

## **Minutes of the Planning Committee**

**8 May, 2019 at 5 pm**  
**at the Sandwell Council House, Oldbury**

**Present:** Councillor Sandars (Chair);  
Councillor Webb (Vice-Chair);  
Councillors Chidley, Downing, P M Hughes,  
and Piper.

**Apology:** Councillor L Giles.

**Observers:** Councillors Costigan and P Hughes.

48/19 **Minutes**

**Resolved** that the minutes of the meeting held on 10 April, 2019 be approved as a correct record.

49/19 **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/19/62695 (Proposed 2 No. 3 bedroom dwellings. Land to the rear of Churchills, 8 Walsall Street, Wednesbury, WS10 9BZ.)

DC/19/62906 (Proposed external alterations, ground and first floor extensions to create 3 self-contained flats, and conversion and extension of existing ground floor shop storage room into separate self-contained shop (Use Class A1). 54 Surfeit Hill Road, Cradley Heath, B64 7EB.)

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DC/19/62949 (Retention of building for coach storage and use of adjoining land for coach and staff parking, (3 office staff in first floor of office building. 1 Birmingham Road, West Bromwich, B71 4JH.)

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### **DC/18/62165 (Proposed health centre and 5 no. residential dwellings. Site of Former Kingsbury House and Resource Centre, King Street, Wednesbury.)**

This application had been deferred at the meeting held on 10 April 2019 to enable further consultation on revised opening hours proposed by the applicant. (Minute No. 38/19 refers.)

Councillors Chidley, Downing, Sandars and Webb indicated that they had been lobbied on the site visit, that had taken place earlier that day, by the applicant and objectors.

The Service Manager Service Manager - Development Planning and Building Consultancy reported that the Service Manager – Regulatory Services (Environmental Health) had concerns regarding the impact that the proposed increase in opening hours would have on residential amenity. It was also reported that the Service Manager – Highways had concerns that there would be insufficient parking without the provision of additional parking at the neighbouring Wednesbury Leisure Centre. To accommodate these concerns, conditions v) and xxii) had been amended.

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

- There was insufficient parking allocated.
- The proposed to paint double yellow lines on one side of King Street meant that users of the centre would be parking on the side of the road that residents use.
- Users of the centre would not use the leisure centre car park due to the distance.
- A residents' parking bay could be provided.

Photographs submitted by the objector showing parking issues were circulated to the Committee and the applicant.

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Councillor Peter Hughes was present and addressed the Committee with the following points. He declared that he was a member of Sandwell Leisure Trust Board and a patient at the Spire surgery:-

- Wednesbury had been in need of a new health centre for many years.
- This was a flagship project in partnership with the NHS.
- The concerns around parking were understandable, however there was sufficient parking provided for on the site, as well as provision for overflow parking.
- The leisure centre car park was unlikely to be full during the daytime.
- Re-introduction of a one-way street, or a residents' parking scheme could be considered in King Street.
- The objector could be eligible to have a disabled parking bay outside of his property.
- There was previously an old people's home on the site which would have had visitors in cars
- The proposal would bring a derelict site back into use.
- Ward members would work with local residents to try and address their concerns.

The Service Manager – Highways advised the Committee that the proposed conditions would address many of the concerns raised about parking. Hours of operation would be within the opening hours of the leisure centre car park and a management plan was required for the joint use of the car park. Directional signs and a pedestrian link would also be installed to encourage visitors to use the leisure centre car park. A review of parking restrictions on King Street would be undertaken following occupation to consider the narrow width of the road and the possible obstruction that could be caused if vehicles were parked on both sides. He also advised that a residents' parking scheme was unlikely to be approved as properties on King Street had off road parking at both the front and rear.

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

- Staff working at the proposed centre would be encouraged to use the upper level of the leisure centre car park.

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- A secure parking area of six spaces would be created for doctors and district nurses who were likely to be coming and going out of hours and carrying medical supplies.

The Committee was unanimously minded to approve the application, subject to the conditions now recommended by the Director – Regeneration and Growth.

**Resolved** that planning application DC/18/62165 (Proposed health centre and 5 no. residential dwellings. Site of Former Kingsbury House and Resource Centre, King Street, Wednesbury.) be approved, subject to the conditions as now recommended by the Director – Regeneration and Growth.

51/19 **Planning Application DC/19/62695 (Proposed 2 No. 3 bedroom dwellings. Land to the rear of Churchills, 8 Walsall Street, Wednesbury, WS10 9BZ.)**

Councillors Chidley, Downing, Sandars and Webb indicated that they had been lobbied on the site visit, that had taken place earlier that day, by the applicant and objectors.

The Service Manager Service Manager - Development Planning and Building Consultancy reported that there were no objections from the Service Manager - Regulatory Services (Environmental Health).

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

- Hollies Drive, which was where the proposed access to the site would be from, was already very narrow and residents were forced to park on the pavement.
- The access driveway off Hollies Drive was the only point of access residents of Hollies Drive had to the rear of their properties and was so narrow that vehicles were unable to turn around in it.
- The proposed access driveway was around 20ft higher than the development site so it would be very difficult to create an access ramp at an appropriate gradient.
- The proposal would result in a loss of light, privacy and outlook for existing residents.
- The proposal was not in keeping with the Victorian design of existing properties.

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- Emergency vehicles would struggle to access properties on the site.

Photographs submitted by the objector showing parking issues were circulated to the Committee.

The applicant was not present.

Having visited, and having local knowledge of the site, the Committee shared the concerns expressed by the objector and was minded to refuse planning permission, as recommended by the Director – Regeneration and Growth.

Five members voted in favour of the recommendation to refuse permission and one abstained.

**Resolved** that planning application DC/19/62695 (Proposed 2 No. 3 bedroom dwellings. Land to the rear of Churchills, 8 Walsall Street, Wednesbury, WS10 9BZ.) be refused on the grounds that:-

- i) the development would be out of character with surrounding historic street scene by reason of its modern design, contrary to the Adopted Revised Residential Design Guide;
- ii) the development would be detrimental to the amenities of neighbouring residential property by reason of loss of light, outlook and privacy;
- iii) the development would be contrary to the Adopted Revised Residential Design Guide and therefore would be detrimental to highway safety on the grounds that it would (a) exceed the number of dwellings that can be served off a private drive; (b) the private drive is insufficient in width to allow two vehicles to pass (c) the proposed parking spaces are below recommended standard sizes, and (d) visibility on exit from the drive is unsatisfactory.

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52/19 **Planning Application DC/19/62885 (Proposed demolition of existing structures and erection of 3 x 4 bed houses. Land Adjacent to Dudley Golf Club, Turners Hill, Rowley Regis, B65 9DP.)**

There was no applicant or objector present.

The Service Manager Service Manager - Development Planning and Building Consultancy reported that recommended condition (v) had been amended.

The site was currently allocated as Open Space in the Council's Site Allocations Document and therefore the Council would need to grant an exception to this policy to enable the development to proceed.

The Committee was unanimously minded to grant planning permission, subject to the conditions now recommended by the

**Resolved** that planning application DC/19/62885 (Proposed demolition of existing structures and erection of 3 x 4 bed houses. Land Adjacent to Dudley Golf Club, Turners Hill, Rowley Regis, B65 9DP.) be approved, subject to the conditions now recommended by the Director – Regeneration and Growth.

53/19 **Applications Determined Under Delegated Powers by the Director – Regeneration and Growth**

The Committee noted those planning applications determined by the Director - Regeneration and Growth under delegated powers.

54/19 **Decisions of the Planning Inspectorate**

The Committee noted that the Planning Inspectorate had made decisions on appeals made under section 78 of the Town and Country Planning Act 1990, as set out below:-

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<b>Application Ref No.</b>	<b>Site Address</b>	<b>Inspectorate Decision</b>
DC/17/61365	Matharu's Wedding and Event Specialists 10 Roebuck Lane West Bromwich	Allowed with conditions
DC/18/61477	Shoe Zone 618 - 620 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61844	574 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61845	576 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61846	578 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61847	588 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61848	590 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61849	596 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61850	598 - 600 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61919	602 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded

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DC/18/61851	608 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61852	616 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61853	624 Bearwood Road Smethwick B66 4BW	Allowed with conditions and costs awarded
DC/18/61916	90 Waterfall Lane Cradley Heath B64 6RJ	Dismissed

55/19

### **Vote of Thanks**

The Committee placed on record its congratulations to Planning Officer Jenna Langford, who had won the Town and Country Planning Institute's 2019 Young Planner of the Year award.

The Chair thanked members, officers and the public for their participation in the work of the Committee in the 2018/19 municipal year.

(The meeting ended at 5.42 pm)

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