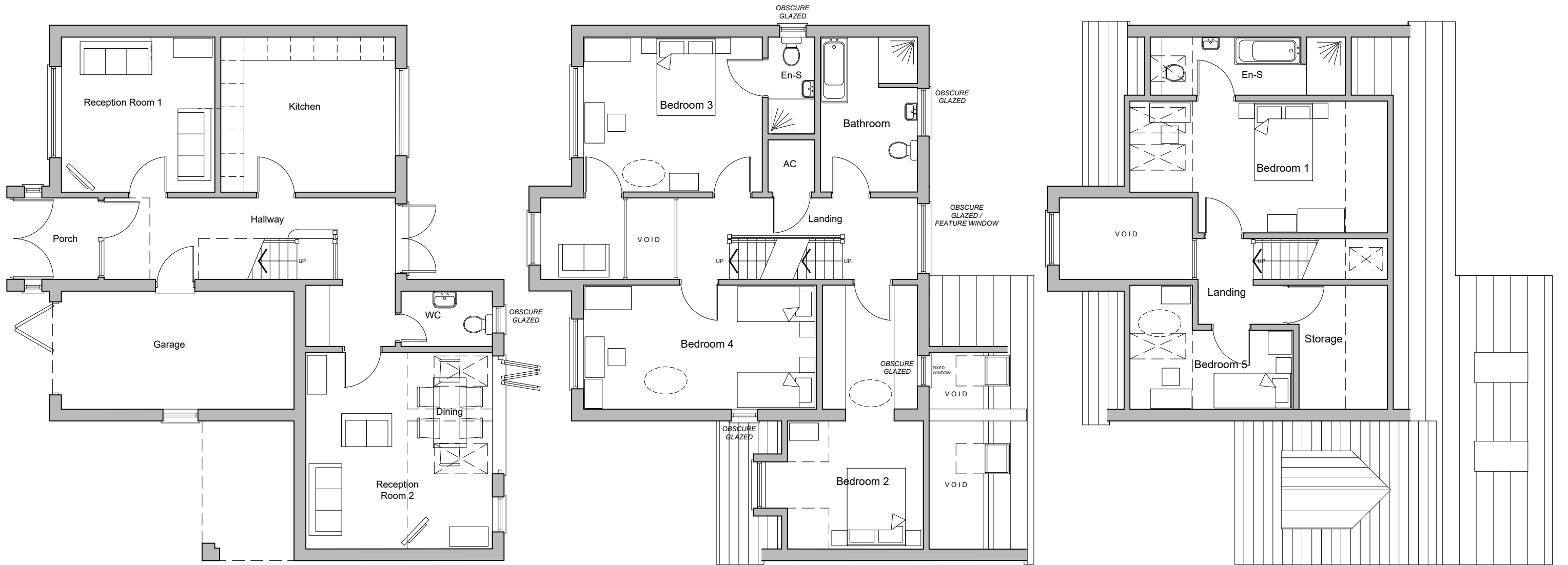
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Client:	Mr. Singh.			
Job:	New residential development - Newton Road.			
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Drawing Number:	V8127	PL	11	Revision: A
Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT THREE - FLOOR PLANS



Ground Floor Plan.

First Floor Plan.

Second Floor Plan.

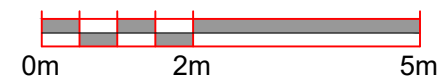
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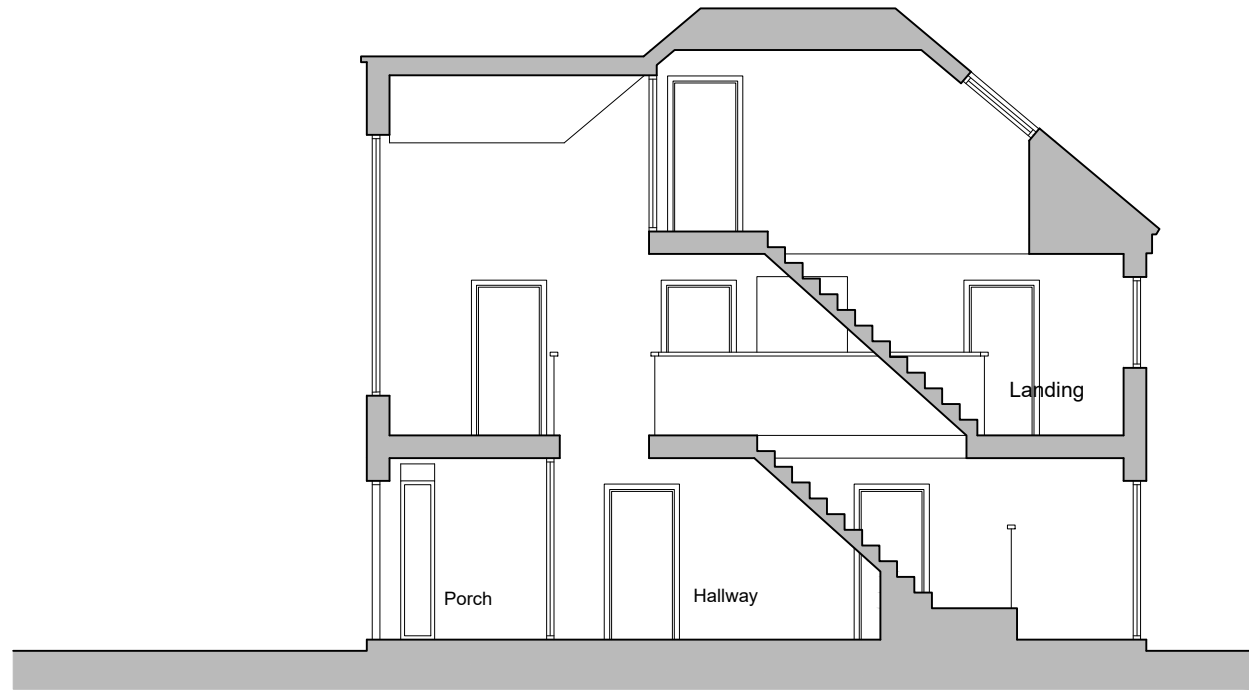
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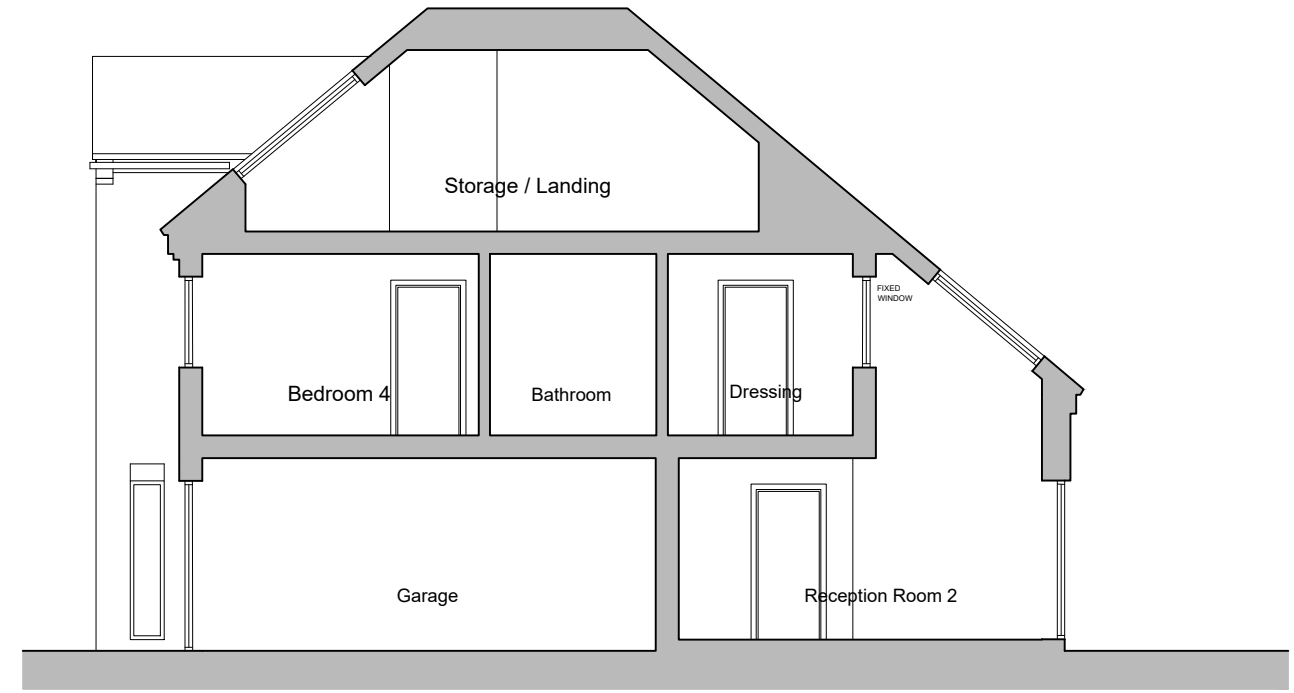
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT THREE - SECTIONS

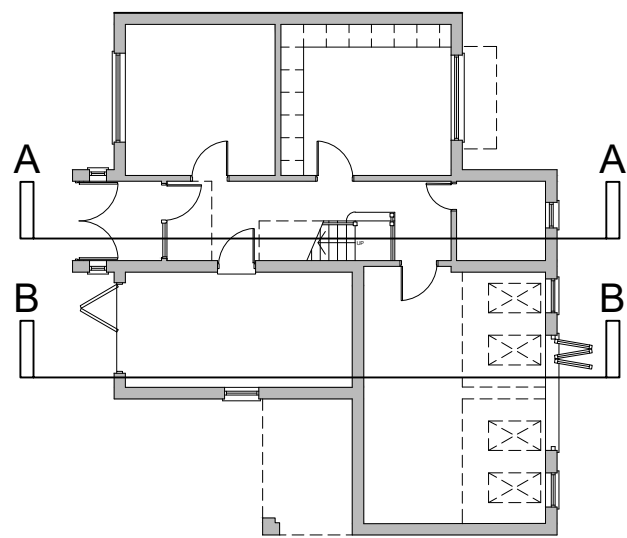


Section AA (hallway / staircase).



Section BB (reception 2).

Section Key Plan



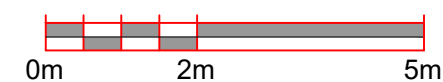
PLANNING DRAWING
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Revision	Date	Details
A	09-12-18	Updated following Planner comments.

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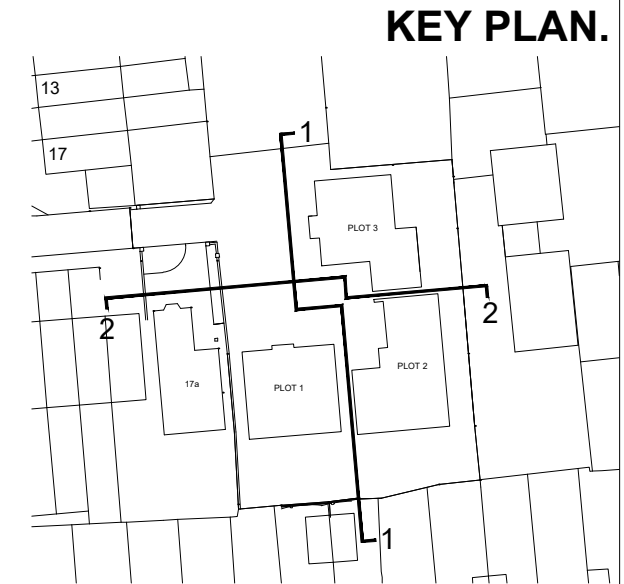
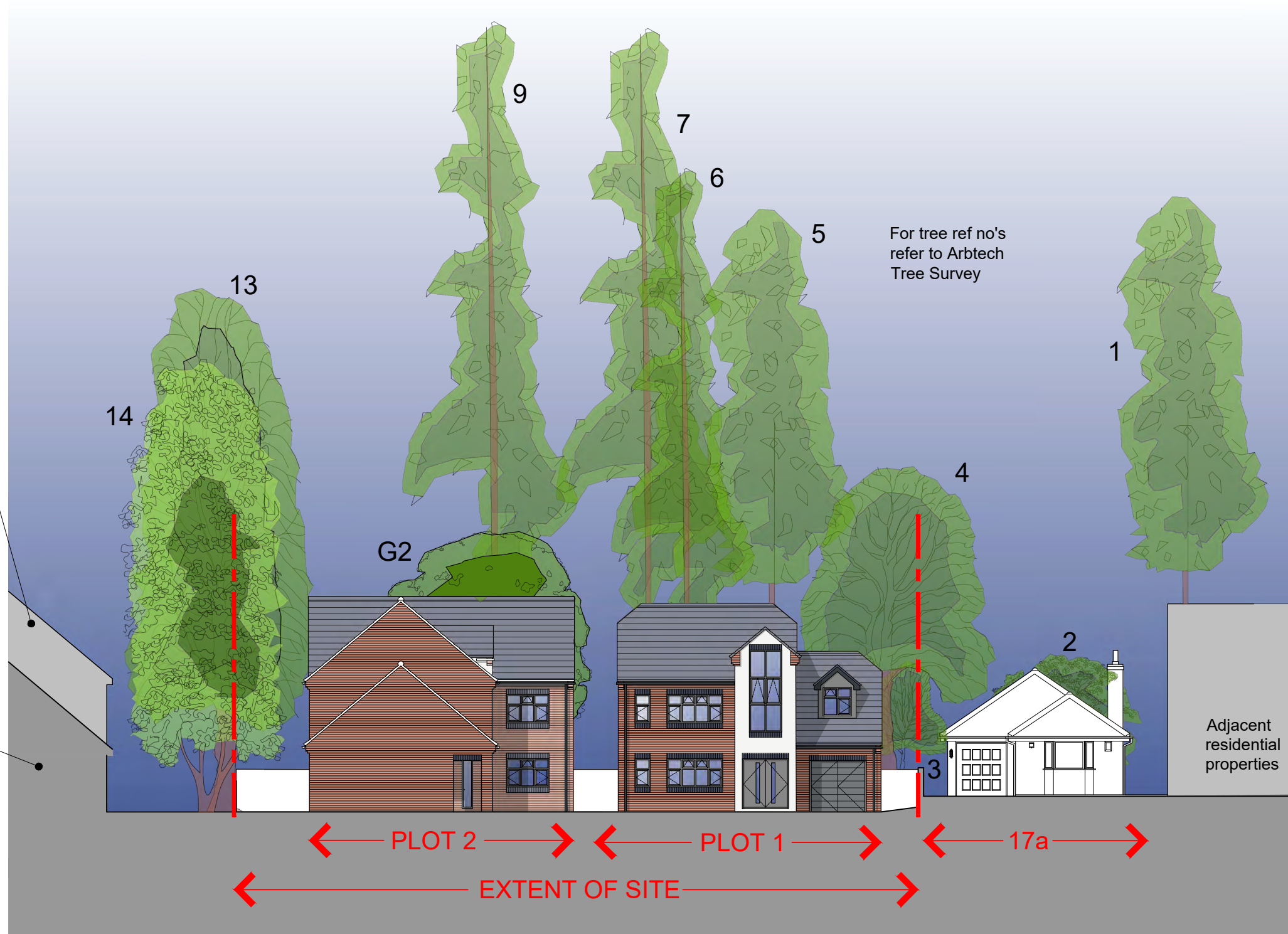
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Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

STREET SCENE 2: Section through access road (inc frontage of 17a).



Adjacent residential properties (behind proposed site)

Adjacent single storey garage block (behind proposed site)

For tree ref no's refer to Arbtech Tree Survey

Adjacent residential properties

PLANNING DRAWING C&S ARCHITECTS

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Client:	Mr. Singh.			
Job:	New residential development - Newton Road.			
Drawing title:	Street Scene 1: Section through Access Road			
Drawing Number: (Job number)	V8127	PL	14	Revision: A
Scale:	1:200@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Mr R Jenkins 4A Nicholls Road Tipton DY4 9LG	Proposed single storey rear extension and canopy, (revised application - DC/18/61841). Reliable Springs and Manufacturing Company 4A Nicholls Road Tipton DY4 9LG
---	--

Date Valid Application Received: 29th January 2019

1. Recommendations

Approval is recommended subject to the following conditions: -

- i) External materials
- ii) Noise assessment;
- iii) Hours of opening and deliveries restricted to 07:30 to 17:00 Monday to Thursday and 07:30 to 13:00 Friday with no working on Saturday or Sunday;
- iv) Site investigation/remediation
- v) Hard (including SUDS) and soft landscaping
- vi) Development implemented in accordance with the Coal Mining Risk Assessment
- vii) Construction times and no bonfires

2. Observations

The Application Site

This application relates to an existing industrial premise which manufactures wire and spring products. The site is situated on the eastern side of Nicholls Road, Tipton. To the north, west and south of the site are industrial units; to the east are residential properties.

Current Application

This is a full planning application for a proposed single storey rear extension on the eastern aspect of the existing industrial unit (adjacent to the residential properties); the dimensions of which

would measure 21.4 metres deep by 32.0 metres by 7.2 metres high from ground floor level to the height of the sloping roof. The extension would be used for additional racking of materials and machinery. The Applicant also proposes a canopy on the northern elevation of the proposed single storey rear extension (facing towards existing industrial premises); the dimensions of which would measure 3.6 metres deep by 21.4 metres wide by 4.6 metres high from ground floor level to the height of the flat roof. Access to the site would be from the existing access off Nicholls Road.

The application includes a Mineshaft Probing Works Report, Coal Mining Risk Assessment, Planning/working statement and a letter from the Coal Authority confirming they have no objection to the proposal. The planning working statement indicates that the site currently operates from 7:30 to 17:00 hours Monday to Thursday and 7:30 to 13:00 on Friday and deliveries will be in the main to the existing unit.

Publicity

The application has been publicised by neighbour notification letter; 4 emails of objection have been received from residents on Brunel Drive, to the east of the proposal. The objections are summarised as follows:

- i) Affects property value;
- ii) Anti-social behaviour;
- iii) Environmental concerns;
- iv) Health and safety hazard;
- v) Impact on wildlife;
- vi) Litter;
- vii) Loss of light;
- viii) Loss of outlook;
- ix) Loss of privacy;
- x) Loss of trees;
- xi) Noise;
- xii) Overdevelopment of site;
- xiii) Pollution;
- xiv) Too many already and
- xv) Restriction of opening hours.

Statutory Consultee Responses

Planning Policy has stated that there is a shortage of available employment sites within the borough and therefore it is accepted that companies need to expand within existing sites however regard should be given to policy EMP4 (Relationship between industry and sensitive uses) to ensure that any adverse effects from the proposal can be suitably mitigated.

The Head of Environmental Health has requested the imposition of conditions relating to site investigation/remediation and noise assessment.

Responses to objections

- i) This is not a material planning consideration in the determination of this application.
- ii) The objector's state that people park in cars by the Applicant's gates until 1am - 2.30am causing disturbance (for example, drinking, smoking, drugs, chat and leaving rubbish etc). The road the objectors refer to is outside of the applicant's ownership and therefore does not form part of this application however the matter has been referred to The Council's anti-social behaviour team.
- iii) The Head of Environmental Health has not raised any concerns subject to the imposition of conditions relating to site investigation, remediation and noise assessment.
- iv) In relation to health and safety, the objectors refer to the disused mine shafts on site. In connection with this the Applicant has undertaken mineshaft probing works and a Coal Mining Risk Assessment. As such, the Coal Authority has no objection to the proposal and have requested the imposition of a condition to ensure that the development is implemented in accordance with the Coal Mining Risk Assessment. The objectors also referred to damage to their properties during construction (ground subsidence etc.), however I am satisfied that relevant conditions will be attached in relation to remediation and treatment of the mineshaft which will address these concerns.
- v) Currently the site predominantly consists of grassland and bushes. It is considered that due to the basic nature of the site that there would not be a significant impact on wildlife from the proposal.
- vi) As stated in (ii) above.

- vii) When considering the siting and dimensions of the proposal in relation to the neighbouring residential properties, it is considered that there would not be a significant loss of light.
- viii) The Agent has submitted a 'proposed site section' which shows the relationship of the development to the neighbouring properties on Brunel Drive together with the height of the existing boundary treatments for the properties on Brunel Drive and the application site. When this is considered together with the siting and scale of the proposal, it is felt that there would not be a significant loss of outlook.
- ix) The rear elevation does not include any openings and coupled with the existing boundary treatments and the imposition of a landscaping condition, it is considered that this would protect the privacy of existing residents.
- x) The objectors state that trees hid the existing factory building previously, but these trees have now been cut down. Whilst the Applicant has stated that no trees have been cut down, I consider it would be appropriate in this instance to impose a landscaping condition to ensure that a suitable landscaping scheme would be achieved on site; this would include the provision of trees on the boundary with the residential properties on Brunel Drive.
- xi) Concerning noise, the Head of Environmental Health has recommended that a noise assessment including suitable remedial measures be undertaken; this would be conditioned. It is felt that this would assist in alleviating any possible noise disturbances to the neighbouring residential properties. Furthermore, no openings are proposed for deliveries to the rear or south side elevation. In addition, The Agent has also submitted a 'Planning/working statement' to indicate how the proposal would operate. Therefore all of these measures along with the noise assessment would protect residents from any undue noise and disturbance. It is noted that the objectors have referred to the 'Human Rights Act 1998 (Article 8) – Protection from Noise and Air Pollution' and I am satisfied that the advice from Environmental Health and the conditions proposed have given due regard to this legislation.
- xii) The proposal would be sited on an existing industrial site and there would still be adequate open land retained if the

proposal were to be introduced on site. Therefore, when considering the proposal, it is my opinion that it would not constitute overdevelopment of the site.

- xiii) The Head of Environmental Health has not raised any concerns in relation to pollution and it is considered that that proposed Planning/working statement will also control the operations at the site to avoid unacceptable pollution levels.
- xiv) The objectors state that there are industrial units already; but as this is only a proposed extension to an existing industrial site is therefore not relevant in this instance.
- xv) It is proposed to impose a condition on this application restricting the opening hours as per the applicant current operating hours which would protect the amenity of nearby residents.

Planning Policy and Other Material Considerations

In planning policy terms, whilst it is recognised that the site has been identified as an area for future housing growth within the Black Country Core Strategy, it is accepted that there is also a shortage of new employment sites in the Borough. In consideration of the relationship of the site to residential property Policy SAD EMP4 (Relationship between industry and sensitive uses) states that adverse impacts should be reduced to an acceptable level. Therefore given that the applicant already operates at the site and conditions relating to a noise assessment landscaping and hours of operation can provide suitable mitigation it is considered that the proposal is acceptable.

Turning to its design, scale and appearance it is considered that the proposal accords with the provisions of the design guidance and appropriate conditions are proposed to address sustainable drainage.

Conclusion

The site could adequately accommodate the proposal being of suitable scale and design and would assist with retaining an existing employment use on the site, whilst providing appropriate mitigation through the imposition of appropriate conditions to safeguard the amenities neighbouring residential properties.

Conditional approval is therefore recommended.

3. Relevant History

- DC/18/61841 Proposed single storey rear extension and canopy to side. Withdrawn – 01.08.2018
- DC/13595 Factory, offices and showroom. Grant Permission subject to conditions – 03.06.1981
- DC/08701 Industrial workshop, offices and open storage of pumps, hoses and associated equipment – Grant permission subject to conditions - 11.04.1979 – not implemented but hours of use were conditioned.

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

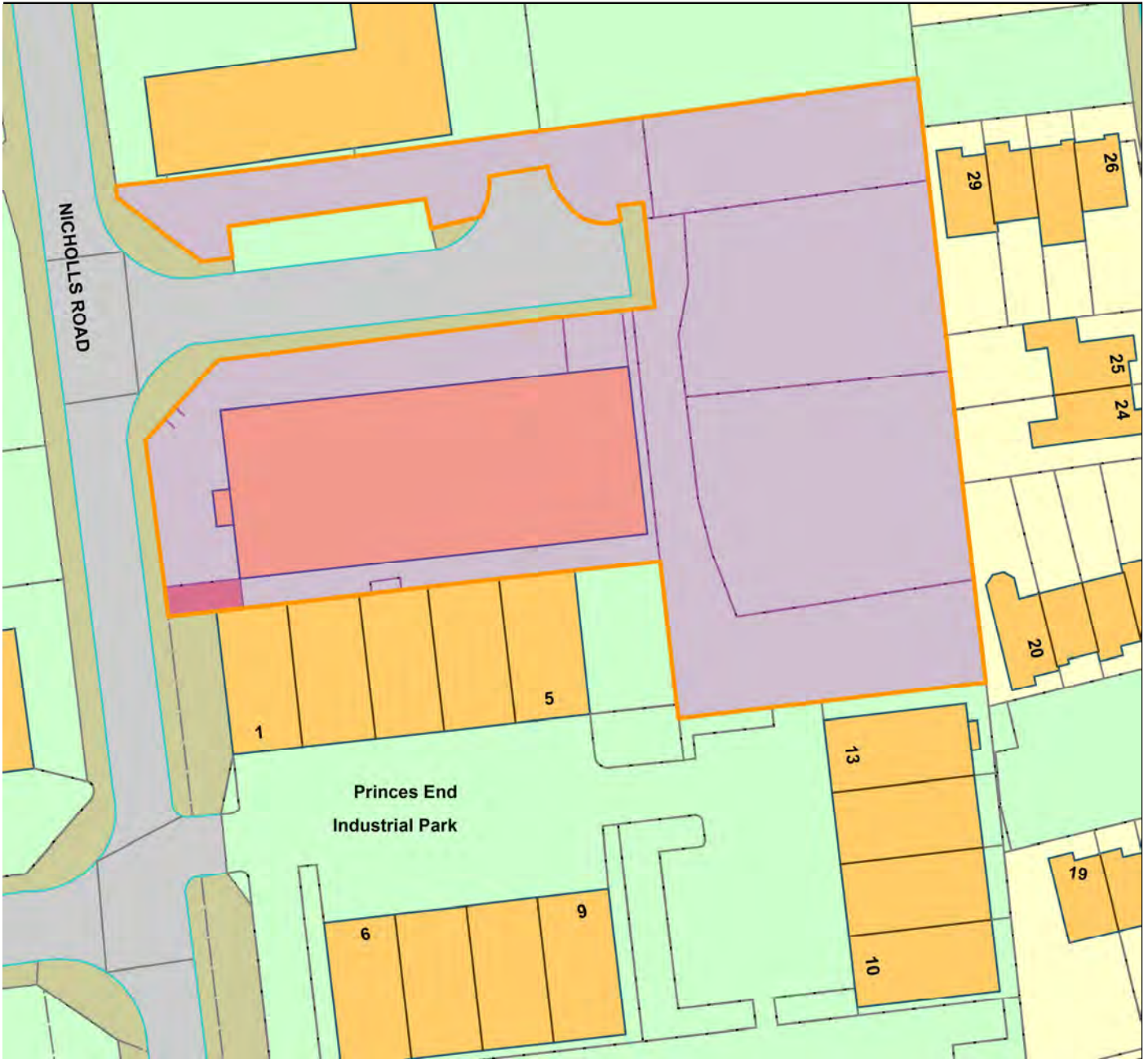
- DEL2 – Managing the Balance between Employment and Housing Growth
- EMP3 – Local Quality Employment Areas
- ENV3 – Design Quality
- ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- SAD EMP4 – Relationship between Industry and Sensitive Uses
- SAD EOS9 – Urban Design Principles
- SAD EOS10 – Design Quality and Environmental Standards

6. Contact Officer

Mr Douglas Eardley
0121 569 4892
douglas_eardley@sandwell.gov.uk

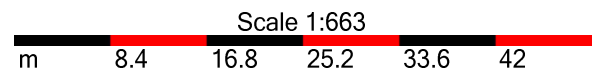
DC/19/62629

Reliable Springs and Manufacturing Company



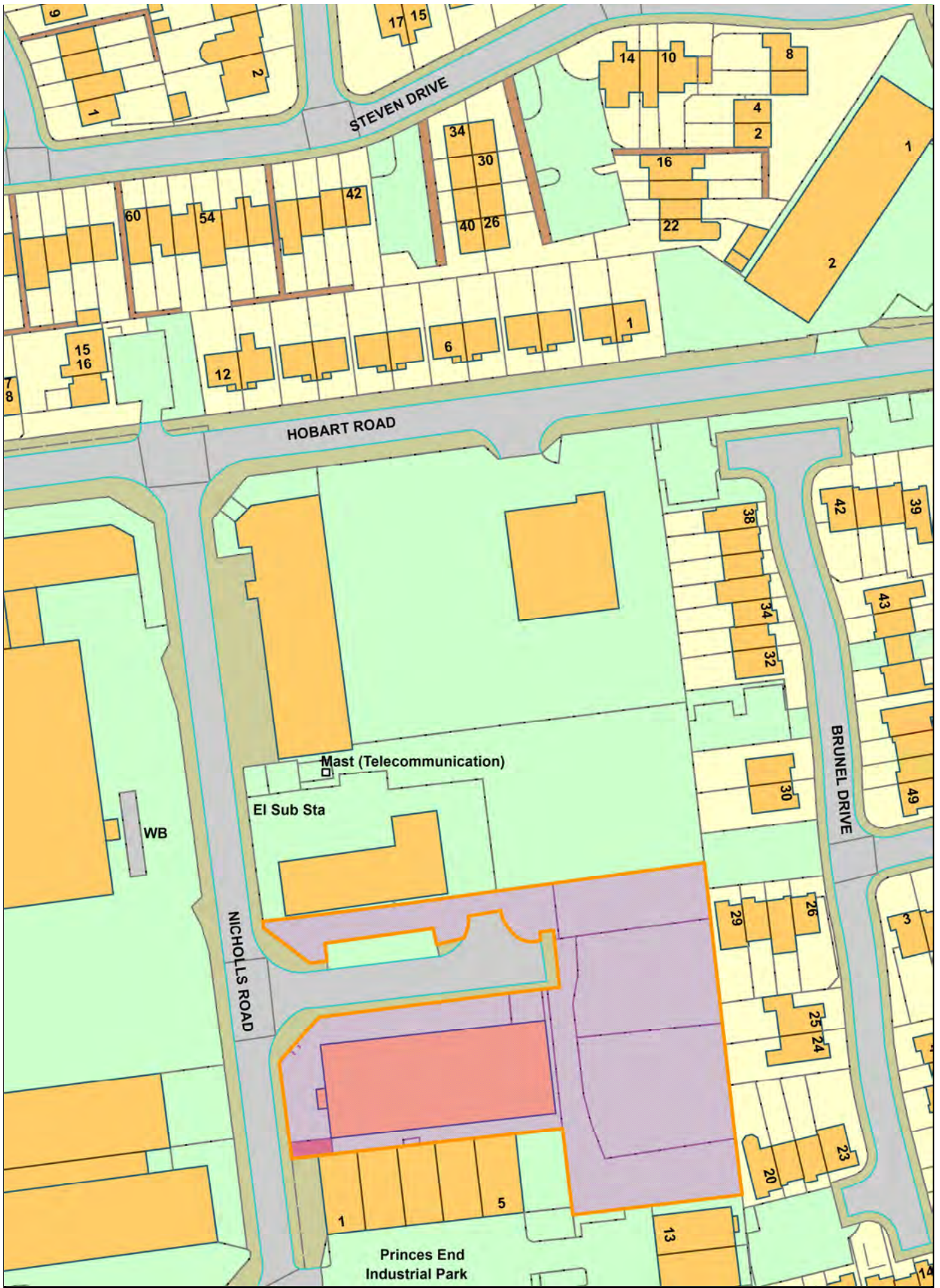
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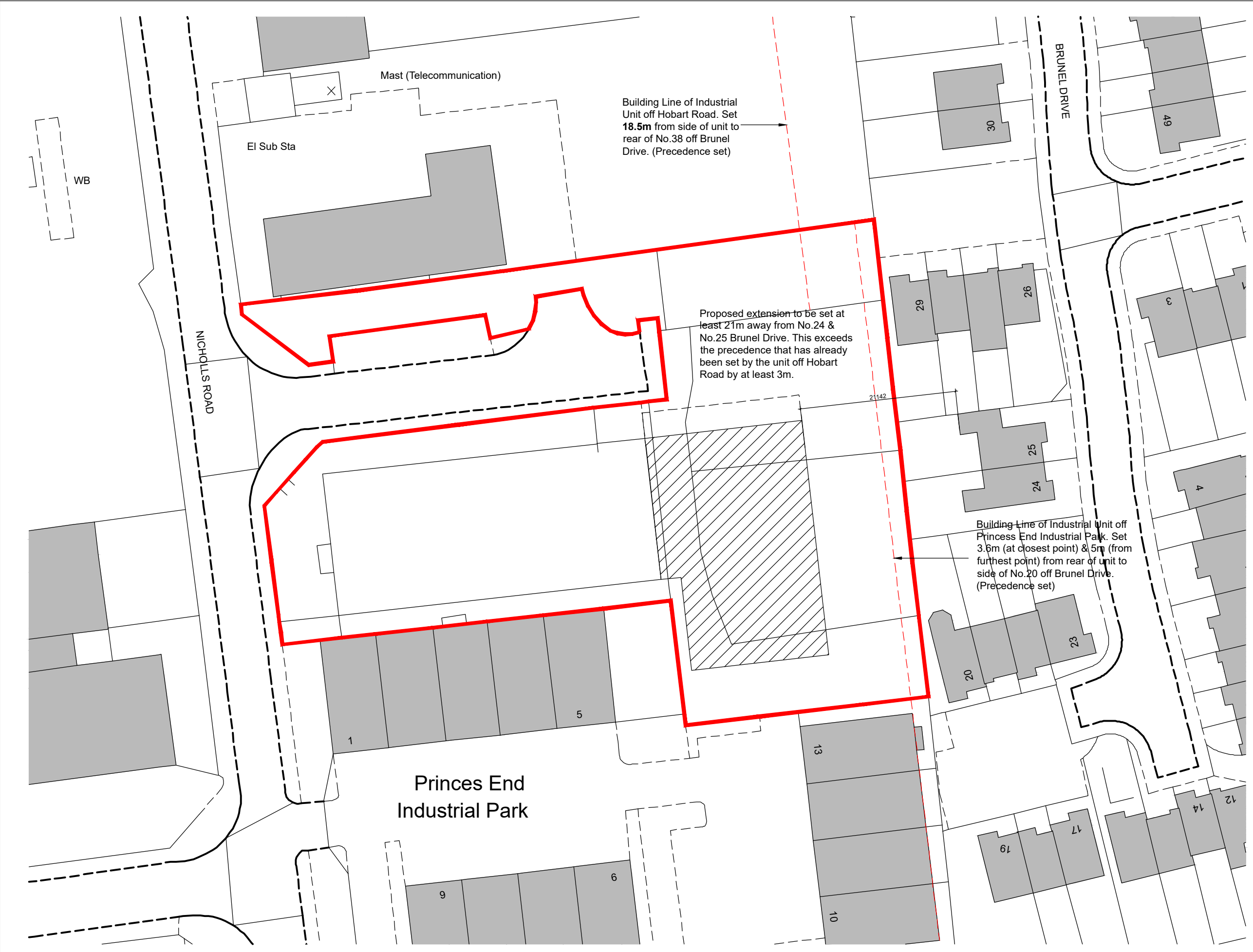
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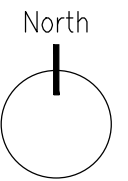
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A 07.03.19 Drawing updated to indicate building lines and dimensions.

REV	DATE	AMENDMENT	by

PLANNING

CLIENT
 Reliable Springs

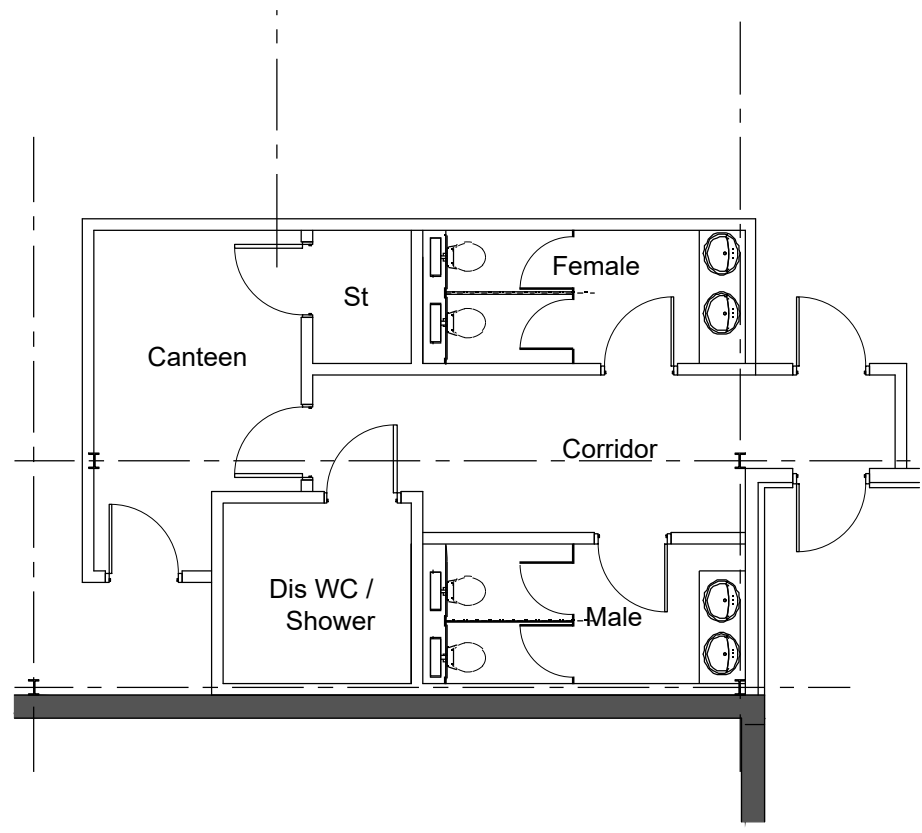
JOB TITLE
 Unit 4a/Princes End Ind Park/
 Nicholls Rd,
 Tipton

DRAWING
 Site Plan

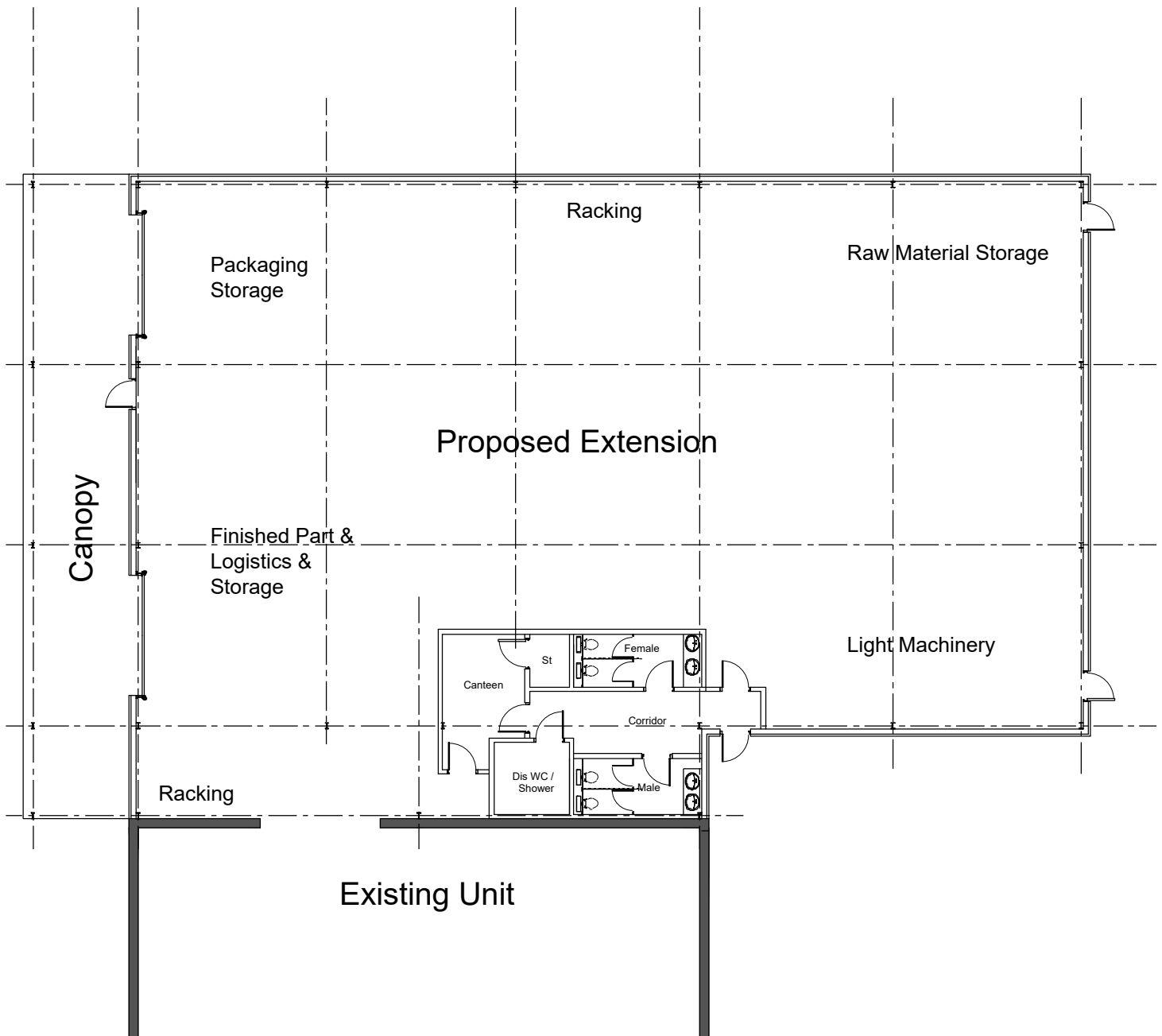
DC architectural design

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SCALE	1:500@A3	DATE	MAR 18
DRAWN	DC	CHECKED	
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DWG NO	011	REV	A



Accommodation Plan



Existing Unit

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A 07.03.19 Internal Logistics added, Eastern Roller shutters removed as requested by Planner

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JOB TITLE

Unit 4a/Princes End Ind Park/
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Tipton

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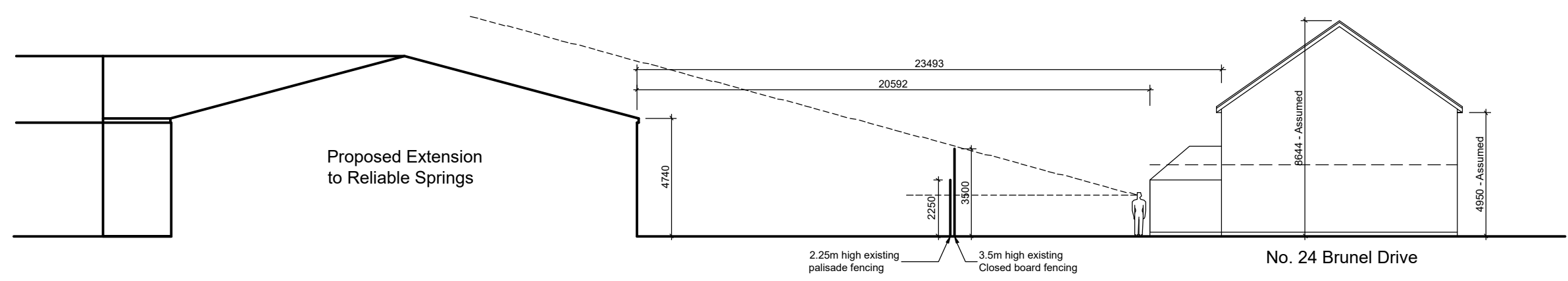
Proposed Plans

DC architectural designs

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DWG NO	100	REV	A

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PLANNING

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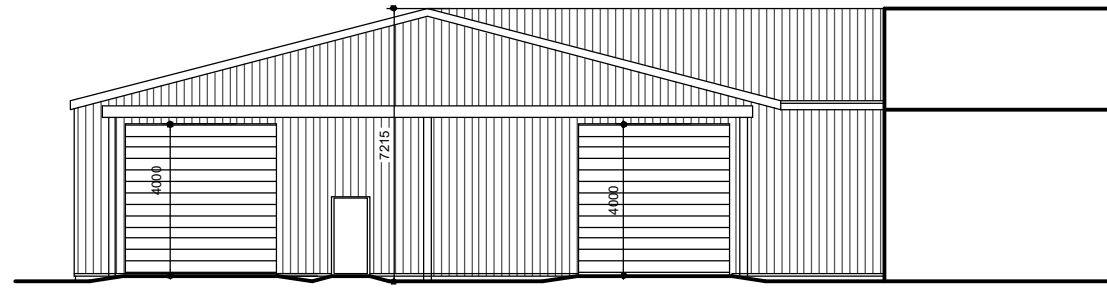
DRAWING

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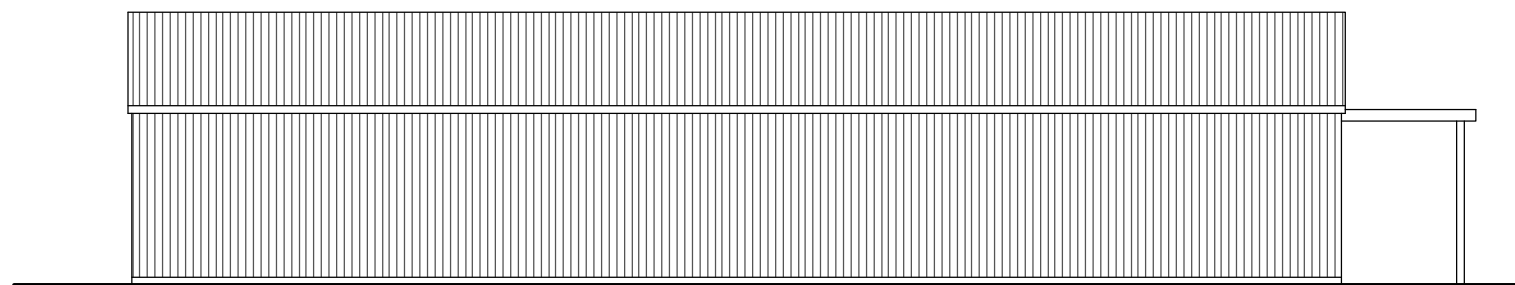
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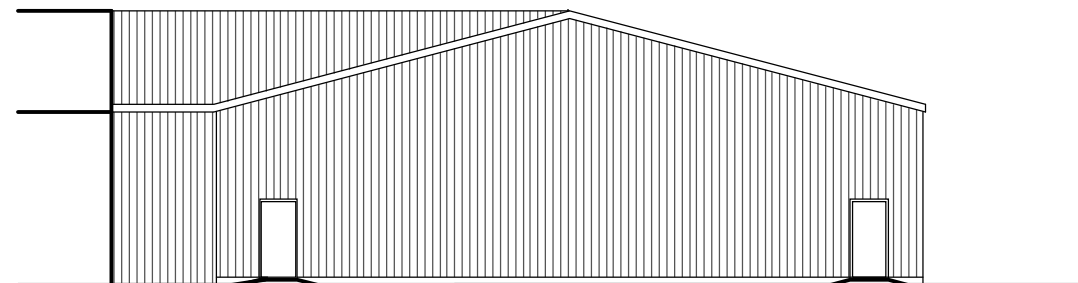
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DWG NO	350	REV	



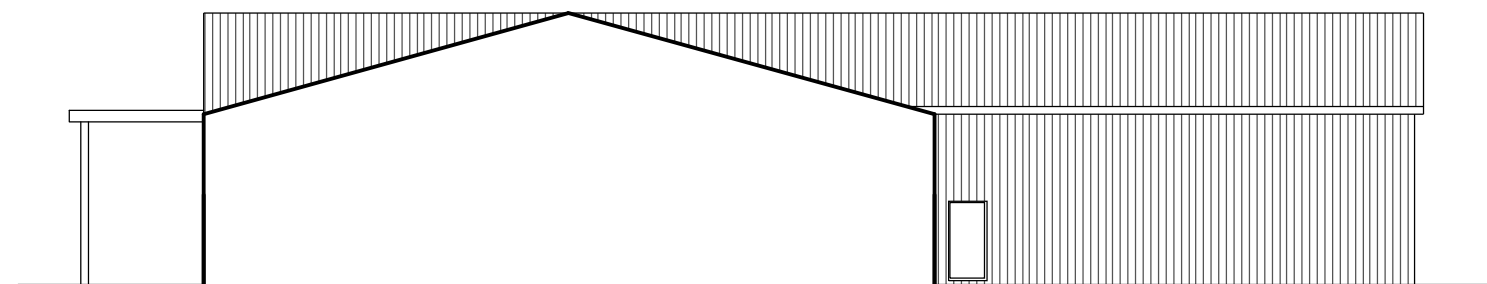
Side Elevation



Rear Elevation



Side Elevation



Front Elevation

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A 07.03.19 Eastern Roller shutters removed as requested by Planner

REV	DATE	AMENDMENT	by

PLANNING

CLIENT

Reliable Springs

JOB TITLE

Unit 4a/Princes End Ind Park/
Nicholls Rd,
Tipton

DRAWING

Proposed Elevations

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DRAWN	DC	CHECKED	
JOB NO	18022		
DWG NO	300	REV	A

Committee: 10th April 2019
DC/19/62650

Ward: Rowley

<p>Mr Mohammed Khan 37 Church Road Dudley DY2 0LY</p>	<p>Proposed single storey front, side and rear extension and increase in roof height to create a loft conversion with flat roof rear dormer and 3 skylights to front - (revised application DC/18/61549, to increase ground floor and reduce number of skylights). 45 Halesowen Road Cradley Heath B64 5NA</p>
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Date Valid Application Received 6th March 2019

1. Recommendations

Grant retrospective permission

2. Observations

This is a retrospective application and at your last Committee, Members resolved to visit the property.

Site Surrounding

The application site is situated on the eastern side of Halesowen Road, Cradley Heath, and relates to a detached property within a residential area.

Planning History

Members will recall that planning permission was granted by your Committee in July 2018 for a single storey front, side and rear extension, a two-storey side extension, and to increase the roof height to create a loft conversion with flat roof rear dormer and 4 skylights to front (DC/18/61549 refers).

The Planning Officer's report at the time stated that the height of the roof would be increased to a maximum height of 7.7m. Unfortunately, due to an error by the Council the amended plans were not printed to the correct scale. When printed correctly the roof height should have measured 8.0m from ground level. The applicant and residents have subsequently been informed of this error and hence accepted that the applicant could construct to a maximum roof height of 8.0m.

The applicant has now largely completed the extensions, however the maximum roof height now measures 8.4m. Therefore regardless of the error by the Council, the applicant has not been built the roof height in accordance with the original approved plan and other elements of the extension also differ from the approved plan and are detailed in the paragraph below.

Difference Between the Two Applications

The differences between the previously approved scheme and the one now before your Committee are;

- i) The overall height of the property has been increased by 400mm
- ii) The rear dormer window now sits as one instead of two, and incorporates an additional window;
- iii) The ground floor extension follows the boundary lines with 43 and 47 Halesowen Road as opposed to the previous application where elements were set away from the boundary (please see the two block plans enclosed).

Therefore, the current retrospective application is before your Committee.

Current Application

The applicant proposes to retain the altered single storey front, side and rear extensions and retain the increased roof height of 8.4m creating an enlarged loft conversion with flat roof rear dormer and 3 skylights to front.

The extended property would be of an irregular shape and measure a maximum width of 14.2m, a maximum length of 10.7m, with a maximum height of 8.4m.

Publicity

The local planning authority has made local Ward Members aware of the application as well as publicising the application by neighbour notification letters. Six responses of objection have been received. A lot of the comments received relate to the previous application and the handling of it. However, the reasons for objecting to this application can be summarised as;

- i) Information submitted to Members on the first application was incorrect,
- ii) Page 24 of the Council's adopted Supplementary Planning Document (SPD) Revised Residential Design Guide states that a clear minimum width of 1m must be maintained between opposing gable walls whether new or adjacent to existing,
- iii) Page 25 of the Council's adopted SPD states: *"...extensions must be in proportion to the scale of existing dwelling and street scene. Separation distance between opposing gable walls must be maintained to void creating a terracing effect..."* in other words the objector is stating that he is of the impression that there must be a physical gap between the two properties, 45 and 47 Halesowen Road,
- iv) The dormer extension is out of keeping with the area,
- v) The rear extension is built in such close proximity to the neighbour's gas flue (47) as to impact on the safety of the occupants of the property,
- vi) The proposal causes a significant amount of loss of light to number 41 Halesowen Road which is perpendicular to the application site,
- vii) The driveway of number 45 has been taken away to build the extension, which raises concerns over parking and highway safety,
- viii) The development has the potential to become flats or converted to a HMO,
- ix) The proposal does not fit into the design of the surrounding houses,
- x) People already park outside the application site on double yellow lines, causing obstructions to other road users, and

- xi) The proposal, results in a lack of privacy for the occupier of 1, Coxs Lane, where the garden and rooms of the property would be over looked.

Responses to objections

The points raised by the objector are addressed in order:

- i) The neighbour is correct and the height reported to planning committee should have read 8.0m and not the reported 7.7m as outlined above.
- ii) Page 19 of the SPD confirms that these standards relate to new build properties, and not proposal for domestic extensions.
- iii) In my opinion, the proposal is in proportion to the size of the plot, and no terracing effect would be created as there are only two properties within a row. Furthermore, the properties have different roof heights with building lines and house styles.
- iv) It is the opinion of the Council that the rear dormer extension is of satisfactory scale and design and the materials used within the construction are of high quality. Whilst the dormer now spans the rear roof, instead of being two separate dormers, it is still set in from the roof edges and given that it is situated to the rear it is not visible along the street frontage.
- v) As covered by the Gas Flue section of the report, this is unfortunately not a material planning consideration,
- vi) In my opinion, given the orientation of the property in relation to the application site, I do not foresee any significant issues of loss of light.
- vii) The front extension does take a small element of the front drive away from parking. However, a five-bedroom property as proposed only requires three off-street parking spaces and these can be provided on the remaining drive.
- viii) Any conversion to a HMO (6 people or less) would not require Planning Permission – whereas the conversion to flats would. The question was asked of the applicant, who states he intends to live within the property with his family.
- ix) There are no standard house types in this section of Halesowen Road. They have all been constructed at different times, with varying building styles and building materials used.

- x) Parking on yellow lines is covered by other legislation and is for the police to enforce.
- xi) Whilst the house faces Coxs Lane, the front door of the objector's house is at the side facing the rear gardens of the 45 and 47 Halesowen Road. The main windows of the objector's property look out onto Coxs Lane and their own garden. The only main window that faces towards the application site is a dormer window, where one could argue this overlooked the applicant's property. However, the occupier of 1 Coxs Lane benefits from a garage acting as a physical barrier between the rear garden of the application site and the private amenity space of no 1. Therefore I do not consider that there are any significant privacy issues associated with the proposal.

Gas Flue

The occupier of the adjacent property (47 Halesowen Road) has a boiler that vents onto the applicant's property. The previously approved rear extension did not follow the boundary line and allowed the neighbour's extraction equipment to vent directly onto the applicant's land. However, the applicant has now built along the fence line, potentially impacting on this ventilation which has raised concerns from British Gas. Whilst it can be argued that one should not vent onto third party land, the proximity of the flue is not a material planning consideration.

In terms of Environmental Health protection their duty of care relates to emissions from flues which would harm neighbouring properties and hence their powers do not apply in this situation.

With regard to Building Regulations, this relates to Part J of the Approved Documents (amended 2002) which states that a flue outlet needs to be at least 600mm from a boundary (the owner of 47 Halesowen Road has stated that his flue is only 50mm from the now built extension). I am advised that certain boilers can operate with less free air around them, which is possibly the case with this boiler given that British Gas have stated that there must be no structures within 300mm of the vent, but it is recognised that the distance is now substantially below this also.

Whilst the neighbour's extension may result in the boiler being unsafe, the Council's Building Control Team has stated that the boiler location doesn't comply with the current regulations, and

that the boiler is likely to have been installed before the 2002 regulations came into effect.

As indicated above, this is not a material planning consideration, members may recall that the applicant did offer to relocate the flue at the Planning Committee meeting of 4th July 2018. Subsequently it is understood that the flue cannot be diverted via a periscope and therefore the only alternative is to relocate the boiler or to install a new boiler that can be fitted with a diverter. Unfortunately whilst this situation is regrettable, the options which are available to the neighbour to resolve this situation fall outside the powers of local planning authority and cannot be controlled by condition.

Planning Policy and Other Material Considerations

An extension, roof alterations and dormer to the property has already been established by your Committee. The differences as stated relates to the height of the building, having one dormer window to the rear instead of two, and the ground floor extension now running adjacent to the side boundaries of the adjacent properties.

It is considered that the proposal accords with paragraph 130 of the National Planning Policy Framework, which states:

...where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

The Council's own Residential SPD states that poor domestic extensions which require planning consent that do not fit in visually or are clearly out of keeping with their surroundings will be resisted. I am of the opinion, the applicant has taken a standard detached property, extended, and modernised the property, finished off in cream render that compliments the adjoining detached property.

Conclusion

It is my view, that the changes to the previously approved application accords with the National Planning Policy Framework, the Black Country Core Strategy policy ENV3 (Design Quality) and the Council's own Site Allocation Plan policy SAD ES09

(Urban Design Principles) in that the proposal is of satisfactory design and it does not cause any significant loss of light, outlook or privacy issues to occupiers of the adjoining properties.

I therefore recommend the grant of retrospective planning approval.

3. Relevant History

DC/18/61549 - Proposed single storey front side and rear extensions, two storey side extension, and increase in roof height to create a loft conversion with flat roof rear dormer and 4 skylights to front (revised application- DC/17/61270) - Grant Permission with external materials – 27/07/2018

DC/17/61270 - Proposed two storey side/rear extension, single storey front extension and increased roof height to facilitate loft conversion with rear dormer - Application Withdrawn – 16/01/2018

4. Central Government Guidance

NPPF – Promotes sustainable development

5. Development Plan Policy

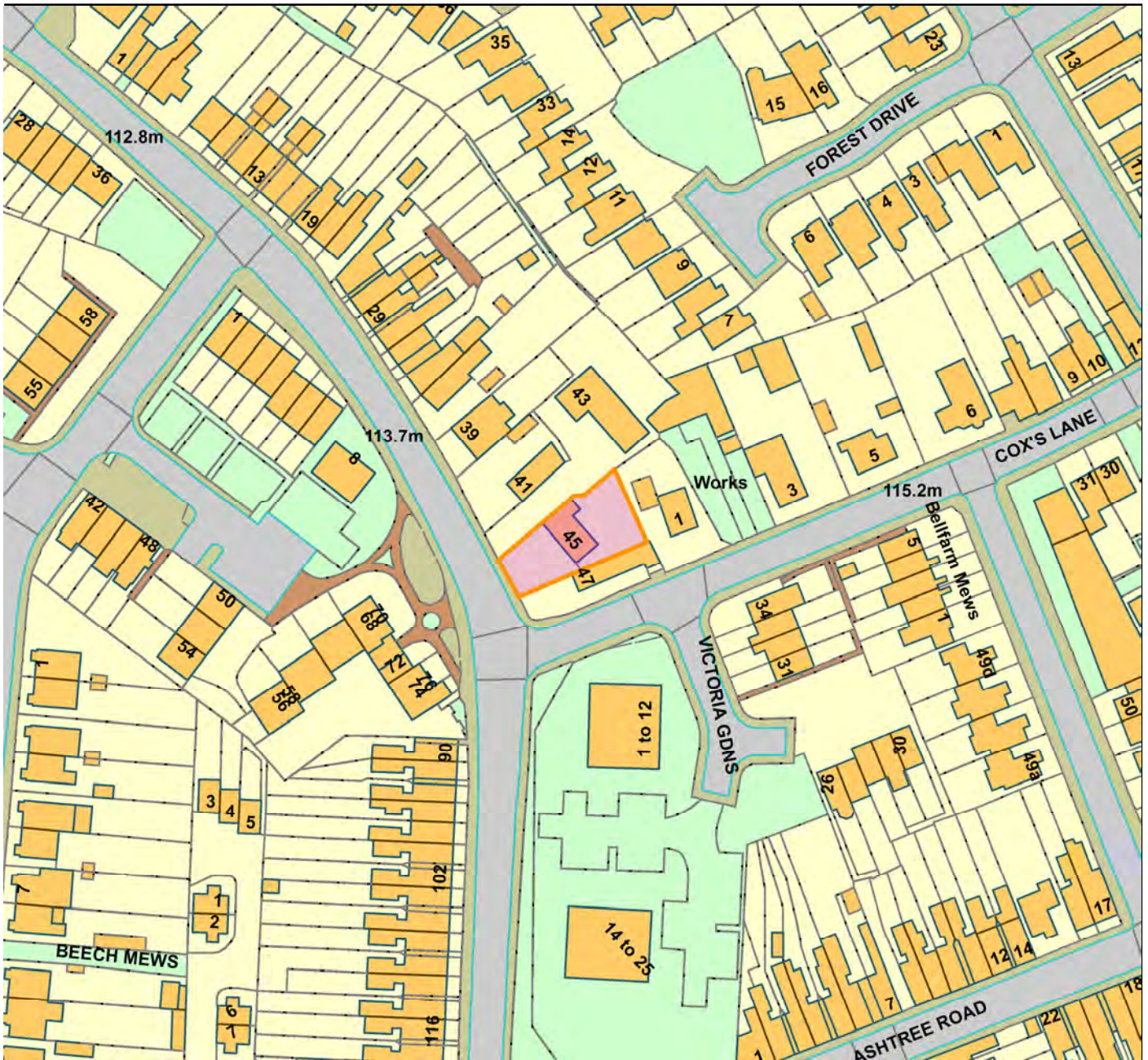
ENV3 – Design Quality

SAD ESO9 – Urban Design Principles

6. Contact Officer

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william_stevens@sandwell.gov.uk

DC/19/62650
45 Halesowen Road



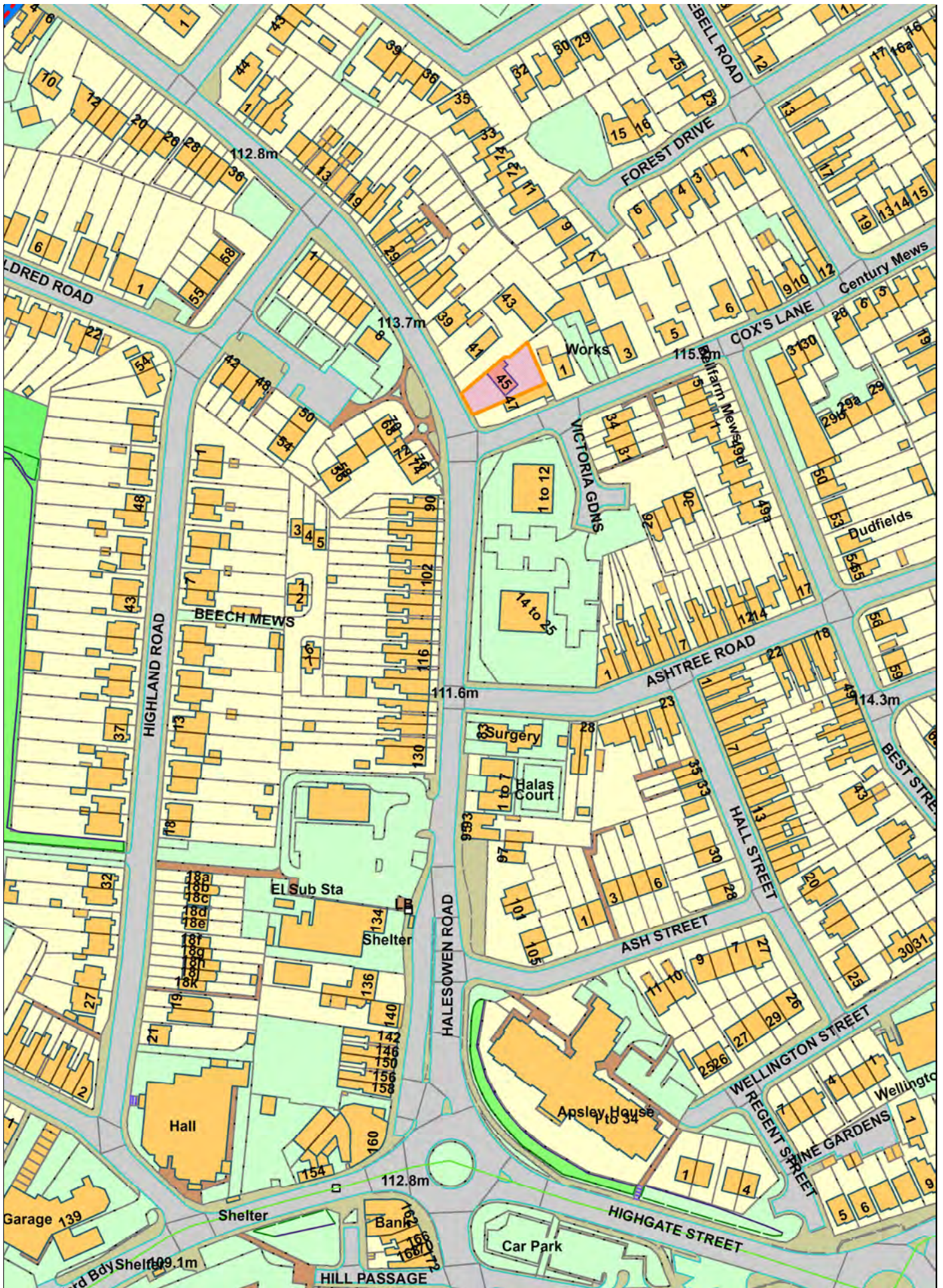
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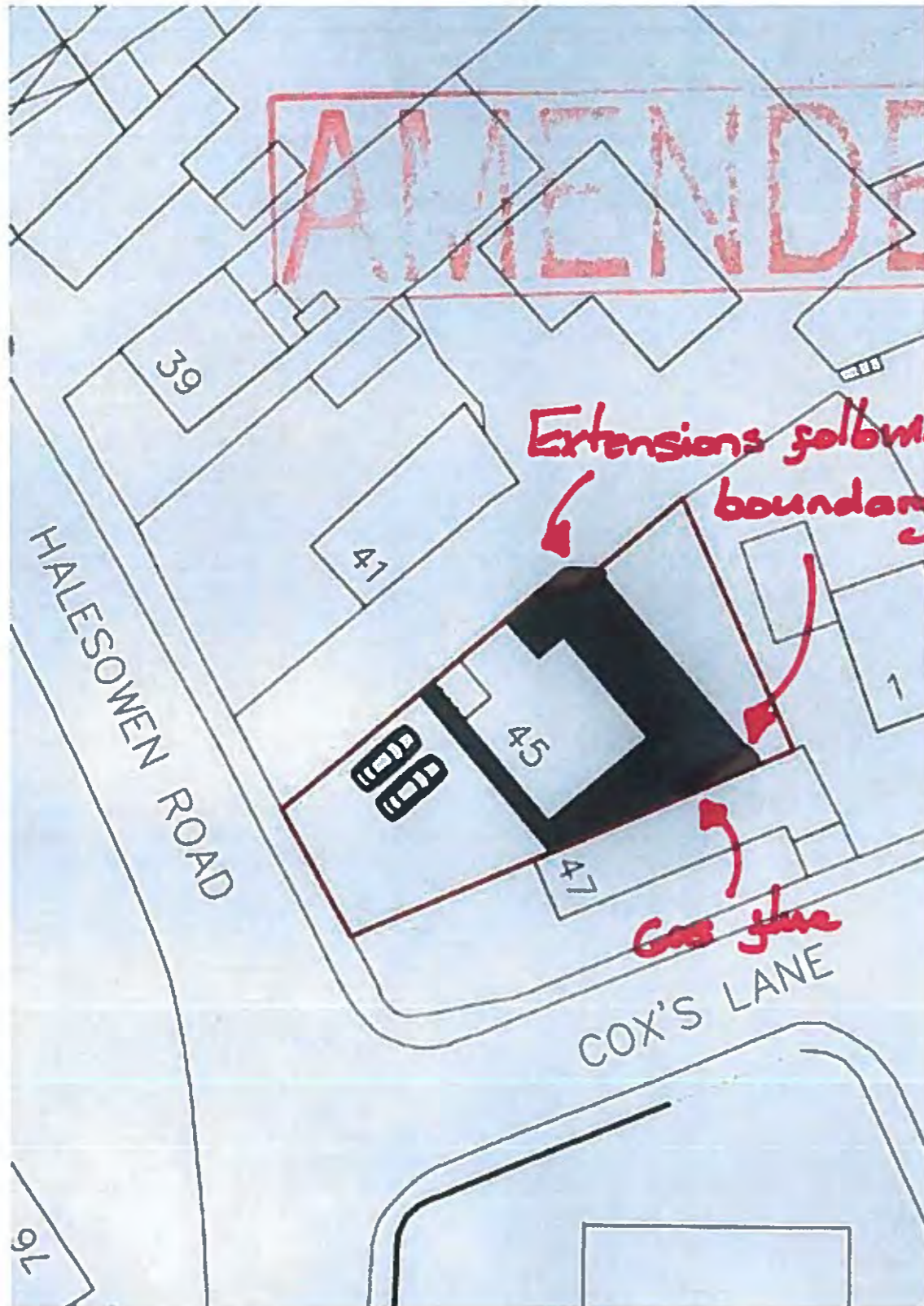


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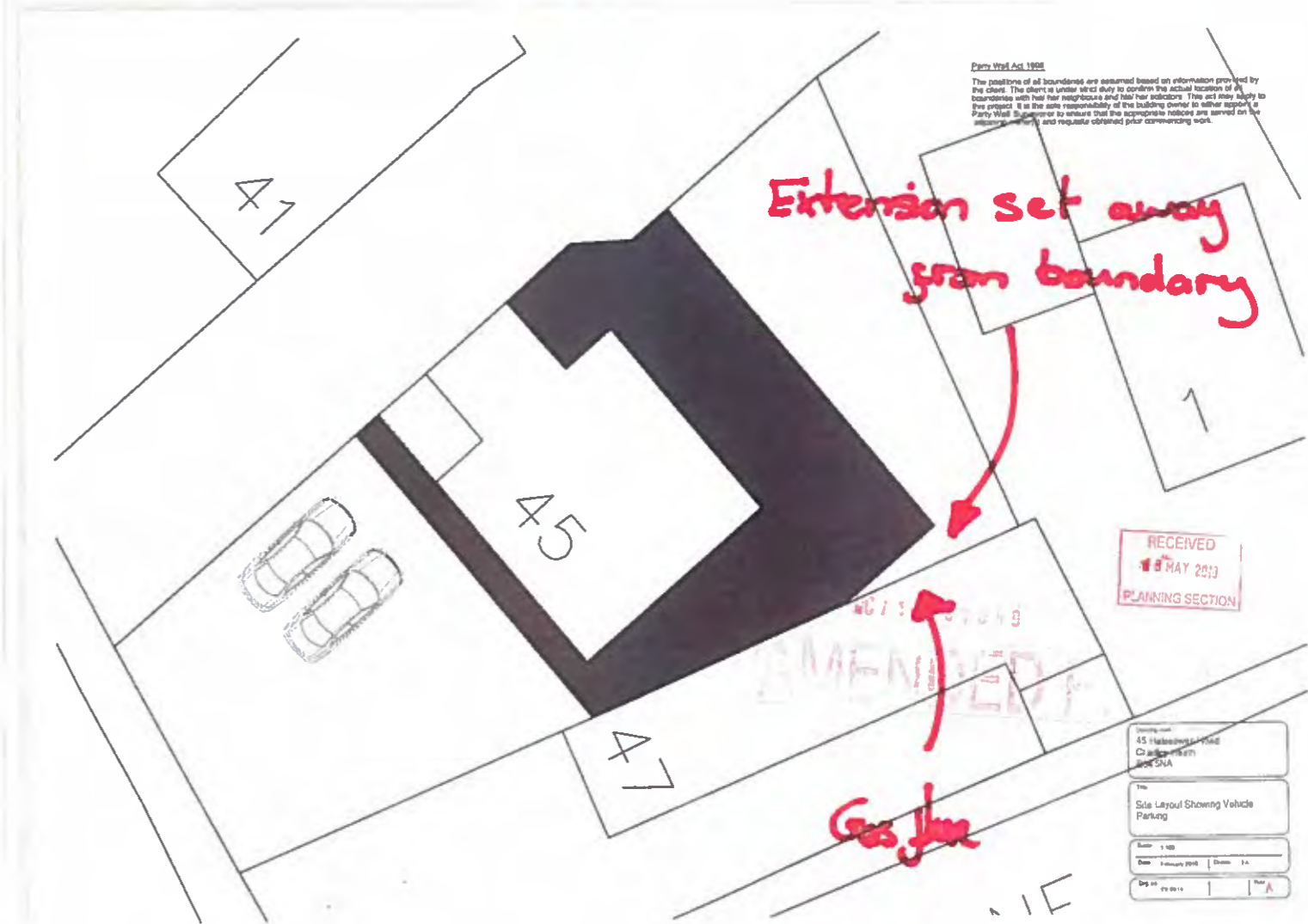
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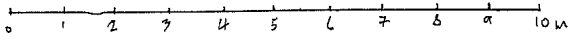


DC/19/62650



DC/18/61549

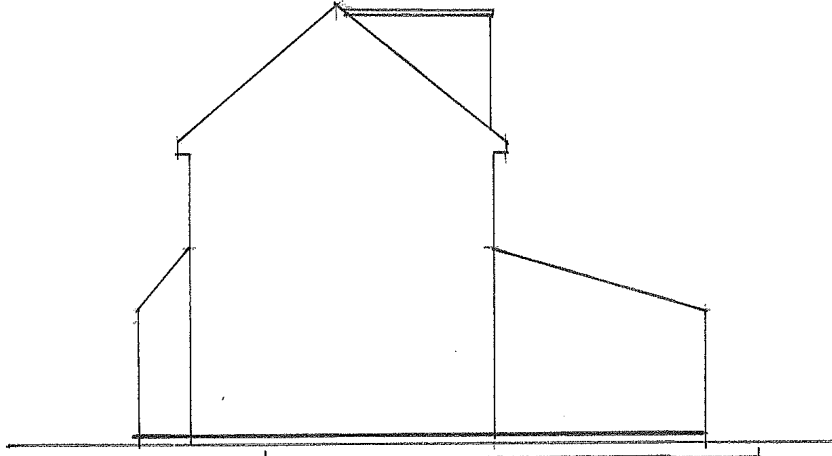




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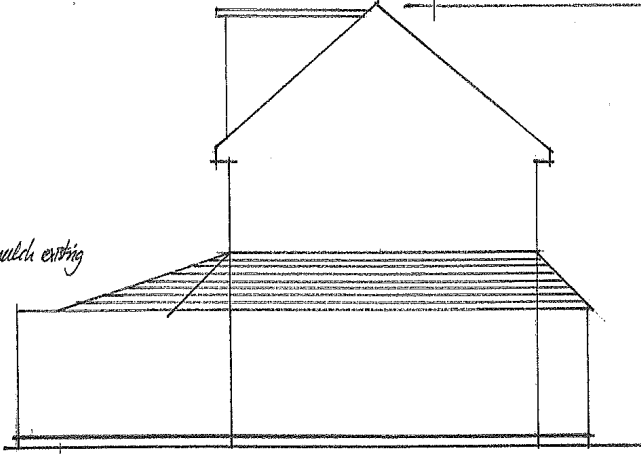
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

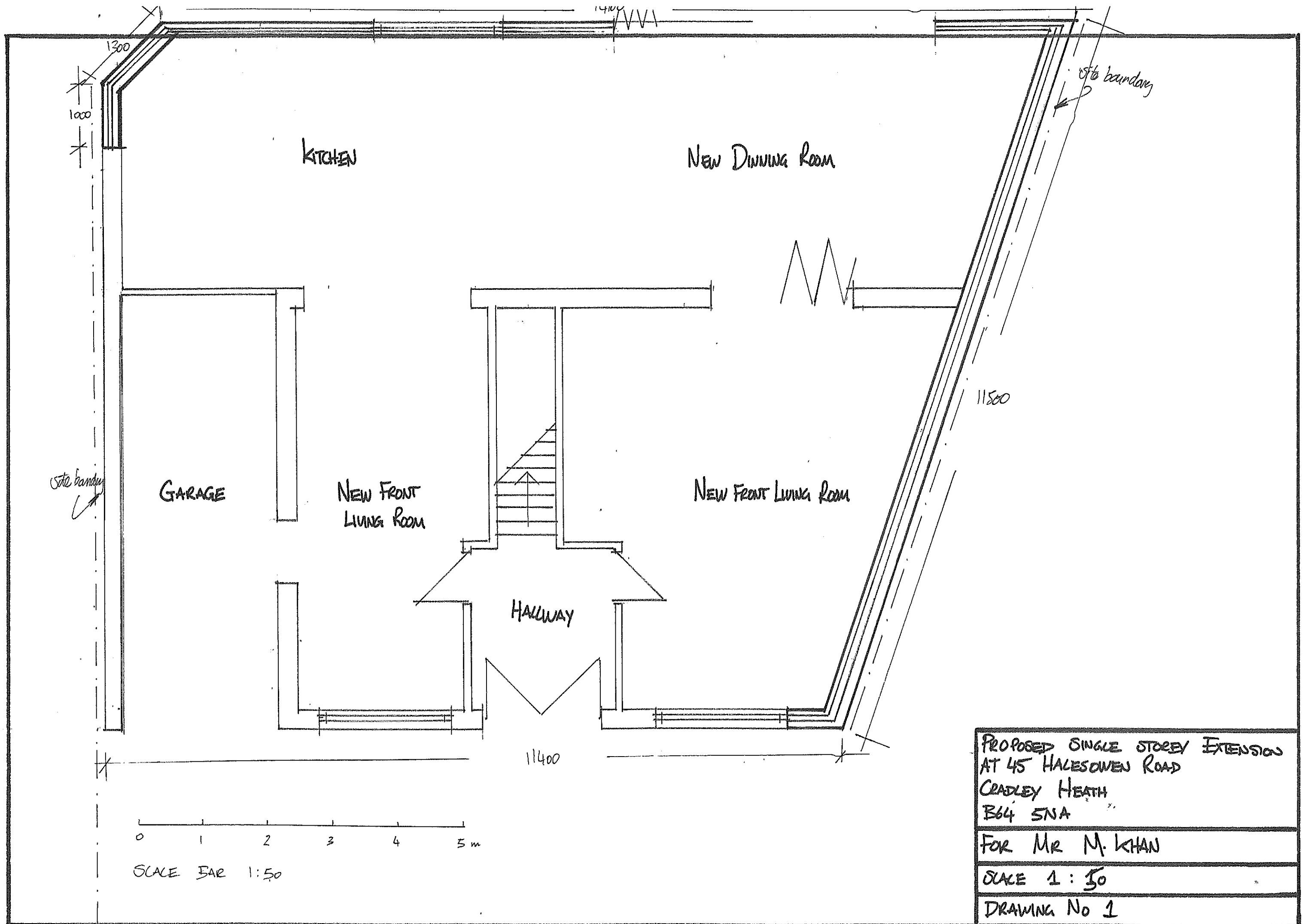


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED SINGLE STOREY EXTENSION
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 CRADLEY HEATH,
 B64 5NA
 FOR MR. M. KHAN
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 DRAWING No 4

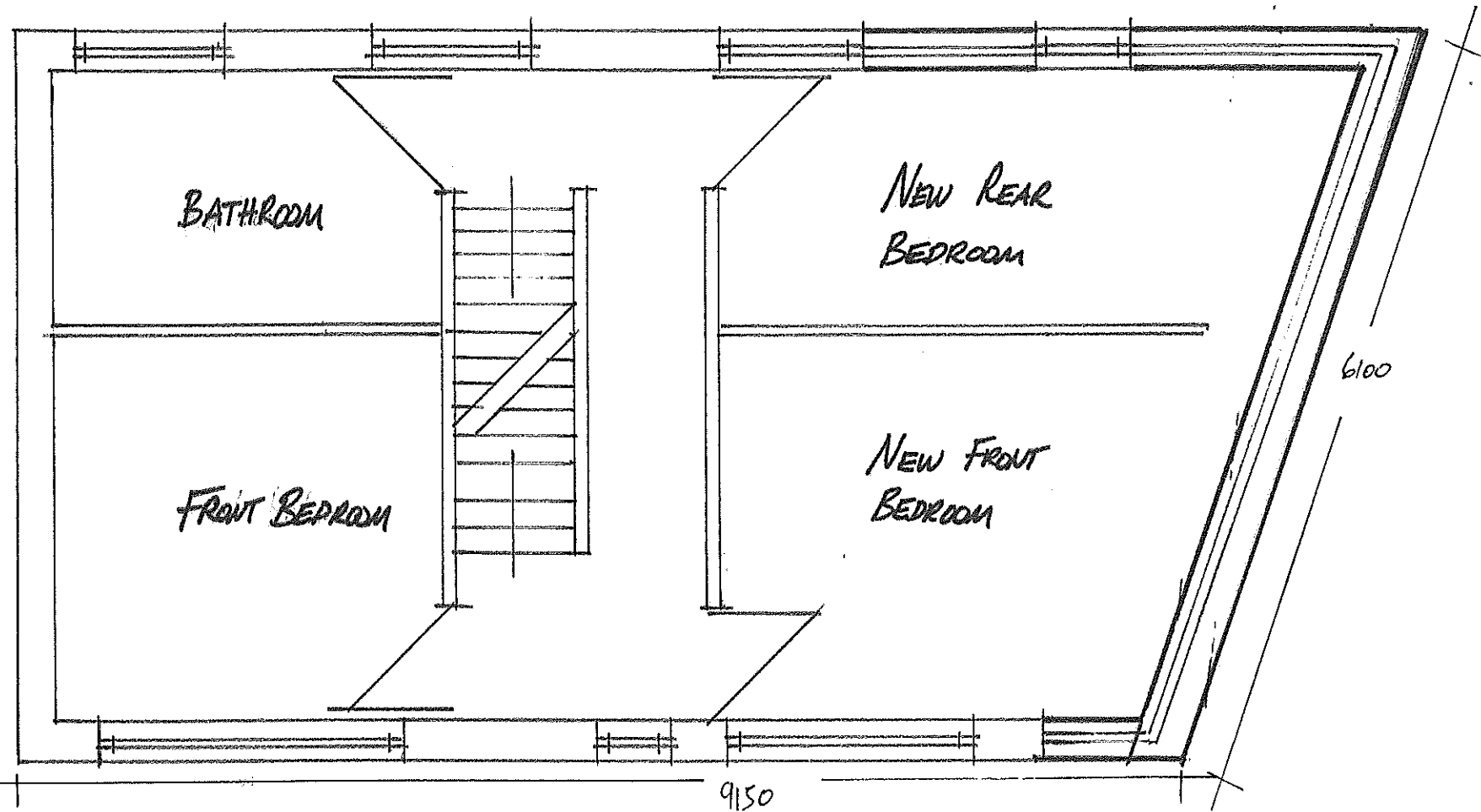


PROPOSED SINGLE STOREY EXTENSION
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 CRADLEY HEATH
 B64 5NA

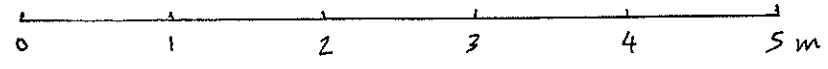
FOR MR M. KHAN

SCALE 1:50

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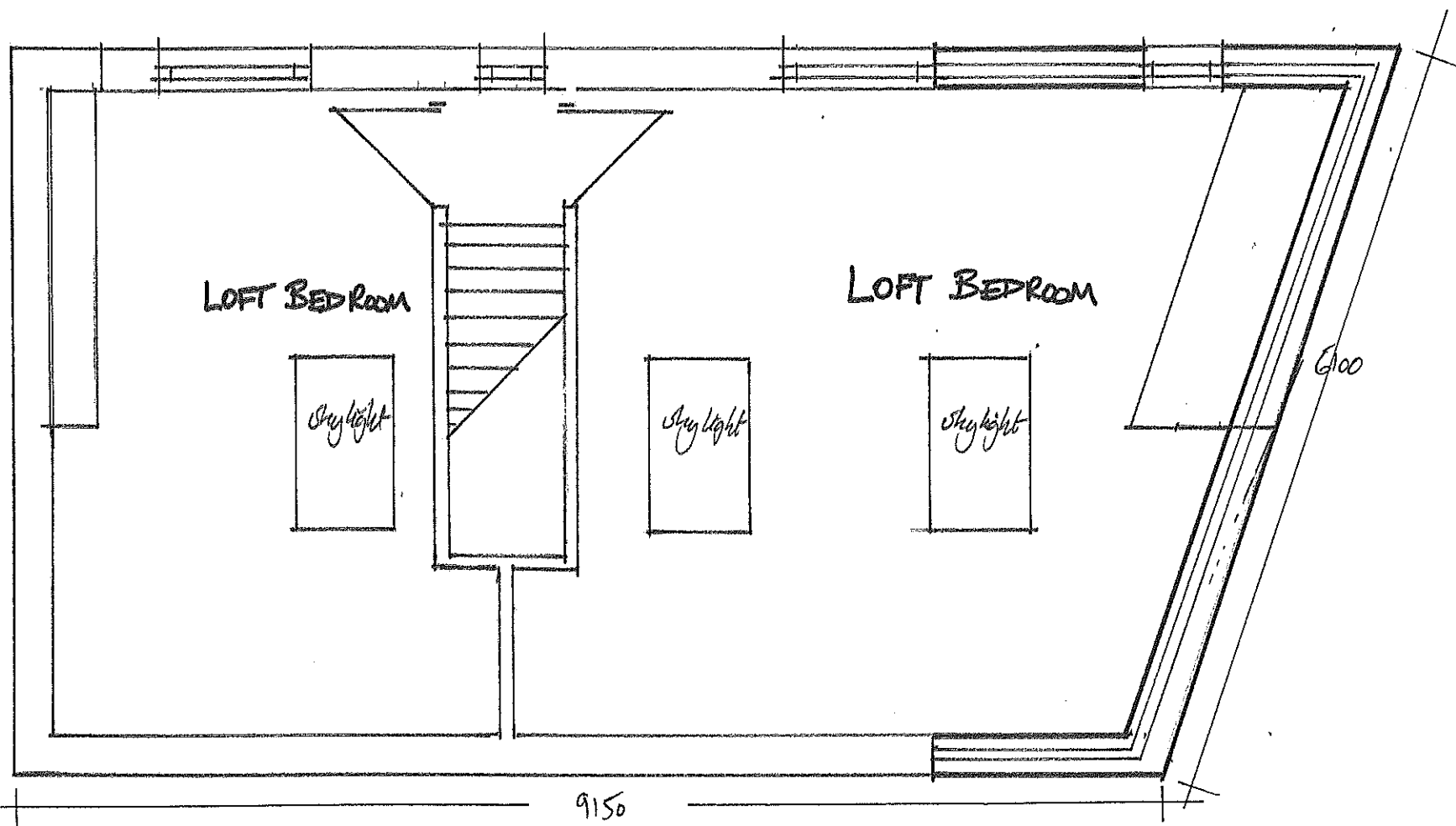


PROPOSED FIRST FLOOR



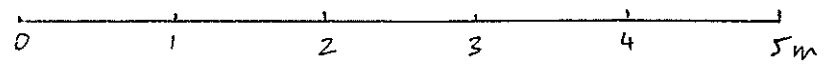
SCALE BAR 1:50

PROPOSED SINGLE STOREY EXTENSION AT 45 HALESOWEN ROAD CRADLEY HEATH B64 5NA
FOR MR. M. KHAN
SCALE 1:50
DRAWING No 2



PROPOSED SECOND FLOOR

9150



SCALE BAR 1:50

PROPOSED SINGLE STOREY EXTENSION AT 45 HALESOWEN ROAD CRADLEY HEATH B64 5NA
FOR MR M KHAN
SCALE 1:50
DRAWING NO 3

Mr Chris Wardle 8 Walsall Street Wednesbury	2 No. 3 bedroom dwellings. Land to the rear of Churchills 8 Walsall Street Wednesbury WS10 9BZ
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Date Valid Application Received: 8th March 2019

1. Recommendations

That your Committee visit the site.

2. Observations

The application has been reported to your Committee at an early stage to enable Members to visit the site. The application site (disused bowling green) and adjacent club premises, known as “Churchills”, has been the subject of complaints in recent years in connection with the use of the bowling green as a beer garden. Members may recall refusing a retrospective application in 2017 (DC/17/60987) in relation to Churchills and its associated land.

This is a summary report and does not seek to assess the proposal. A full report will be prepared for your Committee meeting in May 2019 (date to be confirmed).

The application refers to the disused bowling green at the rear of Churchills on the north side of Walsall Street. Vehicular access to the site is off Hollies Drive via a narrow un-adopted drive. The site is surrounded by housing.

This is a full planning application for the construction of 2 x 3-bed two-storey houses with access and parking proposed via the un-adopted drive.

The application has been publicised by neighbour notification. Consultations have been carried with external and internal consultees.

If your Committee are so minded, a visit to the site may be appropriate, following which a full report will be presented for to your next planning committee in May 2019.

3. Relevant History

DC/17/60987	Retention of 2 bed flat, storage shed, decking and fencing at first floor, and of part of former bowling green as a beer garden/play area with play equipment at rear.	Refused 25/1/2018 No appeal.
-------------	--	------------------------------------

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

5. Development Plan Policy

To be advised.

6. Contact Officer

Mrs Christine Phillips
0121 569 4040
christine_phillips@sandwell.gov.uk

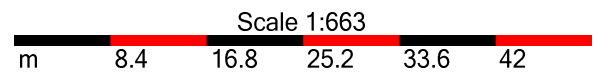
DC/19/62695

Land to the rear of Churchills, 8 Walsall Street



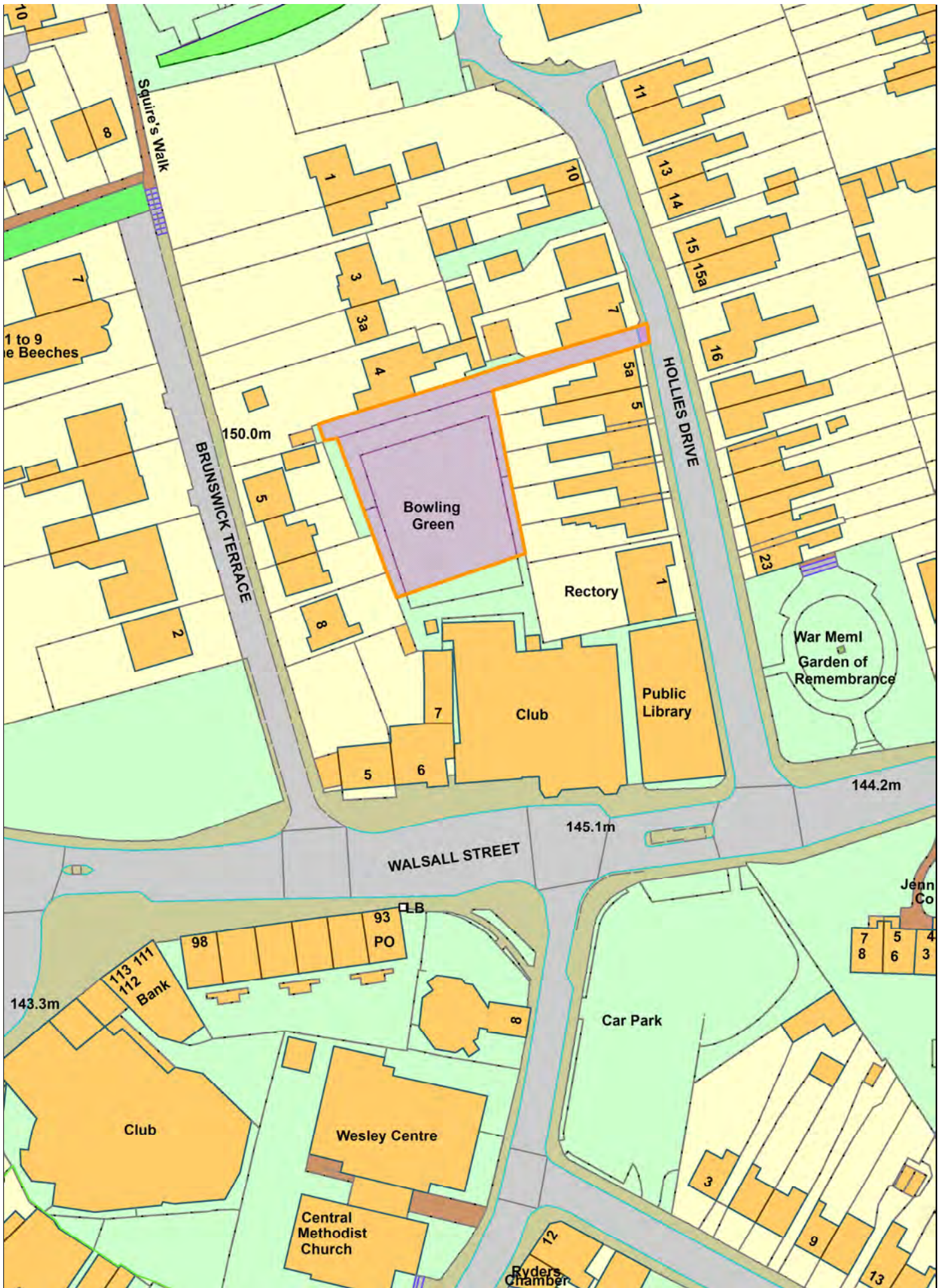
Legend

Sc 1:662



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	28 March 2019
OS Licence No	



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<p>Mr S Sahota 103 Selly Park Road Birmingham B29 7LH</p>	<p>Change of use to residential, demolition of existing structure to rear of property and alterations to existing property and extensions to rear to include 7 No. 1 bed properties and 7 No. 2 bed properties. Tipton Conservative and Unionist Club, 64 Union Street, Tipton. DY4 8QH</p>
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Date Valid Application Received 12th February 2019

1. Recommendations

Subject to no adverse comments from Environmental Health, approval is recommended subject to the following conditions: -

- i) External materials;
- ii) Boundary Treatment;
- iii) Removal of trees along garden boundaries with Waterloo Street;
- iv) Landscaping details;
- v) Details of refuse storage;
- vi) Electric vehicle charging points;
- vii) Secure cycle provision;
- viii) Details of secure gated access arrangements;
- ix) External lighting;
- x) Provision and retention of parking; and
- xi) Installation of roof top garden privacy screen prior to occupation and its subsequent retention.

2. Observations

This application is being brought to the attention of your Committee because more than three objections have been received and the proposal is recommended for approval.

Site Surrounding

The application refers to the Tipton and Unionist Conservative Club and associated rear car park, on the east side of Union Street, close to Tipton town centre. The three-storey property (including basement) is adjoined by housing to the south, east and west. The building stands within the Tipton Factory Locks Conservation Area that is also designated as open space.

Planning History

There is no relevant planning history relating to the site. I am advised that the club has been closed for about 4 years and that the site has been troubled by fly tipping causing nuisance to nearby residents.

Current Application

It is proposed to convert and extend the building to create 14 flats (7, 1-bed and 7, 2-bed). Extensions to the building would be carried out at the rear in a combination of single, two-storey and three-storey additions. The accommodation would be provided over three floors with 3 flats in the basement, 5 flats on the ground floor and 5 flats on the first floor. Balconies would be inserted onto the elevation facing the conservation area to take advantage of the outlook. External amenity space would be provided at ground floor level and on top of the two-storey extension. Internal space standards for the flats, as recommended by the Council's Residential Design Guide, are adhered to. A total of 18 parking spaces would be provided at the rear of the site accessed off Union Street via the existing side drive along the boundary with the rear gardens of dwellings in Waterloo Street, situated at a lower ground level than the application site. Cycle parking, refuse storage and ground floor garden space is proposed.

Publicity

The application has been publicised by press notice and neighbour notification. I have received four objections, summarised as: -

- (i) Loss of privacy, overlooking of gardens and windows from the development especially from the roof top patio/garden;
- (ii) Increased noise from more vehicles accessing the site;
- (iii) Loss of light;
- (iv) The building has historical and architectural interest and the proposal may adversely affect the conservation area;
- (v) Increased traffic problems;
- (vi) Additional refuse may create odours and attract vermin close to existing houses;
- (vii) Loss of trees;
- (viii) A couple of the trees on the boundary are dangerous and should be removed; and
- (ix) Clarification required relating to boundary treatment as the land on which the club sits is at a higher level than houses in Waterloo Street and New Street.

The Tipton Civic Society supports the application in principle as a positive reuse of this significant local building. It is suggested that there is an opportunity to restore original fenestration to the Union Street facade which was ill treated by the insertion of inappropriately proportioned windows in the 1970s. This is discussed further in this report.

Statutory Consultee Responses

Severn Trent – no objections and no requirement for a drainage condition in this case.

Canal and River Trust – no objections.

Head of Highways – No objections.

Head of Environmental Health

(Contaminated Land Team) – No comments.

(Noise Team) – No comments.

(Air Quality Team) – Recommends installation of electric vehicle charging points.

Planning Policy - The proposal generally accords to relevant housing policy (Windfalls). It would be liable for the Community Infrastructure Levy.

Conservation and Listed Buildings Officer – By way of background, the building has considerable local significance and

should be considered as a non-designated heritage asset. It dates from the late 19th century/early 20th century and stands on the site of former premises of the Union Flour Mill. It became the Tipton Conservative Club in the early 20th century.

There are no objections in principle to the proposals. However, this application presents an opportunity to rectify some unsympathetic 1970s alterations to the building, as observed by the Tipton Civic Society earlier in this report. The following has been requested: -

1. A kitchen window is reinstated.
2. An area where the living room window is shown on the plan, (but not on the elevation) is an existing area of poorly matched brickwork used when bricking up the prominent original large shop window. Reinstating the large window to the front would serve the proposed living room well, tidy up the scar caused by the brickwork and be in the interests of the heritage significance of the building.
3. To reinstate window set-back reveals on the front elevation if these windows are to be replaced.
4. On the north-east elevation the existing small paned bow window is shown as retained. However, if replaced with a more suitable proportioned window it would enhance the building considerably.

Amended plans have been submitted to reflect most of the suggested amendments, except for setting back the window reveals on the front elevation. This cannot be provided because the applicant has confirmed that the existing windows are not being replaced as part of this proposal. It would be unreasonable to refuse the application on this basis alone.

Tree Preservation Officer - Due to the size, location and siting on top of an embankment, the conifer tree and the self-setting sycamores should be removed as they are dangerous. This can be controlled by condition and the applicant has also confirmed that these trees would be removed.

Healthy Urban Development Officer – Recommends installation of electric vehicle charging points.

Responses to objections

Responding to each point, I provide the following comments: -

- (i) The privacy screen around the rooftop balcony has been increased in height from 1m to 1.8m to ensure privacy of neighbouring residents is maintained. It is not considered that windows of the proposed extensions would adversely impact on the current privacy enjoyed by neighbours.
- (ii) The site was once used as a social club where there would likely have been movement of large numbers of vehicles late into the evening. It is not considered that the proposal for 14 flats would generate such a significant amount of vehicle movements to disturb neighbours to an appreciable degree and that vehicle movement is more than likely to be less than the former use as a social club.
- (iii) The extensions would not cause loss of light as they would be no closer to the nearest houses in Waterloo Street than the original club building and would be at least 22m away from the closest houses in New Street.
- (iv) It is recognised that the building is of historical interest and this has been addressed through the submission of amended plans in line with comments from the Tipton Civic Society and the Council's Conservation Officer (see comments below).
- (v) The Head of Highways has no objections.
- (vi) Details of refuse storage arrangements can be controlled by planning condition. Any subsequent problems with rodents or odours would be a matter for the Head of Environmental Health.
- (vii) The proposal does involve the removal of some trees. During the processing of this application the Council's Tree Preservation Officer inspected trees identified by neighbouring residents and they were found to be in a dangerous position at a higher level on the boundary with gardens in Waterloo Street. Therefore, it is recommended by that they be removed. A replacement landscaping scheme should compensate for the loss and this and could be controlled by planning condition.
- (viii) Please see preceding response (vii).
- (ix) Part of the boundary treatment is in a dilapidated condition and it will be appropriate for new boundary treatment to be provided as part of a planning condition.

Planning Policy and Other Material Considerations

The proposed conversion and extensions to this building are generally supported by relevant housing and urban design

policies. The site is in a highly sustainable location, close to the town centre and is also adjoined by other housing. The development will bring this important historic local building into a long-term sustainable use. Amendments to the proposal ensure that the special character and local distinctiveness of this historic building will be retained and enhanced in line with Policy ENV2 (Historic Character and Local Distinctiveness). Also, that the special character of the adjoining Conservation Area (SAD HE2) will not be undermined.

Conclusion

Conversion and extension of this historic building together with its reuse for residential development is welcomed subject to appropriate planning conditions listed in the recommendation to this report.

3. Relevant History

Non-relevant.

4. Central Government Guidance

NPPF – Promotes sustainable development

5. Development Plan Policy

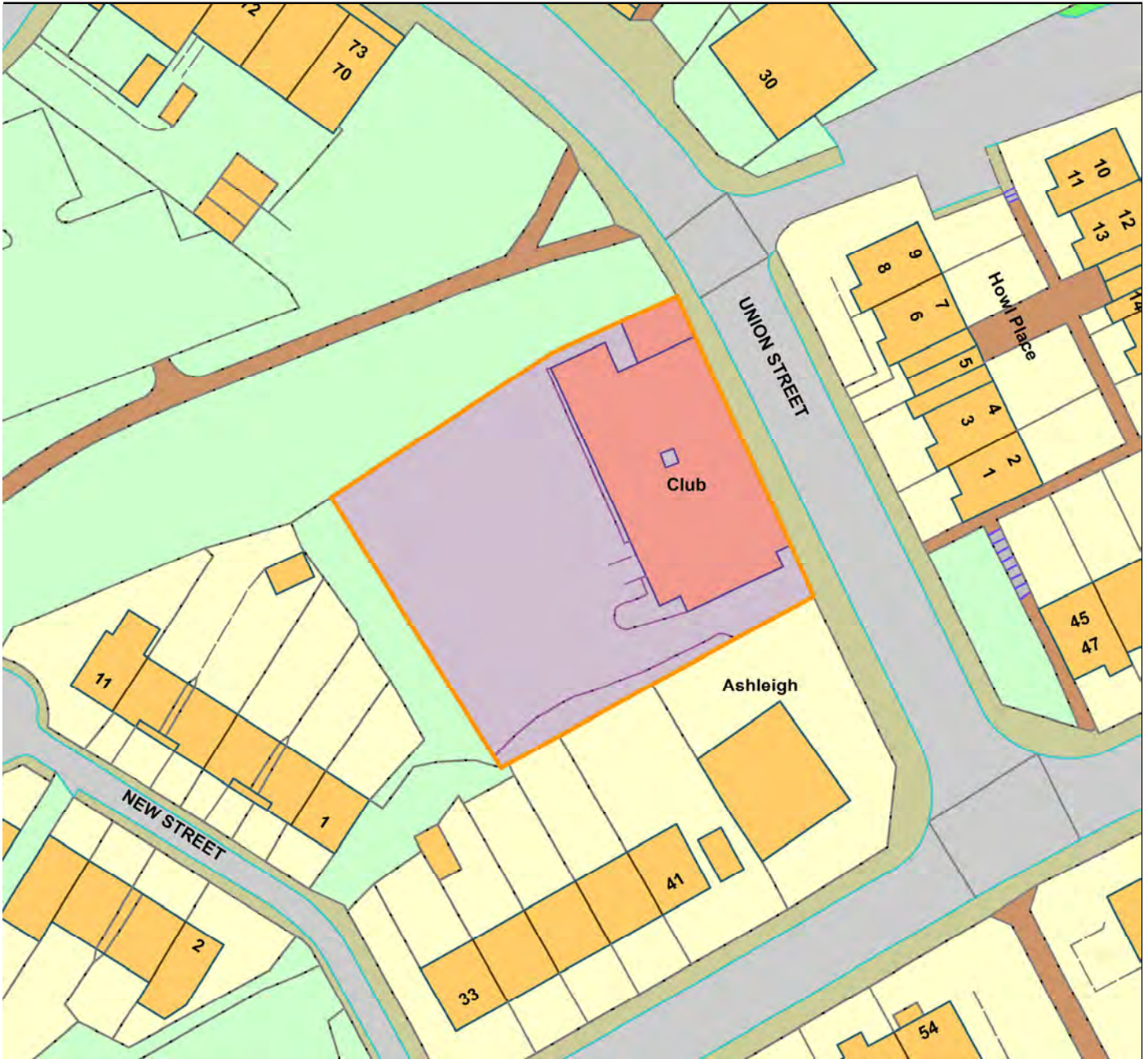
ENV2 Historic Character and Local Distinctiveness
ENV3 Design Quality
ENV8 Air Quality
SAD H2 - Housing Windfalls
SAD HE 2 - Conservation Areas
SAD EMP 2 - Training and Recruitment
SAD EOS 9 - Urban Design Principles

6. Contact Officer

Mrs Christine Phillips
0121 569 4040
christine_phillips@sandwell.gov.uk

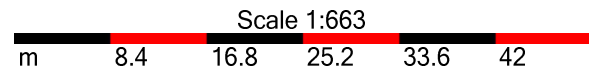
DC/19/62733

Tipton Conservative and Unionist Club, 64 Union Street



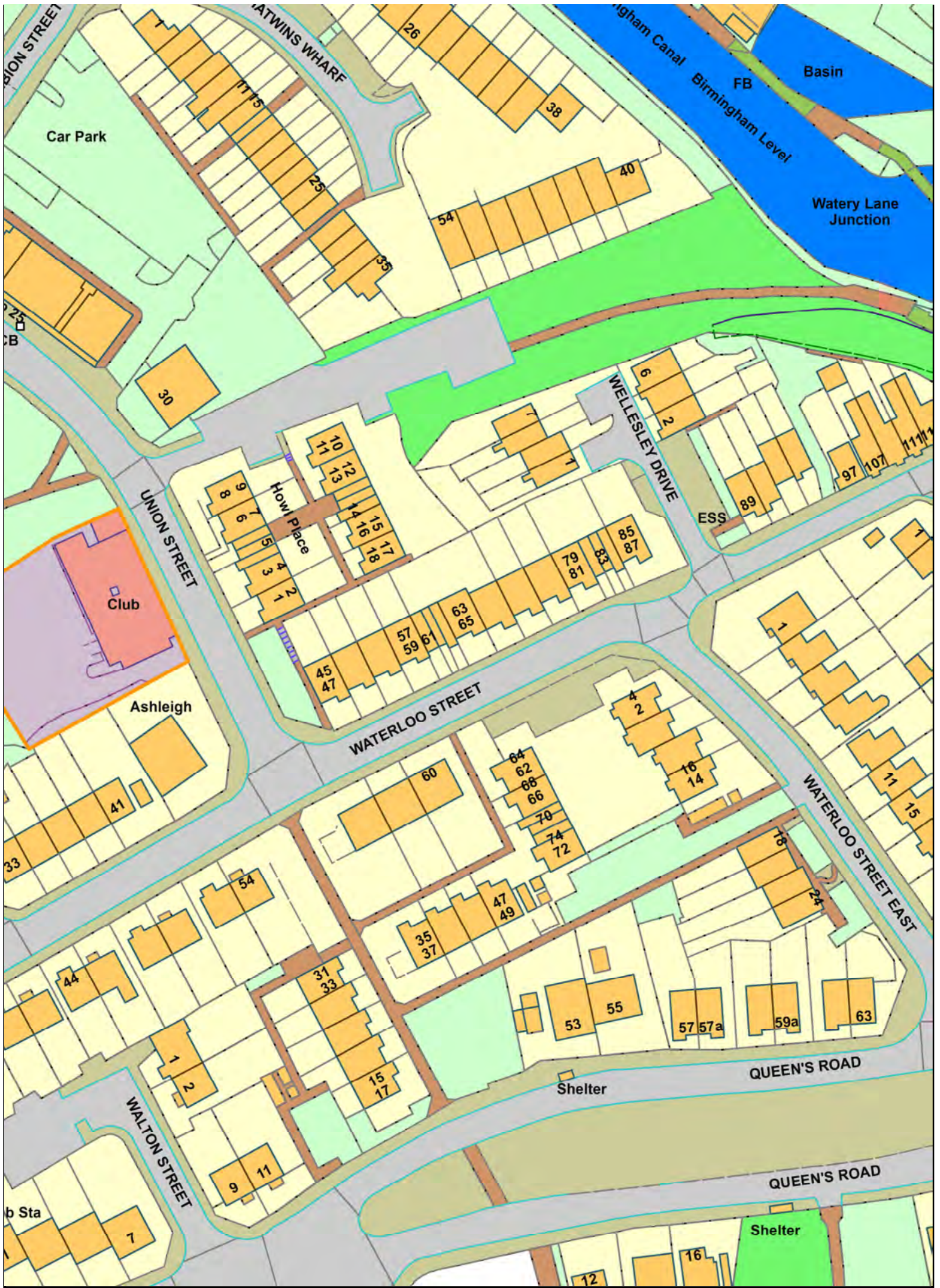
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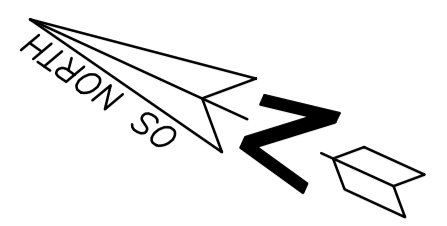
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Department	Not Set
Comments	Not Set
Date	28 March 2019
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UNION STREET

SCHEDULE OF ACCOMMODATION		
PLOT	TYPE	AREA
Sub-Ground Floor		
01	2 bedroom, Apartment, Private	67m ²
02	2 bedroom, Apartment, Private	67m ²
03	1 bedroom, Apartment, Private	51m ²
Ground Floor		
04	2 bedroom, Apartment, Private	67m ²
05	1 bedroom, Apartment, Private	54m ²
06	1 bedroom, Apartment, Private	45m ²
07	2 bedroom, Apartment, Private	68m ²
08	2 bedroom, Apartment, Private	67m ²
09	1 bedroom, Apartment, Private	51m ²
First Floor		
10	2 bedroom, Apartment, Private	64m ²
11	1 bedroom, Apartment, Private	54m ²
12	1 bedroom, Apartment, Private	53m ²
13	2 bedroom, Apartment, Private	67m ²
14	1 bedroom, Apartment, Private	51m ²
14 properties 21 bed		
7No. 2 bed 7No. 1 bed		
14 private market 0 shared ownership		
SITE AREA = 1444m ²		
PARKING PROVISION		
14 car spaces & 22 cycle racks		



SITE PLAN KEY	
	Existing Property
	Single Storey Extension
	Two Storey Extension
	Three Storey Extension
	Electric Vehicle Charging Space

NOTE

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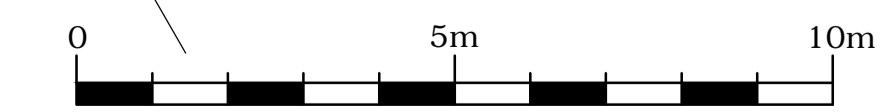
Rev	Date	Comments
D	25.01.19	Electric Vehicle Charging Points
C	04.12.18	Schedule & Plan updated
B	29.09.18	Schedule updated
A	24.08.18	Alterations to plans

Job
Tipton Conservative & Unionist Club, 64 Union Street, Tipton DY4 8QJ

Dwg Title
SITE PLAN AS PROPOSED

LAPWORTH ARCHITECTS
Lapworth Architects Ltd
4 Edward Street, Birmingham, B1 2RX
Tel: +44 (0)21 455 0632

Scale 1:100 @ A1	Date AUG 2018	Drawn
Job no. 2343	Dwg no. 05	Revision D

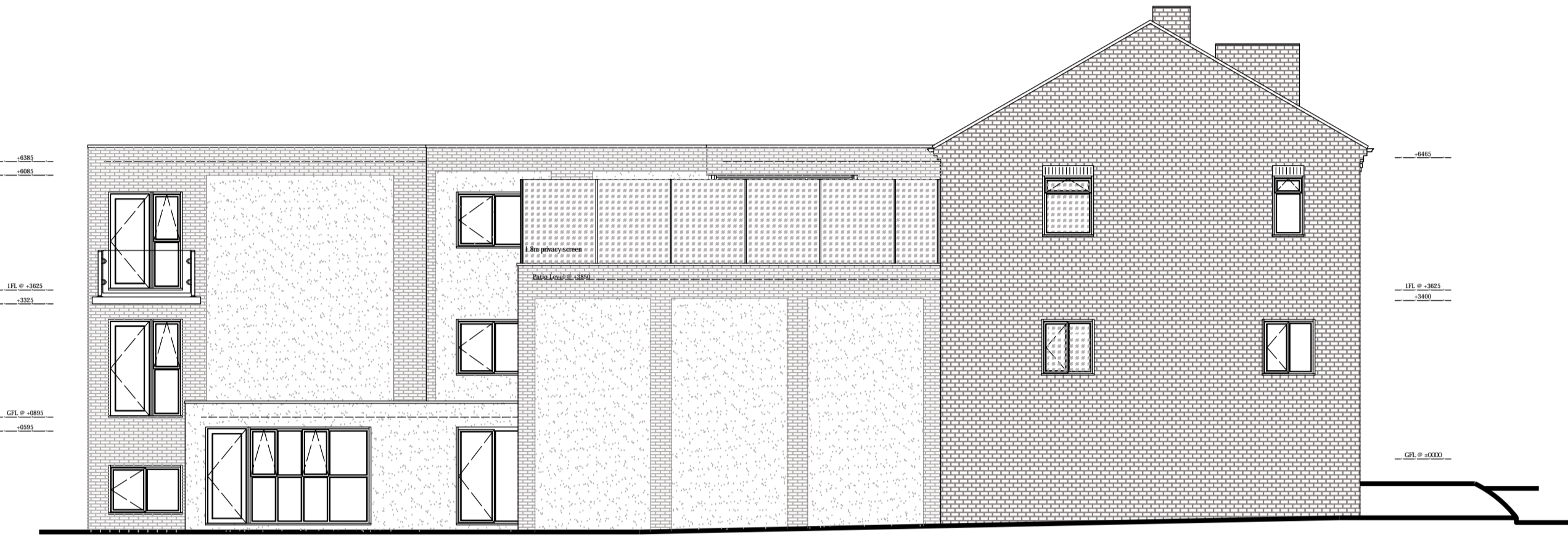




FRONT ELEVATION



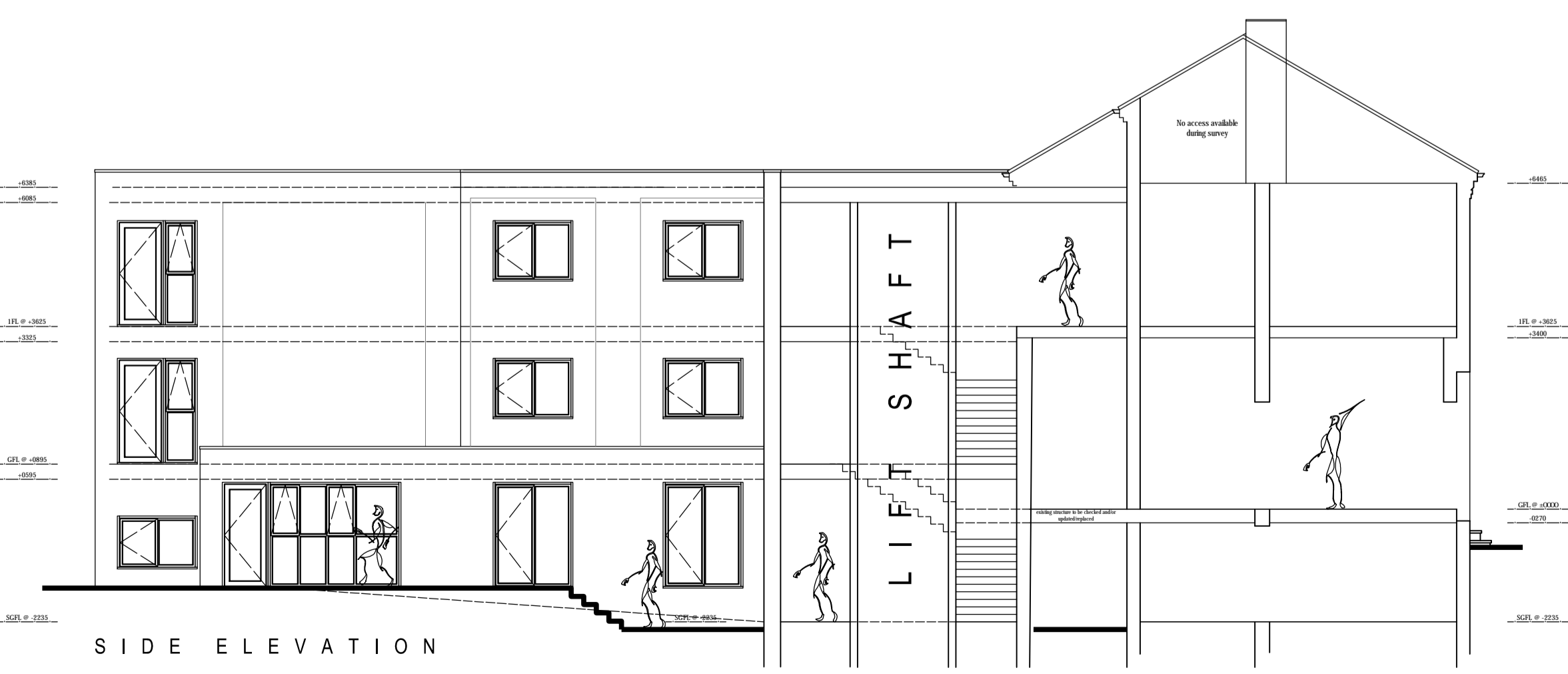
REAR ELEVATION



SIDE ELEVATION



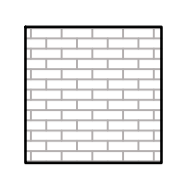
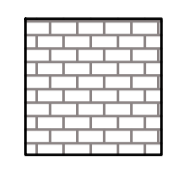
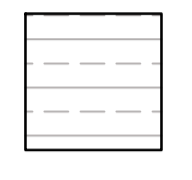


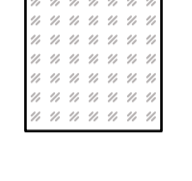

SIDE ELEVATION

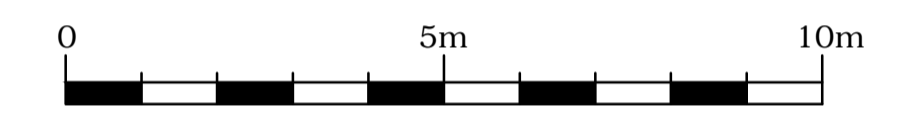


INDICATIVE SECTION

INDICATIVE SECTION

MATERIALS

-  Face brick
-  Face brick (traditional)
-  Timber board
-  Rough cast render
-  Tiles
-  Frosted glass
-  Boarded up



NOTE

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Rev	Date	Comments
D	19.03.19	Windows amended
C	07.03.19	Privacy screen
B	04.12.18	Schedule & Plan updated
A	28.09.18	Change to materials

Job
 Tipton Conservative & Unionist Club, 64 Union Street, Tipton DY4 8QJ

Dwg Title
 ELEVATIONS AS EXISTING

LAPWORTH ARCHITECTS
 Lapworth Architects Ltd
 4 Edward Street, Birmingham, B1 2RX
 Tel: 0121 455 0632

Scale 1:100 @ A1	Date JULY 2018	Drawn
Job no. 2343	Dwg no. 08	Revision D



SUB-GROUND FLOOR PLAN



GROUND FLOOR PLAN

KEY

- Walls to be Demolished
- Existing Walls
- Proposed Walls
- No Access

NOTE

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14.12.18 Schedule & Page Layout
15.01.18 Alterations to plans
16.02.18 Alterations to plans
Rev Date Comments
100
Tipton Conservation & Historic Club, 64 Union Street, Tipton D14 8JQ

Draw Title
FLOOR PLANS AS PROPOSED

LAPWORTH ARCHITECTS

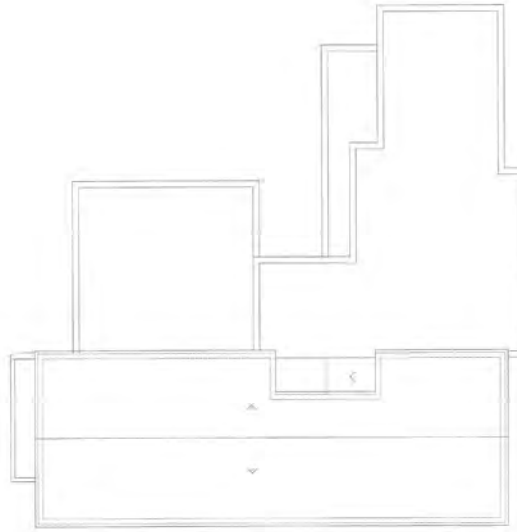
Lapworth Architects Ltd
12 Church Street, Birmingham, B1 2BN
Tel: 0121 633 8100

NO	DATE	BY	CHKD	APP'D
01	14.12.18	01	01	01
02	15.01.18	01	01	01
03	16.02.18	01	01	01





FIRST FLOOR PLAN



ROOF PLAN

KEY

- Walls to be Demolished
- Existing Walls
- Proposed Walls
- No Access

NOTE

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- C 04.12.18 Schedule & Plan updated
- R 20.06.18 alterations to plan
- A 20.06.18 alterations to plan

Rev Date Comments

118

Tipton Conservative & Labour Club, 84 Union Street, Tipton D14 8JQ

Dwg Title

FLOOR PLANS AS PROPOSED

LAPWORTH ARCHITECTS

Lapworth Architects Ltd
A Limited Liability Partnership, No. 284
151-152A BRISTOL

Drawn	Checked	Date	Scale
115G	115G	AUG 2018	1:100
115G	115G	AUG 2018	1:100

Dwg No.	Dwg Rev.	Revision
7.2.11	07	C



Application no: DC/19/62759

Mr Lamin Yaffa Gambian Islamic Community Centre 6 Norton Road Smethwick B66 3JA	Proposed change of use from Solicitor's offices to place of worship (revised application - DC/18/62030). 409 Bearwood Road Smethwick B66 4DJ
--	--

Date Valid Application Received: 18th February 2019

1. Recommendations

Subject to further comments relating to on street parking during peak periods, refusal is recommended on the grounds that the proposal is contrary to the provisions of SAD Policy DM6 'Community Facilities including places of worship and/or religious instruction' on the grounds that:-

- i) The proposal provides insufficient off-street parking facilities which would lead to congestion, highway safety and conflicts over parking outside existing residential property; and
- ii) The proposal would result in undue noise and disturbance to nearby sensitive uses namely existing residential property.

2. Observations

At your last Committee, Members resolved to visit the site.

Site Surrounding

The application site is situated on the eastern side of Bearwood Road on the corner with Belmont Road, Smethwick. The application site relates to a former Solicitor's office within a retail area with residential properties adjacent along Belmont Road.

Planning History

Members will recall late last year a planning application for a change of use of an office building to place of worship (DC/18/62030 refers) indicating that proposal would serve 250 worshippers. That application was later withdrawn.

Current Application

The application now before your committee is similar to the previously withdrawn one. The applicant proposes to change the use from a Solicitor's office to a place of worship (revised application - DC/18/62030), however they have now indicated that the congregation numbers would be around 100-110. A revised parking plan has also been provided.

The applicant has stated that the reason for the significant change in congregation numbers from 250 to 100-110 reflects the far more accurate figure based upon actual numbers that are drawn from past experiences of congregation attendees on a Friday.

The proposed opening times are Monday – Sunday (Including Bank Holidays) 12:00 hours to 20:00 hours.

18 parking spaces are to be provided on site, 4 of which are for disabled users only. However, this would require double parking of some vehicles, and relies on the users of the disabled parking bays to arrive first and leave last.

Publicity

The application has been publicised by 201 neighbour notification letters (including local ward members). To date, a 25 signature petition objecting to the application has been received as well as 96 individual objections and 32 in support of the proposal.

Reasons for objecting to the application

The following are reasons given by residents objecting to the application:-

- i) The amount of parking spaces proposed would not meet the demand needed for the expected size of congregation;

- ii) 6 parking spaces were shown on the original application, now 18. No alterations have been made on site to accommodate the extra spaces;
- iii) The area is already congested with parents using spaces on the road to drop and pick up their children from the nearby school, customers are also parking outside residential homes making it difficult for residents to park near their own home. This type of use would exacerbate the problem;
- iv) The applicant has had planning permission refused by the Council which was upheld at appeal over the same use in Cape Hill over the concerns about parking and congregation numbers, it is argued that this site (adjacent to residential) is worse;
- v) Residents are upset over the number of trees that have been felled on site to make way for car parking;
- vi) The increased coming and goings would impact significantly on the noise levels of the area by users attending the premises which is within a predominately residential area;
- vii) The disabled spaces provided would be blocked by other vehicles. This would mean that users of the disabled spaces would have to arrive first and wait till the end. The arrival or departure is not something the applicant can control;
- viii) Customers of nearby business will find it difficult to park and therefore it would have a detrimental impact on the local business of the area, eroding the viability of Bearwood High Street;
- ix) The centre is meant to unite the community, but due to the possible traffic problems, it will cause an even bigger divide;
- x) The increase in footfall will add to the litter problems within the area;
- xi) House prices will fall due to issues over parking;
- xii) Community events have already taken place without planning permission, and these have already resulted in parking on double yellow lines, in front of existing business, and outside local resident's properties making parking difficult;
- xiii) Concerns over people searching for parking spaces that could lead to disputes and accidents;
- xiv) If approved, there should be a residential parking scheme introduced to ensure only those who live in the area can park;

- xv) Concerns over taxis or other vehicles, not parking, with engines running waiting to pick up members of the congregation, increasing the noise and air pollution in this area;
- xvi) There are already a significant number of mosques in the area;
- xvii) Air quality will be impacted upon due to the number of vehicles in the area; and
- xviii) Noise generated by comings and goings.

Reasons for supporting the application

The reasons given supporting the application are as follows:

- a) Many people using the site will travel by public transport, and by other means such as bicycle;
- b) The proposal is a community asset, and will enhance community cohesion;
- c) The community has raised a lot of money to fund this project;
- d) The site will provide a safe place to worship and is open to many Muslim's within the area;
- e) The building would remain empty if this proposal does not go ahead;
- f) The proposal would add to the diversity of the area;
- g) The organisation will help the youth of the community in terms of education and activities that are provided;
- h) Sandwell has no centres for Gambians or other African Muslims;
- i) There are no other mosques in Bearwood;
- j) The car park is big enough for the needs of the mosque; and
- k) They need to vacate the existing premises in Cape Hill, due to Planning Permission being refused.

Statutory Consultee Responses

Highways

The Council's Highways department have raised concerns over the proposal and object to the granting of planning permission, and state:

Each site is assessed on a site by site basis. Parking problems do exist around current places of worship around the borough. Once a site has planning permission it is

difficult to control the ongoing use through planning conditions.

West midlands Police

The proposal would increase vehicle crime in the area, given that there is not sufficient parking provision and that the proposal is likely to lead to increased calls on the police service due to parking disputes.

Environmental Health

The have neither objected or recommended approval. They state that such premises as proposed are likely to cause noise related disturbances which is a concern due to the close proximity of residential units. As a result, if Members are minded to approve the application, the Environmental Health Team has requested four conditions in order to reduce the noise generated from the site. These include the closure of external doors and windows during times of operation, all worship, religious instruction shall take place within the building, no amplified equipment or loudspeakers to be used, and the use shall be restricted to the hours as per the application (12:00 – 20:00 hours on any day).

Planning Policy

The proposal is contrary to policy DM6 (Community Facilities including Places of Worship and/or Religious Instruction) in that the proposed site would be adjacent to residential units and as such, classed as “sensitive uses”, where the proposed use is likely to cause noise nuisances from comings and goings.

Responses to the public consultation process

The proposal has generated significant interest from objectors and supporters. In summary, the main reasons for objecting relate to the increase in vehicle movements and the potential for the increase in noise. The main reason for support is the need for such a community asset within the area. I shall comment on the main issues below:-

Increase in vehicle movement

The use would be moving from the current unauthorised site in Cape Hill to Bearwood Road, Smethwick. Whilst it is accepted

that some of the congregation may live within walking distance of the application site, there will be others that need to travel to the site by other means and potentially private vehicles. The busiest time of such uses is immediately before and after Friday Prayers. Given this is within the working day, it is accepted that many of the congregation would have to travel to the site by their own private vehicles to enable them to return to their place of work after prayers. Therefore, the applicant has been requested to carry out a survey of available on-street car parking spaces during this period and Members will be verbally updated at the Committee Meeting.

Increase in noise

Due to certain times of the year and religious festivals, the potential for the applicants to operate outside of the stated hours is highly likely. Whilst a condition limiting the hours of operation can be attached, it would limit the use of the centre where a possible future application would need to be submitted to extend the operating hours. However, the conditions proposed can only control noise within the building where as the major concerns from residents are the comings and goings which cannot be controlled.

The need for a community asset within the area

Comments have been received in support of the need of a mosque/community centre that serves the Gambian Islamic community. Unfortunately this is not a material planning consideration or part of the policy consideration for SAD DM6 (Community Facilities including places of worship and/or religious instruction). Therefore, whilst I sympathetic to the needs of the community I am unable to attached significant weight to this argument.

Planning Policy and Other Material Considerations

Paragraph 109 of the adopted National Planning Policy Framework states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Whilst the Council's Site Allocations Plan Document policy DM6 states that encouragement will be given to locating such uses on sites with main road frontages at the fringes of commercial areas, particularly district or local centres. It also states that if the building shares a party wall with any sensitive use (particularly residential) it is unlikely that planning permission will be granted. In addition, the policy states that consideration should be given to the need for parking and whether worshippers will arrive by car or use alternative sustainable means of transport. As indicated above further survey work is awaited in relation the capacity of on street parking within the area during Friday prayers.

Conclusion

Notwithstanding the additional information requested, it is my opinion that the proposal is (i) likely to cause significant highway safety issues due the cumulative impacts on the road network, as a result of the premises being used during certain peak times, where off-street parking is limited, and (ii) the proximity of residential properties is likely to give rise to noise nuisance hence being contrary to Policy DM6 (Community Facilities including places of worship and/or religious instruction).

Therefore, subject to further comments from Highways regarding parking availability, the application is recommended for refusal.

3. Relevant History

DC/18/62446 - Proposed change of use from solicitor's offices to place of worship (revised application - DC/18/62030) – Withdrawn

4. Central Government Guidance

NPPF – Promotes sustainable development

5. Development Plan Policy

SAD DM6 – Community Facilities including Places of Worship and/or Religious Instruction

6. Contact Officer

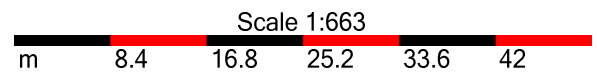
Mr William Stevens
0121 569 4897
william_stevens@sandwell.gov.uk

DC/19/62759
 409 Bearwood Road



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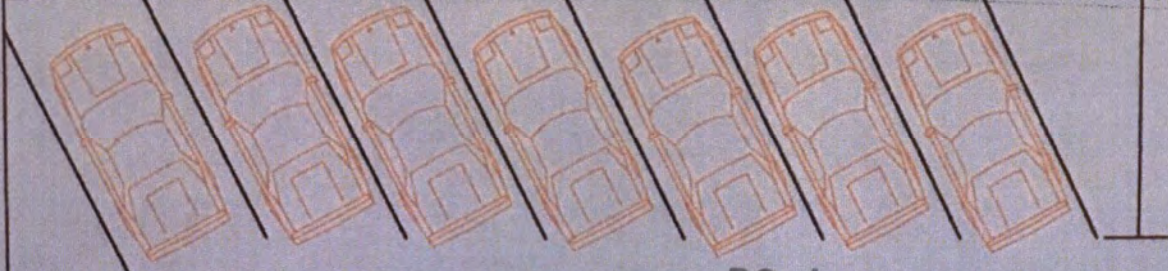
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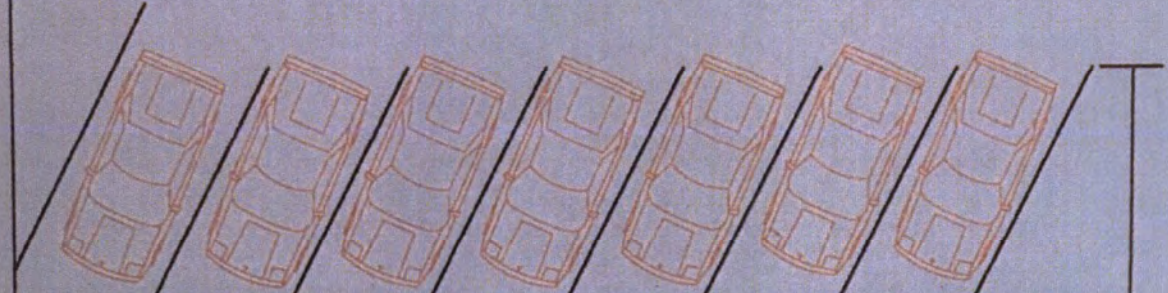
PLANNING SECTION



CAR PARK

DC / 19 / 62759

15 FEB 2019

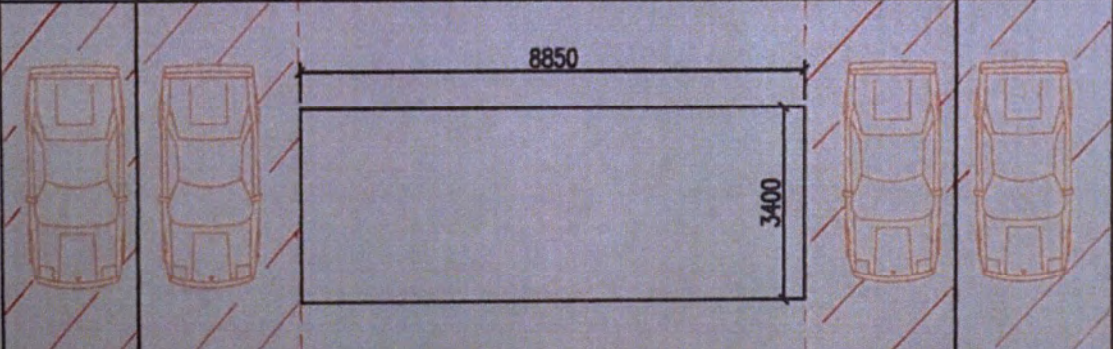


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EXISTING BUILDING

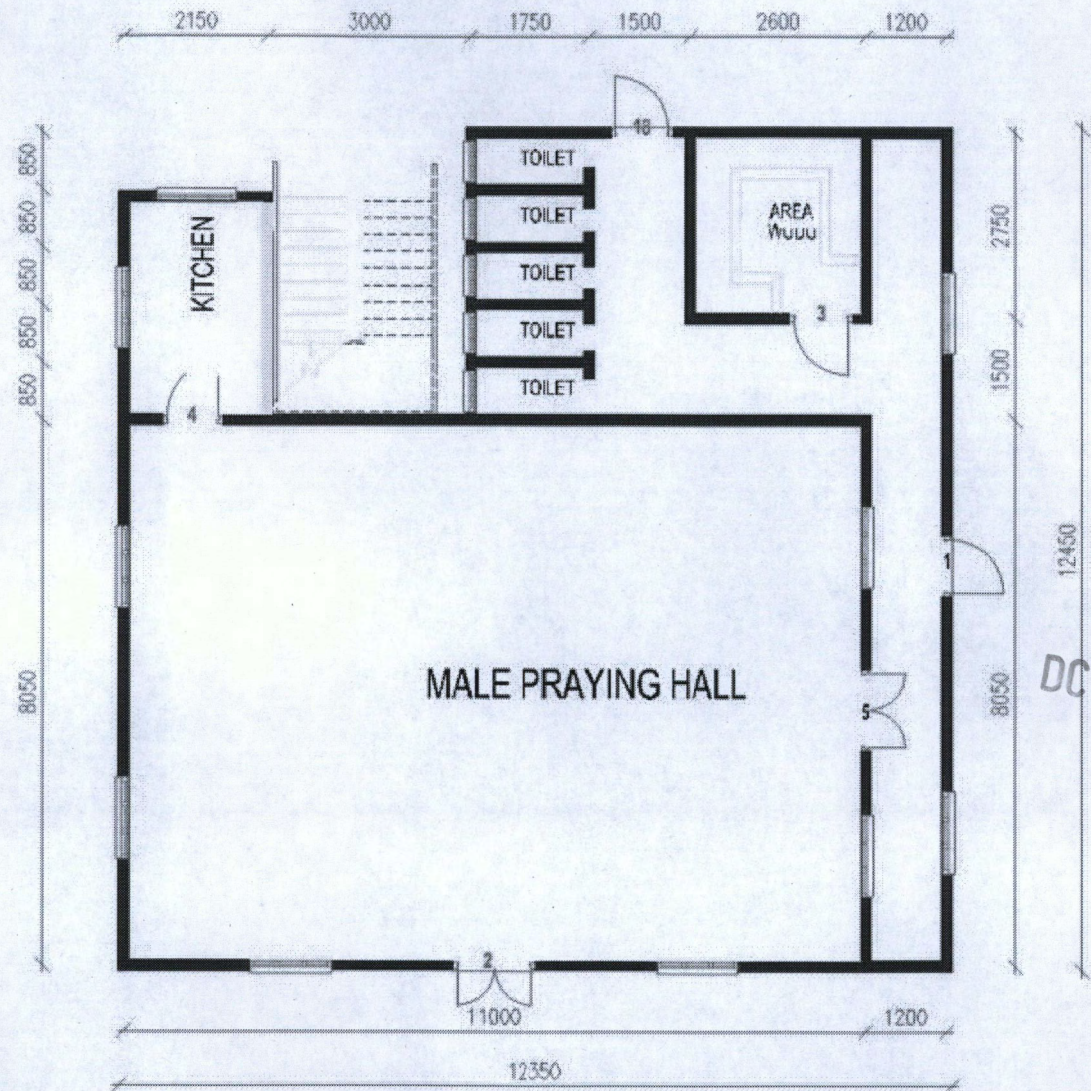
9320

BELMONT ROAD, BEARWOOD ROAD

PARKING SPACES: X 14 STANDARD

X 4 DISABLED

TOTAL: 18 SPACES



DC / 19 / 62759

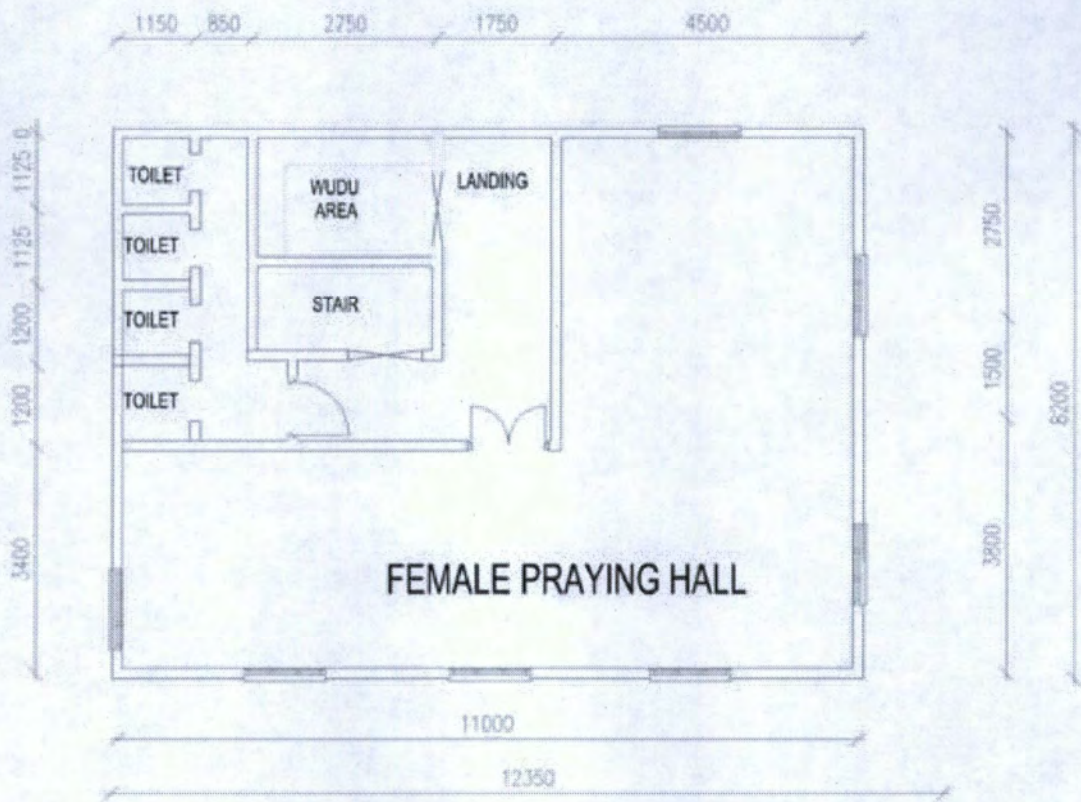
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GROUND FLOOR PLAN

4

DC / 19 / 62759

15 FEB 2019

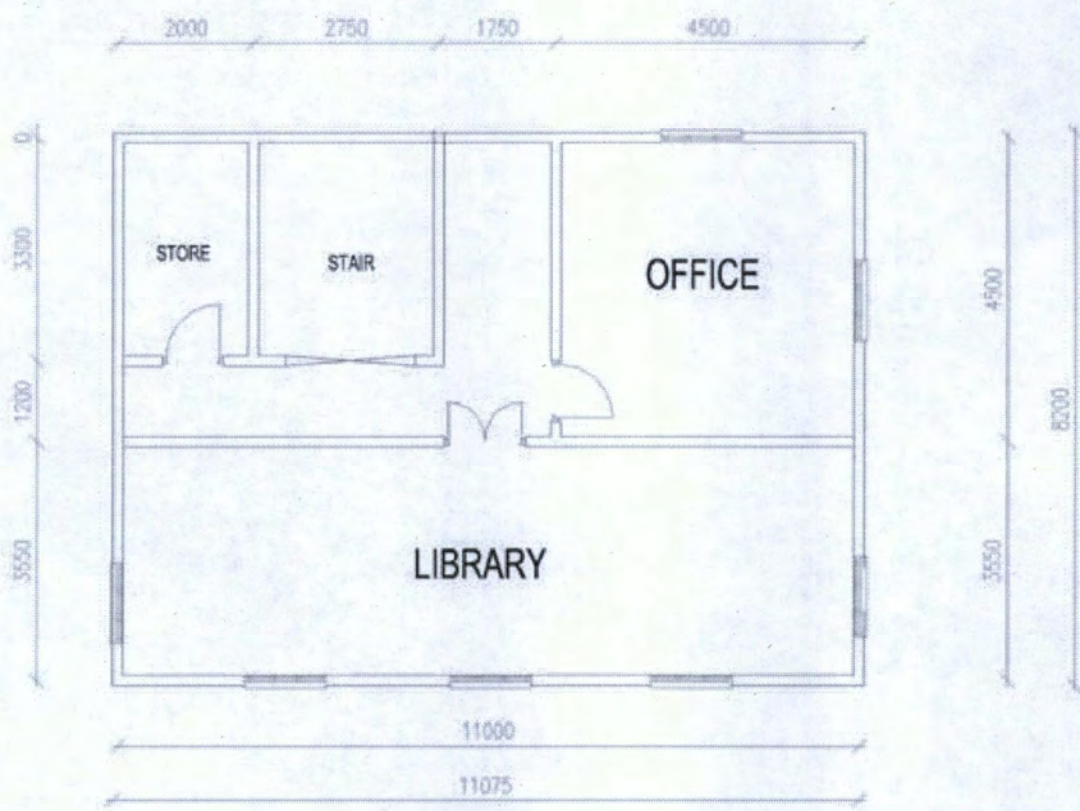


FIRST FLOOR PLAN

S

DC / 19 / 62759

15 FEB 2019



SECOND FLOOR PLAN

6

Mr S Ullah 32 Grange Road, West Bromwich.	Change of use including engineering works to form extended garden area. Land to Rear of 10 Mottram Close, West Bromwich. B70 8QT
---	--

Date Valid Application Received 26th February 2019

1. Recommendations

Approval is recommended subject to the following conditions: -

- i) Finished levels details in relation to 15 Mottram Close;
- ii) Boundary treatment;
- iii) Landscaping; and
- iv) Use restricted to garden land only;

2. Observations

This application is being brought to the attention of your Committee as more than three objections have been received and the proposal is recommended for approval.

Site Surrounding

The application refers to a small plot of land adjacent to 10 Mottram Close, a bungalow sited at the southern end of a small cul-de-sac in a residential area. The land (17m x 9m approx.) abuts the existing drive/side garden area of no. 10 and is owned by the applicant. It formerly contained domestic garages, but these were demolished by the applicant following his purchase of the site.

The land is adjoined on two sides by a narrow vehicular right of way shared by residents in Gads Lane and Oak Road. The right of way leads between no. 70 Gads Lane and the rear of 197 Oak Road. It serves rear garages within the gardens of some

adjoining houses and provides access to an electricity sub-station.

Planning History

In 2018 the tenant of 10 Mottram Close began an unauthorised car sales/repair business from the house and application land. Also, the owner (applicant) arranged for surplus soil to be deposited on the application land to increase the land levels by 0.9m so that the site would be level with the drive of 10 Mottram Close to enable easier vehicular access from the drive. Surplus soil was moved from the Greets Green Resource Centre, Harwood Street, West Bromwich, where building works were being undertaken to create a new nursery and associated car park and where the applicant is the Manager. The tenant of no. 10 regularly stores a vehicle transporter on the side drive of no. 10. It is understood that the tenant's car sales/repair business known as "Claypit Motor Solutions" was operating from Claypit Lane but that the business no longer exists at that address.

Car sales and repairs as well as the engineering operation to increase the land levels constituted a breach of planning control. The unauthorised car sales and repairs ceased. The owner (applicant) and tenant of 10 Mottram Close, was subsequently served with a Stop Notice (ENF/18/10588) in February 2019, specifically relating to the to the increased in land levels. All work on site has stopped pending the outcome of this planning application, although there has been a further complaint about car repairs/sales at the property since this planning application has been submitted and the applicant was asked to ensure that this was stopped. At present there is a mound of earth on the site awaiting levelling and concrete gravel boards have been erected to ultimately support the new ground level.

Current Application

This application is for the change of use of the land to additional garden land for no. 10 Mottram Close and to complete the engineering works to increase the level of the land by 0.9m so that it conforms with the existing land level of no 10. Once levelled, sections of the fence between no. 10 and the land would be removed for access purposes. The re-levelled land would be retained by concrete gravel boards. A new 1.8m high close boarded timber fence would be erected on top of the gravel boards to separate the land from the right of way and to ensure

privacy/security. The submitted plan shows that a right of way would be maintained for nearby residents to access their garages.

Publicity

The application has been publicised by neighbour notification. I have received six objection letters together with a 26 signature petition of objection, the grounds for which are summarised as: -

- (i) The use of the land for a commercial business causes problem of noise and parking;
- (ii) Mottram Close is a quiet residential street. If the land was for a garden only then it would be acceptable, but the tenant has already been using it for commercial purposes and this may continue;
- (iii) Strong objection to the suggestion by the applicant in the application forms that nearby residents fly-tipped on the site when in fact it was the applicant who, following the demolition of some garages on the site, left the area with waste and refuse, blocking access. The applicant was subsequently ordered to clear the site;
- (iv) The assertion by the applicant that resident's garages are not used often is incorrect. Objectors point out that the garages are in regular use;
- (v) One objector presents evidence to confirm the right of way over the land and indicates that the proposed fence unfairly blocks access to the garages as there is insufficient room for vehicles to manoeuvre into garages. The resident suggests that the proposed fence should be repositioned to allow access;
- (vi) Concern that the gravel boards would not provide adequate support to retain the increase in land levels;
- (vii) Existing fence posts adjacent to 15 Mottram Close would be buried under the higher soil causing them to rot; and
- (viii) Reduction in property values.

Statutory Consultee Responses

Cadent – No response.

Responses to objections

In response to objections raised I comment as follows: -

- (i) The use of the land for car repairs/sales is wholly inappropriate and would not be supported within this residential area. Neighbouring residents have already suffered a loss of amenity from the existing unauthorised business activities from the property. The applicant and tenant have been advised to find alternative business premises.
- (ii) I agree with residents that an extension to the garden land would be unacceptable if a business should operate from it. I can understand the fears of residents that the applicant/tenant may still intend to use the land for business purposes if this application is approved. However, this application does not seek any approval from your Committee for a business use.
- (iii) Upon my site visit the site was clear of any rubbish.
- (iv) Any residents who have a legal right of way over land are entitled to use it as they choose and as set out in their respective deeds. This should have no bearing on the determination of the application.
- (v) The applicant has confirmed that he owns all the land to which the application relates. The proposed position of the fence is shown on the boundary to the application land. The local planning authority has no power to intervene in private property interests regarding whether the fence would block private access arrangements. Affected residents should take this matter up with the owner separately and if necessary appoint a legal adviser. The drive is a privately owned un-adopted access way and therefore not a matter that the Highway Authority or Local Planning Authority have any powers to intercede.
- (vi) The adequacy or other wise of gravel boards to retain the land has been put to the applicant/agent for a response.
- (vii) If your Committee resolve to approve the application conditions could be imposed regarding finished levels and boundary treatment alongside no. 15 Mottram Close.
- (viii) Devaluation of house prices is not a material planning consideration.

Planning Policy and Other Material Considerations

There are no adopted planning policies that are relevant to the determination of this application. In my view the material considerations are whether the use of the land as an extension to the existing garden at no. 10 would be appropriate and whether the increase in land levels by 0.9m would cause loss of privacy.

Turning to the first point, given that the land is surrounded by housing then there would be no objection to this land being used to enlarge the existing private garden of no. 10. However, I can fully understand the fears of nearby residents regarding the previous unauthorised use and fears that it may be used in the future for the same purpose. This can however, be safeguarded by restricting the end use.

In terms of privacy, it is not considered that the increase in land levels would present an overlooking issue because the new fence surrounding the higher land level would be 1.8m and thus provide an adequate privacy screen between gardens.

Finally, it is accepted that neighbouring residents have raised concerns over access rights to existing garages, but it must be noted that the local planning authority does not have any power to resolve such an issue and can only deal with the proposal as presented.

Conclusion

The incorporation of the application land into garden land is an appropriate reuse of the site and the engineering operation to increase the height of the land would not appreciably harm neighbouring residential amenity.

3. Relevant History

None relevant

4. Central Government Guidance

NPPF – Promotes sustainable development

5. Development Plan Policy

None relevant

6. Contact Officer

Mrs Christine Phillips
0121 569 4040
christine_phillips@sandwell.gov.uk

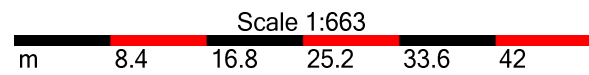
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Land to the rear of 10 Mottram Close



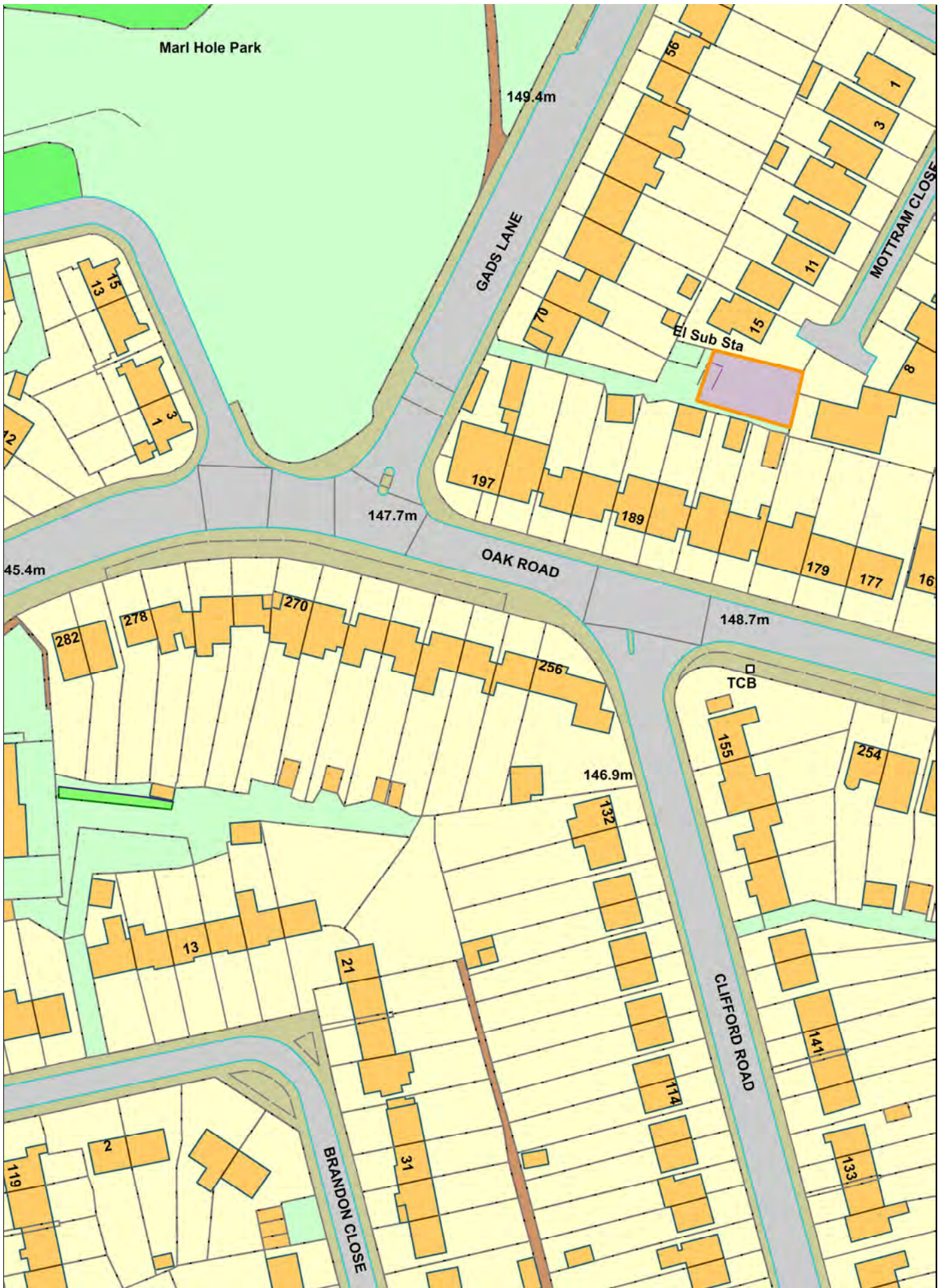
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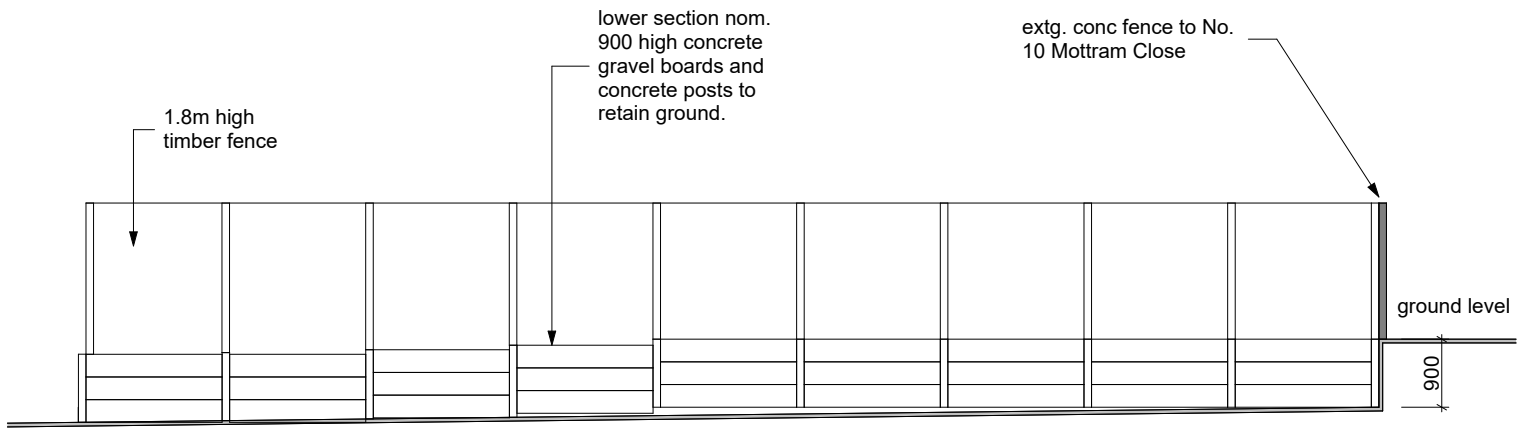
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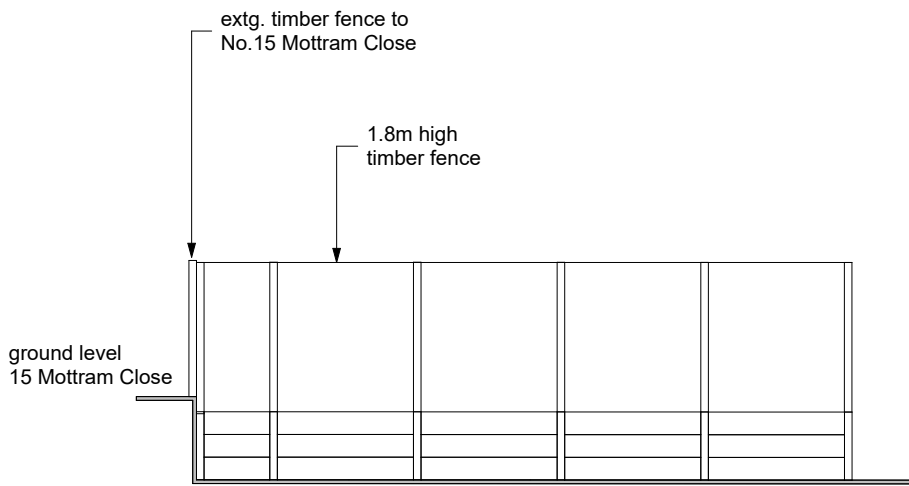
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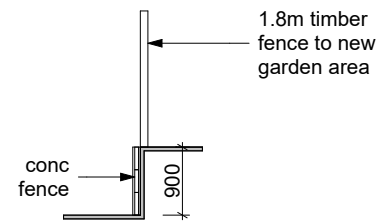
Front Elevation

1:100



Side Elevation

1:100



Typical Section 1:100

CLIENT
Mr S Ullah

PROJECT
Land off Gads Lane West
Bromwich

DRAWING
Proposed
Elevations and
Section

SCALE @ A4
1:100

DATE
23.2.19

123

NUMBER
450-3

REVISION



Chartered Architects


JKF Limited

40, Woodhall Road
Penn
Wolverhampton
West Midlands. WV4 4DJ

Tel: 01902 688840

Planning Committee

10 April, 2019

Subject:	Applications Determined Under Delegated Powers
Director:	Director – Regeneration and Growth Amy Harhoff
Contribution towards Vision 2030:	
Contact Officer(s):	<p>John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk</p> <p>Alison Bishop Principal Planner Alison_bishop@sandwell.gov.uk</p>

DECISION RECOMMENDATIONS

That Planning Committee:

Notes the applications determined under delegated powers by the Director – Regeneration and Growth set out in the attached Appendix.

1 PURPOSE OF THE REPORT

This report is submitted to inform the Committee of the decisions on applications determined under delegated powers by the Director – Regeneration and Growth.

2 IMPLICATIONS FOR SANDWELL'S VISION 2030

The planning process contributes to the following ambitions of the Vision 2030 –

Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

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.

Ambition 10 - Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.

3 BACKGROUND AND MAIN CONSIDERATIONS

The applications determined under delegated powers are set out in the Appendix.

4 STRATEGIC RESOURCE IMPLICATIONS

There are no implications in terms of the Council's strategic resources.

5 LEGAL AND GOVERNANCE CONSIDERATIONS

The Director – Regeneration and Growth has taken decisions in accordance with powers delegated under Part 3 (Appendix 5) of the Council's Constitution.

Amy Harhoff
Director – Regeneration and Growth

SANDWELL METROPOLITAN BOROUGH COUNCIL
PLANNING COMMITTEE

Applications determined under delegated powers by the Director – Regeneration and Growth since your last Committee Meeting

REPORT FOR INFORMATION PURPOSES ONLY

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/18/62371 Newton	1 - 2 Old Walsall Road Birmingham B42 1NN	Proposed change of use of first floor to 2 No. 1 bedroom studio flats.	Grant Permission 27th February 2019
DC/18/62383 Oldbury	6 Hellier Avenue Tipton DY4 7RN	Proposed single and two storey rear extension.	Refuse permission 5th March 2019
DC/18/62391 Princes End	Land Adjacent 24A High Street Princes End Tipton DY4 9HW	Proposed 2 No. flats.	Grant Permission Subject to Conditions 11th March 2019
DC/18/62422 Oldbury	J & P Lewis (Metals) Limited Anchor Bridge House Blakeley Hall Road Oldbury B69 4ET	Proposed installation of 2m high (green) electronic sliding entrance gates at road entrance.	Grant Permission 27th February 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/18/62439 Oldbury	Magistrates Court Oldbury Ringway Oldbury B69 4JN	Proposed change of use from existing magistrates' court (D1 use) to self-storage (B8 use), ancillary start-up office suites (B1a use) with external alterations, fencing and car parking adjustments.	Grant Permission Subject to Conditions 4th March 2019
DC/18/62491 Great Barr With Yew Tree	56-60 Redwood Road Walsall WS5 4LB	Proposed change of use of 56 Redwood Road from use class A1 (shop) to use class A5 (hot food takeaway) to expand current hot food takeaway business at 58-60 Redwood Road.	Grant Permission Subject to Conditions 27th February 2019
DC/18/62500 Great Barr With Yew Tree	16 Abbotsford Avenue Great Barr Birmingham B43 6HB	Proposed single storey rear extension.	Grant Permission with external materials 1st March 2019
DC/18/62508 Princes End	9 Wooding Crescent Tipton DY4 0BQ	Proposed two storey side extension.	Grant Permission with external materials 8th March 2019
DC/18/62512 Wednesbury North	27 Hydes Road Wednesbury WS10 9SX	Proposed replacement side garage.	Grant Lawful Use Certificate 5th March 2019
DC/18/62518 Abbey	9 Woodbourne Road Smethwick B67 5LY	Proposed ground and first floor rear extensions.	Refuse permission 5th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/18/62522 Blackheath	78B Mincing Lane Rowley Regis B65 9QD	Lawful Development Certificate for existing use as a separate dwelling.	Grant Lawful Use Certificate 22nd March 2019
DC/18/62525 West Bromwich Central	Unit 4 The Farley Centre High Street West Bromwich B70 7QU	Removal of condition 3 of planning permission DC/18/61758 to allow gymnasium to operate 24 hours a day, seven days a week.	Grant Permission Subject to Conditions 20th March 2019
DC/18/62526 Abbey	128 Norman Road Smethwick B67 5NT	Retention of roller shutter at rear (revision to DC/18/61965).	Grant Permission Subject to Conditions 6th March 2019
DC/18/62528 Soho & Victoria	31 Claremont Road Smethwick B66 4JY	Proposed single storey rear extension.	Grant Permission with external materials 15th March 2019
DC/18/62544 West Bromwich Central	27 - 29 Carters Green West Bromwich B70 9QP	Proposed alterations to create 2 shopfronts.	Grant Permission Subject to Conditions 5th March 2019
DC/18/62548 West Bromwich Central	140 Trinity Road South West Bromwich B70 6NF	Proposed two storey side and single storey rear extension.	Grant Permission with external materials 7th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/18/62550 Blackheath	17 Limes Avenue Rowley Regis B65 8AY	Proposed single and two storey rear extension.	Grant Permission Subject to Conditions 27th February 2019
DC/18/62551 Soho & Victoria	31 Cape Hill Smethwick B66 4RX	Proposed change of use at ground floor to cafe and bar.	Grant Permission Subject to Conditions 11th March 2019
DC/19/62553 Old Warley	245 Wolverhampton Road Oldbury B68 0TG	Proposed ground floor front/side extension and first floor side/rear extension.	Grant Permission with external materials 27th February 2019
DC/19/62556 Oldbury	Car Park Adj Darbar 33 Tividale Road Tipton DY4 7TF	Retention of use of car park for hand car wash facility and retention of canopies and modular cabin.	Grant Conditional Retrospective Consent 20th March 2019
DC/19/62559 Rowley	Land Adjacent Cock Inn Dudley Road Rowley Regis	Proposed 2 No. 3 bedroom dwellings and associated parking.	Grant Permission Subject to Conditions 20th March 2019
DC/19/62561 Oldbury	Land Between Flash Road & Birmingham Road Oldbury	Retention of use as vehicle storage.	Grant Conditional Temporary Permission 15th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62564 Oldbury	3 Church Street Oldbury B69 3AD	Proposed part change of use at ground floor from retail unit (Use Class A1) to a hot food take-away (Use Class A5) together with condenser unit and extract flue to rear.	Grant Permission Subject to Conditions 6th March 2019
DC/19/62565 Abbey	47 Milcote Road Smethwick B67 5BJ	Proposed single storey rear extension and raising of roof height	Grant Permission with external materials 1st March 2019
DC/19/62567 Old Warley	15 Parsons Hill Oldbury B68 9BX	Proposed two storey side and first floor rear extension.	Grant Permission Subject to Conditions 27th March 2019
DC/19/62568 Greets Green & Lyng	46 Emily Street West Bromwich B70 8LH	Proposed single storey rear extension.	Grant Permission with external materials 6th March 2019
DC/19/62569 Newton	51 Langdale Road Great Barr Birmingham B43 5RB	Proposed shed to rear garden.	Refuse permission 15th March 2019
DC/19/62570 Old Warley	73 Abbey Crescent Oldbury B68 9HL	Proposed new porch and bay window extension to front with canopy, and retaining walls and steps.	Grant Permission with external materials 4th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62571 Greets Green & Lyng	126 Wood Lane West Bromwich B70 9PX	Proposed two storey side extension.	Grant Permission with external materials 4th March 2019
DC/19/62573 Charlemont With Grove Vale	88 Pear Tree Road Great Barr Birmingham B43 6JA	Proposed first floor rear/side extension and single storey front, side and rear extension.	Grant Permission with external materials 6th March 2019
DC/19/62574 West Bromwich Central	48 Byron Street West Bromwich B71 1NP	Proposed first floor rear extension.	Grant Permission Subject to Conditions 12th March 2019
DC/19/62577 West Bromwich Central	39 Dagger Lane West Bromwich B71 4BT	Proposed first floor front extension.	Grant Permission with external materials 7th March 2019
DC/19/62601 Blackheath	8 Carlyle Road Rowley Regis B65 9BG	Proposed two storey side extension.	Grant Permission with external materials 27th March 2019
DC/19/6605A Princes End	Glebefields Health Centre St Marks Road Tipton DY4 0SN	Proposed wall mounted entrance sign with internally illuminated logo (with LED light-sheet) saying 'InHealth'.	Grant Advertisement Consent 27th February 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62582 Abbey	78 Wigorn Road Smethwick B67 5HG	Proposed single storey rear and side extension, loft conversion with rear dormer window and glazed balustrade, and front door canopy.	Grant Permission with external materials 8th March 2019
DC/19/62584 Oldbury	35 Hillbank Tividale Oldbury B69 2HJ	Proposed first floor side extension.	Grant Permission with external materials 13th March 2019
DC/19/6606A Cradley Heath & Old Hill	Overend Road Cradley Heath B64 7DW	Proposed erection of 4 (non-illuminated) company identification name boards with logos to 2 new units.	Grant Advertisement Consent 8th March 2019
DC/19/62586 Old Warley	150 Bleakhouse Road Oldbury B68 0LU	Proposed single storey rear extension with decking area and balustrade.	Grant Permission with external materials 1st March 2019
DC/19/62588 Langley	64 Causeway Green Road Oldbury B68 8LF	Proposed single storey rear extension.	Grant Permission with external materials 22nd March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62590 Greets Green & Lyng	Abercrombie Salon Supplies Limited Unit 7A Ashmore Industrial Park Great Bridge Street West Bromwich B70 0BP	Proposed extension to dropped kerb.	Grant Permission 12th March 2019
DC/19/62592 Oldbury	33 Campbell Bannerman Way Tividale Oldbury B69 3NE	Proposed front porch extension.	Grant Permission with external materials 27th February 2019
DC/19/62593 Great Bridge	9 Edward Road Tipton DY4 0NP	Proposed single storey rear extension.	Grant Permission with external materials 6th March 2019
DC/19/62594 Blackheath	89 Uplands Avenue Rowley Regis B65 9PL	Proposed first floor extension to side and rear and hip to gable conversion.	Refuse permission 20th March 2019
DC/19/62595 Wednesbury South	Servacrane Limited George Henry Road Tipton DY4 7BZ	Proposed single storey extension to create canteen and store.	Grant Permission with external materials 20th March 2019
DC/19/62598 Langley	539 Wolverhampton Road Oldbury B68 8DD	Proposed single and two storey side/rear extension and single storey rear extension with new porch to front.	Grant Permission with external materials 12th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62599 Hateley Heath	21 Lynton Avenue West Bromwich B71 2QZ	Proposed single storey rear extension.	Grant Permission with external materials 15th March 2019
DC/19/6607A West Bromwich Central	3A Astle Park West Bromwich B70 8NS	Proposed 1 No. fascia sign.	Grant Advertisement Consent 13th March 2019
DC/19/62606 Wednesbury North	48A Union Street Wednesbury WS10 7HB	Proposed alterations to shop front.	Grant Permission 19th March 2019
DC/19/6608A Oldbury	Unit 4 Junction 2 Industrial Estate Demuth Way Oldbury B69 4LT	Proposed 3 No. fascia signs.	Grant Advertisement Consent 8th March 2019
DC/19/62604 Old Warley	17 Forest Road Oldbury B68 0EB	Proposed single storey rear extension.	Grant Permission with external materials 15th March 2019
DC/19/62605 Greets Green & Lyng	181 Oak Road West Bromwich B70 8HW	Certificate of lawful development for proposed loft conversion including hip to gable extension, dormer window to rear and roof lights to front elevation.	Grant Lawful Use Certificate 8th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62608 Smethwick	22 High Street Smethwick B66 1DX	Retention of shop front and roller shutters.	Grant Retrospective Permission 8th March 2019
DC/19/62609 Greets Green & Lyng	51 Lyttleton Street West Bromwich B70 7SD	Proposed conservatory to rear.	Grant Permission Subject to Conditions 12th March 2019
DC/19/62610 Friar Park	123 Crankhall Lane Wednesbury WS10 0EF	Proposed single storey side extension.	Grant Permission with external materials 11th March 2019
DC/19/62611 Rowley	85 Farm Road Rowley Regis B65 8ET	Demolition of existing house and rebuild of new 3 bed semi-detached two storey house.	Grant Permission Subject to Conditions 18th March 2019
DC/19/62615 West Bromwich Central	Unit 1 298 - 310 High Street West Bromwich B70 8EN	Proposed change of use to a hot food takeaway (Use Class A5).	Grant Permission Subject to Conditions 18th March 2019
DC/19/62616 Greets Green & Lyng	Confederation Of Bangladeshi Organisations Harwood Street West Bromwich B70 9JF	Proposed change of use from part of open community area with erection of fencing to form external green gym adjacent to existing games area.	Grant Permission Subject to Conditions 19th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62618 Charlemont With Grove Vale	70 Hollyhedge Road West Bromwich B71 3AE	Proposed single storey side extension.	Grant Permission with external materials 20th March 2019
DC/19/62619 Princes End	Corner Stores North Road Tipton DY4 0XF	Proposed change of use to a cafe.	Grant Permission Subject to Conditions 20th March 2019
DC/19/6609A West Bromwich Central	Unit 1 298 - 310 High Street West Bromwich B70 8EN	Proposed 1 No. illuminated fascia sign and 1 No. projecting sign.	Grant Advertisement Consent 18th March 2019
PD/19/01138 Oldbury	Liberty Tube Components Popes Lane Oldbury B69 4PF	Proposed solar PV rooftop installation - 637kWp	P D Solar Panels not required 6th March 2019
DC/19/62621 Soho & Victoria	30 Bush Avenue Smethwick B66 3LD	Proposed two storey side extension.	Grant Permission with external materials 19th March 2019
DC/19/62624 Greets Green & Lyng	83 Stour Street West Bromwich B70 9AU	Proposed single and two storey rear extension.	Grant Permission with external materials 22nd March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62626 Hateley Heath	92 Denbigh Drive West Bromwich B71 2SP	Proposed single storey rear extension.	Grant Permission with external materials 20th March 2019
DC/19/62627 Oldbury	18A Birmingham Street Oldbury B69 4DS	Proposed change of use from studio flat to office.	Grant Permission 27th March 2019
DC/19/62630 Cradley Heath & Old Hill	11 Church View Drive Cradley Heath B64 6JX	Proposed extension and conversion of existing garage to create a sitting room and store.	Grant Permission with external materials 15th March 2019
DC/19/62631 Charlemont With Grove Vale	2 Bird End West Bromwich B71 3EA	Proposed front porch and bay window beneath existing canopy.	Grant Permission with external materials 11th March 2019
DC/19/62633 Rowley	66 Midhill Drive Rowley Regis B65 9SE	Proposed single and two storey front/side extension with front porch and canopy.	Grant Permission with external materials 20th March 2019
DC/19/62635 St Pauls	120 Basons Lane Oldbury B68 9SL	Proposed first floor rear extension (Revised application - DC/18/61382).	Grant Permission Subject to Conditions 25th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62636 Cradley Heath & Old Hill	10 Barrs Crescent Cradley Heath B64 7EY	Proposed single and two storey side and rear extension.	Grant Permission with external materials 25th March 2019
DC/19/62639 Cradley Heath & Old Hill	8 Haden Park Road Cradley Heath B64 7HE	Proposed single storey side/rear extension.	Grant Permission with external materials 13th March 2019
DC/19/6610A Rowley	Bus Shelter 306919 Dudley Close Rowley Regis	Proposed double sided illuminated poster advertising panel.	Grant Conditional Advertisement Consent 8th March 2019
DC/19/6611A Rowley	Bus Shelter 307004 Hawes Lane Rowley Regis	Proposed double sided illuminated poster advertising panel.	Grant Conditional Advertisement Consent 8th March 2019
PD/19/01146 St Pauls	19 Giles Road Oldbury B68 8JJ	Proposed single storey rear extension measuring: 6m L x 2.84m H (2.36m to eaves)	P D Householder not required 4th March 2019
DC/19/62646 Great Barr With Yew Tree	2 Beechwood Road Great Barr Birmingham B43 6JN	Proposed two storey side and single storey rear extension.	Grant Permission with external materials 27th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62647 Abbey	239 Abbey Road Smethwick B67 5NN	Proposed single storey rear extension.	Grant Permission with external materials 26th March 2019
DC/19/62653 Abbey	79 Trinder Road Smethwick B67 5NX	Proposed single storey side extension.	Grant Permission with external materials 26th March 2019
DC/19/62660 Greets Green & Lyng	35 Hazelbeech Road West Bromwich B70 8QG	Proposed single storey side extension.	Grant Permission with external materials 18th March 2019
DC/19/62662 Friar Park	91 Carisbrooke Road Wednesbury WS10 0JA	Proposed installation of a steplift.	Grant Permission Subject to Conditions 26th March 2019
DC/19/62663 Langley	97 Causeway Green Road Oldbury B68 8LE	Proposed single storey rear extension.	Grant Permission with external materials 18th March 2019
DC/19/62683 Cradley Heath & Old Hill	11-12 Cherry Drive Cradley Heath B64 6SB	Replacement of hanging tiles with insulated render (cladding)	Grant Permission 22nd March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62685 Cradley Heath & Old Hill	2, 4, 6 And 8 Holly Bush Walk Cradley Heath B64 5EU	Replacement of hanging tiles with insulated render (cladding)	Grant Permission 22nd March 2019
DC/19/62686 Cradley Heath & Old Hill	20, 22, 24 And 26 Holly Bush Walk Cradley Heath B64 5EU	Replacement of hanging tiles with insulated render (cladding)	Grant Permission 22nd March 2019
DC/19/62689 Cradley Heath & Old Hill	25, 27, 35 And 39 Holly Bush Walk Cradley Heath B64 5EU	Replacement of hanging tiles with insulated render (cladding).	Grant Permission 22nd March 2019
DC/19/62691 Cradley Heath & Old Hill	10, 12, 14, 16, 18 And 20 St Lukes Street Cradley Heath B64 5EH	Replacement of hanging tiles with insulated render (cladding).	Grant Permission 19th March 2019
DC/19/62692 Cradley Heath & Old Hill	22, 24, 26, 28, 30 And 32 St Lukes Street Cradley Heath B64 5EH	Replacement of hanging tiles with insulated render (cladding).	Grant Permission 19th March 2019
DC/19/62693 Cradley Heath & Old Hill	34, 36, 38 And 40 St Lukes Street Cradley Heath B64 5EH	Replacement of hanging tiles with insulated render (cladding).	Grant Permission 19th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62694 Cradley Heath & Old Hill	42, 44, 46, 48, 50, 52, 54 And 56 St Lukes Street Cradley Heath B64 5EH	Replacement of hanging tiles with insulated render (cladding).	Grant Permission 19th March 2019
DC/19/62706 Abbey	107 Abbey Road Smethwick B67 5LS	External wall insulation (cladding).	Grant Permission 22nd March 2019
DC/19/62707 Abbey	109 Abbey Road Smethwick B67 5LS	External wall insulation (cladding).	Grant Permission 22nd March 2019
DC/19/62708 Abbey	127 Abbey Road Smethwick B67 5LS	External wall insulation (cladding).	Grant Permission 22nd March 2019
DC/19/62709 Charlemont With Grove Vale	140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160 And 162 All Saints Way West Bromwich B71 1RH	External wall insulation (cladding).	Grant Permission 27th March 2019
DC/19/62720 Cradley Heath & Old Hill	15 Crawley Walk Cradley Heath B64 5EX	Replacement of hanging tiles with insulated render (cladding).	Grant Permission 22nd March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62722 Cradley Heath & Old Hill	30, 32 And 33 Meredith Street Cradley Heath B64 5ET	Replacement of hanging tiles with insulated render (cladding)	Grant Permission 22nd March 2019
DC/19/62725 Soho & Victoria	15 Chamberlain Walk Smethwick B66 3BD	External wall insulation (cladding).	Grant Permission 13th March 2019
DC/19/62726 Soho & Victoria	50 Chamberlain Walk Smethwick B66 3BD	External wall insulation (cladding).	Grant Permission 13th March 2019
DC/19/62734 Tividale	16 Ludgate Close Tividale Oldbury B69 1NY	Proposed garage conversion into disabled bedroom and wet room.	Grant Permission with external materials 20th March 2019
DC/19/62758 Friar Park	Former Phoenix Collegiate Site Friar Park Road Wednesbury WS10 0JX	Request for a screening opinion for proposed outline application (access) for residential development of up to 100 units with associated public open space and infrastructure.	Screening opinion - EIA not required 5th March 2019
DC/19/62772 Cradley Heath & Old Hill	20 Bishops Walk Cradley Heath B64 7RH	Proposed single storey rear extension (lawful development certificate).	Grant Lawful Use Certificate 13th March 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/19/01158 Great Bridge	186 Highfield Road Ocker Hill Tipton DY4 0PE	Proposed single storey rear extension: measuring 4.0m L x 4.0m H (2.6m to eaves)	P D Householder not required 20th March 2019
DC/19/62787 Tipton Green	3 Old Canal Walk Tipton DY4 7QQ	Proposed external wall insulation (cladding).	Grant Permission 27th March 2019
DC/19/62788 Tipton Green	15 Old Canal Walk Tipton DY4 7QQ	Proposed external wall insulation (cladding).	Grant Permission 27th March 2019