

## **Minutes of the Planning Committee**

**5 June 2019 at 5.00 pm**  
**at the Sandwell Council House, Oldbury**

**Present:** Councillor Downing (Chair);  
Councillor Hevican (Vice-Chair);  
Councillors Allen, S Davies, Dhallu, Mabena,  
Millar, Simms and Trow.

**Apologies:** Councillors Ahmed, Chidley, M Hussain, Rouf,  
Shackleton, Taylor and White.

56/19 **Minutes**

**Resolved** that the minutes of the meeting held on 8 May 2019 be approved as a correct record.

57/19 **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 members of the Committee and ward representatives:-

DC/18/62530 (Demolition of existing building and replacement with proposed place of religious worship. 15 - 18 South Road, Smethwick, B67 7BN);

DC/19/62842 (Proposed change of use to 8 bed, 8 person HMO (house in multiple occupation). 12 Gibson Drive, Smethwick, B66 1RW.)

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**DC/19/62665 (Proposed 19 No. apartments and 2 No. houses (outline application for access, appearance, layout and scale). Land Adjacent to Compton Grange, Whitehall Road/St Annes Road, Cradley Heath.)**

Councillors Allen, S Davies, Dhallu, Downing, Hevican, Mabena and Simms indicated that they had been lobbied on the site visit, that had taken place earlier that day, by objectors.

Objectors were present and addressed the Committee with the following points:-

- The proposal is too close to Compton Grange and will result in loss of outlook and light to residents.
- The proposal is over-bearing and intense.
- There are existing traffic issues on Whitehall Road and emergency and service vehicles already struggle with access.
- There is inadequate parking provision in the proposal.
- There is wildlife on the land and trees of a significant size.

The applicant was not present.

Members were of the view that the proposal was over-intensive and inappropriate for the site and were minded to refuse planning permission, as recommended by and for the reasons reported by the Director – Regeneration and Growth.

**Resolved** that planning application DC/19/62665 (Proposed 19 No. apartments and 2 No. houses (outline application for access, appearance, layout and scale). Land Adjacent to Compton Grange, Whitehall Road/St Annes Road, Cradley Heath.) be refused on the grounds that :-

- (1) the proposal is of poor design, being out of scale and appearance with existing area, which forms part of the townscape value;
- (2) the proposal, due to its height and massing would have a detrimental effect on the amenities of adjacent residential properties by reason of loss of light and outlook.

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**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)**

Councillors Allen, S Davies, Dhallu, Downing, Hevican, Mabena and Simms indicated that they had been lobbied on the site visit, that had taken place earlier that day, by applicant and objectors.

The Service Manager Service Manager - Development Planning and Building Consultancy reported that four further letters of objection had been received following the publication of the agenda.

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

- The shop is very busy and there is already insufficient parking provision, which results in cars parking on the street, on a bend and on a hill, and forces pedestrians to walk in the road.
- Buses are often unable to pull in at the bus stop located outside of the shop.
- The 20mph speed limit in place on the road is often ignored.
- The proposal would result in over-occupation of the building.
- There are concerns about adequate plumbing and drainage for an additional three flats.

The Service Manager – Highways advised that a total of 33 parking spaces were required for the flats and the shop, however the applicant was only able to provide 17. Therefore, he was unable to support the application.

The Committee was minded to refuse planning permission as recommended by and for the reasons reported by the Director – Regeneration and Growth.

**Resolved** that planning application 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

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7EB) be refused, on the grounds that the proposed development is over intensive and contrary to the National Planning Policy Framework, in that the increased demand for the parking of vehicles associated with the proposed developments cannot be provided on site.

60/19

### **DC/18/62394 (Proposed 1 No. four bedroom detached dwelling with detached garage. Land Adjacent to 27 Sheepwash Lane, Tipton DY4 7JE.)**

The Service Manager - Development Planning and Building Consultancy reported that two further letters of objection had been received regarding parking issues and the proposed garage. An amended plan had now been submitted, and there was an additional condition recommended, which addressed the concerns. The Service Manager – Highways had advised that the garage should be deleted from the scheme.

The applicant was present and stated that the proposed property was to accommodate his growing family and that he would work with the Council to overcome any concerns.

There was no objector present.

Ward representatives on the Committee welcomed the proposal as a means to bring back into use a vacant piece of wasteland.

The Committee was minded to grant planning permission, subject to the conditions recommended by the Director – Regeneration and Growth.

**Resolved** that planning application DC/18/62394 (Proposed 1 No. four bedroom detached dwelling with detached garage. Land Adjacent to 27 Sheepwash Lane, Tipton DY4 7JE.) be approved, subject to the following conditions:-

- 1) Approval of external materials.
- 2) Drainage including, sustainable drainage.
- 3) Boundary treatment.
- 4) Landscaping.

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- 5) Provision and retention of parking.
- 6) Removal of permitted development rights in relation to loft extensions, loft alterations and hard standings.
- 7) Installation of dropped kerbs.
- 8) Reinstatement of footpath where appropriate.
- 9) Maintenance of visibility splays.
- 10) Provision of an electric vehicle charging point.
- 11) Removal of the garage and submission of revised parking arrangements.

61/19      **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.)**

Councillors Allen, S Davies, Dhallu, Downing, Hevican, Mabena and Simms indicated that they had been lobbied on the site visit, that had taken place earlier that day, by the applicant.

The Service Manager - Development Planning and Building Consultancy reported that the site was allocated as high-quality employment land in the Site Allocations Plan, however, no other applications had been received for the land and therefore the Director – Regeneration and Growth had no objection to the proposal. Should the Committee be minded to approve the application, the Council would be asked to consider granting an exception to the Site Allocations Plan to allow the application to proceed. He added that the proposed use would not prejudice the parking currently available to other employers on the wider site.

There was no applicant or objector present.

The Committee was minded to approve the application.

**Resolved** that, subject to the Council approving a departure from the Site Allocations Plan, planning application 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.) be approved.

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### 62/19 **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.

### 63/19 **Decisions of the Planning Inspectorate**

The Committee noted that the Planning Inspectorate had made decisions appeals as set out below:-

#### **Appeal under section 78 of the Town and Country Planning Act 1990:**

##### **Application**

##### **Decision**

DC/18/62086

Allowed

Proposed variation of condition 2 of planning permission DC/14/57714 to extend opening times until 8pm (7 days a week).

(The meeting ended at 6.05 pm)

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