

Planning Committee

**Wednesday 3 July 2019 at 5.00pm
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 5 June 2019 as a correct record.

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 powers delegated to the Director – Regeneration and Growth.

Date of Next Meeting: **Wednesday 14 August, 2019.**

J Britton
Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution: –

Councillor Downing (Chair);
Councillor Hevican (Vice-Chair);
Councillors Ahmed, Allen, Chidley, S Davies, Dhallu, M Hussain,
Mabena, Millar, Rouf, Shackleton, Simms, Taylor, Trow and White.

Agenda prepared by Stephnie Hancock
Democratic Services Unit
Tel No: 0121 569 3189
E-mail: stephnie_hancock@sandwell.gov.uk

This document is available in large print on request to the above telephone number. The document is also available electronically on the Committee Management Information System which can be accessed from the Council's web site on www.sandwell.gov.uk

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

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.)

Planning Committee – 5 June 2019

58/19

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.

Planning Committee – 5 June 2019

59/19

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

[ILO: UNCLASSIFIED]

Planning Committee – 5 June 2019

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.

[ILO: UNCLASSIFIED]

Planning Committee – 5 June 2019

- 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.

Planning Committee – 5 June 2019

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


(The meeting ended at 6.05 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

3 July, 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

3 July 2019

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/18/62530 Smethwick Pg. 16 VISIT 2.50pm – 3.10pm	Demolition of existing building and replacement with proposed place of religious worship. 15 - 18 South Road Smethwick B67 7BN Mr Aman Laffire	Grant Permission Subject to Conditions
DC/19/62696 Charlemont With Grove Vale Pg. 29	Proposed 5 No. 3 bed houses and 4 No. 2 bed flats with associated access, landscaping and infrastructure. Land to rear Vicarage Road/Ebrington, Road /Arlington Road, West Bromwich Windyridge Property Investments Ltd	
DC/19/62842 St Pauls Pg. 45 VISIT 2.25pm - 2.45pm	Proposed change of use to 8 bed, 8 person HMO (house in multiple occupation). 12 Gibson Drive Smethwick B66 1RW c/o Anjum Design Ltd	Grant Permission Subject to Conditions

<p>DC/19/62969</p> <p>Rowley</p> <p>Pg. 55</p>	<p>Proposed 80 bedroom care home with associated parking, boundary treatment and associated works.</p> <p>Land Adj Harvest Road/ Dudhill Road Rowley Regis Mr Alan Lotinga</p>	<p>Grant Permission Subject to Conditions</p>
<p>DC/19/63086</p> <p>Abbey</p> <p>Pg. 71</p>	<p>Pursuant to planning application DC/18/61850, demolition of rear extension, proposed single and two storey rear extensions to accommodate an additional six bedsits together with bicycle parking facilities, refuse and recycling storage, external alterations with external staircase and proposed subdivision of retail unit at ground floor with new shop fronts.</p> <p>598 - 600 Bearwood Road Smethwick B66 4BW Mr Luke Daynes</p>	<p>Grant Permission Subject to Conditions</p>

Mr Aman Laffire Afghan Sikh Ekta Charitable FND 15-18 South Road Smethwick B67 7BN	Demolition of existing building and replacement with proposed place of religious worship. 15-18 South Road Smethwick B67 7BN
--	--

Date Valid Application Received 19 December 2018

1. Recommendations

Approval is recommended subject to the following conditions:-

- i) Materials;
- ii) Cycle parking;
- iii) EVC bays;
- iv) Drainage;
- v) Archaeological desktop study;
- vi) Construction management plan;
- vii) Car parking management plan;
- viii) No external amplification of sound and
- ix) Travel plan measures.

2. Observations

At your last Committee, your members resolved to visit the site. This application is being brought to your Committee because it has been requested by a Councillor and because it has received three objections.

The Application and Site

The application site is currently an office building which was initially built as a terrace of three houses, probably built in the late 19th Century. The surrounding area is notable for the Grade II listed

Holy Trinity Church opposite, along with terraced housing to the south-west and a post-war office building to the north-east.

The applicant proposes to demolish the existing building and to replace it with a two-storey structure to be used as a place of worship with car parking for 24 cars to the side and rear. The overall dimensions of the new building would be 27.3m wide by 12.6m deep by 11.2m high.

Publicity

The application has been publicised by neighbour notification letters, site notice and press notice with three responses. These responses raised the following concerns:

- i) The impact on the setting of Grade II listed Holy Trinity Church;
- ii) Parking issues;
- iii) There other places of Sikh worship nearby;
- iv) The buildings proposed for demolition are of historic value in themselves;
- v) The existing building could be used as a place of worship: and
- vi) The proposal looks more like a business than a place of worship.

Addressing these comments in turn:

- i) The Council's Conservation Officer has commented on this application. I will address his points in the next section.
- ii) The applicant has provided a Transport Statement which demonstrates that sufficient off-street parking exists for a maximum of 150 people on site. Building Regulations stipulate that no more than 220 people would be permitted on-site for fire safety reasons. Therefore, there could be up to 70 people on-site for which off-street parking would not be provided. The Transport Statement shows vehicle occupancy would be 3.2 persons per vehicle, equating to up to 22 cars displaced onto the highway on some occasions. The Transport Statement shows 35% parking occupancy on nearby streets during peak

times and there are parking restrictions currently in place. Sufficient on-street space is therefore available. The church opposite provides no off-street parking.

- iii) This is not a valid reason for refusal. The proposal would clearly meet a local need.
- iv) The proposed building would be purpose built as a place of worship. It is therefore understandable that the applicant would prefer this option and it would most successfully meet their needs.
- v) This comment was based on an assertion that the opening hours would be 8.00am to 10.00pm. This is incorrect and the proposed hours would be 5.00am to 8.00pm, which would be expected of a place of worship. There is some concern regarding the early opening and I would recommend a condition related to amplified sound prior to 9.00am.

Statutory Consultee Responses

Transportation Planning recommended a condition to require six cycle parking spaces.

The Police raised concerns regarding parking and made some suggestions on securing the premises.

Environmental Health requested a condition relating to electric vehicle charging.

Severn Trent Water requested a condition relating to the submission of drainage plans.

The Lead Local Flood Authority did not identify any specific issues but offered general guidance on achieving a betterment to discharge rates.

Planning Policy noted that the site is adjacent to a Conservation Area. They also noted that it is in an Area of Potential Archaeological Importance and requested a condition for a desktop study to determine the likelihood of archaeological remains existing on the site.

Canal and River Trust requested that a construction methodology be submitted to ensure an existing culvert is protected. They also requested an informative to be added to any permission notice.

The Conservation Officer noted that the existing building was not considered for local listing and was largely content with the proposed design, but noted that the new roof height would be increased and suggested a reduction in height to ensure subservience to the church opposite. I do not agree with this view, as there is no issue with subservience to the church. The church is a considerable larger, higher and more dominant structure than the proposed development.

Urban Design also commented on the increased roof height but did not consider it to be unreasonably overbearing. They noted the loss of some architectural detailing and requested more details regarding the materials to be used. This can be dealt with through a condition.

Following submission of a Transport Statement, Highways have agreed that the 24 parking spaces would be sufficient as long as the maximum number of people on site did not exceed 150. If the numbers were to exceed 150, additional vehicles would be displaced onto the highway.

Planning Policy and Other Material Considerations

The key policy for this proposal is SAD DM6 Community Facilities Including Places of Worship. The proposal is broadly in line with this policy as it is on the edge of a centre, has good public transport links and does not share a party wall with a dwelling. Because of the surrounding residential area, there is the opportunity for worshippers to walk to the proposed development, and there are two car parks within walking distance, and Smethwick Rolfe Street Station.

The principle of this proposal is therefore acceptable, subject to conditions.

Conclusion

This proposal would create a good quality new building to meet the needs of local people and provide a beneficial community asset.

Design concerns could be adequately addressed through careful control over materials to be used.

The primary concern with this proposal would be the potential for parking congestion to occur during busy periods. I have addressed this concern above and furthermore would highlight that this site is close to Smethwick town centre and is therefore suitable for a use such as this. The NPPF 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.'* To ensure that potential parking congestion is minimized, I recommend a condition requiring the submission and implementation of a travel plan and a car park management plan.

I recommend the application for approval subject to conditions.

3. Relevant History

DC/99/35921 Change of use to Travel Agents office with living accommodation for staff and external alterations.

DC/06/46497 Erection of 18 apartments (12 No. 1 Bed & 6 No. 2 Bed) & alterations to existing highway access.

DC/23892 Convert part of loft area into offices.

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

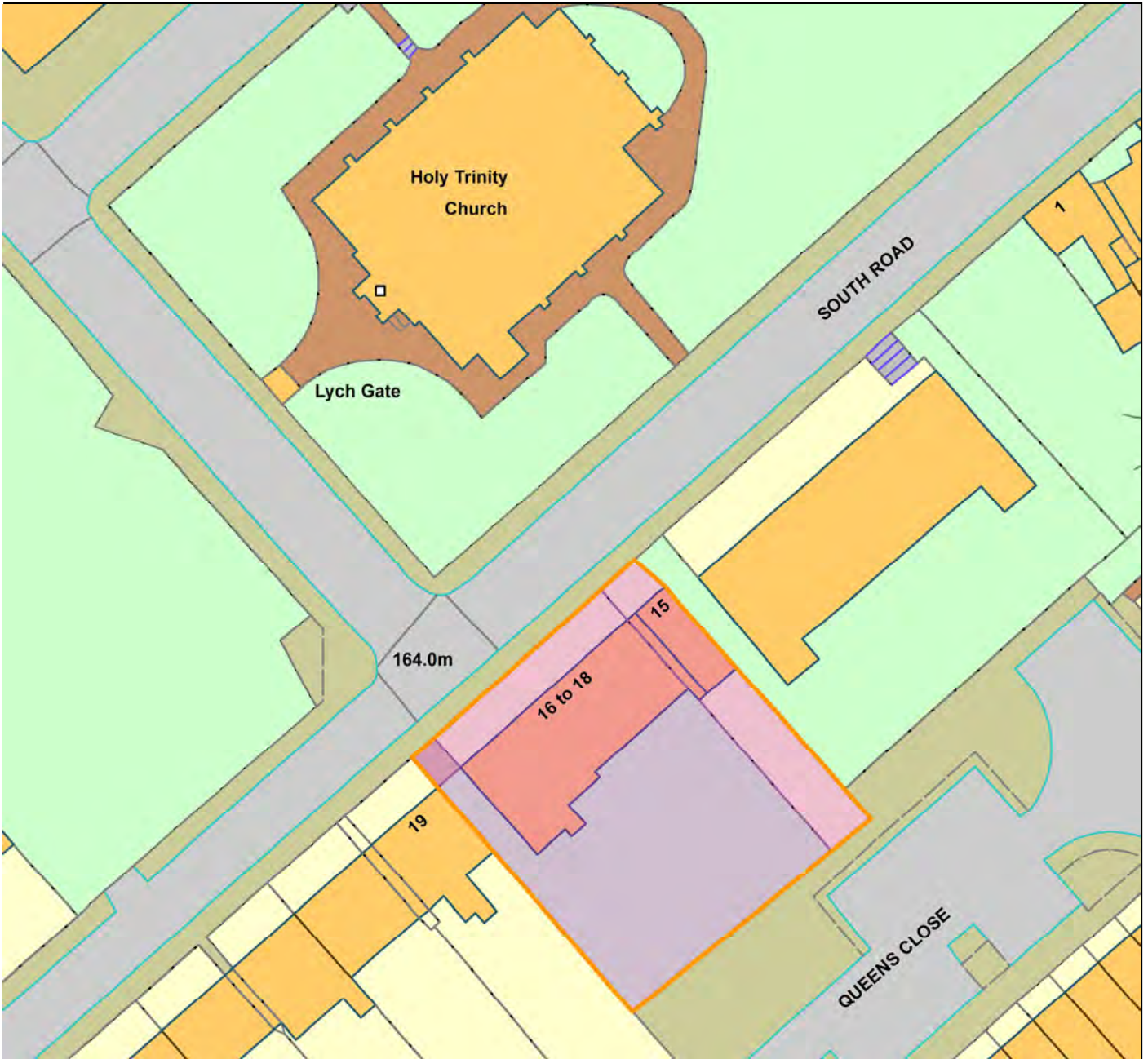
BCCS: ENV3 – Design Quality

SADD: SAD EOS9 – Urban Design Principles

6. Contact Officer

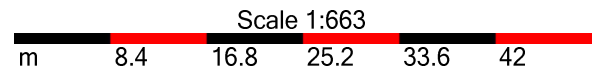
Mr David Paine
0121 569 4865
david_paine@sandwell.gov.uk

DC/18/62530
15-18 South Road



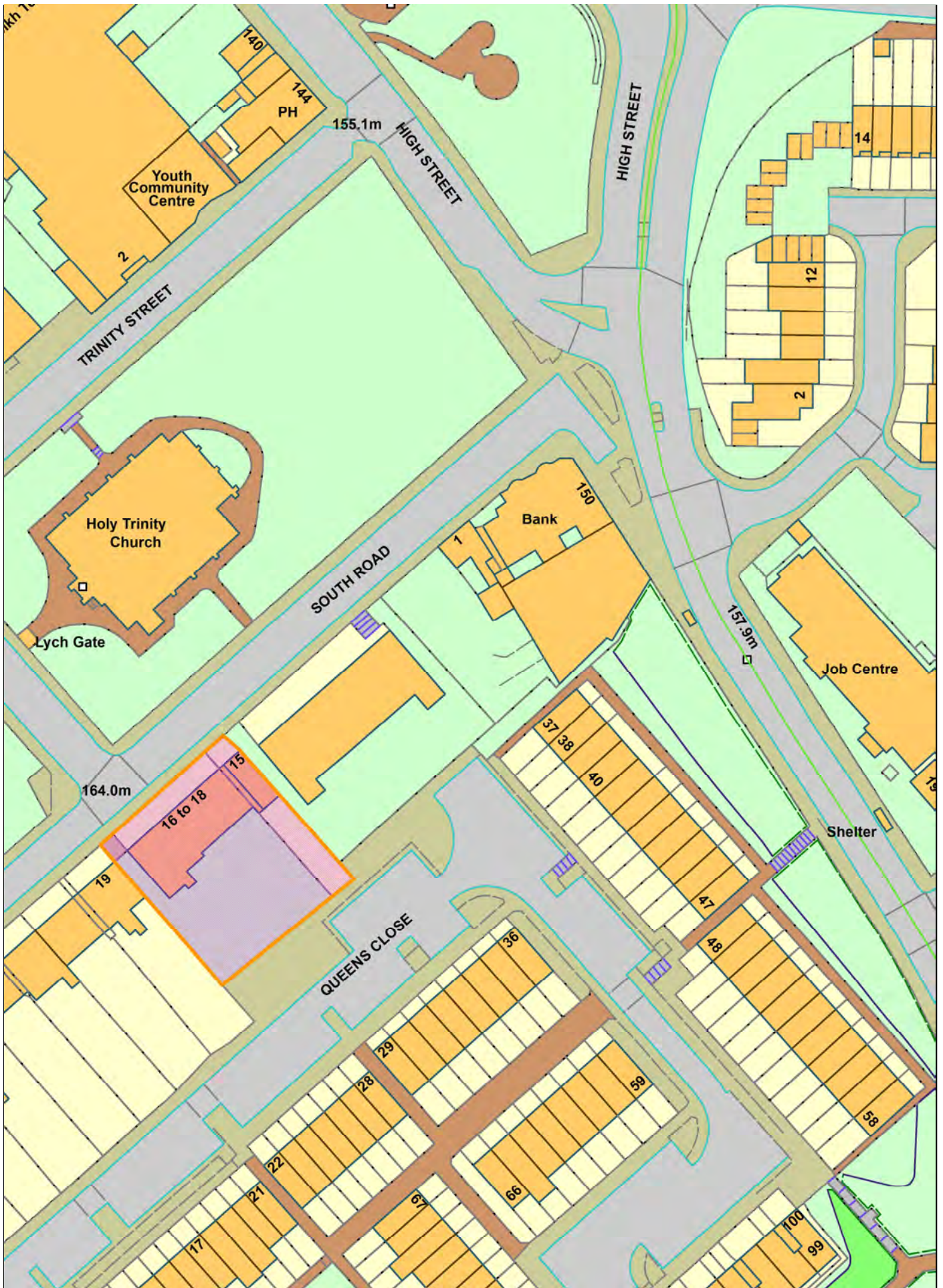
Legend

Sc	1:662
----	-------



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 May 2019
OS Licence No	



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

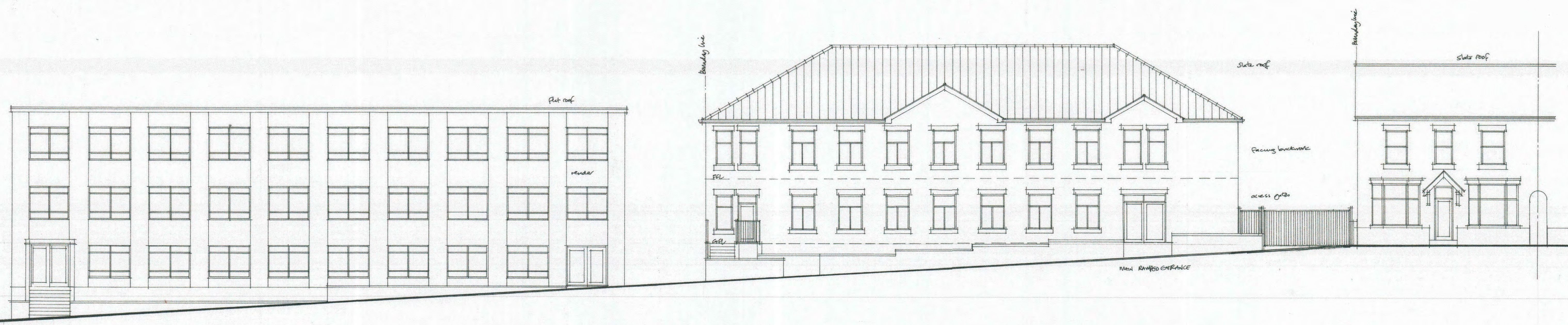
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016



RECEIVED
19 DEC 2018
PLANNING SECTION



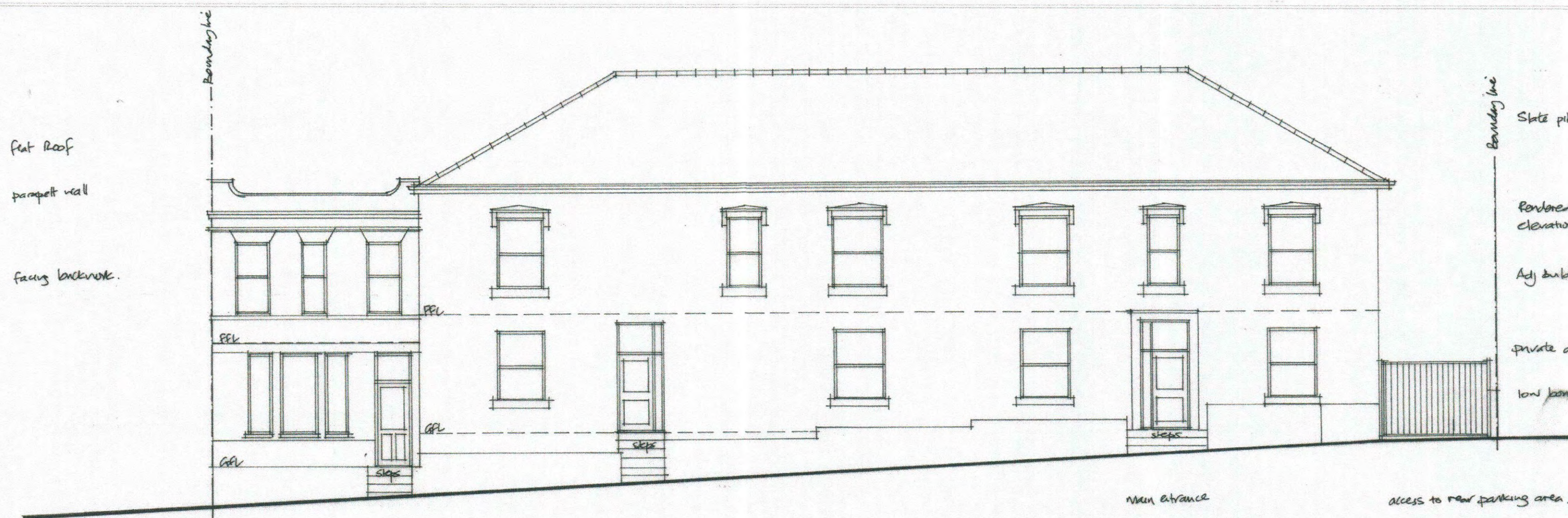
EXISTING STREET SCENE



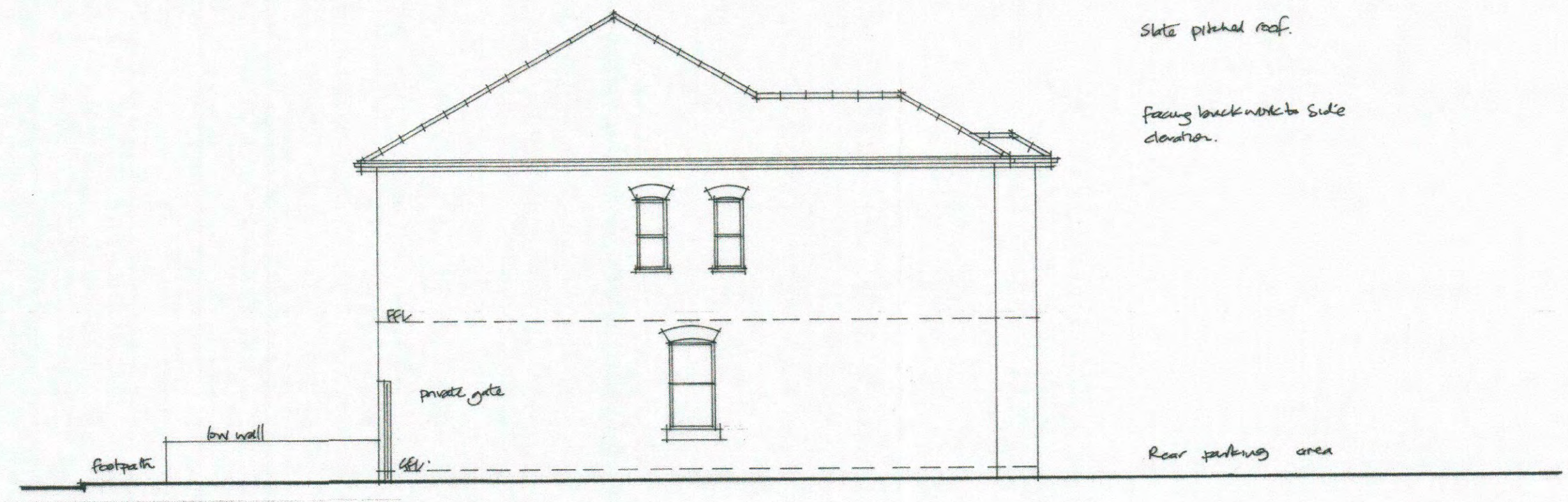
PROPOSED STREET SCENE

0 1 2 3 4 5 6 7 8 9 10 11 12m
SCALE BAR (1:100) METERS

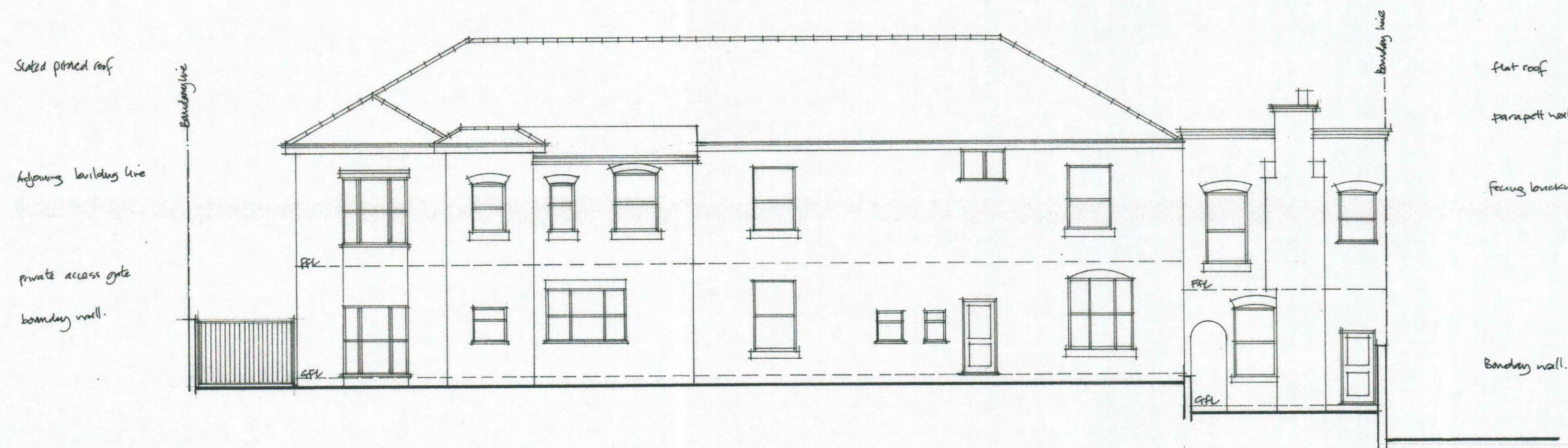
EXISTING & PROPOSED STREET SCENE		
AT: 15-18 SOUTH ROAD		
SMETHWICK		
B67 7BN		
Scale 1:100	Date Dec 18	Drawn 05



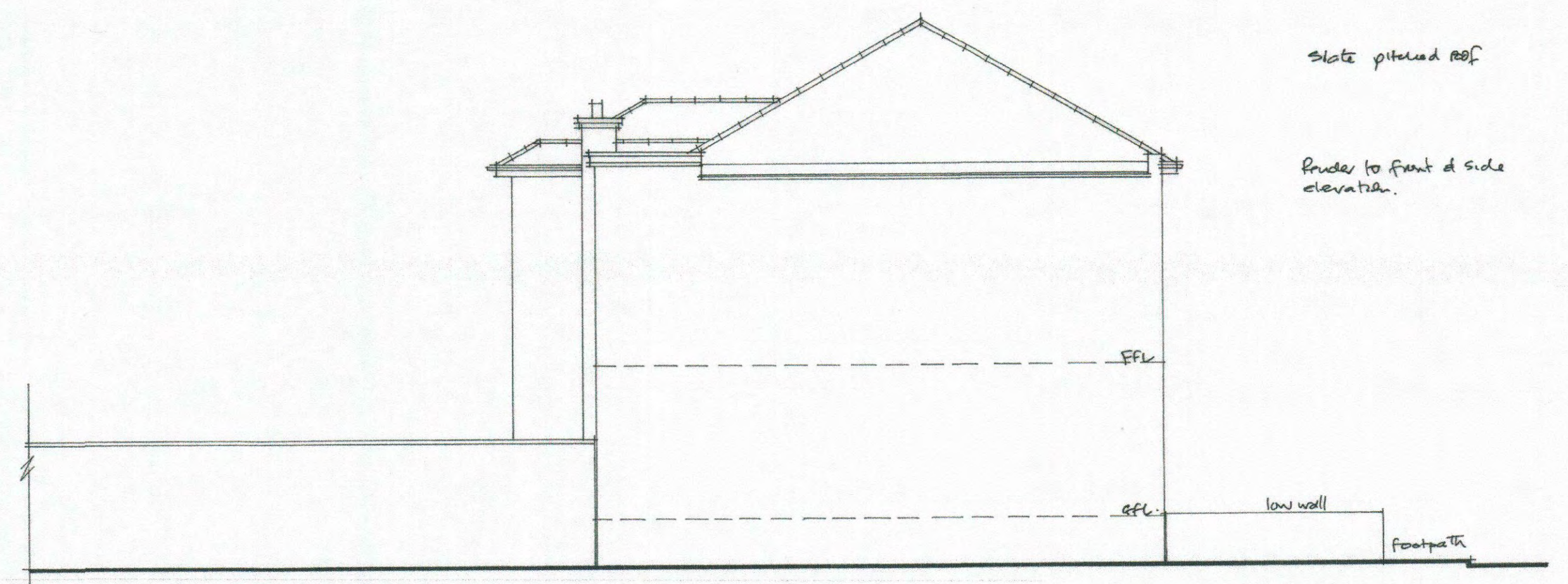
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

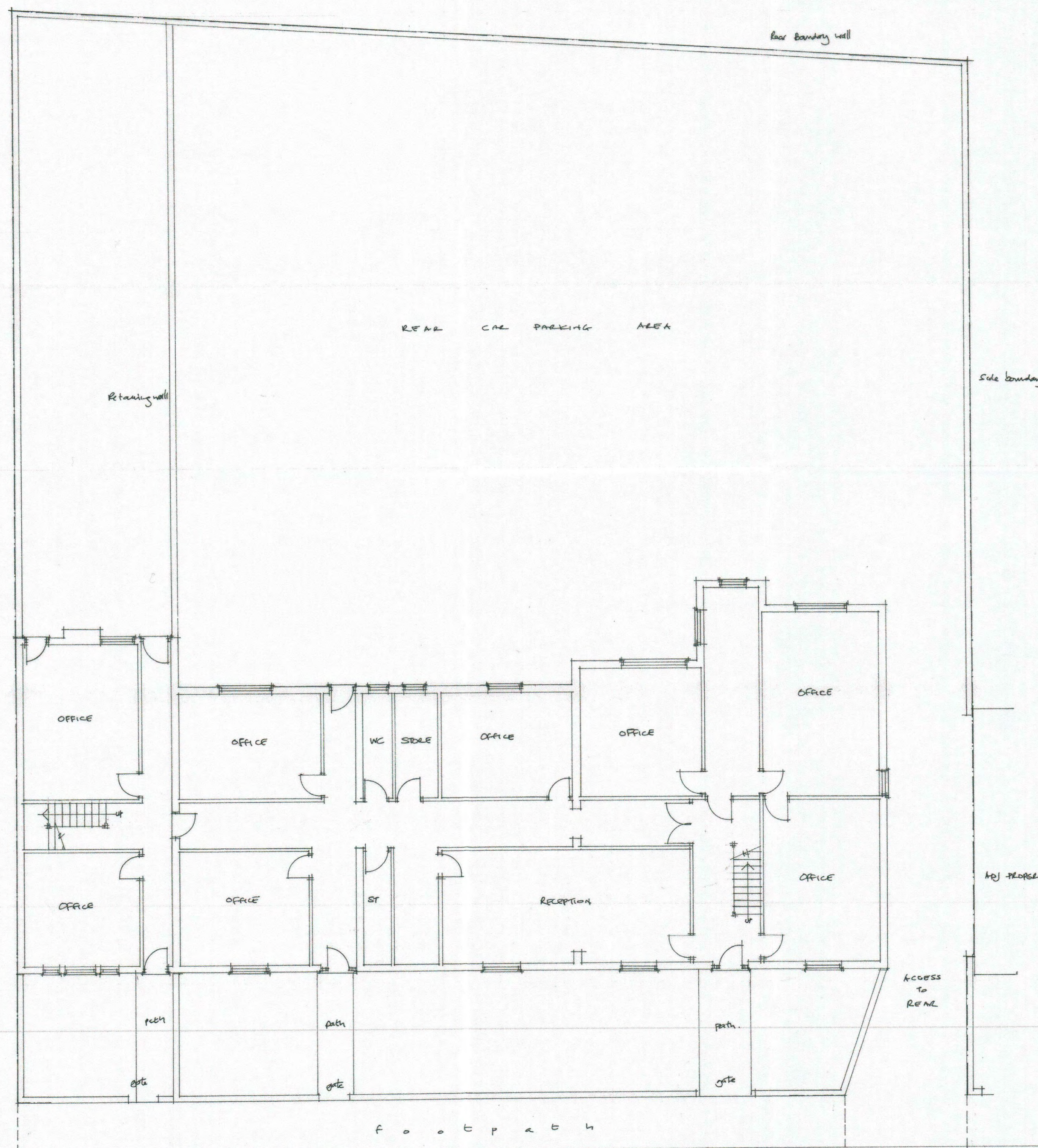


SIDE ELEVATION

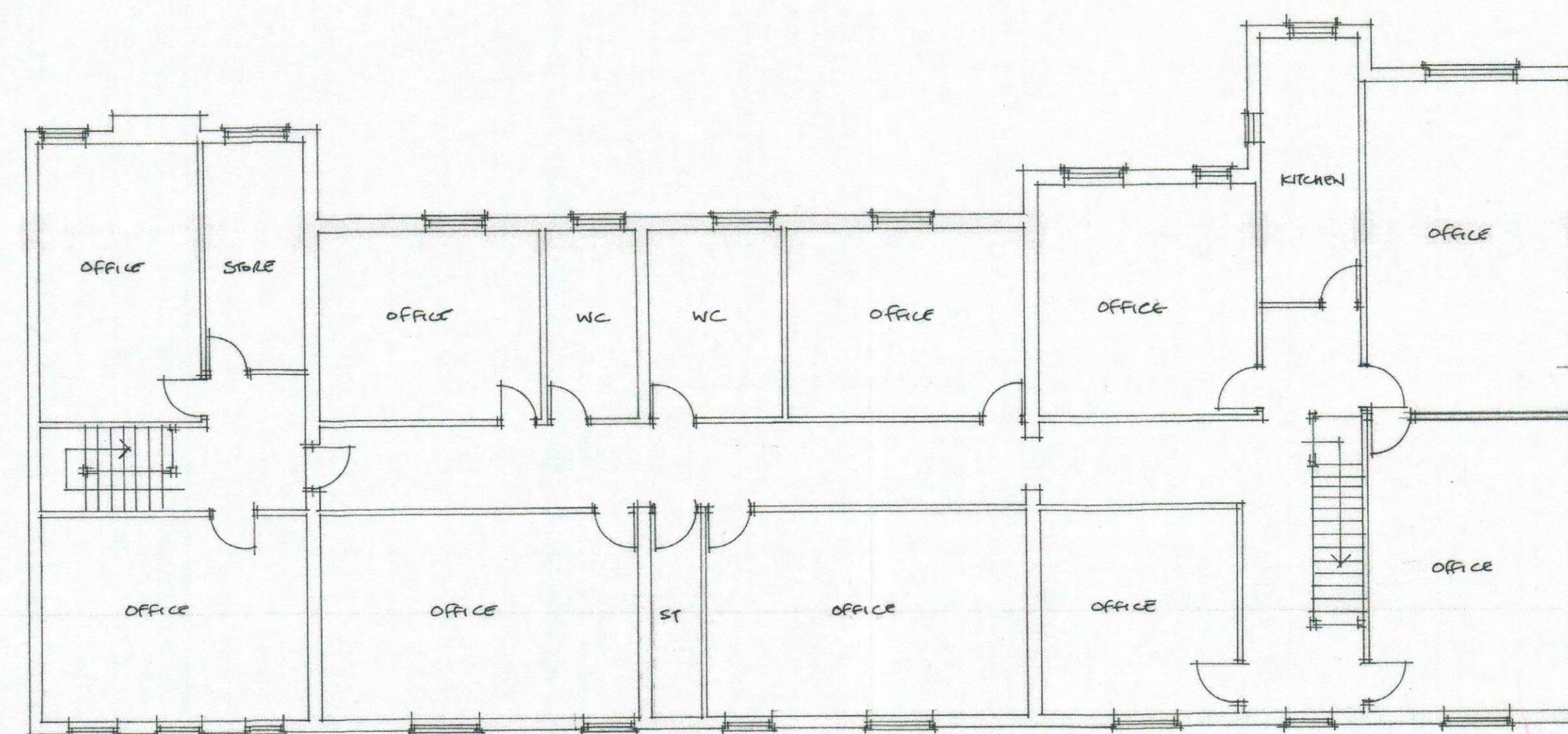
0 1 2 3 4 5 6 7 8 9 10 11 12m
SCALE BAR 1:100 (METRES)

EXISTING ELEVATIONS			
AT: 15-18 SOUTH ROAD SMETHWICK B67 7BN			
Scale 1:100	Date Dec 18	Drawn BZ	

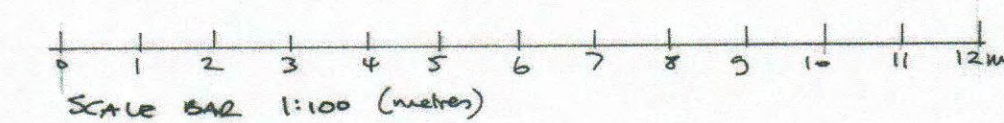
RECEIVED
19 DEC 2001
PLANNING SECTION



GROUND FLOOR PLAN

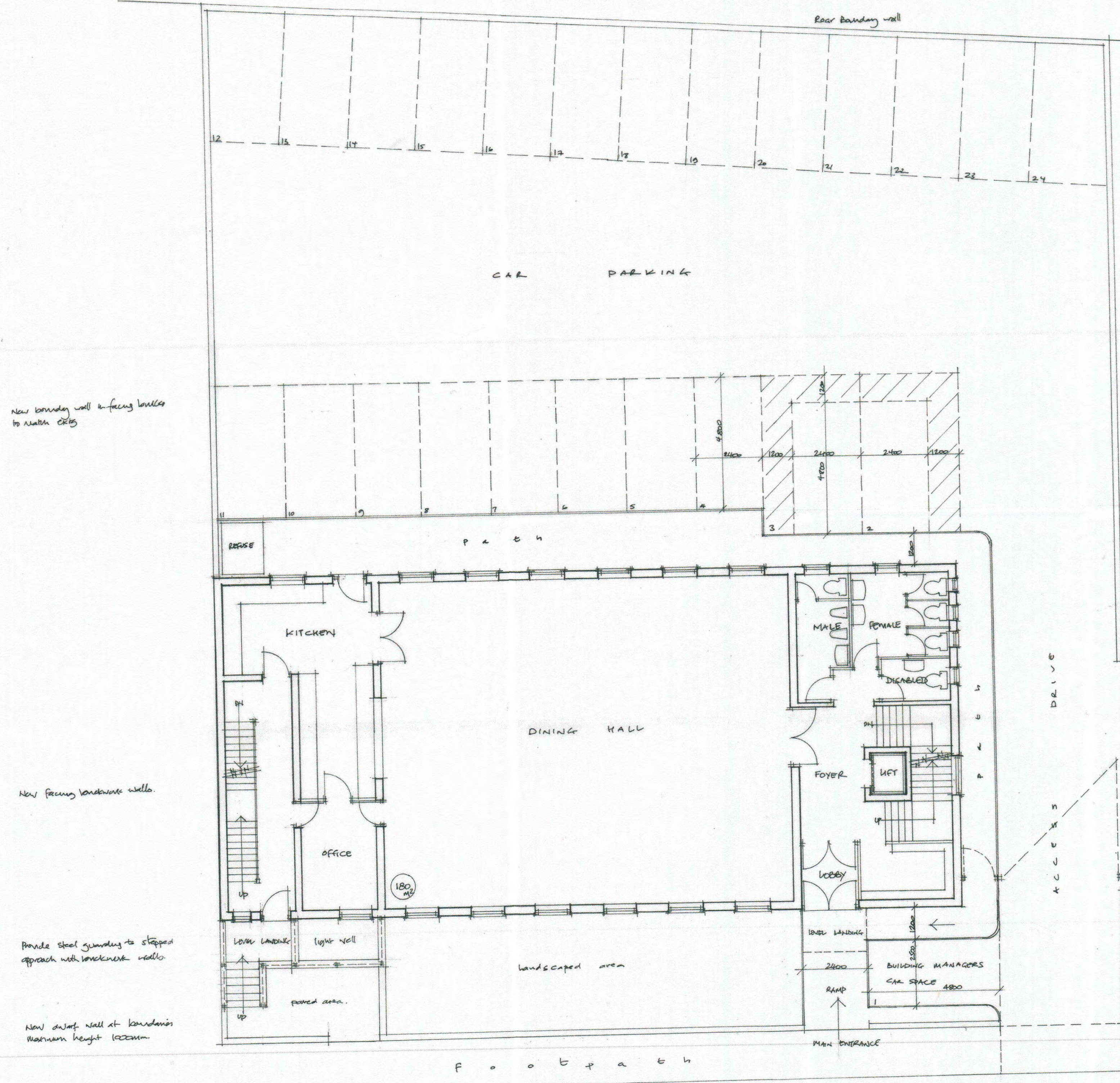


FIRST FLOOR PLAN



EXISTING OFFICES		
AT: 15-18 SOUTH ROAD SMETHWICK B67 7BN		
Scale 1:100	Date Sept 19	Drawn 01

RECEIVED
19 DEC 2018
PLANNING SECTION



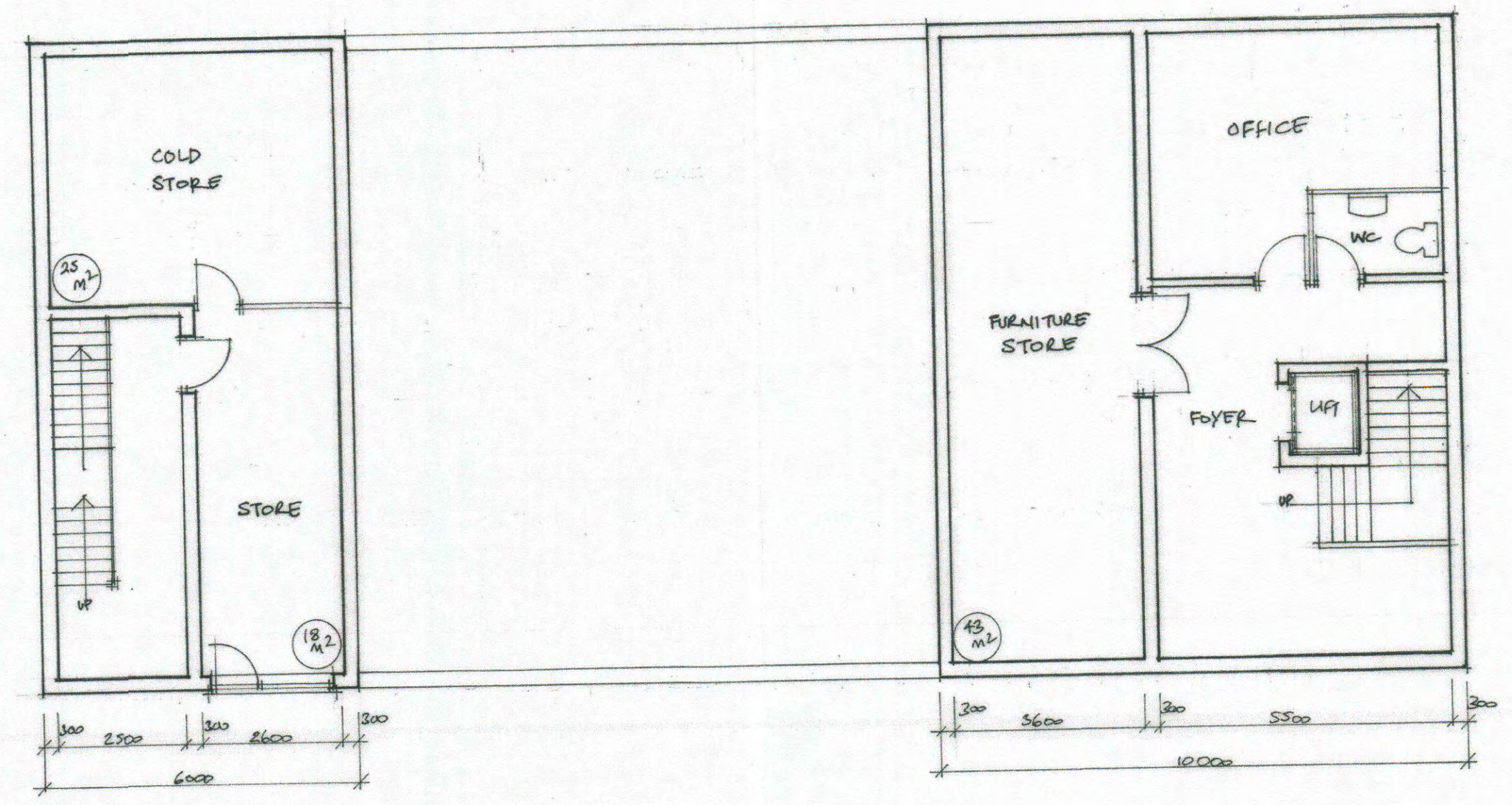
New boundary wall & facing boundary to south of 15

New facing boundary walls.

Provide steel grating to stepped approach with kerbside walls.

New dwarf wall at kerbside's maximum height 1000mm.

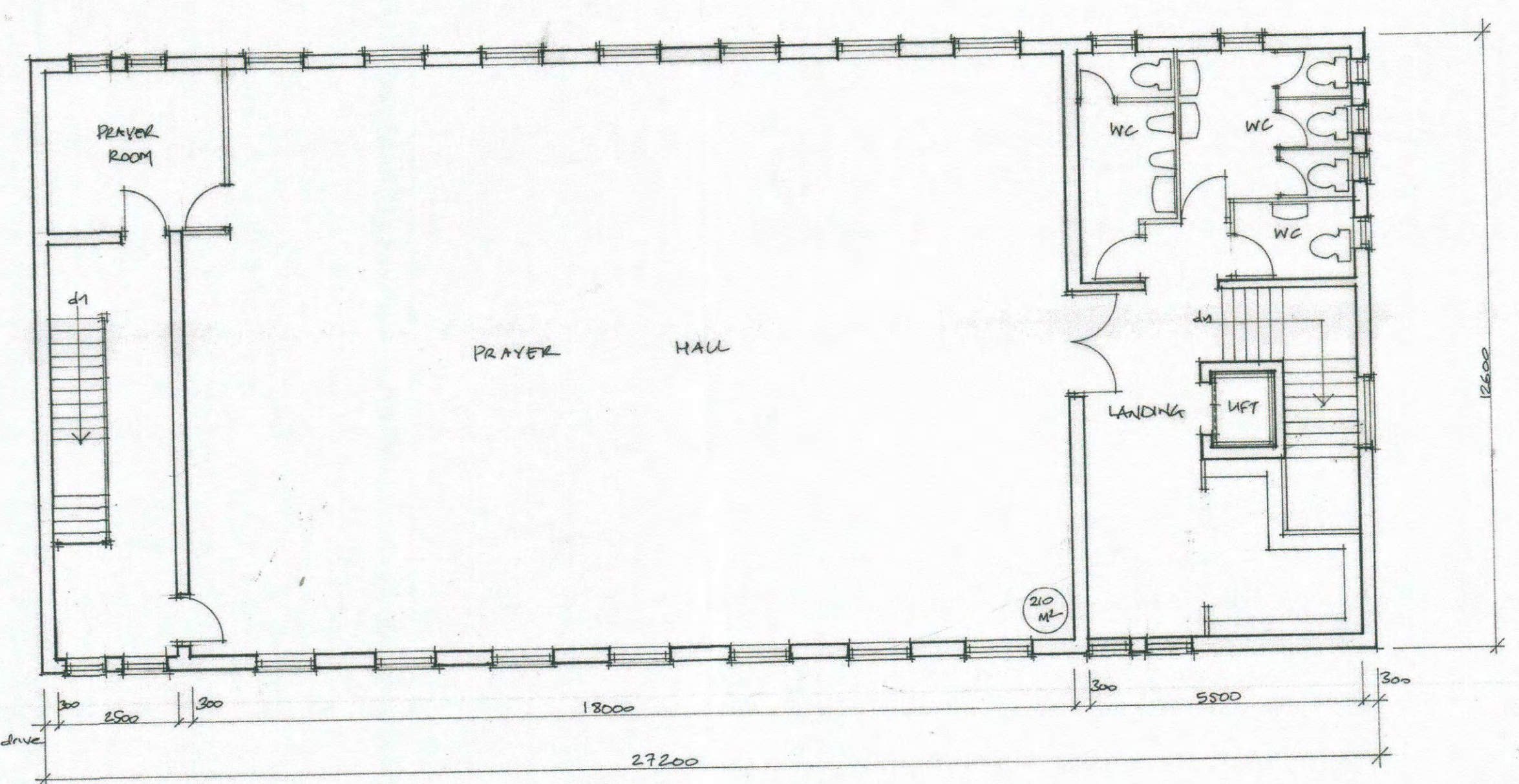
GROUND FLOOR PLAN



New terrace area to rear car parking

Side Boundary wall

BASEMENT FLOOR PLAN



Adj. Refuse

New side access gates to rear parking area.

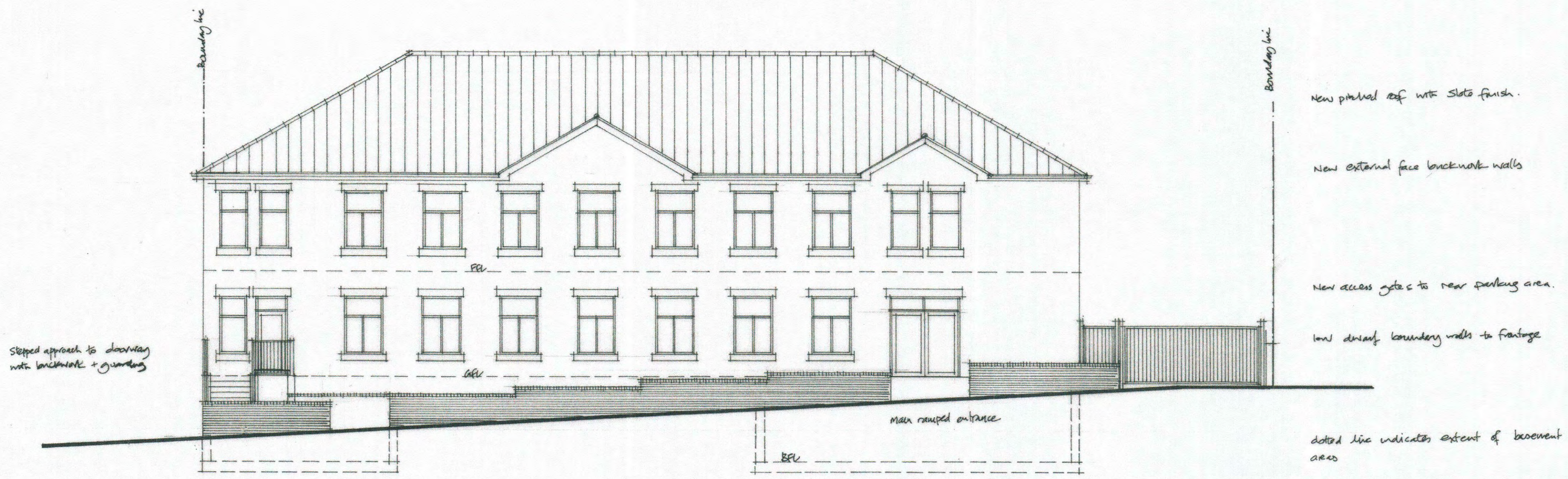
New terrace side access drive

existing footpath crossover to be retained.

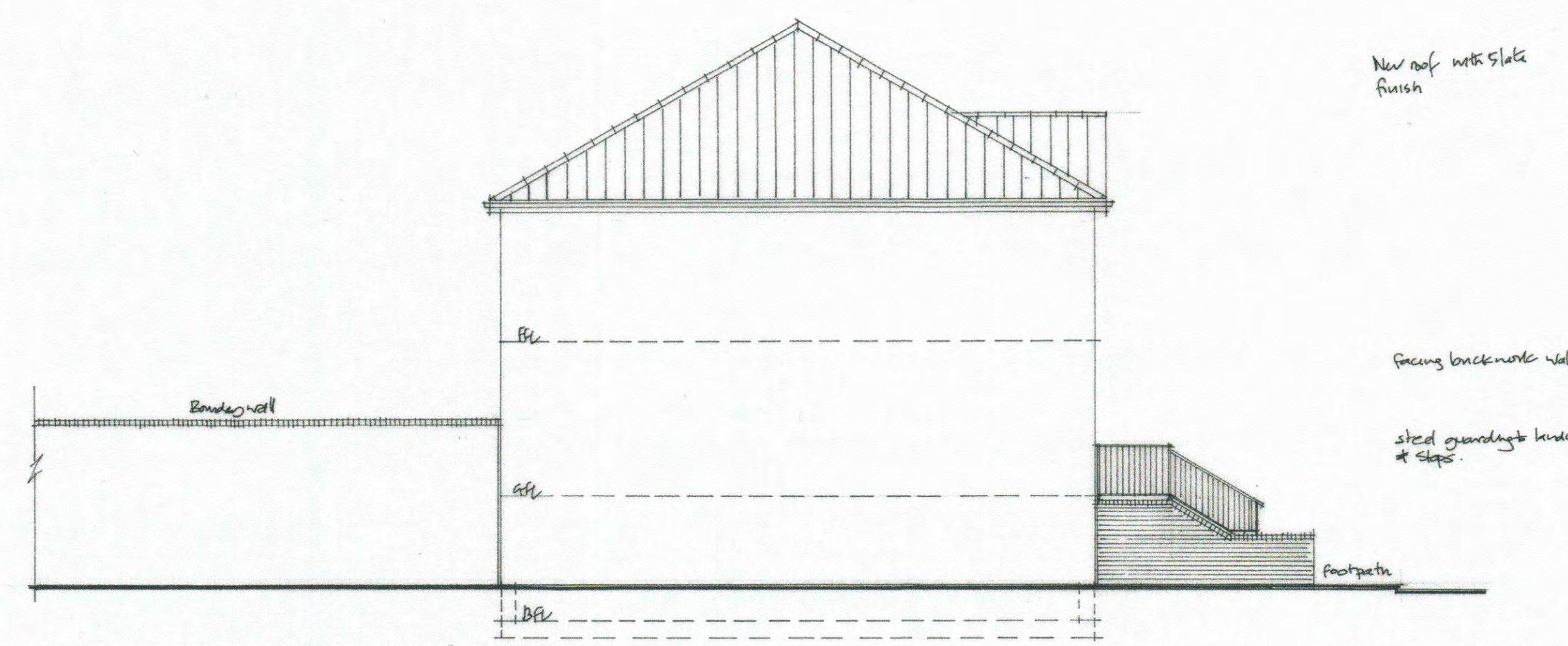
FIRST FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE BAR 1:100 (metres)

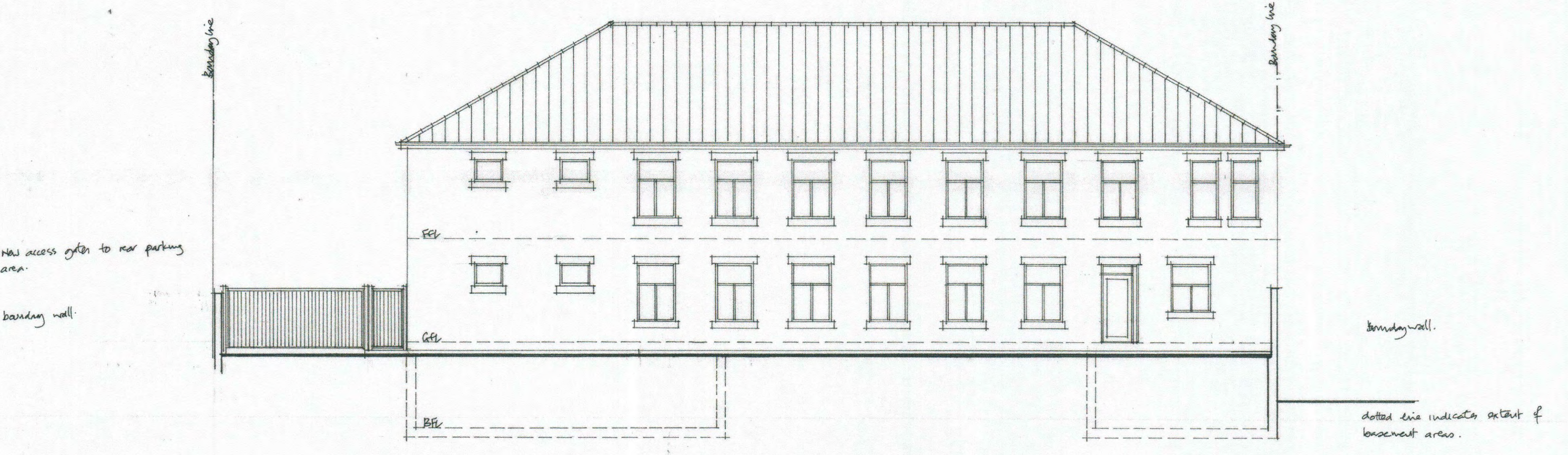
PROPOSED NEW BUILDING		
AT: 15-18 SOUTH ROAD SMETWICK B67 7BN		
Scale 1:100	Date 29/18	Drawn 03



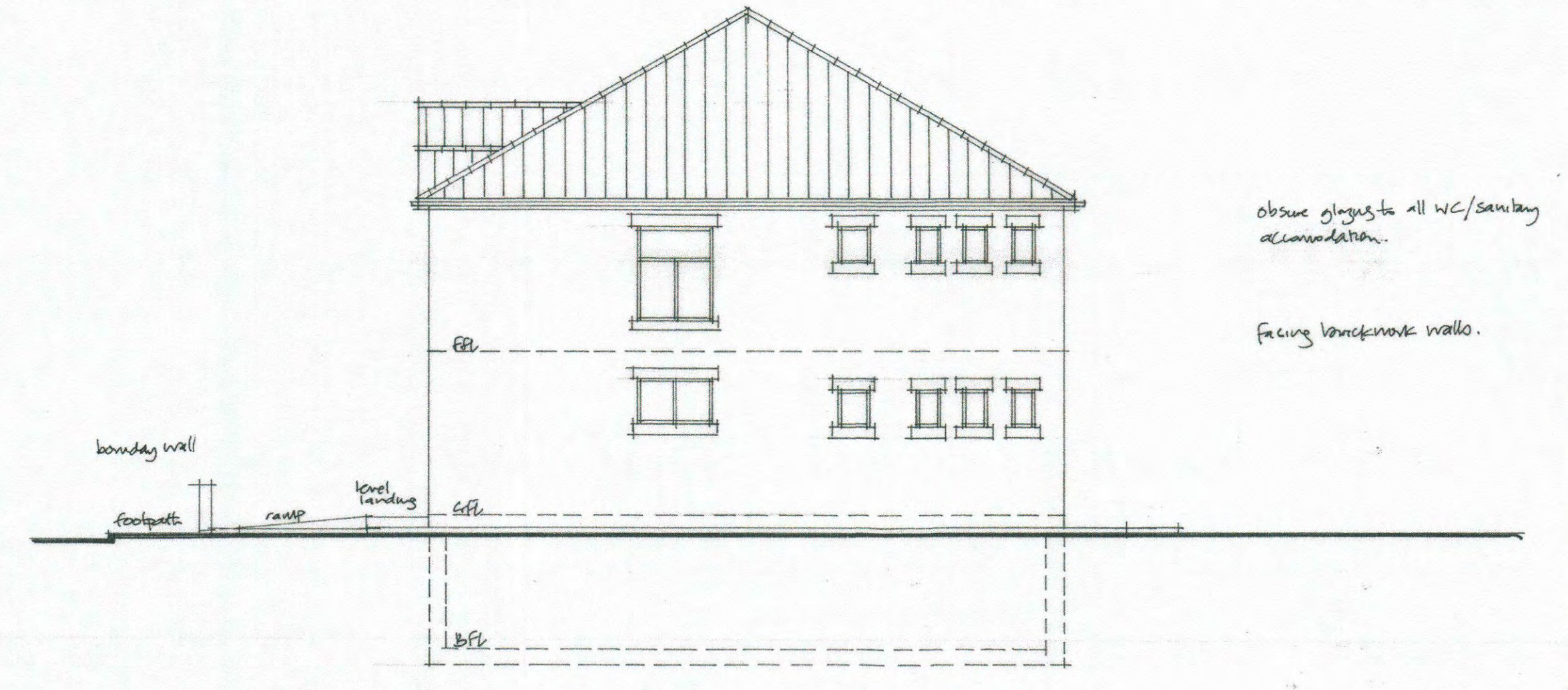
FRONT ELEVATION



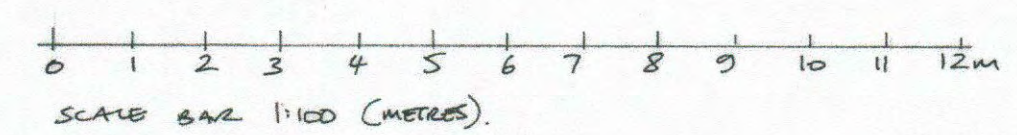
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PROPOSED ELEVATIONS			
AT: 15-18 SOUTH ROAD			
SMETHWICK			
B67 7BN			
DATE	SCALE	DRAWN	
DEC 18	1:100	DGND 04	

Windyridge Property Investments Ltd.	Proposed 5 no. 3 bed houses and 4 no. 2 bed flats with associated landscaping and infrastructure. Land to The Rear Vicarage Road/Ebrington Road/Arlington Road West Bromwich
--------------------------------------	---

Date Valid Application Received 19 February 2019

1. Recommendations

Approval is recommended subject to the following conditions: -

- i) Levels;
- ii) Submission of a desk based archaeological assessment;
- iii) Installation of sprinkler systems in all dwellings;
- iv) Provision and retention of parking spaces including parking for 129a Vicarage Road;
- v) Approval of bin storage and bin management;
- vi) Submission of details relating to additional evergreen conifer planting along the boundaries of the site and implementation of all landscaping;
- vii) Drainage including SuDs;
- viii) Approval of boundary treatment;
- ix) Approval of external lighting;
- x) Satisfactory surfacing of all hard surfaces;
- xi) Secure cycle parking provision;
- xii) Restrictions on construction work and delivery times to avoid school drop off and pick up times;
- xiii) Removal of permitted development rights for extensions, roof alterations/enlargements and outbuildings;
- xiv) Details of secure gated access;
- xv) Installation of vehicle charging points; and
- xvi) Installation of removable bollards as shown on the submitted plan for emergency purposes, prior to occupation.

2. Observations

Site Surrounding

The application refers to vacant land (0.17 hectares approx) that is bounded by the rear gardens of houses fronting Arlington Road, Ebrington Road and Vicarage Road. The application site is irregular in shape and has a gentle slope running approximately from north to south. Natural vegetation has established itself in recent years, although the site was cleared in October 2018. For many years there was a tennis court on the site. The site has suffered from unauthorised dumping of green and household waste. Access to the site is gained via two narrow access ways leading off Ebrington Road and Arlington Road. I am advised that neighbouring residents have a legal right to use the drive ways for access to the rear gardens.

Planning History

This is the ninth application submitted since July 2011 for the residential redevelopment of the application site. The most recent approval was for 3 dwellings in a flatted arrangement on the half of the site (DC/18/61609). The planning history is as follows: -

DC/18/61609	Proposed 3 No. dwellings (outline application for access).	Approved 12/6/18
DC/17/61238:	Outline application for 5 no. Dwelling (access only) (half of the site)	Approved 25/1/18
DC/16/60101:	Outline application for 4 no. Houses (access only)	Approved 15/3/17
DC/16/60100:	Outline application for 5 no. Houses (access only)	Approved 15/3/17
DC/16/59164:	Reserved Matters for 4 no. Bungalows (appearance, Layout, scale & landscaping)	Approved 16/4/16

DC/12/55465:	Outline application for 4 no. Bungalows (revision to DC/12/54875)	Approved 27/3/13
DC/12/54875:	Outline application for 3 no. Bungalows	Approved 31/10/12
DC/11/53351:	Outline application for 2 no. Bungalow	Refused 22/07/11 Allowed on appeal 27/06/12

I can advise your Committee that when DC/11/53351 was refused by Planning Committee, contrary to officer recommendation, it was allowed on appeal and the applicant was awarded substantial costs.

Current Proposals

This is a full planning application for nine dwellings comprising of five, three-bed houses and four, two-bed flats. The main differences between this application and previously approved submissions is that the originally divided site has now been submitted as one larger proposal site and that there would be a new vehicular access drive off Vicarage Road, added to the access drives off Arlington Road and Ebrington Road that were previously approved.

The five, two-storey houses would be located on the east side of the site and each dwelling would have private garden space with two parking spaces per dwelling. The four, two-storey flats would be located on the west side of the site in one block. One parking space would be provided per dwelling with an additional visitor space. Construction would be in brick and the design would be traditional.

The proposed access drive, off Vicarage Road would be formed between 129a and 131 Vicarage Road, utilising part of the front and rear gardens of 129a Vicarage Road. At its widest point (entrance to Vicarage Road) it would be 4.8m wide narrowing to 3.1m as it extends into the site. There would be sufficient room at the front of the drive for two vehicles to pass. Two parking spaces would be provided within the remaining front garden of 129a Vicarage Road to serve this dwelling.

A design and access statement, planning statement, coal mining risk assessment, and transport statement have been submitted with the application.

A landscaping scheme has also been submitted with the application identifying hedging as well as heavy standard Leylandii trees positioned along part of the boundaries.

In support of the application the applicant advises that this is an improvement over the previously consented schemes in terms of proposed access arrangements. In summary, the access would comprise a shared private driveway 4.8m wide at the junction with Vicarage Road then reducing to 3.1m in accordance with Sandwell Highway design standards. No separate pedestrian footpath is proposed along the accessway. The design has been prepared and agreed at pre-application stage.

Publicity

The application has been publicised by neighbour notification. I have received 11 objections summarised as follows: -

- (i) Loss of light and privacy.
- (ii) Vicarage Road is already too busy to accommodate another access point and that the transport statement does not reflect the hazards and issues present already on Vicarage Road.
- (iii) Likelihood of cars blocking drive ways.
- (iv) Access problems.
- (v) Problems for emergency access vehicles and that sprinkler systems may not be sufficient.
- (vi) One resident considers that the new drive width has been inaccurately measured suggesting that the 3.1m width is between 2.78m and 2.85m, narrower than shown on the plan and that the drive was never intended to serve anything other than 129 and 129A Vicarage Road.
- (vii) Devaluation of house prices.
- (viii) Impact on wildlife and loss of trees.
- (ix) The houses are out of character with the area and overdevelopment of the site.
- (x) The development would increase traffic movements on roads already congested with on-street parking and close to a school, with concerns about the safety of children;
- (xi) Concern about refuse collections.
- (xii) Concern about construction traffic/disruption.

A supporting letter has also been received advising that the site has been untidy for a long time, attracting anti-social behaviour and rubbish and that the proposed housing would ensure significant environmental improvement.

Consultation Responses

West Midlands Fire Service raised no objections to all previous applications subject to the installation of sprinkler systems in each dwelling because the access drives are too narrow for a fire engine to pass through.

West Midlands Ambulance Service did not respond to the previous application and were therefore not consulted on this application. However, upon determination of earlier applications the Ambulance Service confirmed that they had no objections regarding accessibility to the site.

The Head of Highways has no objections.

From a policy perspective the principle of residential development on this site has been accepted with previous approvals and therefore the site accords to Policy SAD H2 (Windfalls). Policy ENV5 (Sustainable drainage) is relevant and the site also falls within an area of potential archaeological importance. These issues can be controlled by condition. The proposal is liable to the Community Infrastructure Levy (CIL).

Responses to Objections

In response to the individual points raised I comment as follows: -

- (i) Spatially the proposed development would not compromise nearby residential amenity because the separation distances between the proposed dwellings and existing properties exceed the minimum standards set out in the Residential Design Guide of 14m between primary and secondary elevations and 21m between primary elevations. In this case the minimum distance between all elevations is 21m. Furthermore, it is suggested that additional evergreen trees are planted along the boundaries.
- (ii) Head of Highways has no objections following the introduction of a third access point off Vicarage Road.
- (iii) Refer to point (ii) above.

- (iv) Refer to point (ii) above.
- (v) West Midlands Fire Service and West Midlands Ambulance Service have no objections.
- (vi) The measurements identified by the objector have been put forward to the applicant for comments. However, if your Committee are minded to approve the application, the development including the access drive, would need to be built in accordance with the approved plans and measurements shown.
- (vii) Devaluation of house prices is not a material planning consideration.
- (viii) There is no doubt that while the site has been unused, vegetation has naturally grown along with an increase in wildlife, but the loss of this can be compensated for by new landscape planting. Furthermore, the existing trees on the site are unprotected.
- (ix) The proposals accord to the Council's adopted residential design guide in terms of living standards, spatial separation, amenity space and parking standards. Also, it is considered that the two-storey development would be in-keeping with surrounding property. The design of the development is of a traditional design that will be seen in isolation rather than in context to the adjoining street scene.
- (x) Refer to point (ii) above.
- (xi) Refuse storage arrangements can be controlled by planning condition. However, the applicant has advised that refuse collection would be undertaken by a private contractor.
- (xii) Construction hours/deliveries can be controlled by planning condition. Deliveries can be restricted to avoid school drop off/pick up times.

Determining Issues, Planning Policy and Other Material Considerations

The issues to be considered with this application are whether the proposal for 9 dwellings is acceptable and whether the additional access drive is acceptable.

With reference to the latter point, it has already been established that the site could accommodate 9 dwellings, agreed in previous planning application submissions. The suitability of the site for residential development has also been accepted by an appointed Planning Inspector, originally for 2 dwellings but where the Inspector concluded that the site could accommodate more than

the originally approved two dwellings without harm. I am satisfied that the design of the dwellings is acceptable, and that the development would not cause undue hardship to neighbouring residential property from loss of light, privacy or outlook.

With reference to access, under previous consents access arrangements were unsatisfactory from a Highway Safety view point but significant weight had to be attached to the views of the appointed Planning Inspector who deemed the two narrow access arrangements to be acceptable. However, with this fresh planning application pre-application discussions with Highways have taken place to provide a third, and in part wider, access drive which, used alongside the access points off Ebrington Road and Arlington Road, render the proposed access arrangements acceptable. Upon consideration of the appeal in 2011 The Inspector states "*Even if the scheme did result in more than four properties using either drive, personal safety would not be put at undue risk*".

Conclusion

The principle of residential development has already been accepted for nine dwellings on this site through a long and complicated planning history of an appeal decision and subsequent planning applications. The new access arrangements overcome earlier highway concerns. The redevelopment of the site is therefore supported.

3. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

4. Development Plan Policy

BCCS:-

CSP4 - Place-Making
ENV1 - Nature Conservation
ENV3 - Design Quality

SADD:-

SAD H2 – Housing Windfalls
SAD HE5 – Archaeology and Development Proposals

5. **Contact Officer**

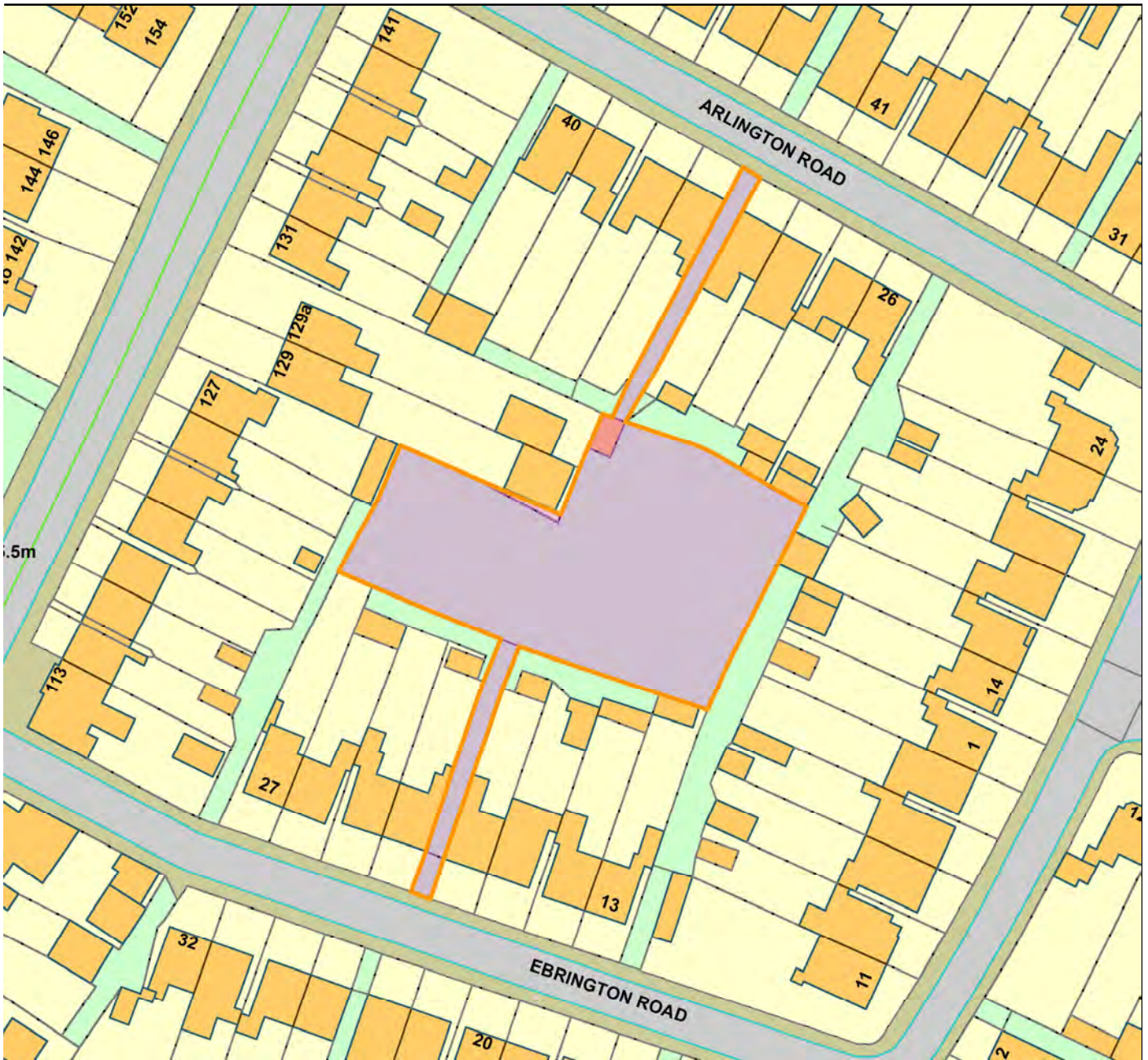
Mrs Christine Phillips

0121 569 4040

christine_phillips@sandwell.gov.uk

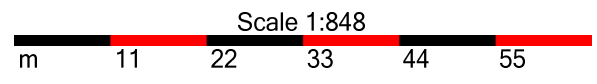
DC/19/62696

Land to the rear of Vicarage Road/Ebrington Road



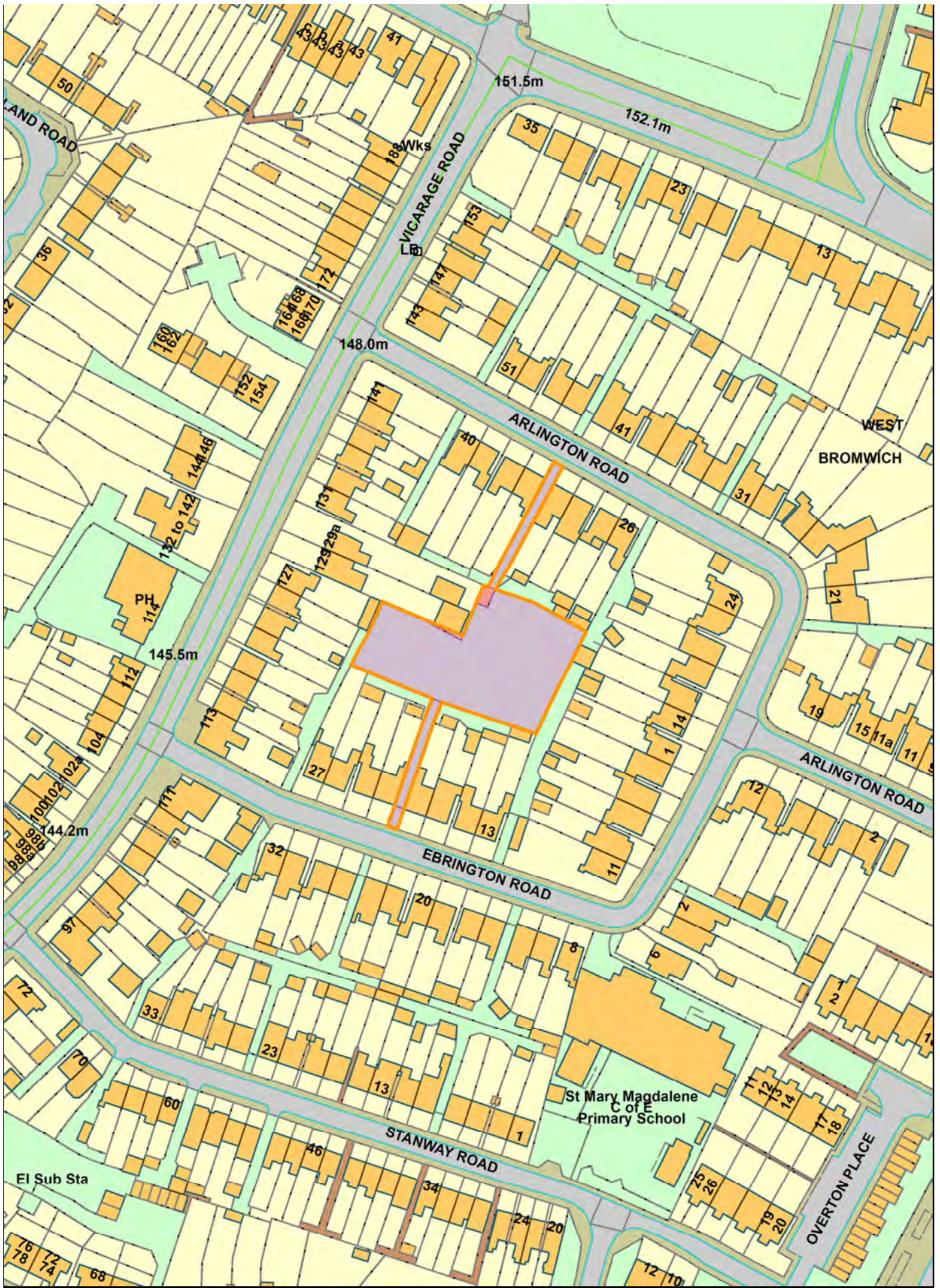
Legend

Sc 1:848



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

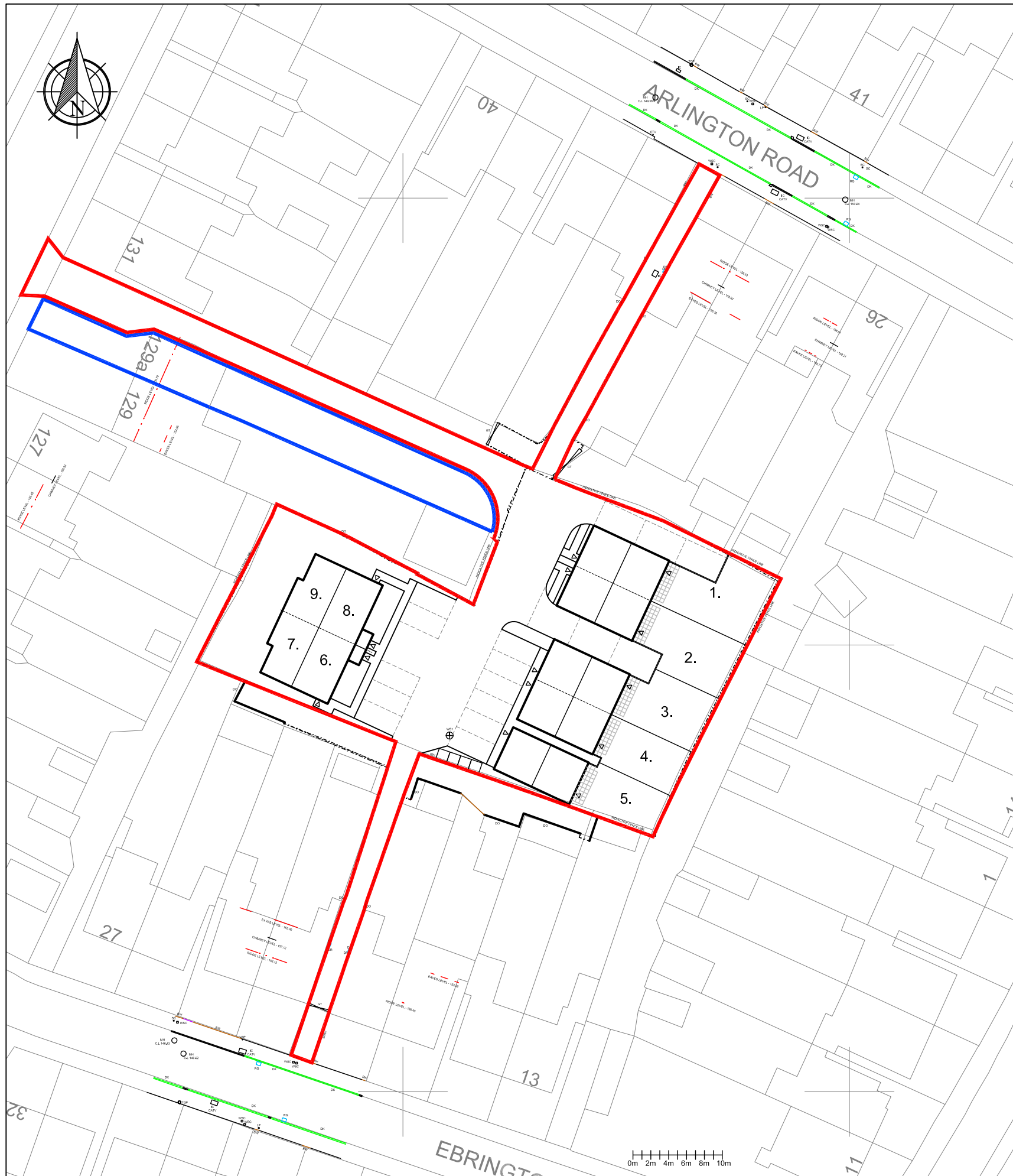
Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 June 2019
OS Licence No	



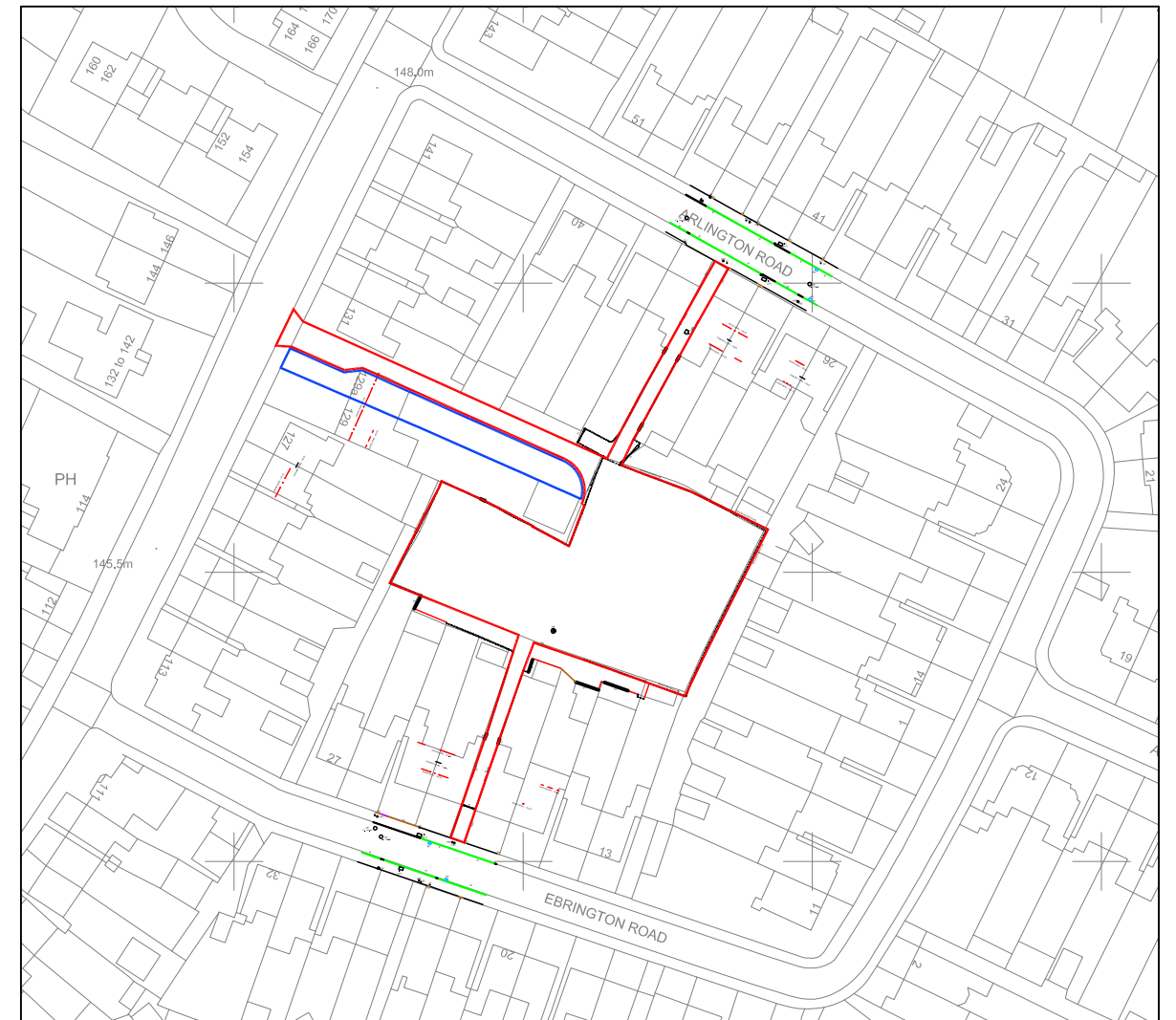
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016





PROPOSED SITE PLAN @ 1:500



LOCATION PLAN @ 1:1250

REVISIONS		
C	10/04/19	Updated as per Client Request
B	21/03/19	Updated as per Client Request
A	11/03/19	Revised boundary

neil boddison associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.NBA.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
LOCATION PLAN AND PROPOSED SITE PLAN

PRELIMINARY

SCALE AS NOTED	SHEET A3
DATE AUG 2018	DRAWN BY JAB

DRAWING NO 30697	REV. 00	REV. C
---------------------	------------	-----------

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure - a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.

This drawing and the building works depicted are the copyright of Neil Boddison Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for omissions or alterations made by others.

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

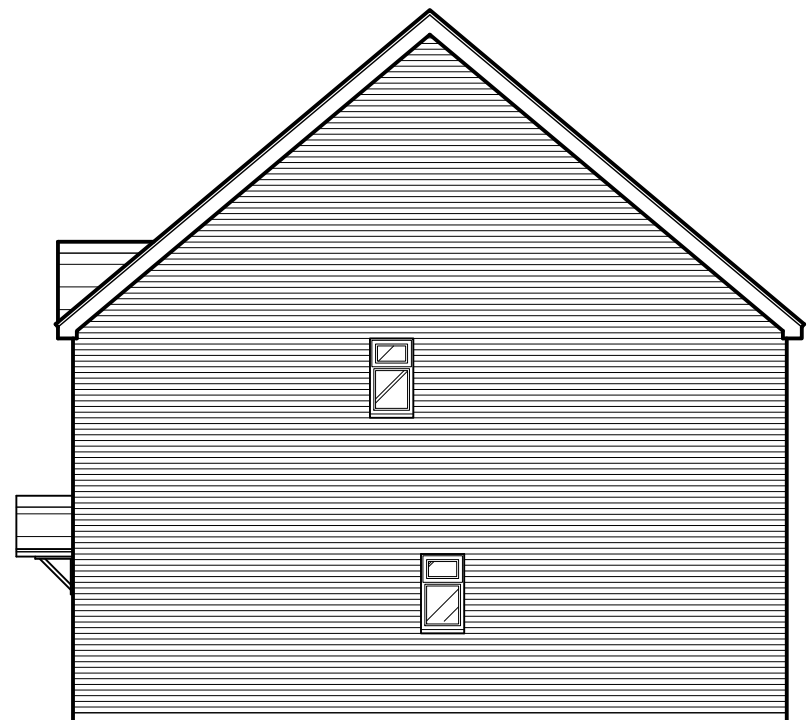
This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure – a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

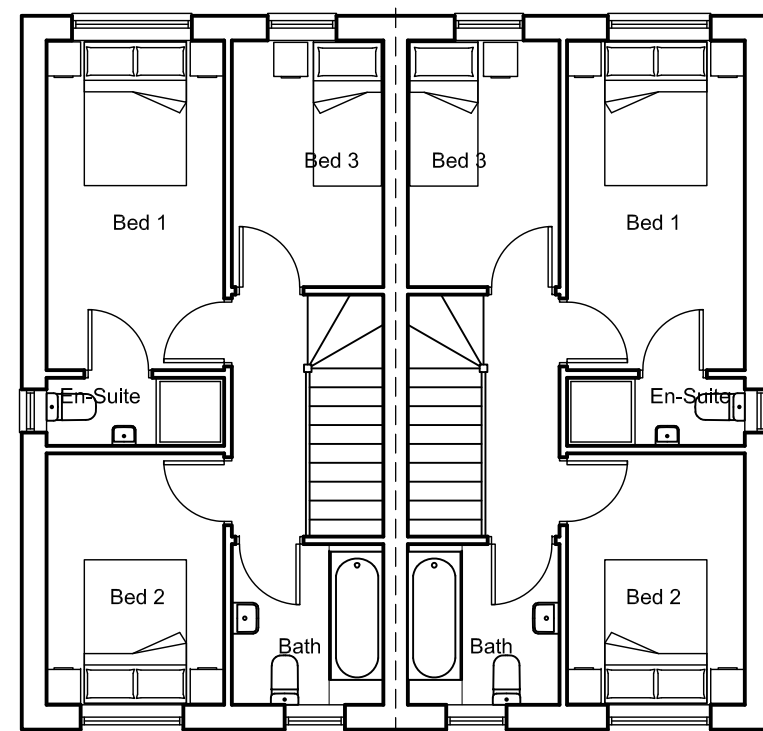
All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.



Proposed Front Elevation



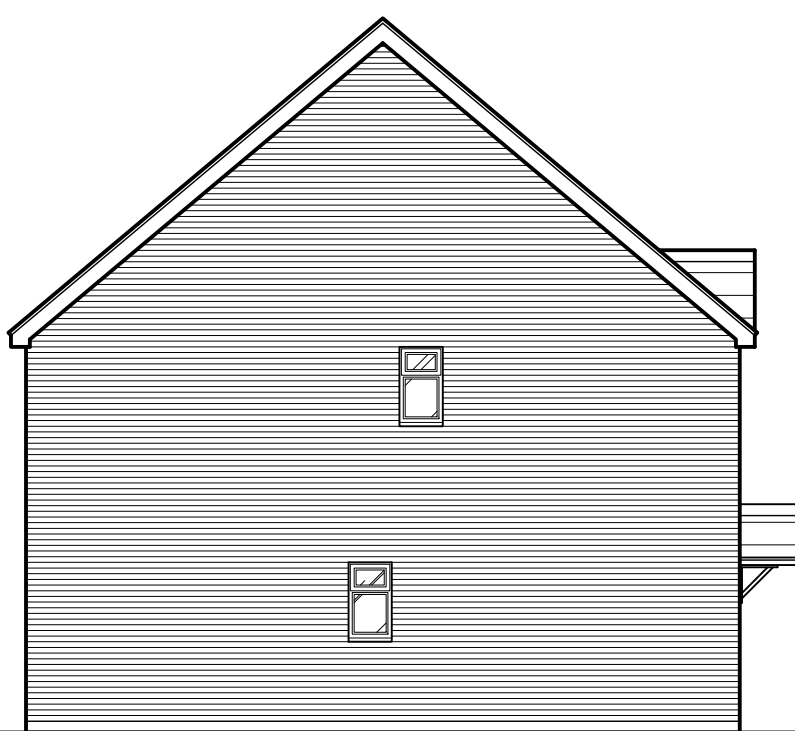
Proposed Side Elevation



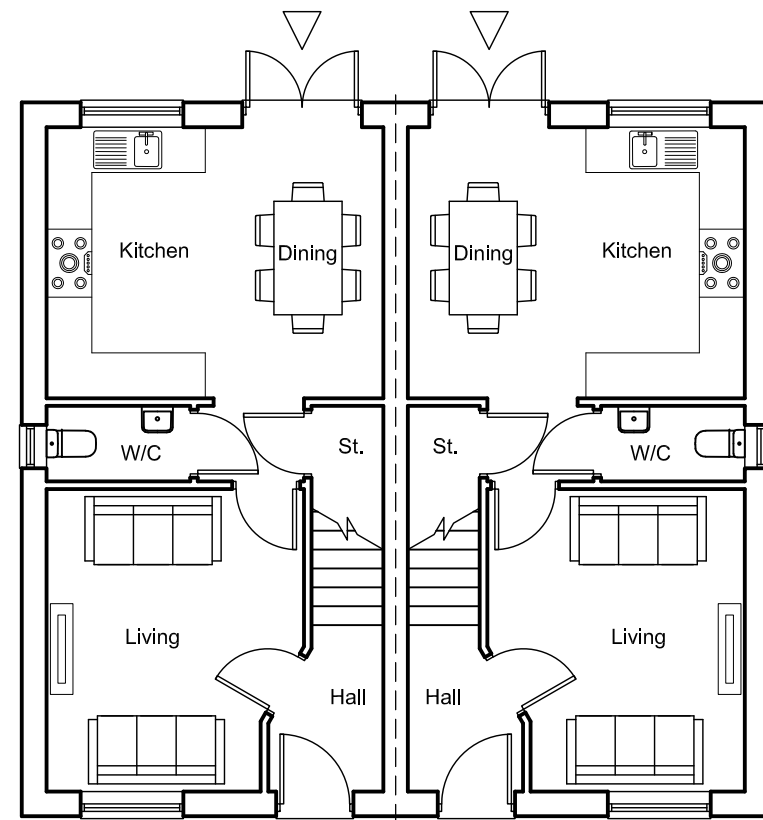
Proposed First Floor Plan



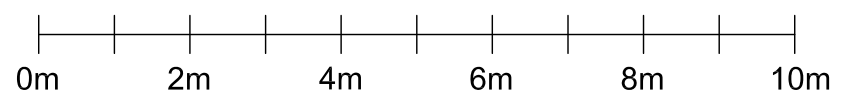
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



REVISIONS

neil boddison associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.NBA-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
PLOTS 1-4
PROPOSED FLOOR PLANS & ELEVATIONS

PRELIMINARY

SCALE 1:100	SHEET A3
DATE JAN 2019	DRAWN BY JAB

DRAWING.NO 30697	REV. 02
---------------------	------------

This drawing and the building works depicted are the copyright of Neil Boddison Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for amendments or alterations made by others.

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

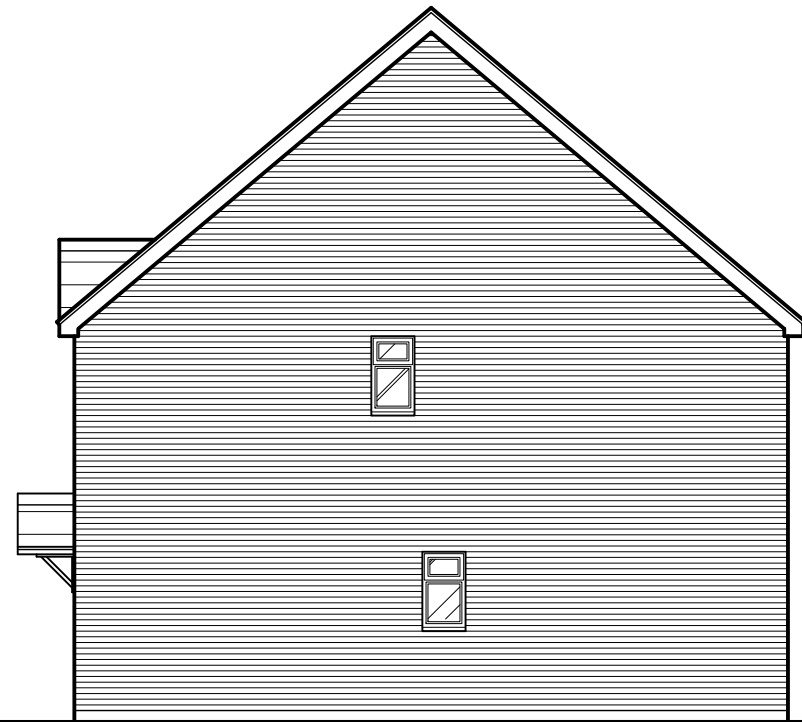
This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure – a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

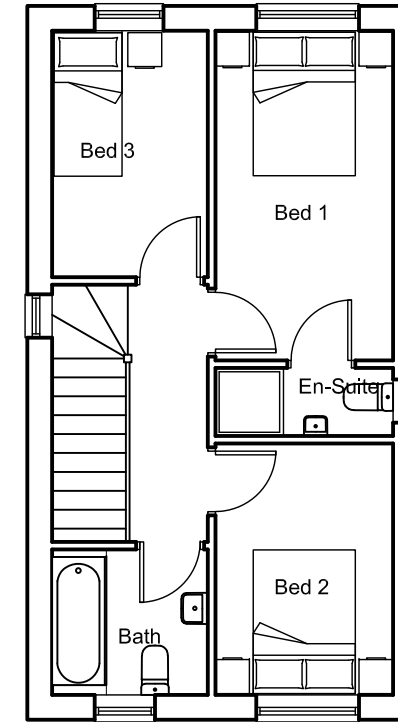
All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.



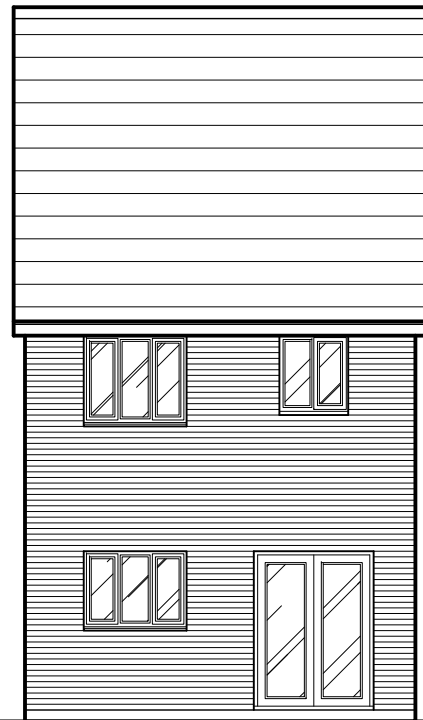
Proposed Front Elevation



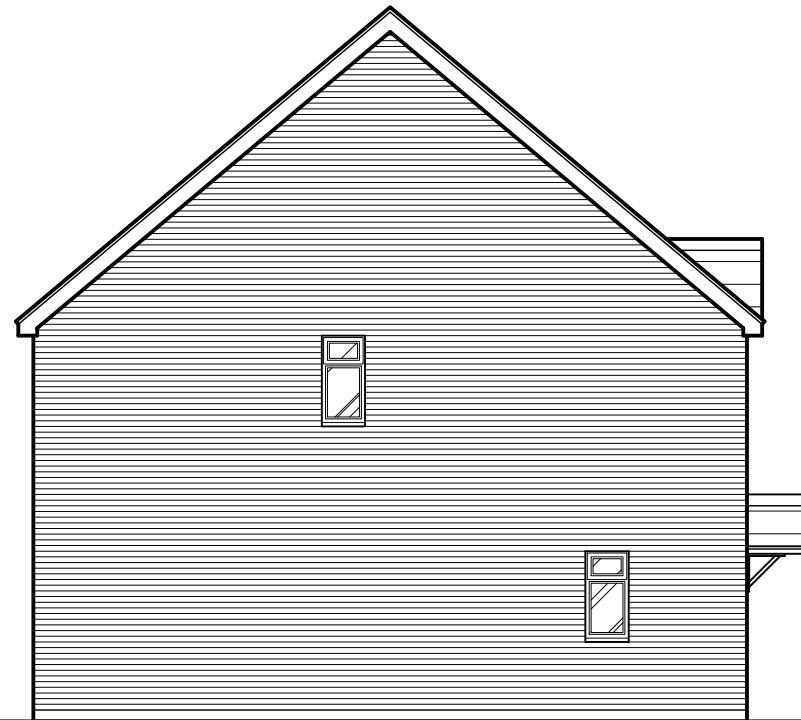
Proposed Side Elevation



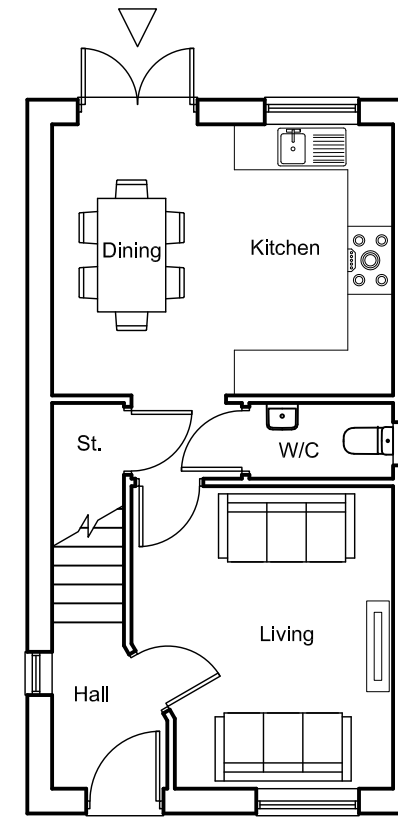
Proposed First Floor Plan



Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan

REVISIONS

neil boddison associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, UCHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.NBA-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

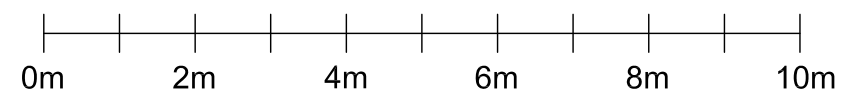
DRAWING TITLE:
PLOT 5
PROPOSED FLOOR PLANS & ELEVATIONS

PRELIMINARY

SCALE 1:100	SHEET A3
DATE JAN 2019	DRAWN BY JAB

DRAWING.NO 30697	03	REV.
---------------------	----	------

This drawing and the building works depicted are the copyright of Neil Boddison Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for amendments or alterations made by others.



The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure - a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

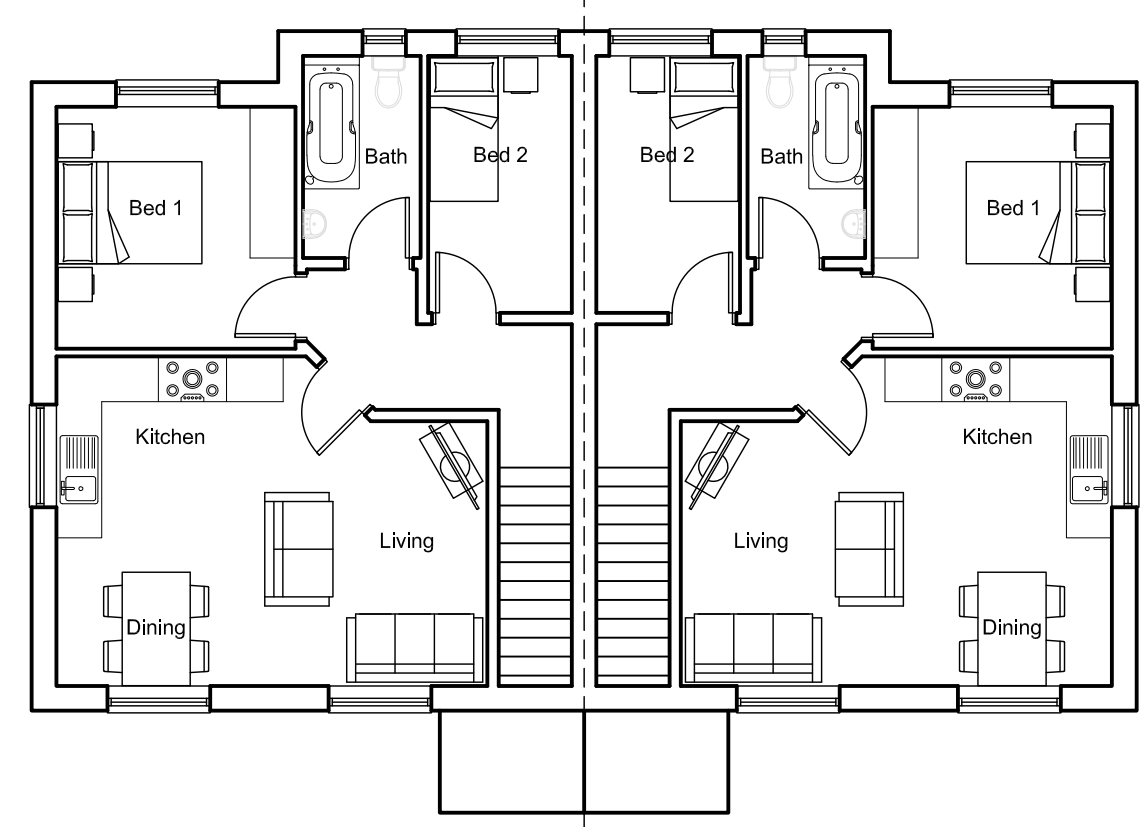
Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.



Proposed Front Elevation

Proposed Side Elevation

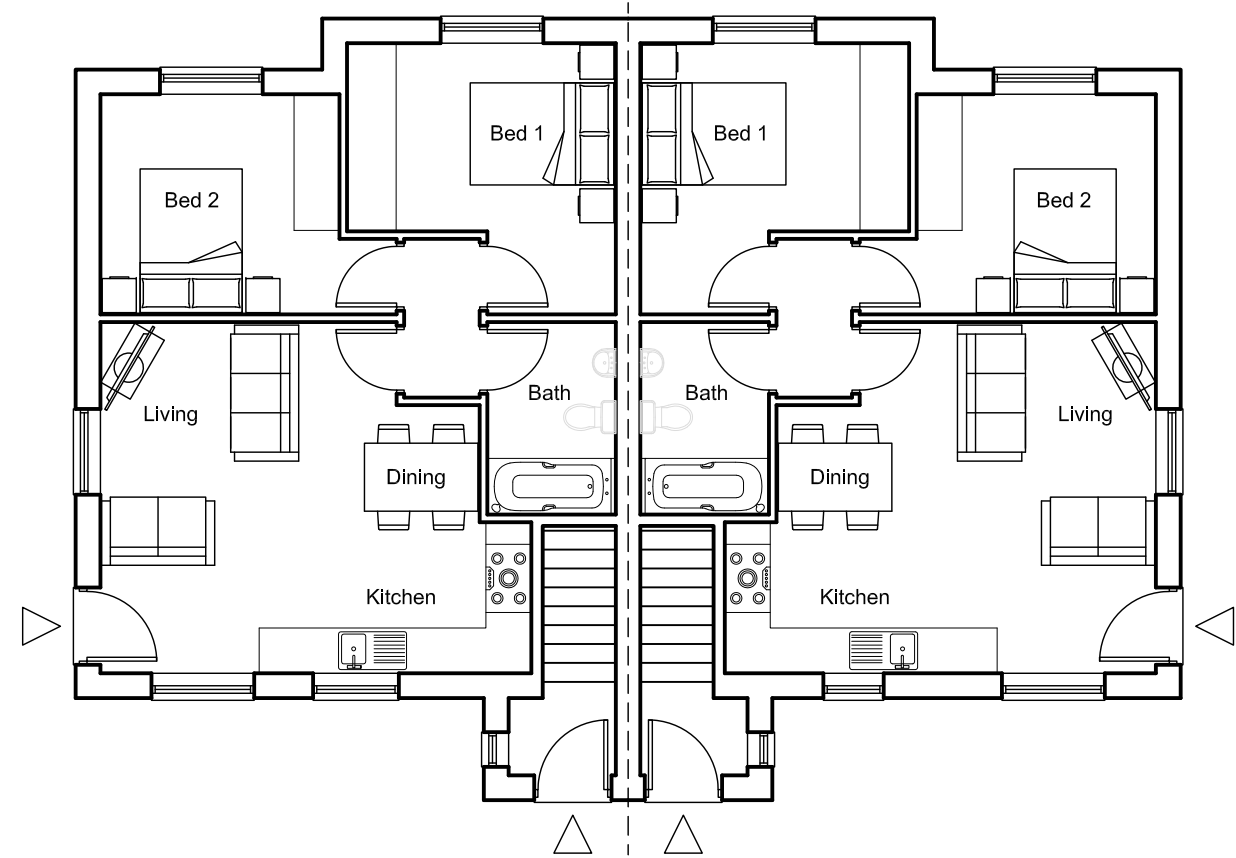


Proposed First Floor Plan



Proposed Rear Elevation

Proposed Side Elevation



Proposed Ground Floor Plan

REVISIONS

neil boddisson associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.N-B-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

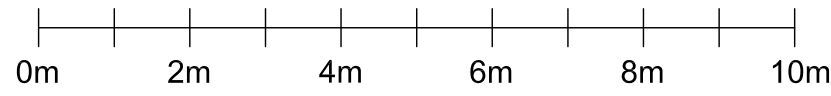
PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
PLOTS 6-9
PROPOSED FLOOR PLANS & ELEVATIONS

PRELIMINARY

SCALE 1:100	SHEET A2
DATE JAN 2019	DRAWN BY JAB

DRAWING.NO 30697	04	REV.
---------------------	----	------



This drawing and the building works depicted are the copyright of Neil Boddisson Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for amendments or alterations made by others.



- Notes**
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 4. Any discrepancies noted on site are to be reported to the engineer immediately.

Legend

Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)
 Large Car (2005)

Rev	Date	Details of issue / revision	Draw	Rev
P5	09.04.19	PRELIMINARY ISSUE	JF	LT
P4	09.04.19	PRELIMINARY ISSUE	JF	LT
P3	04.04.19	PRELIMINARY ISSUE	JF	LT
P2	27.03.19	PRELIMINARY ISSUE	JF	LT
P1	27.03.19	PRELIMINARY ISSUE	JF	LT

Issues & Revisions

BWB
 CONSULTANCY | ENVIRONMENT
 INFRASTRUCTURE | BUILDINGS
 Birmingham | 0121 233 3322
 Leeds | 0113 233 8000
 London | 020 7234 9122
 Manchester | 0161 233 4260
 Nottingham | 0115 924 1100
 www.bwbconsulting.com

Client
DESIGN SYNTAX LTD

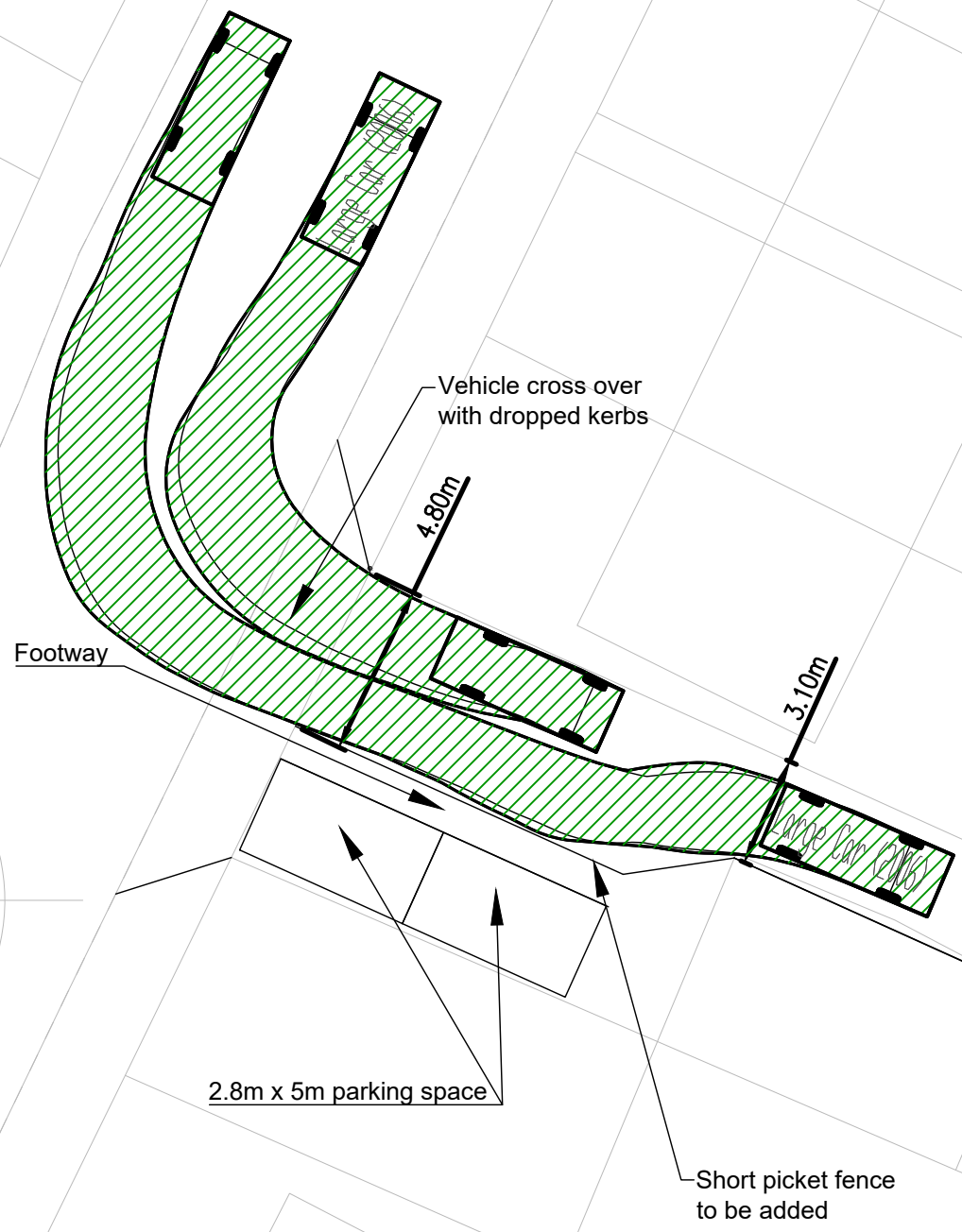
Project Title
**EBRINGTON ROAD,
 WEST BROMWICH**

Drawing Title
**ALTERNATIVE PROPOSED
 ACCESS ARRANGEMENTS**

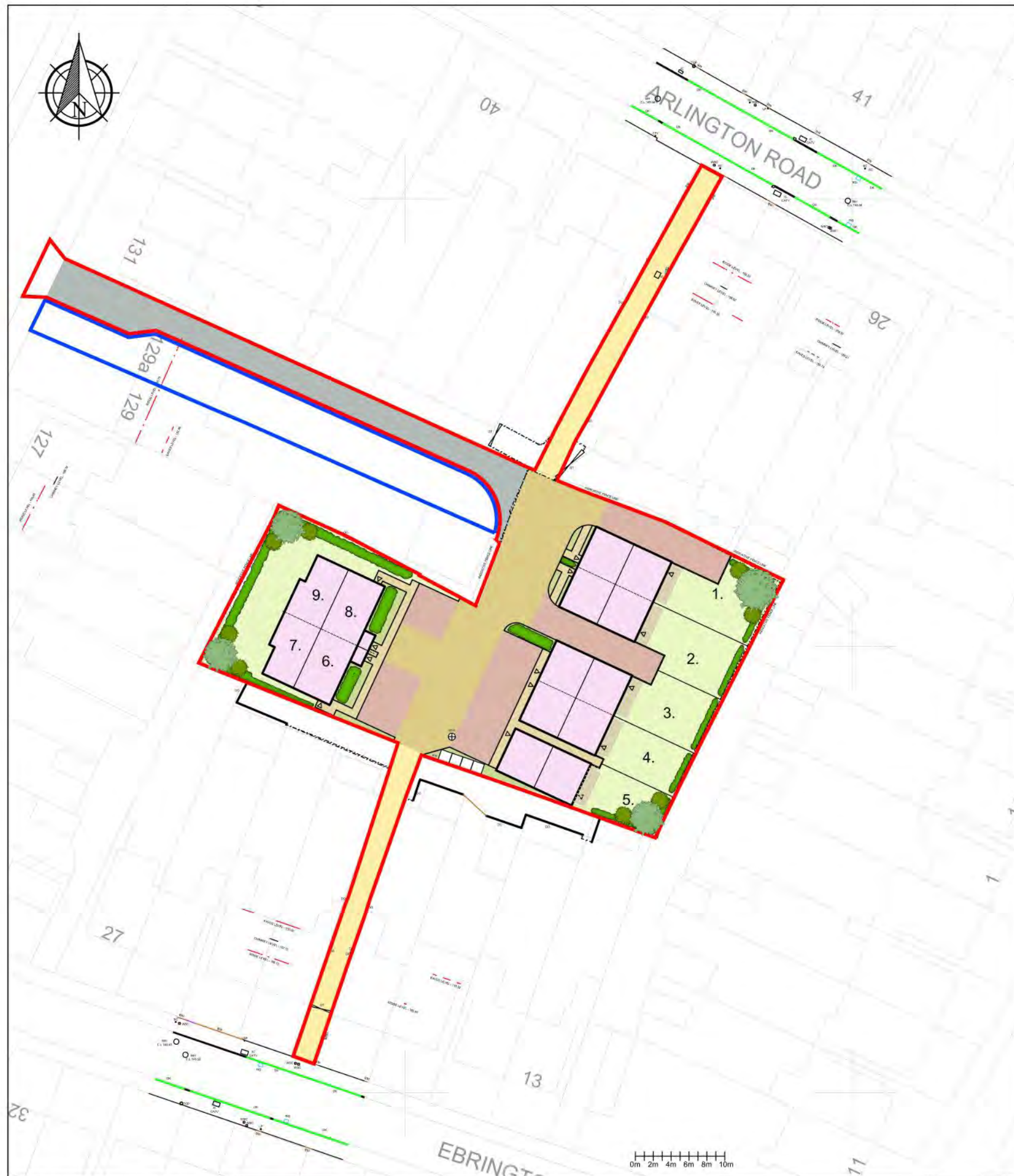
Drawn:	J. Farrell	Reviewed:	L.Thomas
BWB Ref:	BMT 2279	Date:	27.03.19
Scale:	A3	1:200	

Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
ARL-BWB-GEN-XX-DR-TR-123	S2	P5




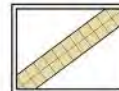


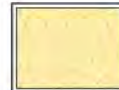

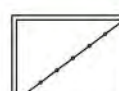
6
 7
 43





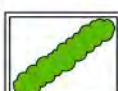


PROPOSED SITE PLAN @ 1:500


KEY

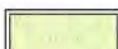
HARD LANDSCAPE KEY

	BUILDING		SLAB PAVING TO PATHS AND PATIOS		TARMAC
	COLOURED BLOCK PAVING SURFACING TO ROAD Colour to suit adjacent hard surface areas e.g. buff		PERMEABLE GRAVEL		
	BLOCK PAVING TO FRONT		FENCE		

SOFT LANDSCAPE KEY

	HEAVY STANDARD TREES <i>Cupressusocyparis</i> <i>Laylandii</i> 10-12cm girth 5L Pot
	SPECIMEN SHRUBS (300mm depth of topsoil)
	Species Supply Size Size
	<i>Hamamelis mollis</i> 600-800mm 10L
	<i>Viburnum x burkwoodii</i> 600-800mm 10L
	PROPOSED HEDGEROW (300mm depth of topsoil) NATIVE HEDGE Planted at 450mm centres in a double staggered row. Rows to be 400mm apart.
	% Species Supply Size Age Root
	100% <i>Carpinus betulus</i> 600-800mm 1+1 OG
	ORNAMENTAL HEDGE Planted at 400mm centres in a single row.
	% Species Supply Size Pot Size
	100% <i>Escallonia 'Apple Blossom'</i> 400-600mm 3L
	PROPOSED ORNAMENTAL PLANTING (300mm depth of topsoil)
	Species Supply Size Pot Size Spacing
	<i>Anemone x hybrida 'Honore Jobert'</i> Strong Clump 2L 500mm c/s
	<i>Bergenia 'Silberlicht'</i> Strong Clump 2L 400mm c/s
	<i>Cornus alba 'Sibirica'</i> 600-800mm 3L 600mm c/s
	<i>Cornus stolonifera 'Kelsey'</i> 400-600mm 3L 450mm c/s
	<i>Geranium macrorrhizum 'Album'</i> Strong Clump 2L 400mm c/s
	<i>Helleborus orientalis</i> Strong Clump 2L 400mm c/s
	<i>Liriope muscari 'Big Blue'</i> Strong Clump 2L 400mm c/s
	<i>Lonicera pileata</i> 300-400mm 2L 500mm c/s
	<i>Pachysandra terminalis</i> 150-200mm 2L 400mm c/s
	<i>Persicaria affinis 'Darjeeling Red'</i> Strong Clump 2L 300mm c/s
	<i>Rosa 'Kent'</i> 300-400mm 3L 450mm c/s
	<i>Sarcococca hookeriana var. humilis</i> 200-300mm 2L 400mm c/s
	<i>Vinca minor 'Bowles Variety'</i> 200-300mm 2L 400mm c/s

 PROPOSED MOWN GRASS TO FRONT OF PRIVATE PROPERTY
(150mm depth of topsoil)

 PROPOSED MOWN GRASS TO REAR OF PRIVATE PROPERTY
(150mm depth of topsoil)

 SITE BOUNDARY

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure - a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.

REVISIONS

B	24/04/19	Materials updated
A	10/04/19	Revised to match site plan

neil boddisson associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.N-B-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
LANDSCAPING PLAN

PRELIMINARY

SCALE AS NOTED	SHEET A3
DATE AUG 2018	DRAWN BY JAB

DRAWING.NO 30697	01	REV. B
---------------------	----	-----------

This drawing and the building works depicted are the copyright of Neil Boddisson Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for omissions or alterations made by others.

c/o Anjum Design 435 Stratford Road Shirley B66 1RW	Proposed change of use to 8 bed, 8 person HMO (house in multiple occupation). 12 Gibson Drive Smethwick B66 1RW
--	---

Date Valid Application Received 4 March 2019

1. Recommendations

Approval is recommended subject to the following conditions:-

- i) Implementation of parking layout; and
- ii) Installation of covered cycle storage area.

2. Observations

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

This application had originally been brought to your Committee because the application has received four objections.

The application relates to an end-of-terrace dwellinghouse on the south-eastern side of Gibson Drive. The property sits within a modern housing development which was built around the turn of the century.

The application is for the conversion of the existing five/six bedroom property into an eight bedroom HMO. This would include the reconfiguration of the interior layout and the conversion of the existing garage. The ground floor would include three bedrooms and a laundry room. The first floor would include a fourth bedroom and a substantial communal area of over 35sqm incorporating a lounge, dining area and kitchen. The second floor would include four further bedrooms. Each bedroom would have a private en-suite shower room.

Publicity

The application was publicised by neighbour notification letters with four responses being received. These responses were predominantly focussed on parking congestion issues. Other concerns were loss of privacy, pedestrian safety, and over development.

Response to Objections

The initial plans provided showed four off-street parking spaces, with one to the front and three to the rear of the property. This arrangement was questioned regarding how the rear spaces could be utilised without crossing over neighbours' land, as identified from Land Registry searches. This concern was shared by the Head of Highways who concurred that the proposed parking spaces were not usable. The Head of Highways commented that four suitable off-street parking spaces were needed.

Amended plans were submitted on 16 May 2019 which showed a different red line boundary with three parking spaces to the front of the property and one parking space to the side. The front garden area would be re-landscaped with a dedicated pedestrian footpath providing access to the front of the neighbouring properties.

There is no evidence that any loss of privacy would result from this proposal.

Currently there is parking congestion in this neighbourhood during peak times. The proposed layout to the front would rationalise the parking arrangement and would, in my opinion, help to alleviate some of this congestion.

In terms of over development, there would be no enlargement of the dwelling and only minor external alterations. The proposal is to create eight, single bedrooms so would house a maximum of eight occupants. The existing five/six bedroom house could reasonably be expected to accommodate a family of eight.

Statutory Consultee Responses

Private Sector Housing

Private Sector Housing raised objections based on fire precaution works, sound, ventilation, emergency lighting and licencing. None of these are material planning considerations and are controlled by Building Regulations and licencing. They also commented that refuse storage areas are not shown. This is incorrect. The location of waste bins was clearly shown to the side of the property on the initial plan, and relocated to the rear of the property on the amended plan.

Transportation Planning

Transportation Planning requested a covered cycle storage area.

Planning Policy

Planning Policy had no concerns.

Highways

Highways objected to the initial plans on the basis of two of the parking spaces being inaccessible. This issue was addressed in the amended plans.

West Midlands Police

West Midlands Police objected to the application. This objection was based on an assumption that the owners could run the HMO poorly and there would be a consequential increase in fear of crime. They correctly point out that fear of crime is referred to in the NPPF as a material planning consideration. However, consideration should also be given to guidance from recent decisions by the Planning Inspectorate. A recent appeal against the refusal of permission for a number of HMOs on Bearwood Road was allowed. The refusals were partly attributable to West Midlands Police concerns about fear of crime. On issues of parking and crime, the Inspector commented:

'... there is no substantive evidence to suggest that the proposals would lead to a significant increase in on-street parking in the

vicinity of the sites. Even if parking were to significantly increase, despite the concerns raised by the police, there is no evidence that such an increase in parking would result in an actual or perceived increase in car crime.'

And:

'... there is no substantive evidence that the proposed HMOs would attract or be likely to be occupied by persons more likely to commit crimes or to carry out anti-social behaviour.'

In the case of the current application, no evidence has been provided to demonstrate that an increased fear of crime would occur as a result of this proposal. Indeed, none of the neighbours who responded listed fear of crime in their concerns.

This appeal decision led to a subsequent claim for costs.

Conclusions

This proposed HMO would provide good quality accommodation for eight adults. The rooms sizes would exceed housing standards and a particularly large amount of communal space would be provided.

The off-street parking provision would be sufficient.

There is no evidence that the proposal would increase crime or fear of crime.

There are no policy impediments to this proposal.

Therefore, conditional approval is recommended.

3. Relevant History

DC/98/34284 The construction of 156 new dwellings, roads, sewers and associated works and new public open space.

DD/96/32443 Residential development (outline consent).

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

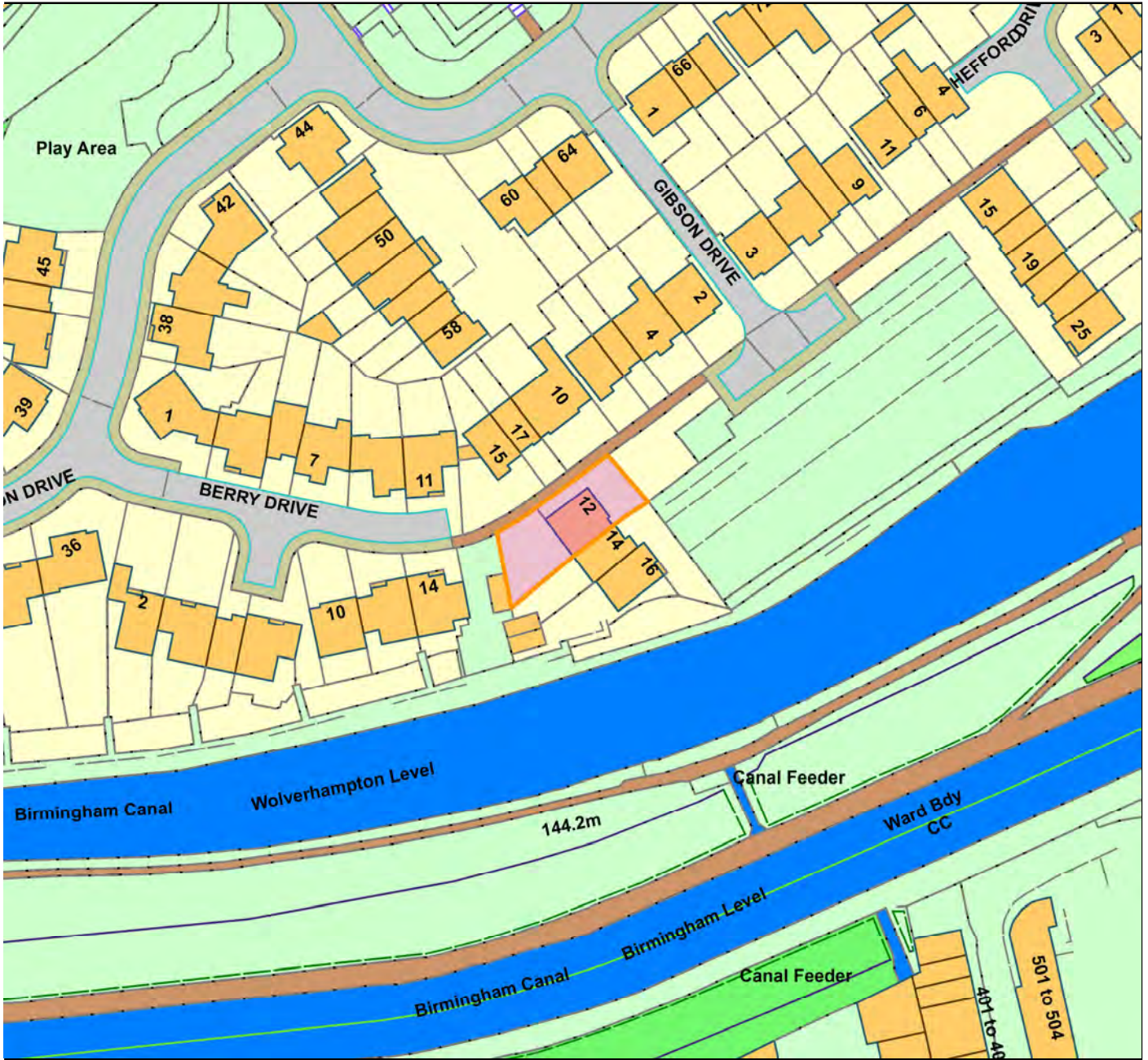
BCCS: ENV3 – Design Quality

SADD: SAD EOS9 – Urban Design Principles

6. Contact Officer

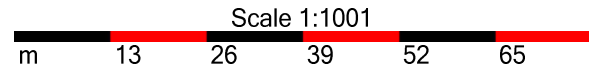
Mr David Paine
0121 569 4865
david_paine@sandwell.gov.uk

DC/19/62842
12 Gibson Drive



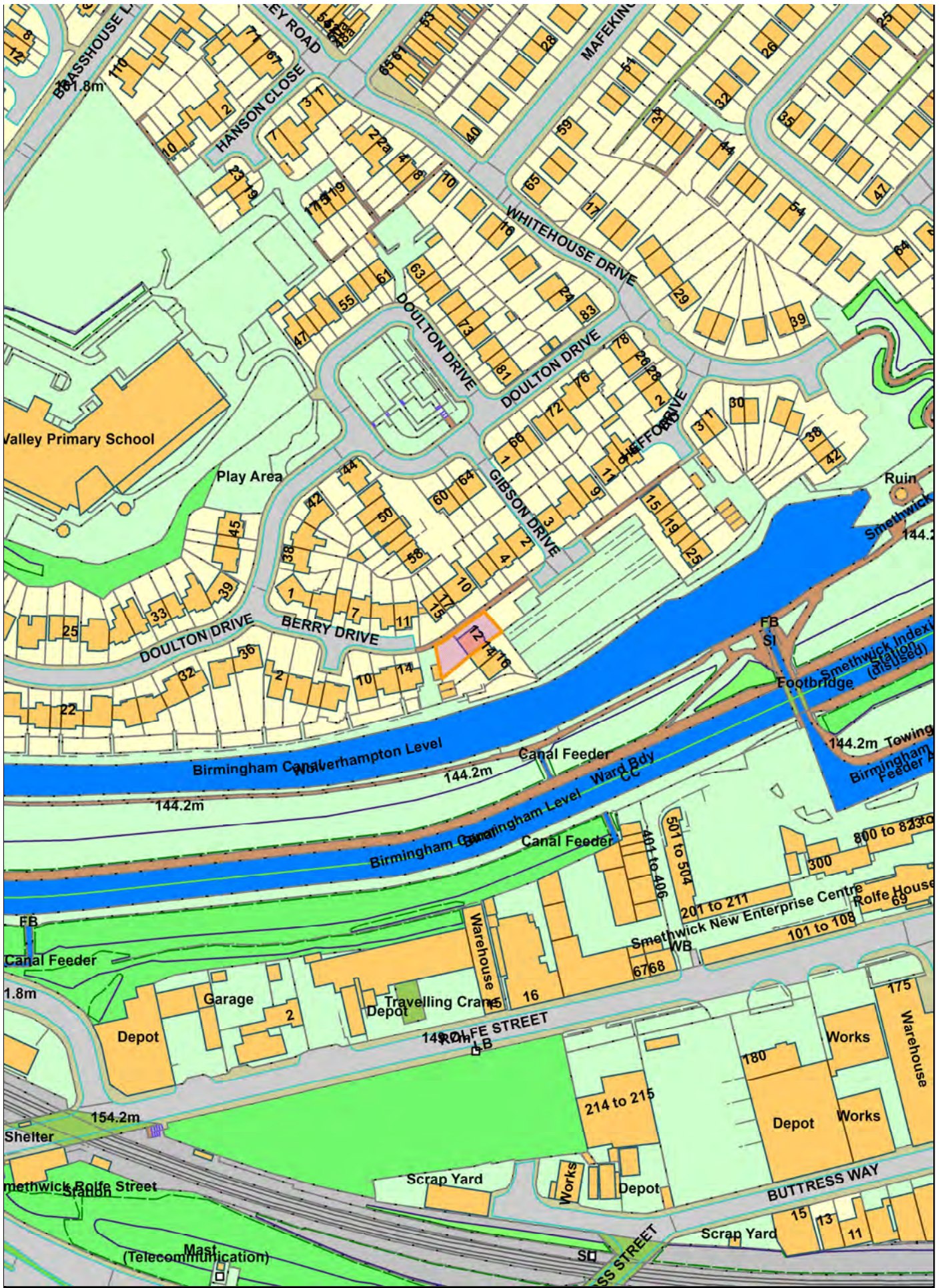
Legend

Scale 1:1001



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

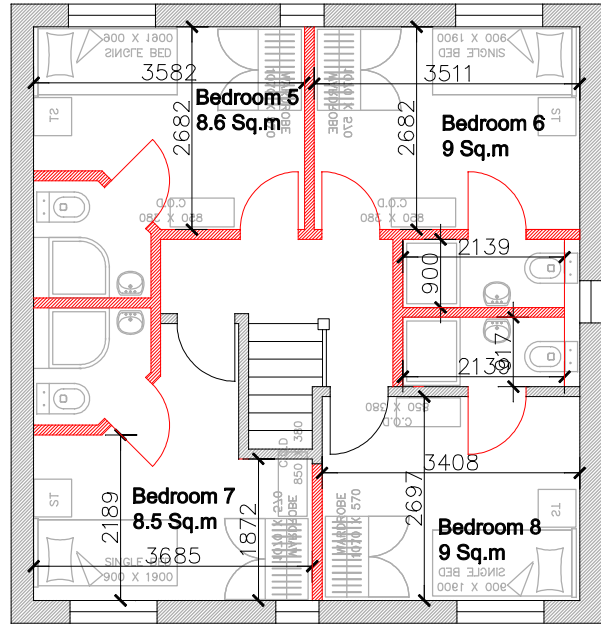
Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 May 2019
OS Licence No	



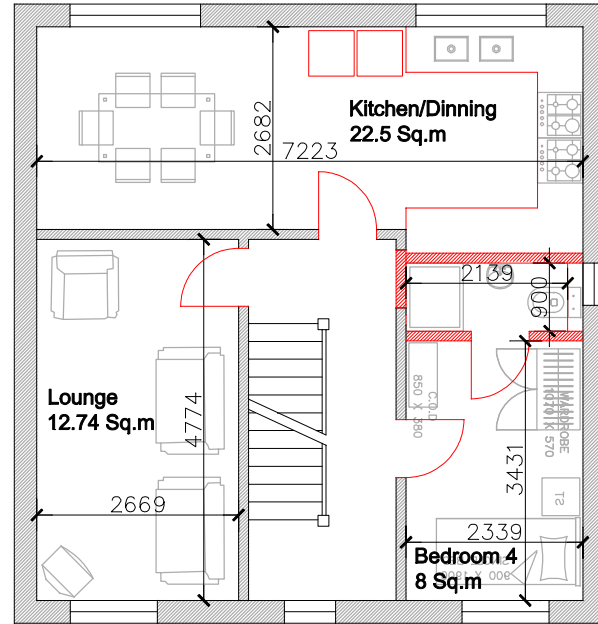
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016

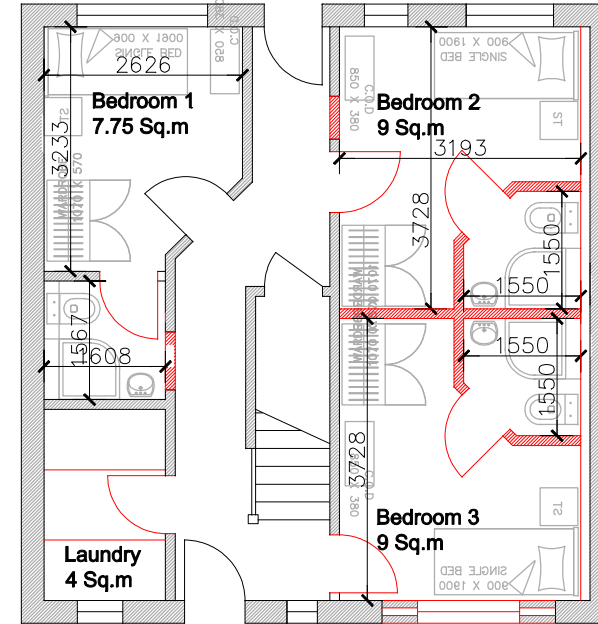




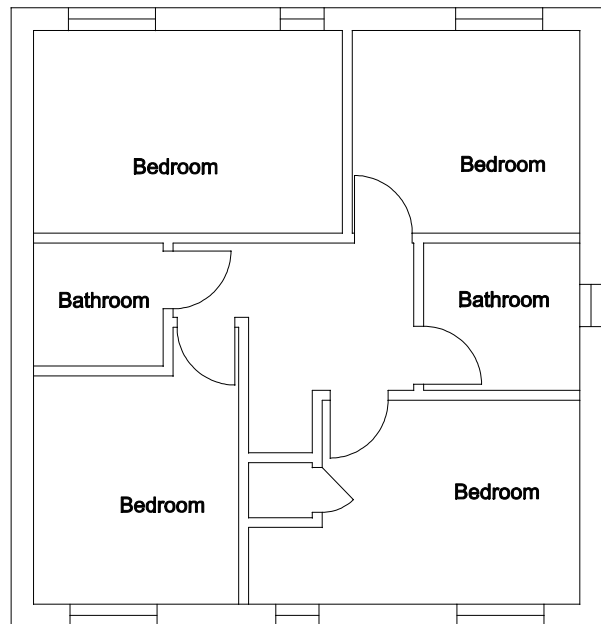
Second Floor
Scale 1:100



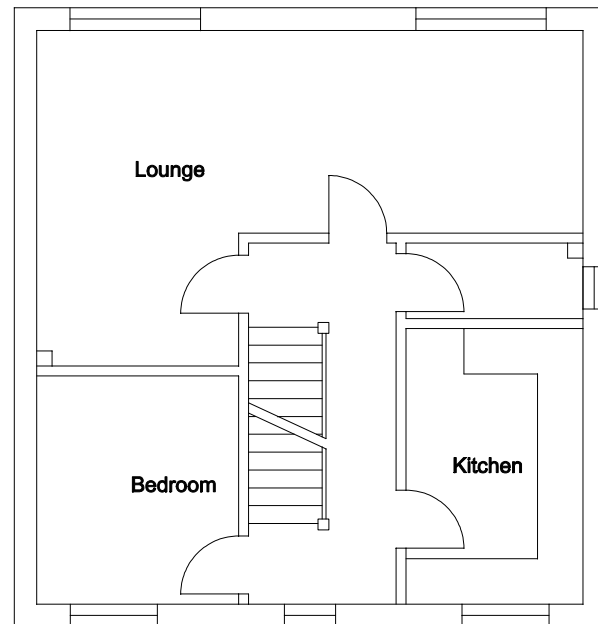
First Floor
Scale 1:100



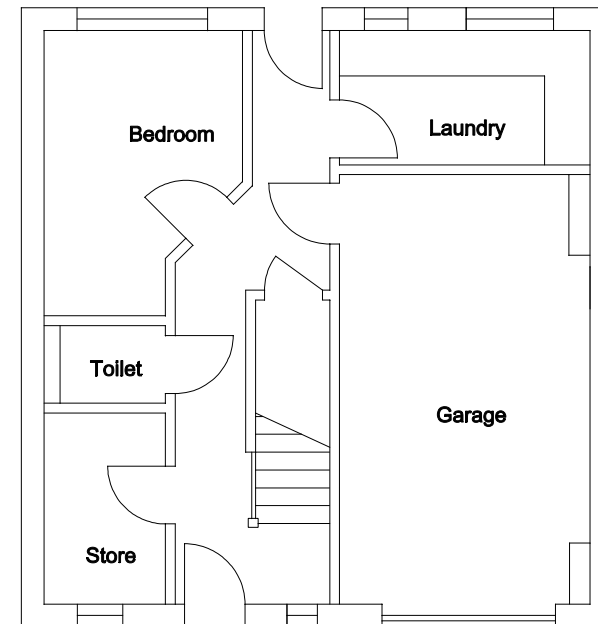
Ground Floor
Scale 1:100



Second Floor
Scale 1:100



First Floor
Scale 1:100



Ground Floor
Scale 1:100

Rev	Description	Date	chkd
			
Anjum Design Limited, 435 Stratford Road Shirley, Solihull B90 4AA TEL: 0121 364 7650 E: info@anjumdesign.co.uk			
Project: 12 Gibson Drive, Smethwick B66 1RW 8 Bedrooms HMO Conversion			
Scale:	Drawn by:	Date:	Status:
As shown @ A3		Feb 2019	Planning
Title: Existing & Proposed FloorPlans			
Drg. No. PL02			Rev:



Proposed Front Elevation
Scale 1:100



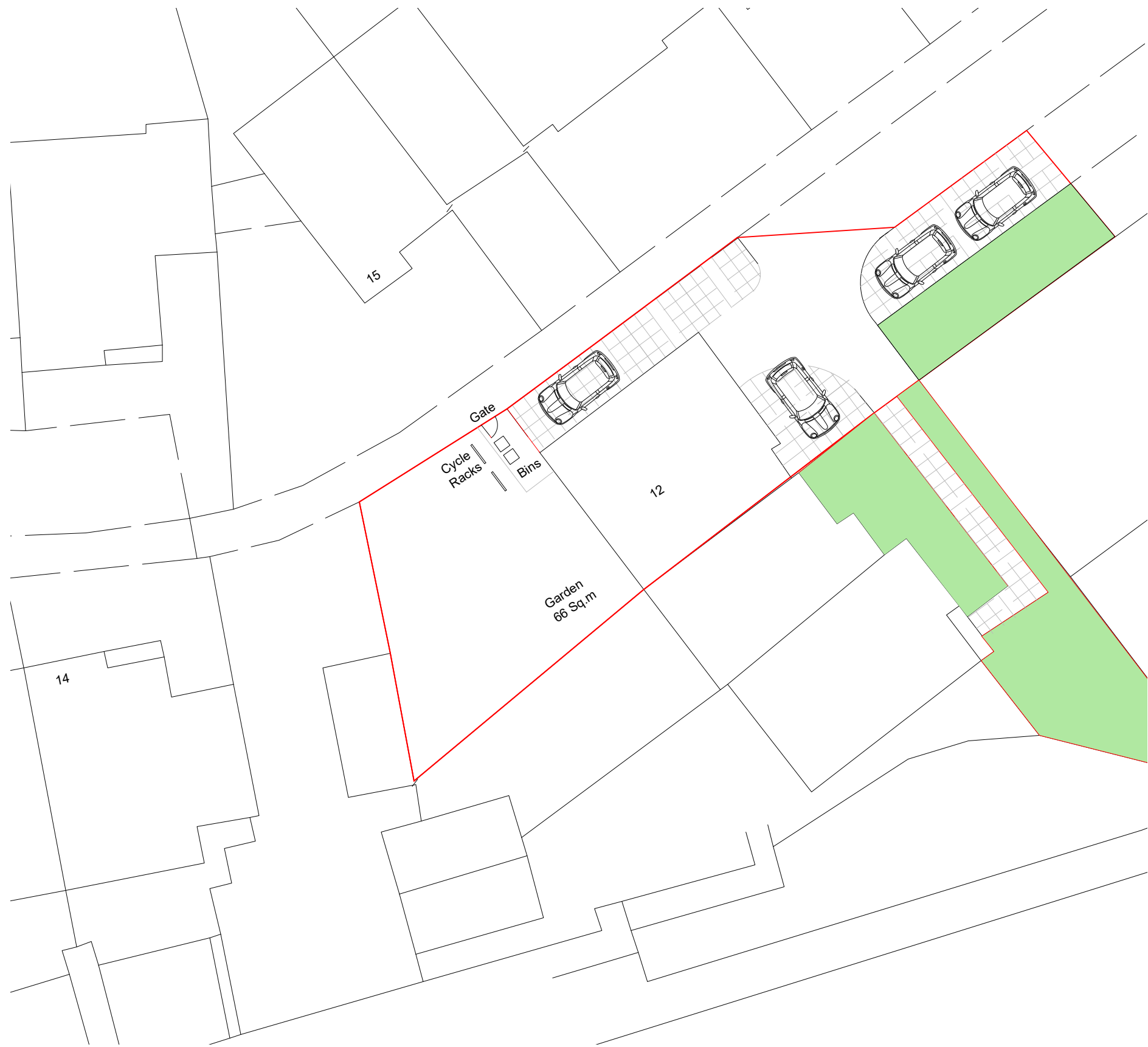
Existing Front Elevation
Scale 1:100

Existing garage door replace with infill brick wall and upvc window matching existing

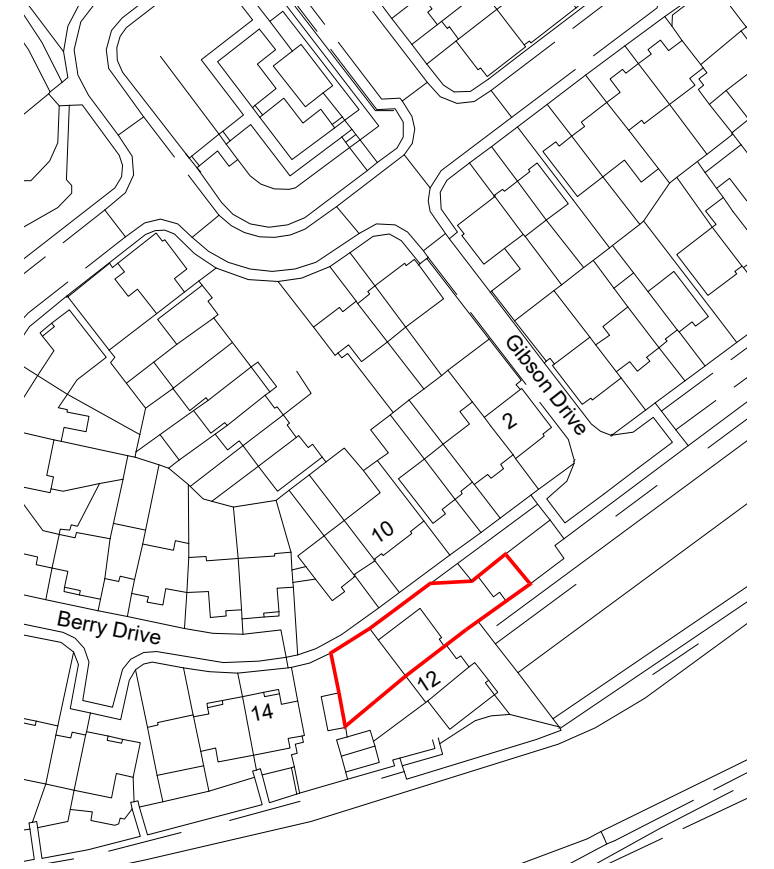


SCALE BAR 1:100

Rev	Description	Date	chkd
			
Anjum Design Limited, 435 Stratford Road Shirley, Solihull B90 4AA TEL: 0121 364 7650 E: info@anjumdesign.co.uk			
Project: 12 Gibson Drive, Smethwich B66 1RW 8 Bedrooms HMO Conversion			
Scale:	Drawn by:	Date:	Status:
As shown @ A3		Mar 2019	Planning
Title: Existing & Proposed Elevations			
Drg. No.			Rev:
PL03			




Site Plan
 Scale 1:200



Location Plan
 Scale 1:1250

North

Rev	Description	Date	chkd
			
Anjum Design Limited, 435 Stratford Road Shirley, Solihull B90 4AA TEL: 0121 364 7650 E: info@anjumdesign.co.uk			
Project: 12 Gibson Drive, Smethwick B66 1RW 8 Bedrooms HMO Conversion			
Scale:	Drawn by:	Date:	Status:
As shown @ A3		Feb 2019	Planning
Title: Location Plan and Site Plan			
Drg. No. PL01			Rev: C

Mr Alan Lotinga Sandwell MBC - Better Care Jack Judge House Halesowen Street Oldbury B69 2AJ	Proposed 80-bedroom care home with associated parking, boundary treatment and associated works. Land Adj Harvest Road/Dudhill Road, Rowley Regis
---	--

Date Valid Application Received: 25 April 2019

1. Recommendations

Approval is recommended subject to the following conditions:-

- i) The approval of external materials;
- ii) Approval of finished floor levels;
- iii) Transport Assessment and Travel Plan;
- iv) Details of electric vehicle charging points;
- v) Coal Authority ground conditions investigation and remediation;
- vi) Details of cycle parking;
- vii) Drainage, SuDs;
- viii) Glazing and ventilation scheme;
- ix) Details of fixed plant equipment, and any recommended mitigation measures;
- x) Details of extraction equipment associated with the proposed kitchen and mitigation measures;
- xi) Details of a site management plan limiting hours of construction to Monday to Friday 08:00 to 18:00 hours, Saturdays 09:00 to 16:00 hours with no working on Sundays and Bank Holidays (deliveries too), alongside details of wheel cleaning facilities, A statement to control dust and emissions associated with the build;
- xii) No burning of materials on site;
- xiii) Dropped kerb widening;
- xiv) Implementation of barrier;
- xv) Details of boundary treatment, and
- xvi) Details of hard and soft landscaping.

2. Observations

The application is being brought to the attention of your Committee (in line with the delegated agreement) as this planning application has been submitted on behalf of the Council and has received an objection.

The Application Site

The application site is situated on land bound by Harvest Road, Dudhill Road and Harvest Walk, Rowley Regis. The application site relates to land of a former care home (now demolished) within a residential area, with a school opposite on Dudhill Road.

Planning History

Planning Permission was previously granted for a 62-bedroom and 81-bedroom care home in 2013 and 2014 respectively. In 2008, demolition consent was granted to demolish the former residential care home, and the site has since been cleared and remains vacant.

Current Application

The application proposes to erect a 80-bedroom care home with associated parking. The building would be of irregular shape and measure a maximum length of 80.4m, a maximum width of 37.0m, with a maximum height of 14.4m (however, this will seem to be in excess of 18.0m when viewed from Harvest Walk due to the level changes).

The development would have 31 car parking spaces (three of which are disabled bays). Entrance to the car park will be via a barrier system situated 5.0m from the back of the footpath (to allow a vehicle to wait off the highway). A barrier system is proposed to ensure adequate parking for staff and visitors and to ensure the car park is not being used by parents dropping off their children at the school opposite.

Details of secure cycle provision for staff and visitors is currently unclear, however can be controlled via condition on any approval.

The site would employ 75 full-time and 25 part-time staff. The total number of staff on site at any one time will be a maximum of 30.

Publicity

The application has been publicised by neighbour notification letters, by site notice and by publicising the application in the local newspaper. One response has been received and the comments can be summarised as:

- i) Concerns have been raised regarding the area's existing anti-social behaviour problems. Youths congregate in the existing bus shelter and play area (adjacent to this site) creating excessive noise;
- ii) A new boundary fence should be erected to provide security for the residents of the new development;
- iii) Residents would like to know when the building work will commence on site and how long it will take to build;
- iv) There is a potential for loss of light, and being overlooked from the occupiers of the proposed three storey development to residents of Harvest Walk;
- v) Residents may suffer from noise and disturbance during the construction phase of the development, and
- vi) The site has saplings that should be replanted elsewhere in the borough.

Statutory Consultee Responses

Highways – No objection. They have recommended a condition regarding the dropped kerb being extended.

Environmental Health (Air Quality Team) – No air quality assessment is required; however, they have recommended conditions relating to a statement to control dust and emissions associated with the build, and electric vehicle charging points to be conditioned as part of any approval.

Environmental Health (Air Pollution and Noise) – Conditions have been requested that mitigate the potential for any noise

experienced by residents of the proposed care home from the traffic along Harvest Road, details of fixed plant equipment (including extraction equipment) with mitigation measures, hours of construction, and no bonfires.

Urban Design – No objections raised.

Transport Planner – Whilst an area for cycle parking is shown on the plan, a condition providing full details has been requested.

Planning Policy – No objections raised, and they confirm that the proposal is not CIL liable and does not fall under the provisions of BCCS ENV7 Renewable Energy requirements.

Severn Trent – Request that the standard drainage condition is attached to any approval.

Flood Risk Management Team – Require details of flood mitigation measures by way of condition.

The Coal Authority – No objection, however they are aware of mine shafts within the area. Therefore, they have requested that their standard site investigation, remediation measures conditions are attached to any approval.

Responses to Objections

In addressing the concerns received, I comment as follows;

- i) The bus shelter and the park are outside the application site, however noise attenuation schemes have been conditioned to mitigate third party noise.
- ii) A boundary treatment plan is to be requested by condition.
- iii) If approved, the applicant will have three years in which to commence the development. No time scales over the build have been given, however, (if approved) it is recommended that the applicant provides a site management plan (that includes the hours of construction) that will limit the impact the building process would have on residents.
- iv) Whilst the bungalows are dual frontages with the main private garden facing the proposed development, any potential loss of light would be first thing in the morning

only. That said, levels do change significantly, and the site would be built up to be uniform across the whole site, meaning the development would seem to be taller when viewed from the residential properties on Harvest Walk. However, the nearest block (with no habitable rooms) would be 32.5m from the bungalows, whereas the nearest habitable room windows would range from 51-56m away. The Council's minimum separation distance is 27.5m, meaning the development complies with the Council's separation standards even if an extra 1.0m separation distance was given for every 1.0m in level changes as per the Council's adopted Residential Design Guidance.

- v) A condition has been recommended to limit the hours of construction;
- vi) A hard and soft landscaping scheme has been recommended, to provide an improvement on what currently is on site.

Planning Policy and Other Material Considerations

The proposal is situated on land allocated for residential development within the Council's adopted Site Allocations and Delivery Development Plan Document (SADD). As the development is for C2 (residential care), it meets the requirements of the site allocation, and would not be classed a departure.

The proposal is also subject to SADD policy H4 (Housing for People with Specific Needs). The proposal meets this requirement as it is compatible with adjacent uses, is a suitable site, and would not adversely affect the quality and character of the local environment. It is also within proximity to several facilities, i.e. local supermarket, recreation ground, community church, community hospital and is on or adjacent to several bus routes.

The proposal complies with the Council's adopted Residential Design Guide in terms of separation distances and in my opinion, is of satisfactory design, that would not cause any significant loss of light, outlook or privacy issues.

Conclusion

I consider that the development accords with the provisions of relevant planning policies and (subject to no adverse comments from the Head of Highways) will not result in any highway safety or private amenity issues to the occupiers of the neighbouring properties.

It is therefore recommended that Planning Permission be granted subject to conditions.

3. Relevant History

DC/14/57655 Proposed 81-bedroom care home with associated parking and ancillary facilities (revision of planning approval DC/13/56302 for the addition of second floor level) - Grant Permission subject to Conditions – 23.01.2015

DC/13/56302 Proposed 62-bedroom care home with associated parking and ancillary facilities - Grant Permission Subject to Conditions – 21.11.2013

DC/08/49635 Demolition of 2 storey residential home for elderly - Grant Demolition Consent – 21.07.2008

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

BCCS:-

ENV3 - Design Quality

ENV5 - Flood Risk, Sustainable Drainage Systems and Urban Heat Island Effect

SADD:-

SAD H1 - Housing Allocations

SAD H4 - Housing for People with Specific Needs

SAD EOS 9 - Urban Design Principles

6. **Contact Officer**

William Stevens

0121 569 4897

william_stevens@sandwell.gov.uk

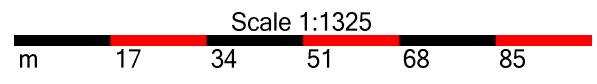
DC/19/62969

Land adj Harvest Road/Dudhill Road



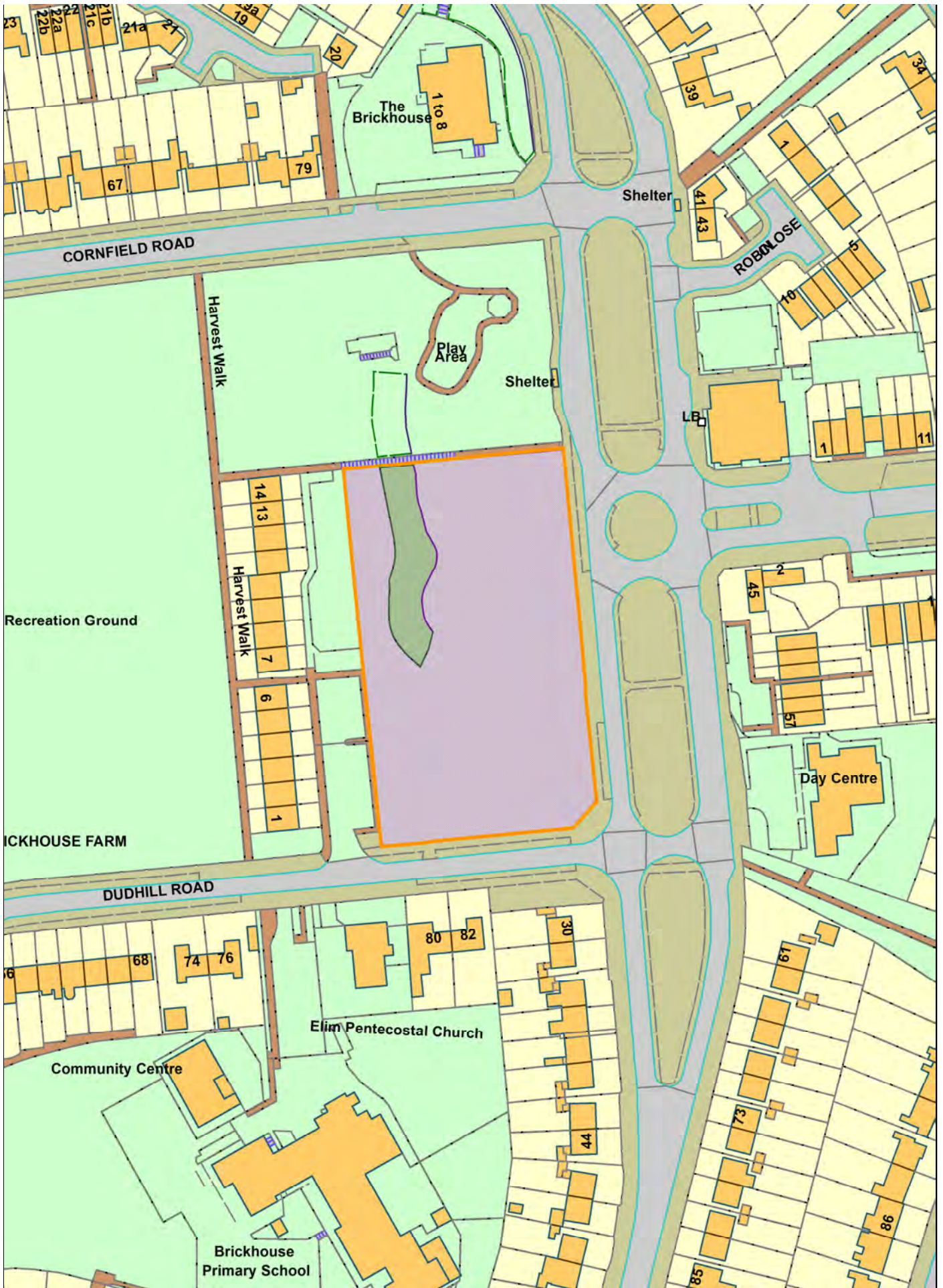
Legend

Sc 1:1325



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 June 2019
OS Licence No	



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016



CORNFIELD ROAD

HARVEST WALK

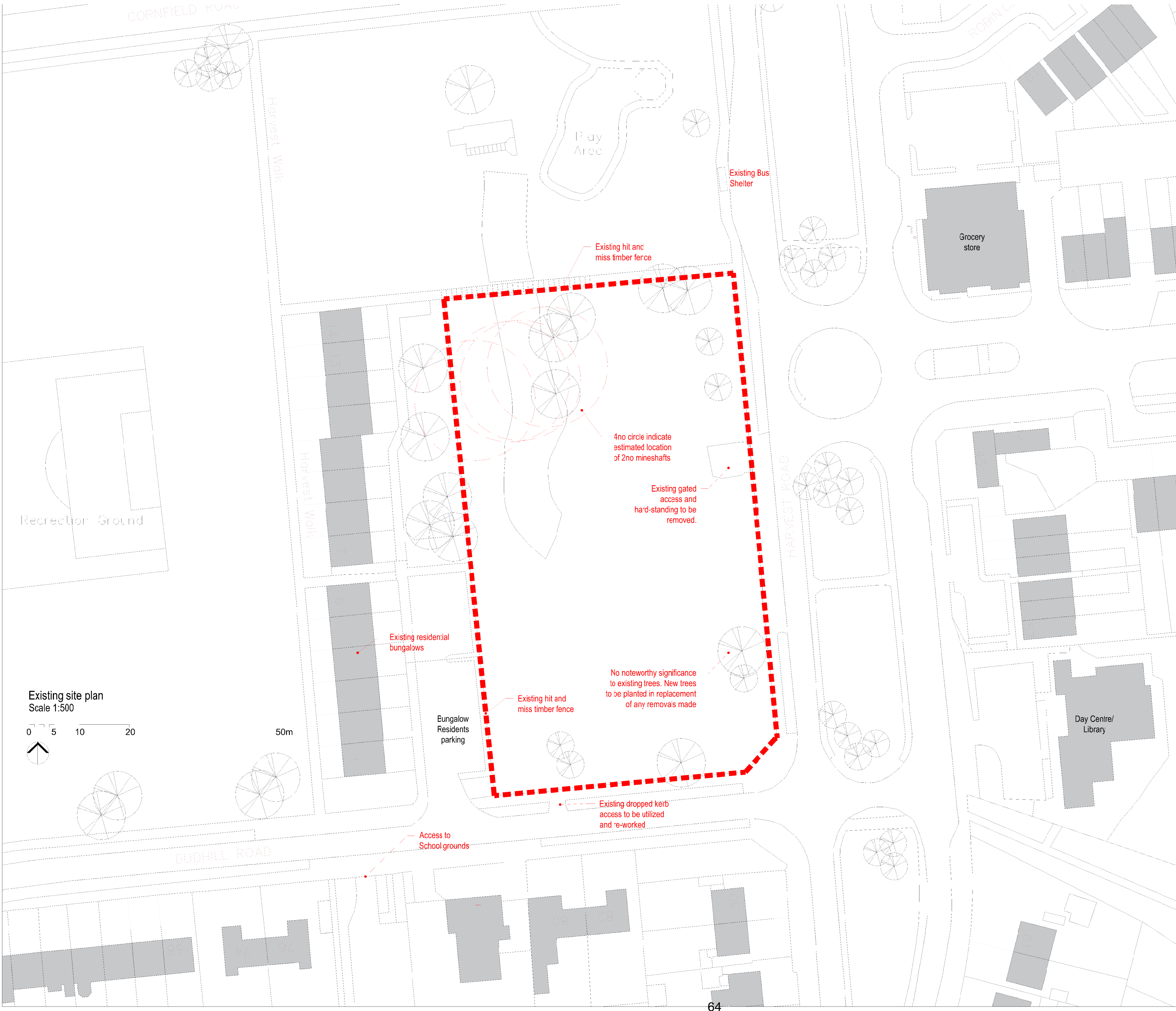
ROBIN LN

HARVEST ROAD

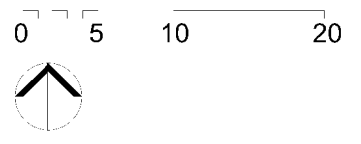
DUDHILL ROAD

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.

- Site Boundary
- Estimated location of mine shafts



Existing site plan
Scale 1:500



50m

Key Plan.

Rev	Date	Revision Note	By	Check



Project
Sandwell Integrated Social Care & Health Centre
Location
Harvest Road, Rowley regis

Sheet title
Existing site Plan

Status
Planning

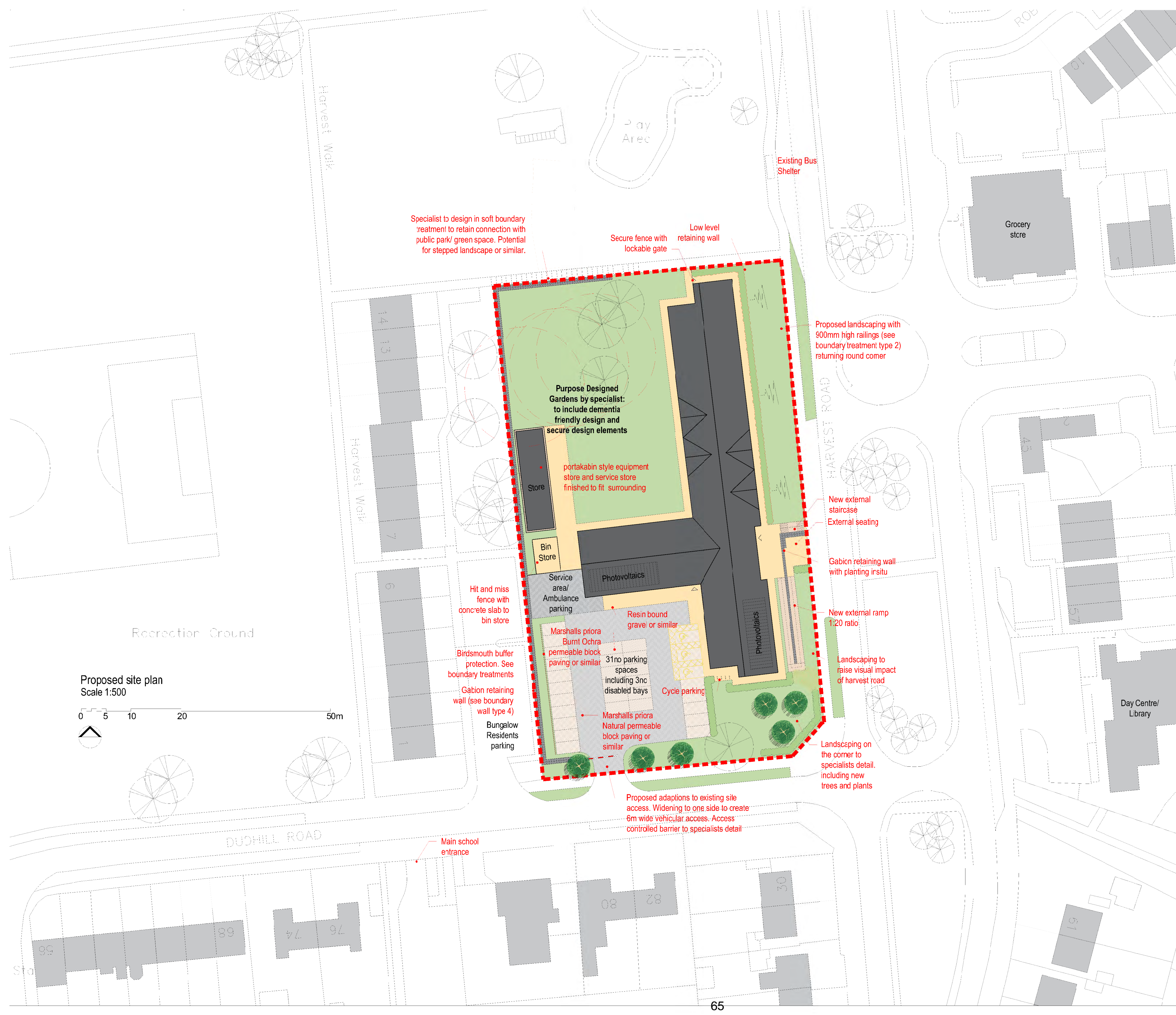
Drawn by	Date	Checked
CDL	Feb 19	
Scale at A2	Scale at A4	
1:500	1:1000	

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
00	XX	AG(04)	02	S0	

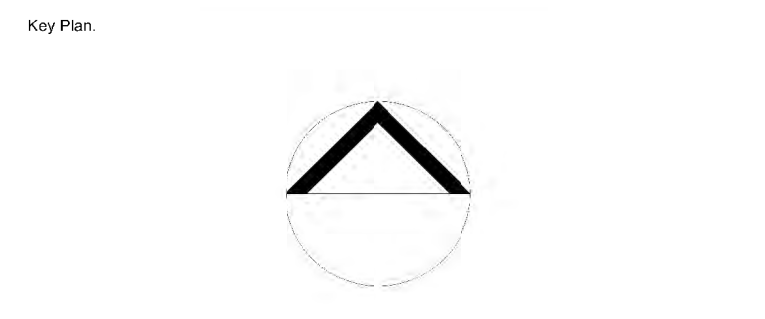
Job No. Q17036
Contractors Drawing No. (if required)

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





- 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.
- Site Boundary
 - Estimated location of mine shafts
 - ⊗ Existing Trees Retained
 - ⊙ Proposed Landscape planting
 - ↗ Proposed entrance points



Rev	Date	Revison Note	By	Check



Project
Sandwell Integrated Social Care & Health Centre
Location
Harvest Road, Rowley regis

Sheet title
Proposed Site Plan
Status
Planning

Drawn by	Date	Checked
CDL	Feb 19	
Scale at A2	Scale at A4	
1:500	1:1000	

Zone	Level	Classification	Sheet No.	Suitability	VerRev
00	XX	AG(04)	03	S0	

Job No.
Q17036
Contractors Drawing No. (if required)





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



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.

Total GF GIA 1428m²
 Total FF GIA 1326m²
 Total SF GIA 1326m²

Grand Total 4080m²

-  Estimated location of mine shafts
-  Existing Trees Retained
-  Proposed Landscape planting
-  Proposed entrance points

Key Plan.

Rev	Date	Revision Note	By	Check



Project
 Sandwell Integrated Social Care & Health Centre
 Location
 Harvest Road, Rowley Regis

Sheet title
 Ground Floor Plan

Status
 Planning

Drawn by	Date	Checked
CDL	February 19	
Scale at A2	Scale at A4	
1:200	1:400	

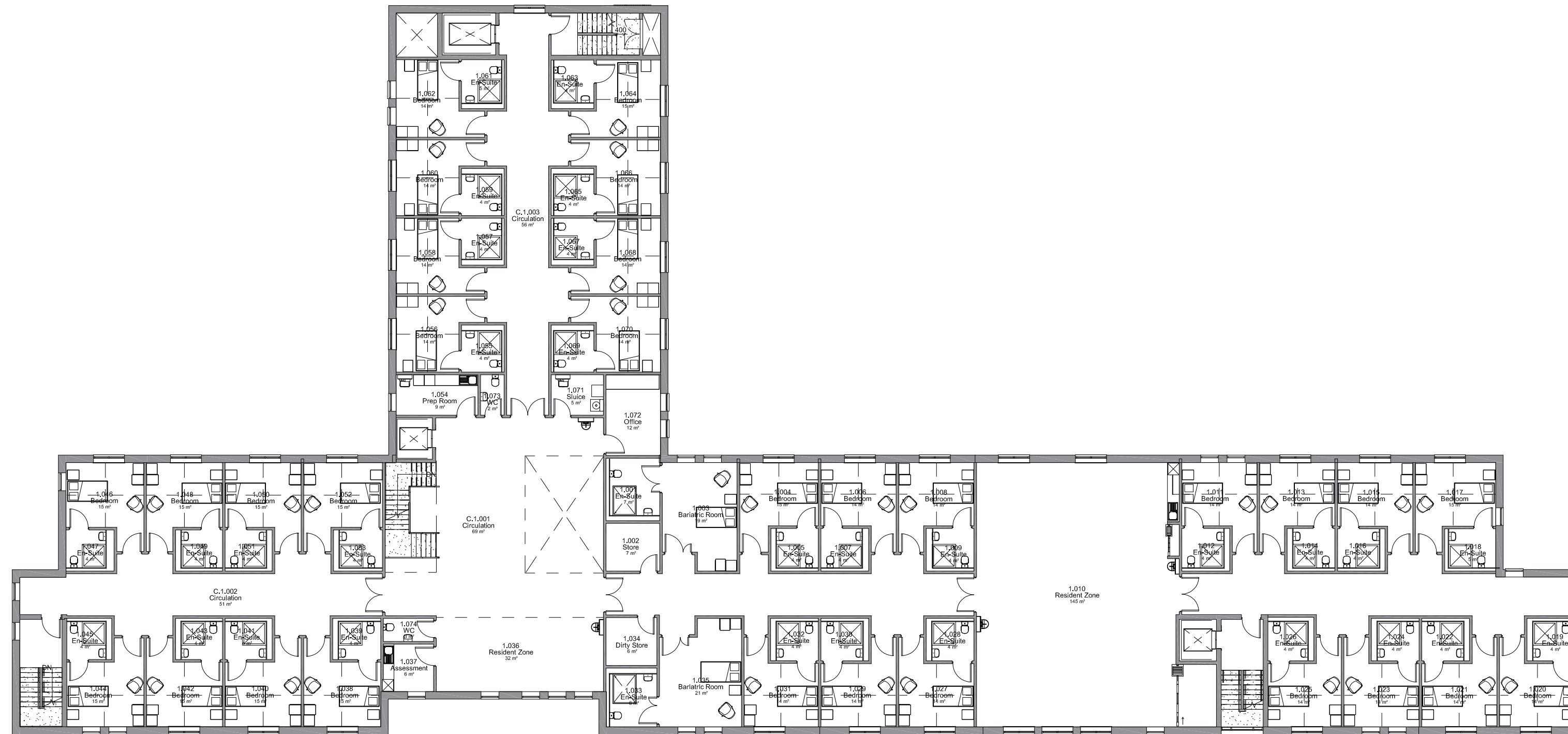
Zone	Level	Classification	Sheet No.	Suitability	VerRev
00	00	AG(04)	04	S0	P1

Job No.
 Q17036
 Contractors Drawing No. (if required)

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

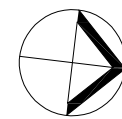
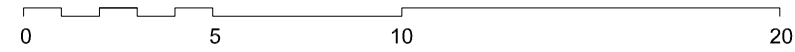


Ground Floor Plan
 Scale 1:200



Proposed First & Second Floor Plan

Scale 1:200



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.

Total GF GIA 1428m²
Total FF GIA 1326m²
Total SF GIA 1326m²

Grand Total 4080m²

Key Plan.

Rev	Date	Revision Note	By	Check
-----	------	---------------	----	-------



Project
Sandwell Integrated Social Care & Health Centre

Location
Harvest Road, Rowley Regis

Sheet #s
First & Second Floor Plan

Status
Planning

Drawn by	Date	Checked
CDL	February 19	
Scale at A2	Scale at A4	
1:200	1:400	

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	01	AG(04)	05	S0	

Job No. Contractors Drawing No. (if required)

Q17036

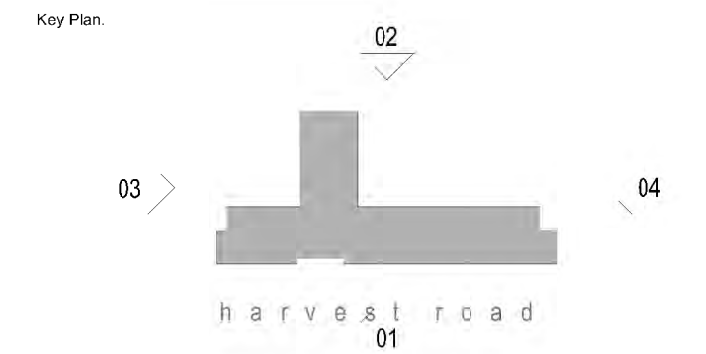
Urban Design & Building Services

Sandwell Council House
Freeth Street, Olkbury,
B69 3DE

Tel: 0121 569 4541



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.



Rev	Date	Revison Note	By	Check



Project
Step Down Facility/ Elderly care
 Location
 Harvest Road, Rowley Regis

Sheet title
Proposed Elevations

Status
Planning

Drawn by	Date	Checked
CDL	Jan 19	
Scale at A2	Scale at A4	
1:200	1:400	

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(05)	01		

Job No.	Contractors Drawing No. (if required)
Q17036	

Urban Design & Building Services

Sandwell Council House
 Freeth Street, Oldbury,
 B69 3DE

Tel: 0121 569 4541



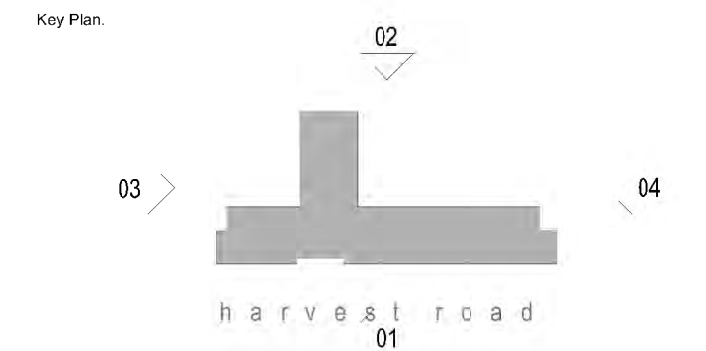
Notes
 The Contractor will be responsible for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.



03 Car Park/ Entrance Elevation
 Scale 1:200



04 Garden Side Elevation
 Scale 1:200



Rev	Date	Revison Note	By	Check



Project
 Step Down Facility/ Elderly care
 Location
 Harvest Road, Rowley Regis

Sheet title
 Proposed Elevations

Status
 Planning

Drawn by	Date	Checked
CDL	Jan 19	
Scale at A2	Scale at A4	
1:200	1:400	

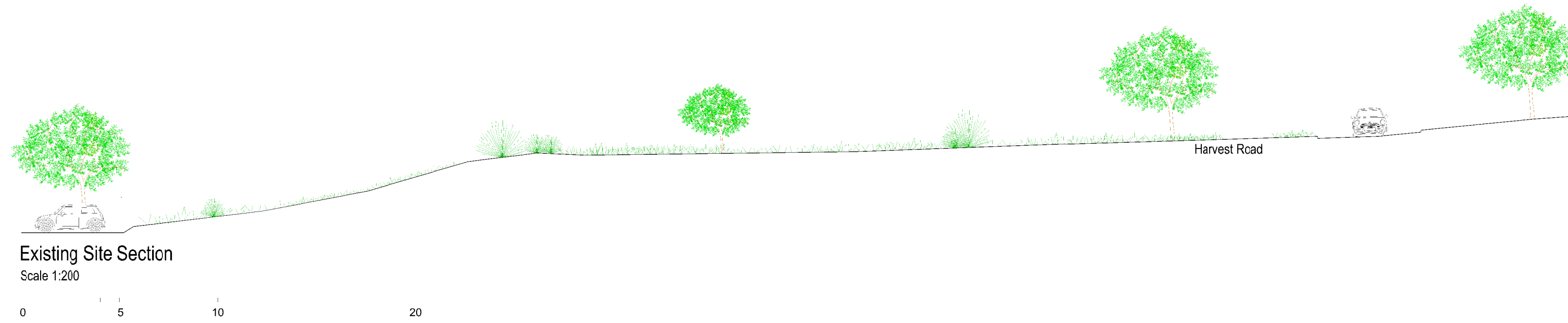
Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(05)	02		

Job No.	Contractors DrawingNo. (if required)
Q17036	

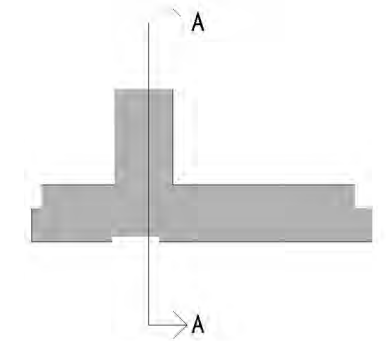
Urban Design & Building Services
 Sandwell Council House
 Freeth Street, Oldbury,
 B69 3DE
 Tel: 0121 569 4541



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.



Key Plan.



Rev	Date	Revision Note	By	Check



Project
Integrated Social Care & Health Centre
 Location
 Harvest Road, Rowley Regis

Sheet title
Existing & Proposed Site Section
 Status
Planning

Drawn by	Date	Checked
CDL	February 19	
Scale at A2 1:200	Scale at A4 1:400	

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(06)	01		

Job No.	Contractors Drawing No. (if required)
Q17036	

Urban Design & Building Services

Sandwell Council House
 Freeth Street, Oldbury,
 B69 3DE
 Tel: 0121 569 4541



<p>Mr Luke Daynes Green Room Properties Limited C/o Peacock & Smith Limited</p>	<p>Pursuant to planning application DC/18/61850 demolition of rear extension, proposed single and two storey rear extensions to accommodate an additional six bedsits together with bicycle parking facilities, refuse and recycling storage, external alterations with external staircase and proposed subdivision of retail unit at ground floor with new shop fronts. 598 - 600 Bearwood Road Smethwick B66 4BW</p>
---	---

Date Valid Application Received: 30 April 2019

1. Recommendations

Approval is recommended subject to the following conditions:-

- i) Submission and approval of a noise report;
- ii) Provision of cycle storage;
- iii) Provision of bin storage;
- iv) Submission and approval of a lighting scheme;
- v) No part of the rear access stairway shall be used as a balcony, roof garden or similar amenity area;
- vi) External materials to match existing; and
- vii) The bedsits shall not be self-contained.

2. Observations

This application is being brought to the attention of your Committee as three objections to the proposal have been received.

The Application Site

The application relates to vacant commercial premises situated on the west side of Bearwood Road, Smethwick. The character of the surrounding area is commercial in nature, and forms part of Bearwood town centre.

Planning History and Current Proposal

The application is pursuant to a previous planning application (DC/18/61850) refused by the Council but allowed at appeal for HMO accommodation above the commercial units. The applicant now seeks planning approval for a single/two storey rear extension to the premises to provide six additional bedsit units, and to replace the shopfronts of the commercial units (the subdivision of the retail units would not constitute 'development').

The extension would project 21.2m from the original rear wall of the premises at ground floor, reducing to 7.7m at first floor. The extension would replace an existing rear extension, the footprint of which currently covers the entirety of the rear of the site area.

Publicity

The application has been publicised by neighbour notification letter, with three objections being received.

The main points of objection raise issues with an increase in traffic and parking issues, noise and crime as a result of the proposal, as well as an increase in density and overdevelopment.

Statutory Consultee Responses

Highways raise no objection to the proposal.

Planning Policy raise no objection to the proposal.

West Midlands Police has objected to the proposal despite acknowledging that issues of crime and anti-social behaviour carried no weight at the previous appeal for a HMO at this address. I appreciate the information received, which discusses the correlation between HMOs and crime. However, no empirical evidence has been provided which would demonstrate that the additional residential floorspace proposed would worsen crime and anti-social behaviour matters locally, particularly in view of

the inspector's decision to attach little weight to the argument when setting the principle for HMO accommodation in the vicinity at appeal.

Responses to Objections

In respect of the objections, the principle of HMO accommodation in this locality has been established by the previous appeal decisions relating to this and neighbouring premises. I acknowledge that concerns could still be entertained in respect of the intensification and cumulative effect of the residential use now being proposed. However, in my opinion the addition of the extension and additional bedsit units raises no appreciable concerns with regards to a cumulative effect, as the floorspace proposed is simply too minor in nature for a credible argument for harmful intensification to be upheld. The rear of the premises would have sufficient access, refuse and cycle store provision, whilst the massing and scale of the extension would be proportionate to the scale of the existing buildings; and would be of a higher design quality and lower density than the existing extension. Furthermore, the extensions would be of a sufficient distance from dwellings on Herbert Road as to have no appreciable impact on privacy or overlooking.

Planning Policy and Other Material Considerations

With regard to local policy, the proposal triggers no concerns in respect of policy compliance. The residential element would provide a complementary use to the town centre function, and the application site is within easy reach of transport links and other local amenities. Furthermore, the shopfronts would be of an acceptable appearance.

In respect of internal living space, the bedsit sizes would exceed the minimum space requirement of the Housing Act for HMO accommodation.

Additionally, I share the opinion of the Inspector with regards to external amenity space, in that the proximity of the application site to open space at Lightwoods Park and Warley Woods, ensures that future occupiers of the proposed HMOs would have sufficient amenity space – given that there are no minimum standards for garden areas for HMOs.

Conclusion

On balance, mindful of previous appeals allowed by the Planning Inspectorate, but also given that I have no significant concerns in respect of the proposal, the application is recommended for approval.

3. Relevant History

DC/18/61850 Proposed change of use of first and second floors to accommodate a House in Multiple Occupation (Class C4) with five single occupancy bedrooms – Refused 28.08.2018 (appeal allowed).

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

5. Development Plan Policy

BCCS:-

CEN4 - Regeneration of Town Centres
TRAN2 - Managing Transport Impacts of New Development
ENV3 - Design Quality

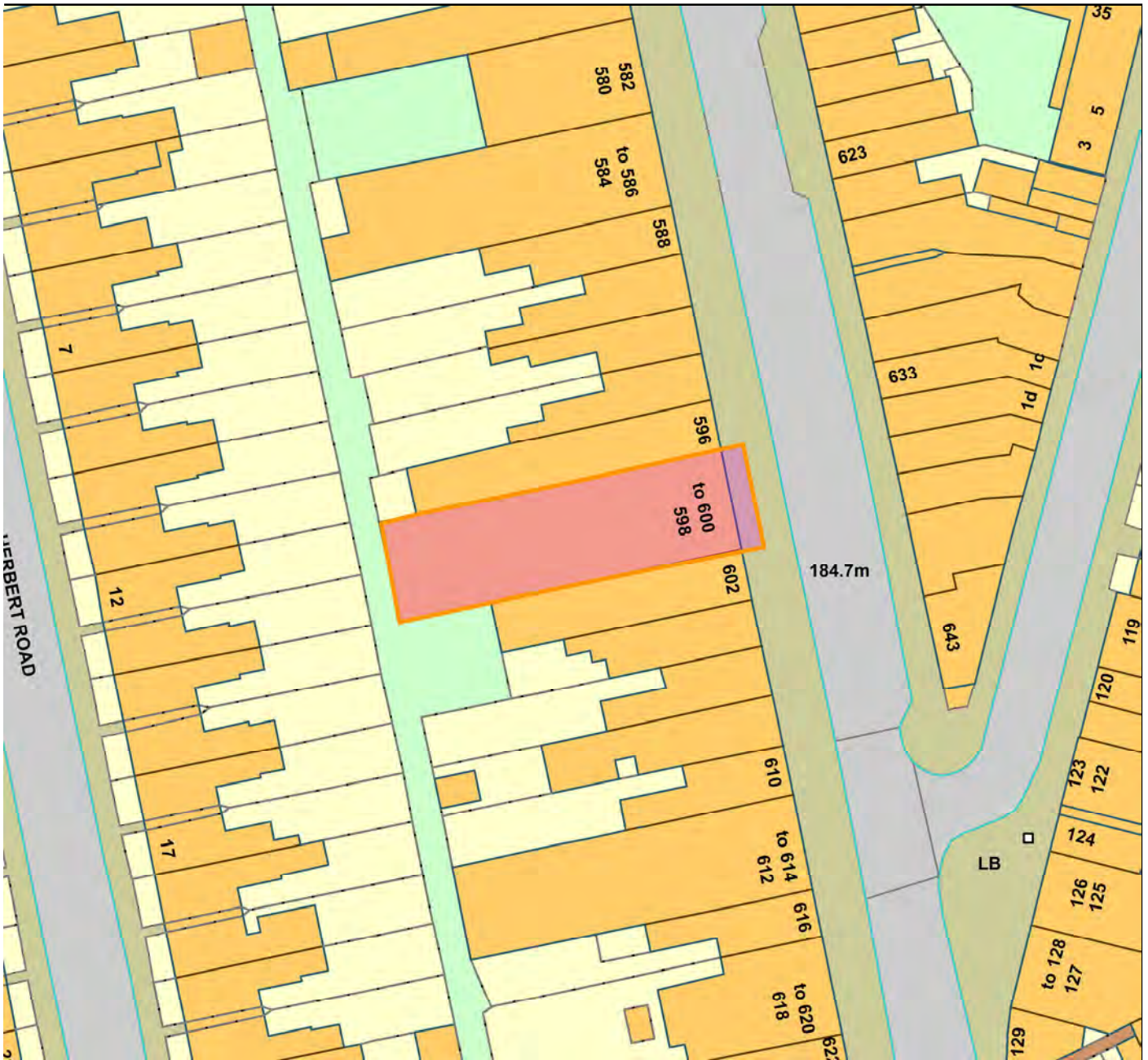
SADD:-

SAD CEN 1 - Non Retail Uses in Town Centres
SAD EOS 9 - Urban Design Principles
SAD DM 10 - Shop Front Design

6. Contact Officer

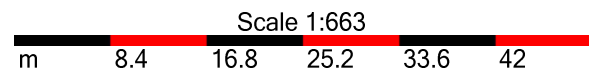
Carl Mercer
0121 569 408
carl_mercer@sandwell.gov.uk

DC/18/63086
598 - 600 Bearwood Road



Legend

Scale 1:662



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	
Date	21 June 2019
OS Licence No	



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016

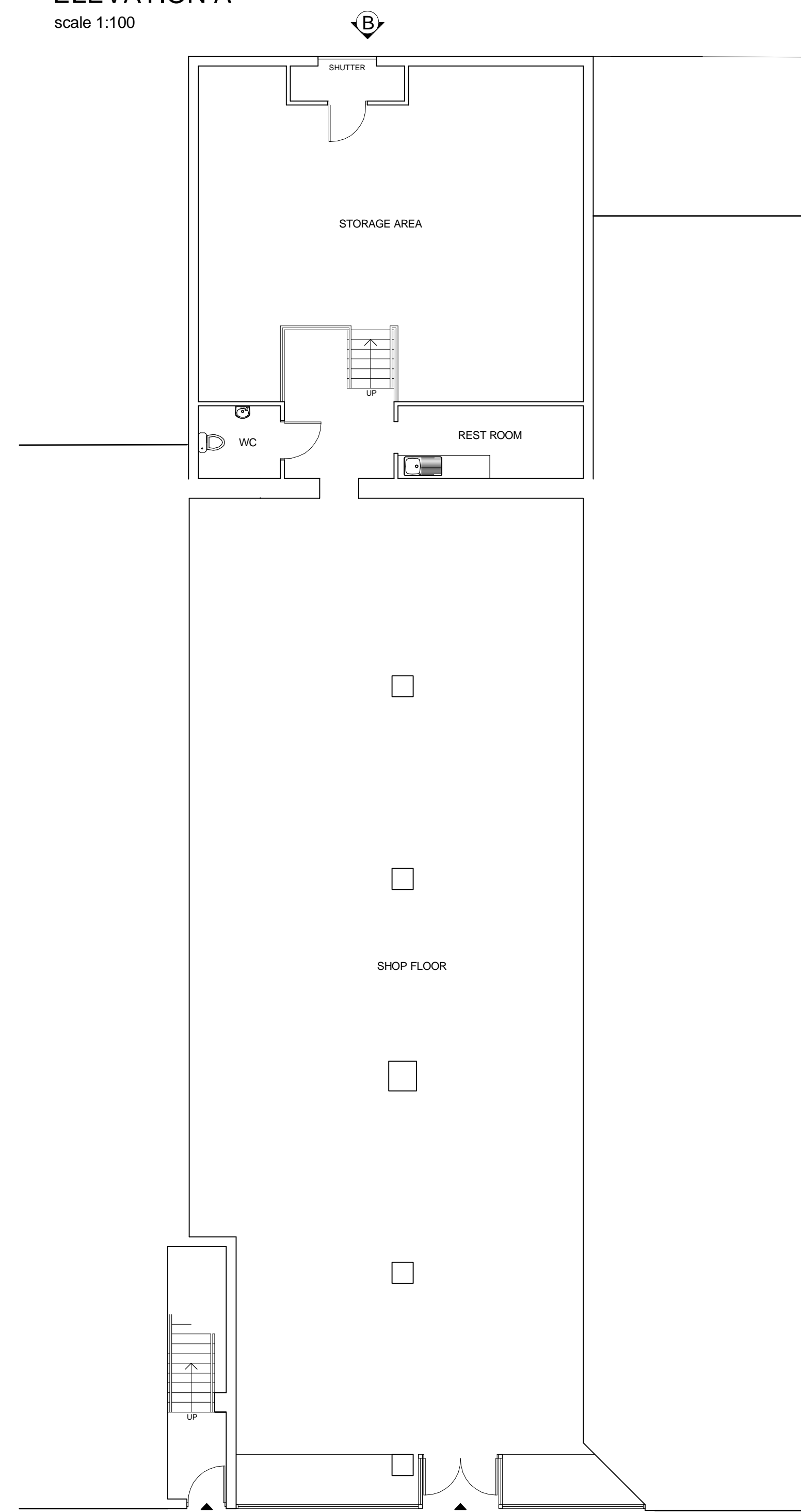




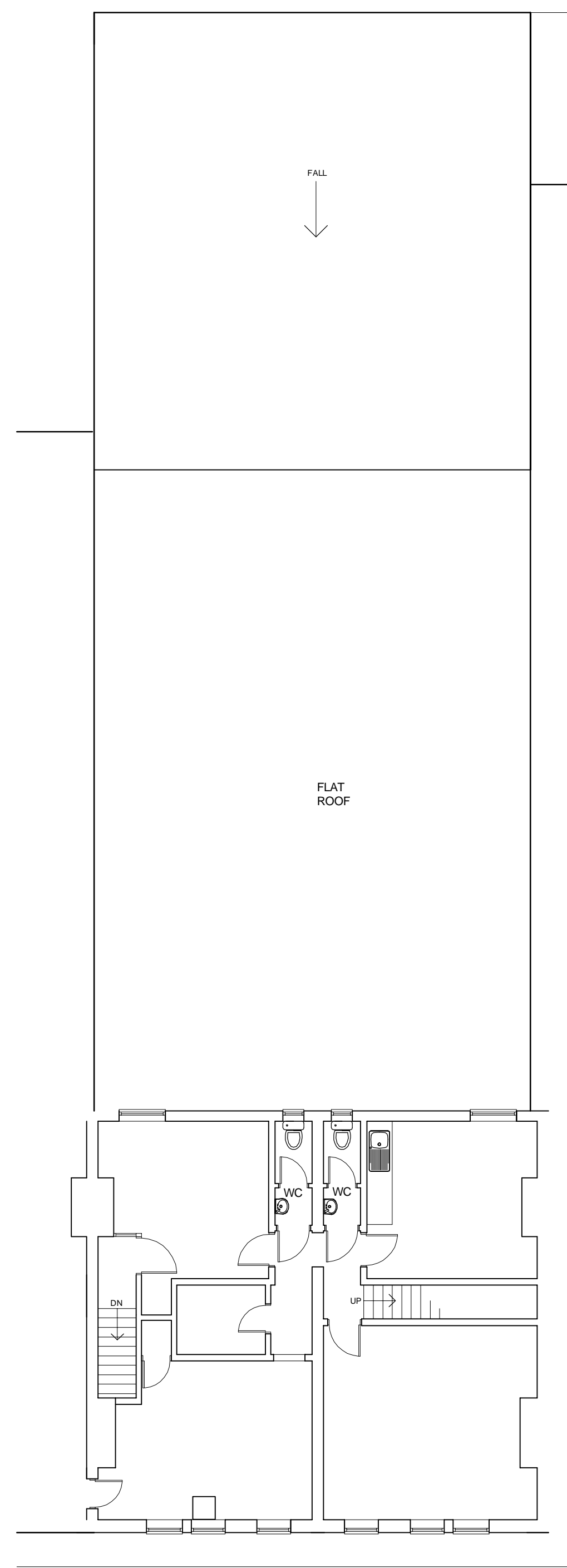
ELEVATION A
scale 1:100



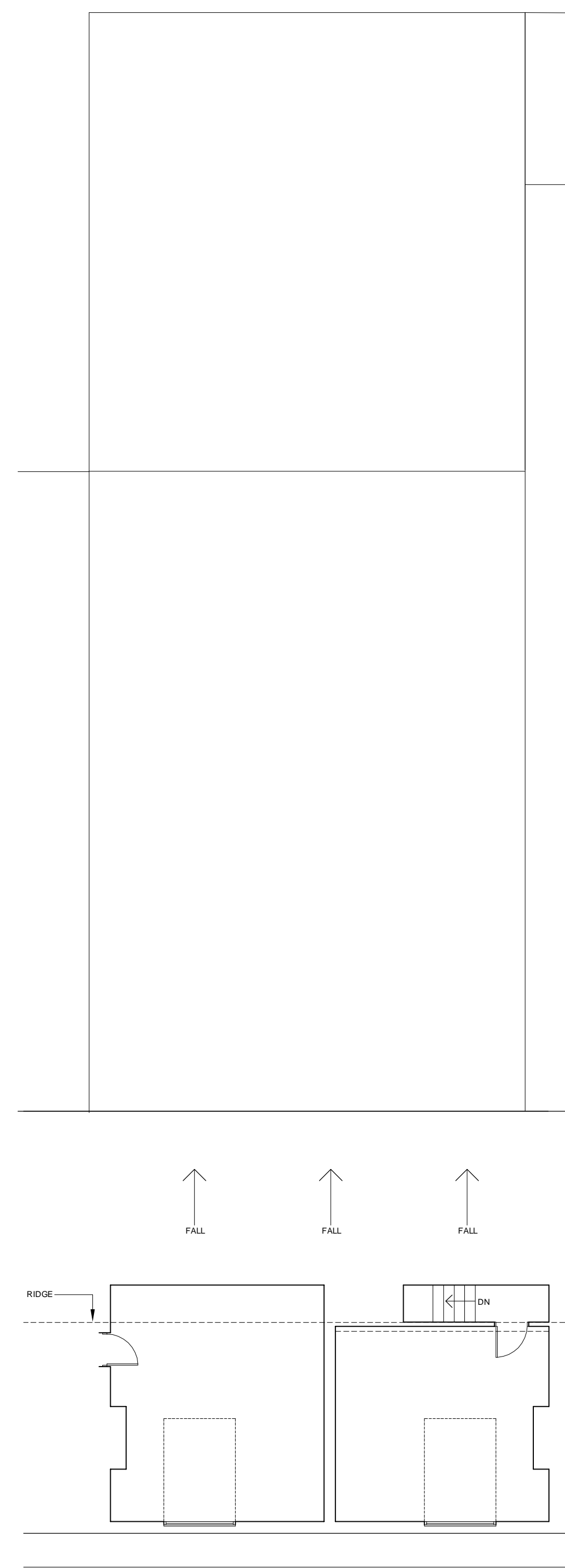
ELEVATION B
scale 1:100



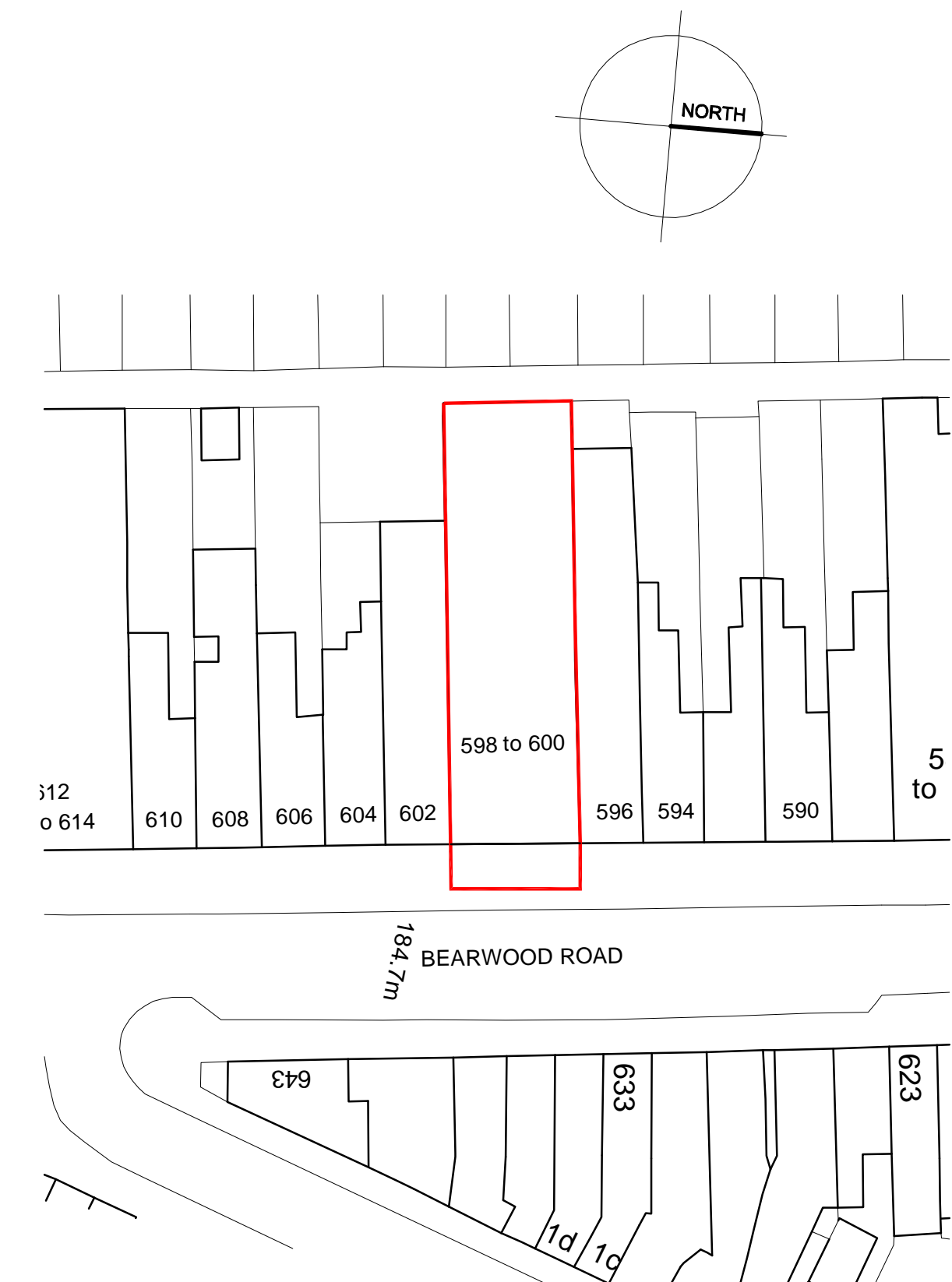
LEVEL 0
scale 1:100



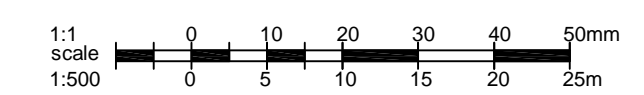
LEVEL 1
scale 1:100



LEVEL 2
scale 1:100



BLOCK PLAN
scale 1:500



rev	date	description	by
drawn by	checked by	date	
DRWN BY	CHKED BY	MAY 18	



ACP Architecture Ltd
Roma Parva, Second Floor, 9 Waterloo Road,
Wolverhampton West Midlands, WV1 4DJ
T: 01902 423428 F: 01902 427189
E: acp@acpractice.co.uk

client
GREEN ROOM PROPERTIES LTD

project title
PROPOSED USE AS HMO
598 - 600 BEARWOOD ROAD, SMETHWICK, B66 4BW

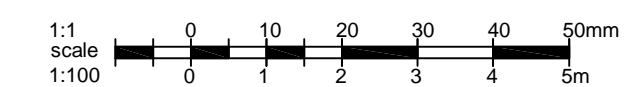
drawing title
EXISTING
PLANS & ELEVATIONS

status
PLANNING

project number
17098

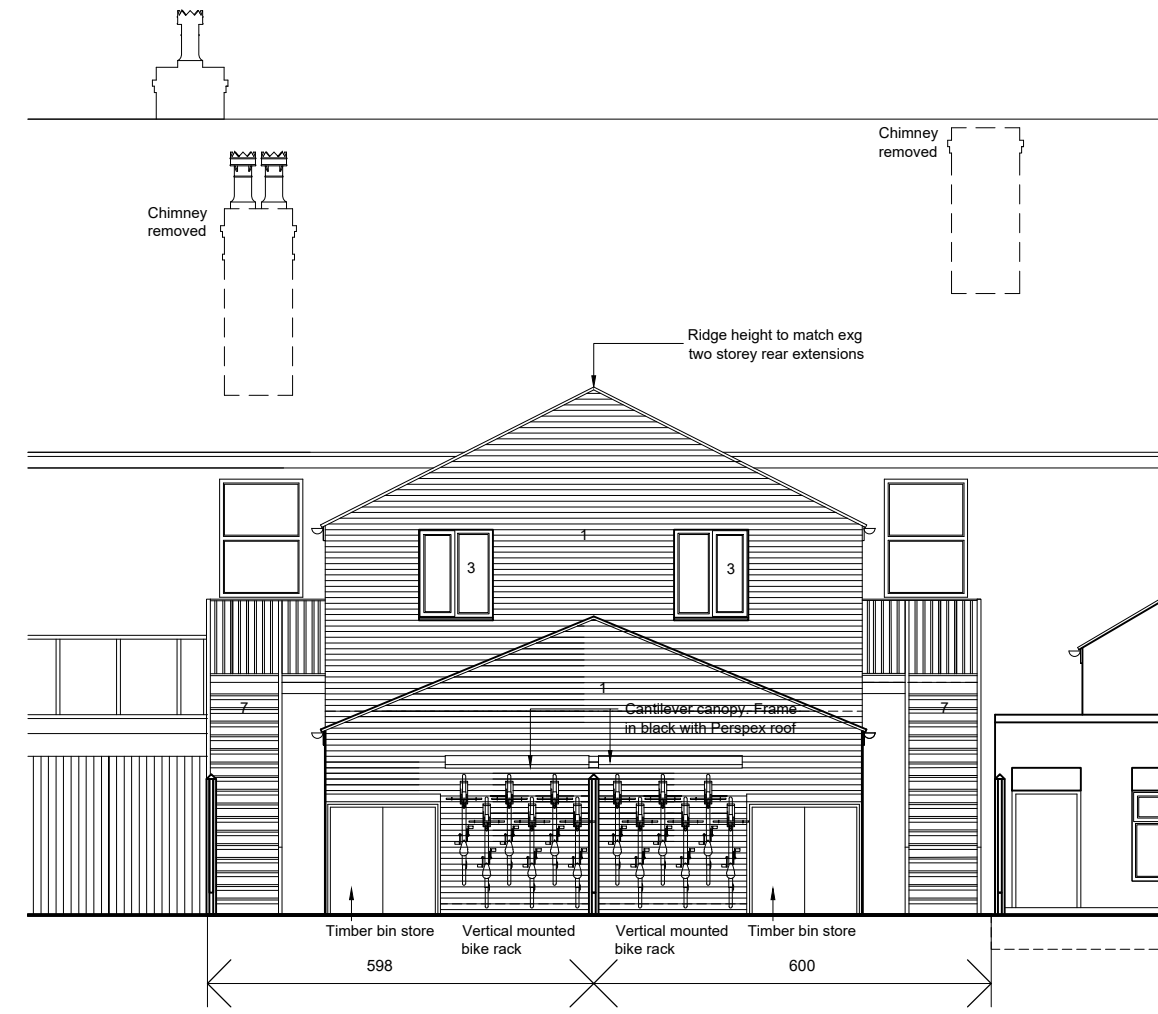
drawing number
111

revision
111

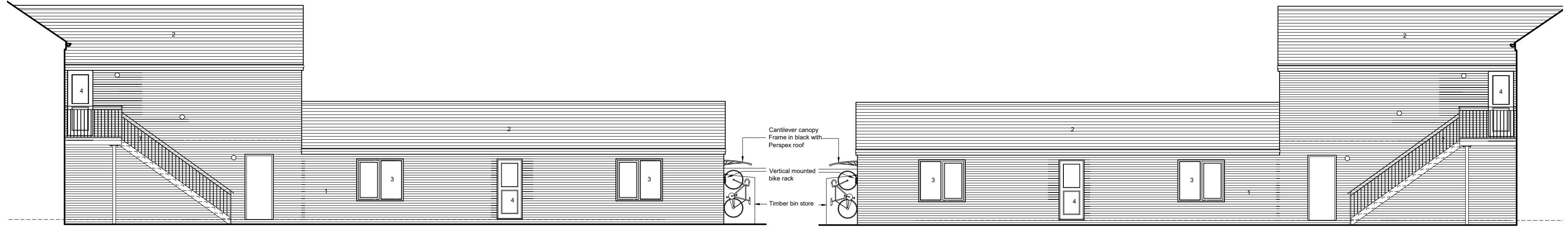




ELEVATION A
scale 1:100



ELEVATION B
scale 1:100

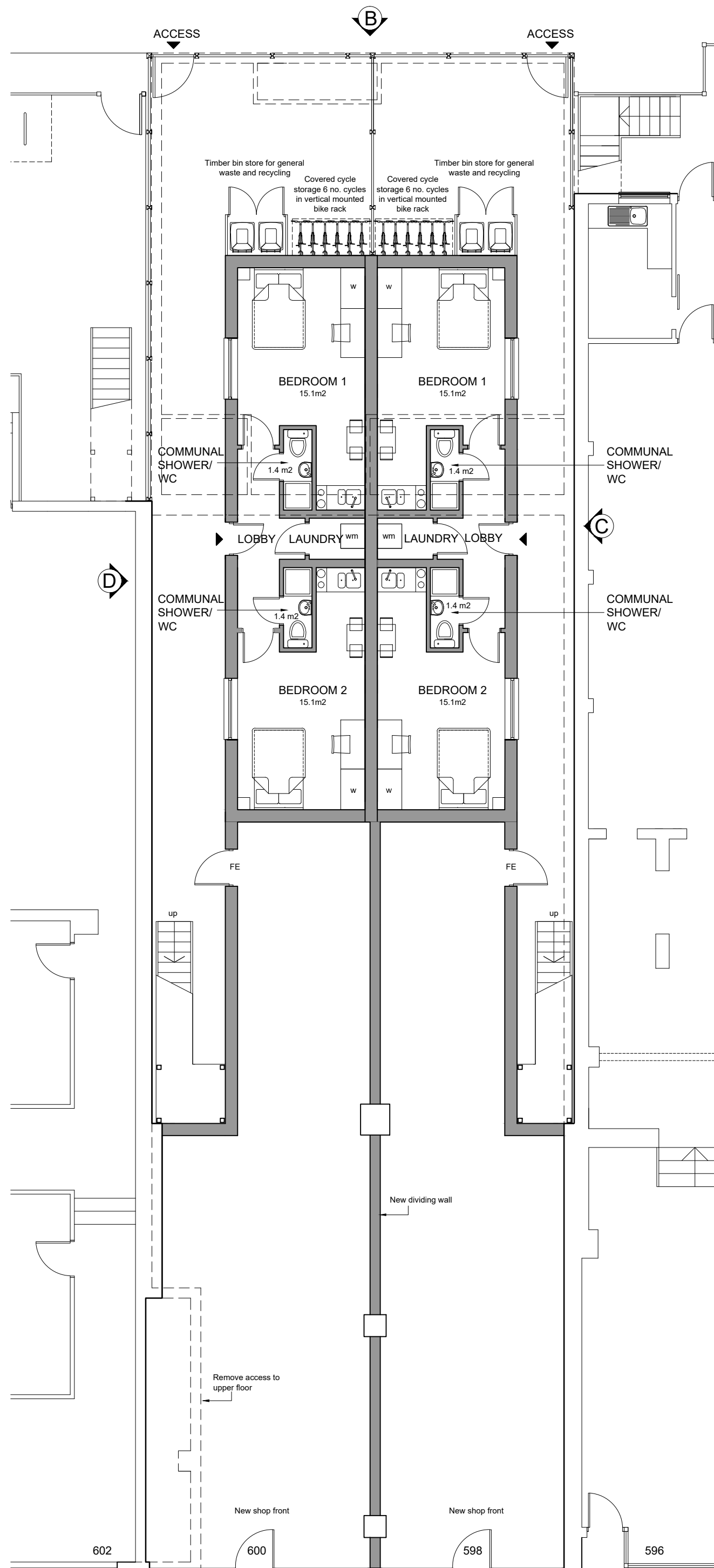
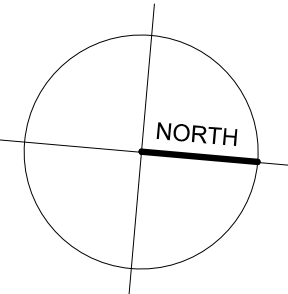


ELEVATION C
scale 1:100

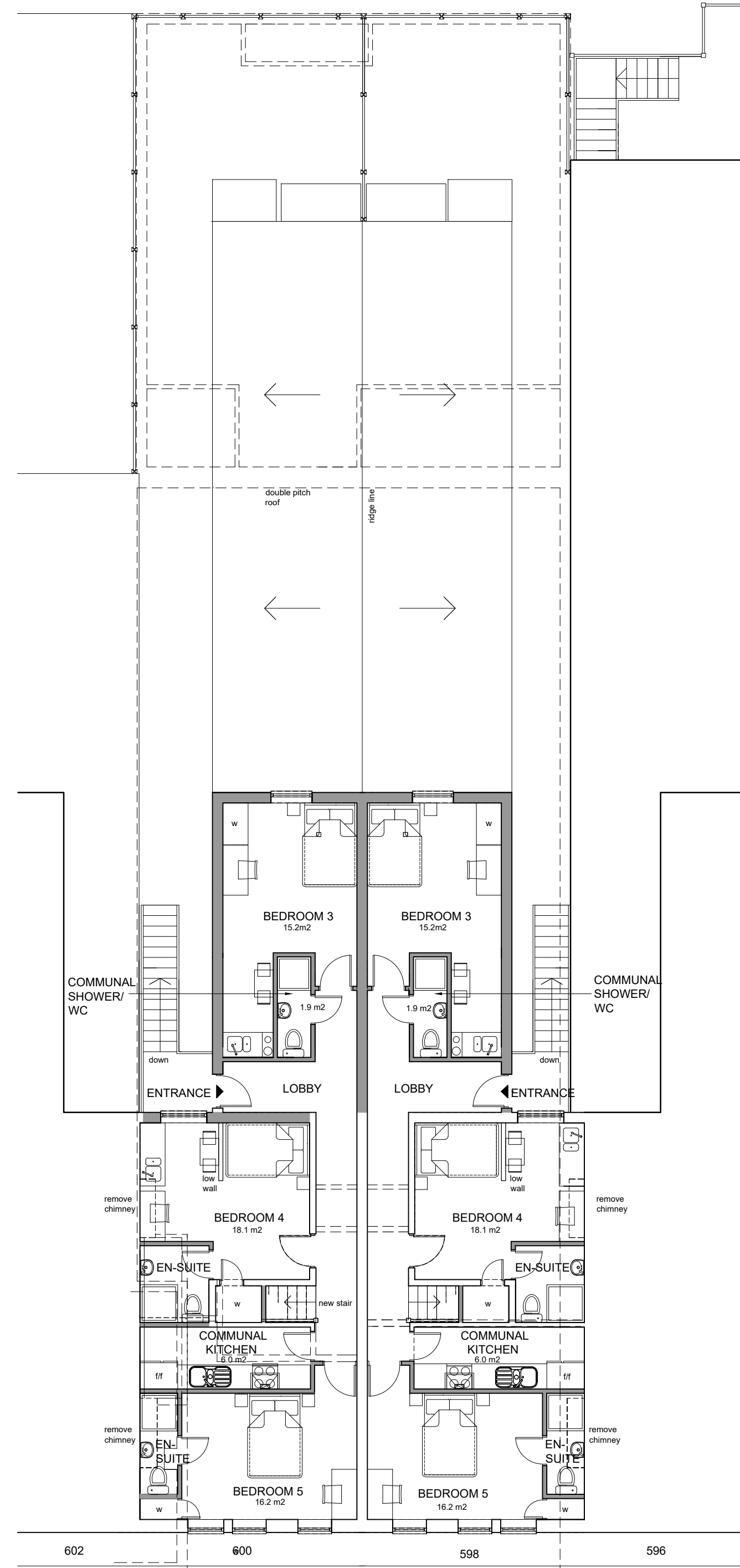
ELEVATION D
scale 1:100

- Materials Schedule**
- 1 Facing brickwork to match existing
 - 2 Rvendale roof tiles by Marley in blue/grey colour
 - 3 Double glazed windows in white uPVC frames
 - 4 White uPVC door with glazed upper panel and solid lower panel
 - 5 Solid steel door and frame
 - 6 Fixed window non-operable, fire resisting glass and frame
 - 7 New galvanised metal staircase

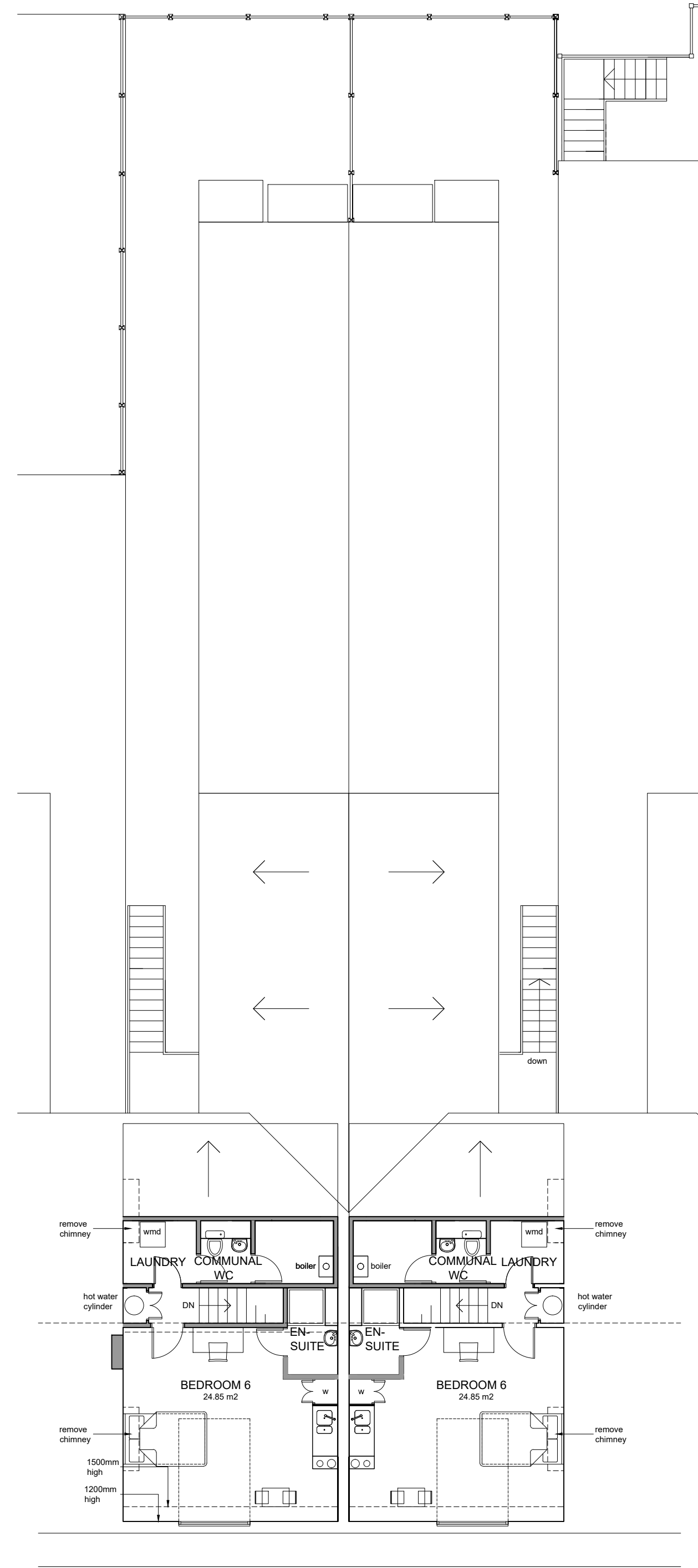
NOTE: INTERIOR FURNITURE AND FACILITIES SHOWN FOR INDICATIVE PURPOSES ONLY



LEVEL 0
scale 1:100



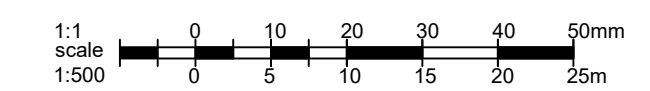
LEVEL 1
scale 1:100



LEVEL 2
scale 1:100



BLOCK PLAN
scale 1:500



rev	date	description	by
A	13-05-19	Communal kitchen reduced to 6m ² , bed 3 entrance door revised in position, kitchenette with no hob added to B4	PK

drawn by **CHKED BY** date **MAR 19**



ACP Architecture Ltd
Roma Parva, Second Floor, 9 Waterloo Road,
Wolverhampton West Midlands, WV1 4DJ
T: 01902 423428 F: 01902 427189
E: acp@acppractice.co.uk

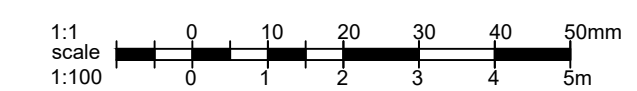
client
GREEN ROOM PROPERTIES LTD

project title
PROPOSED USE AS HMO
598 - 600 BEARWOOD ROAD, SMETHWICK, B66 4BW

drawing title
PROPOSED PLANS & ELEVATIONS


status	scale
PROPOSED PLANNING	1:100 @ A1
project number	drawing number
17098	711
	revision
	A

ACP Architects is a trading name of ACP Architecture Ltd.
This drawing and the works depicted are the copyright of ACP Architects and may only be reproduced by written permission. All dimensions depicted are subject to checking on site, any discrepancies to be noted to ACP Architects immediately. Only figured dimensions are to be used. The information on this drawing is solely applicable to the above project.



Planning Committee

3 July 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/18/62540 Soho & Victoria	24 - 28 Cape Hill Smethwick B66 4RP	Retention of three retail/commercial units (A1 shops, or A2 financial & professional services), and restaurant (A3) on the ground floor, and 5 flats on first and second floors.	Grant Permission Subject to Conditions 23rd May 2019
DC/19/62858 Oldbury	Land Adjacent 93A Dingle Street Oldbury	Proposed 1 No. 4 bed and 1 No. 3 bed detached houses with associated parking (amendment to approved application DC/16/59080).	Grant Permission Subject to Conditions 11th June 2019
DC/19/62872 Soho & Victoria	68 Pool Road Smethwick B66 3DB	Retention of loft conversion and rear dormer (amendment to previously refused application DC/18/62134).	Grant Permission with external materials 23rd May 2019
DC/19/62873 Tividale	1 Brookes Close Oldbury B69 1LB	Removal of existing wall and proposed new fencing at side.	Grant Permission with external materials 3rd June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62877 Newton	Land Adjacent 2 Jayshaw Avenue Great Barr Birmingham B43 5SE	Proposed variation of condition 1 of planning permission DC/15/58829 - to include dormer windows to each dwelling to create study rooms.	Grant Permission Subject to Conditions 7th June 2019
DC/19/62878 Langley	Land To The Side And Rear Of 29-47 Penn cricket Lane Oldbury B68 8LX	Amendments to approved planning applications DC/13/56095 and DC/17/61100 to include an additional bedroom in the respective loft spaces of Plots 2, 3, 4, 6, 7 and 8 (a change to four bed dwellings), and minor elevational changes.	Grant Permission Subject to Conditions 13th June 2019
DC/19/62903 Oldbury	3 Peel Way Tividale Oldbury B69 3JU	Proposed single storey rear extension.	Grant Permission with external materials 29th May 2019
DC/19/62928 Soho & Victoria	36A Windmill Lane Smethwick	Retention of use as shops (use class A1), and offices (use class B1a) at part of ground floor.	Grant Temporary Retrospective Consent 31st May 2019
DC/19/62936 Hateley Heath	20 Clive Street West Bromwich B71 1LH	Proposed single storey side extension and single & two storey rear extension.	Grant Permission with external materials 22nd May 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62937 Old Warley	TriGate 210 - 222 Hagley Road West Oldbury B68 0NP	Proposed change of use of ground floor from gym (use class D2) to offices (use class B1).	Grant Permission 22nd May 2019
DC/19/62938 Great Bridge	27 Market Place Tipton DY4 7EJ	Retention of use as cafe at ground floor.	Grant Retrospective Permission 22nd May 2019
DC/19/62945 Langley	Flavourz 188 Causeway Green Road Oldbury B68 8LJ	Proposed single storey extension to restaurant, 2 fixed jumbrellas and alterations to parking.	Grant Permission with external materials 23rd May 2019
DC/19/62950 Newton	51 Langdale Road Great Barr Birmingham B43 5RB	Proposed shed to rear garden (revised application - DC/19/62569).	Grant Permission 22nd May 2019
DC/19/62952 Oldbury	Tarmac Central Limited 3 Engine Street Oldbury B69 4NL	Demolition of existing office and workshop buildings and proposed two new office units.	Grant Permission 5th June 2019
DC/19/62953 Smethwick	13 Blackthorne Road Smethwick B67 6PX	Proposed first floor rear extension.	Grant Permission Subject to Conditions 7th June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62959 West Bromwich Central	2 - 6 Carters Green West Bromwich B70 9LW	Proposed conversion of first floor and loft conversion with dormers to provide 4 No. one and two bedroom flats including rear fire escape.	Grant Permission with external materials 13th June 2019
DC/19/62967 Great Bridge	1 Beech Crescent Tipton DY4 0RA	Proposed single storey rear extension.	Grant Permission with external materials 24th May 2019
DC/19/62970 Cradley Heath & Old Hill	82 Trejon Road Cradley Heath B64 7HJ	Proposed single storey rear extension.	Grant Permission with external materials 29th May 2019
DC/19/62972 Cradley Heath & Old Hill	Bungalow 23A Beauty Bank Cradley Heath B64 7HZ	Proposed two storey front extension, single storey rear extension, and new boundary treatment with gates.	Grant Permission with external materials 7th June 2019
DC/19/62973 Cradley Heath & Old Hill	Lockup Garages Rear Of 27 To 37 Surfeit Hill Road Cradley Heath	Reserved matters application for access, appearance, landscaping, layout and scale of 5 no bungalows (following outline approval - App. No. DC/18/62247).	Grant Permission Subject to Conditions 10th June 2019
DC/19/62976 Hateley Heath	Unit 2 Ridgacre Road West Bromwich B71 1BB	Proposed 2.4m high and 1.8m high palisade fencing and new vehicle access gates.	Grant Permission 3rd June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62980 Charlemont With Grove Vale	4 Pear Tree Drive Great Barr Birmingham B43 6HS	Proposed two storey side and rear extension, single storey front and side extension and single storey rear extension.	Grant Permission with external materials 29th May 2019
DC/19/62981 Cradley Heath & Old Hill	26 Clivedon Way Halesowen B62 8TB	Proposed single storey rear and side extensions.	Grant Permission with external materials 24th May 2019
DC/19/62984 Wednesbury South	22 - 24 Lower High Street Wednesbury WS10 7AQ	Proposed change of use of first floor to create 5 no. 1 bed residential units.	Grant Permission 24th May 2019
DC/19/62986 Greets Green & Lyng	272 Oak Road West Bromwich B70 8HN	Proposed first floor rear extension.	Grant Permission with external materials 30th May 2019
DC/19/62987 Langley	77 Borough Crescent Oldbury B69 1AJ	Proposed single storey rear extension.	Grant Permission with external materials 29th May 2019
DC/19/62999 Greets Green & Lyng	37C Grice Street West Bromwich B70 7EZ	Retention of use of first floor as banqueting/conference suite (renewal of expired temporary planning permission DC/17/61340).	Grant Permission Subject to Conditions 31st May 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63070 Great Bridge	198 Toll End Road Tipton DY4 0HF	Proposed single storey side extension.	Grant Permission with external materials 31st May 2019
DC/19/62991 Newton	894 Walsall Road Great Barr Birmingham B42 1TG	Proposed two storey side extension to existing dwelling to create an additional 4 bed house (amendment to planning permission DC/18/62339).	Refuse permission 18th June 2019
DC/19/62996 Old Warley	94 Forest Road Oldbury B68 0EF	Proposed single storey rear/side extension.	Grant Permission with external materials 31st May 2019
DC/19/62998 Blackheath	17 Ross Heights Rowley Regis B65 8DW	Proposed two storey side extension.	Grant Permission with external materials 3rd June 2019
DC/19/63003 Abbey	51 Lightwoods Hill Smethwick B67 5EA	Proposed single storey rear and side extension.	Grant Permission 5th June 2019
DC/19/63004 Newton	108 Newton Road Great Barr Birmingham B43 6BS	Proposed dropped kerb to front of house from Newton Road.	Grant Permission 18th June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63005 Charlemont With Grove Vale	281A Walsall Road West Bromwich B71 3LN	Variation of condition 4 of planning permission DC/14/56805 to change the opening times to 08.00 to 22.30 Mondays to Sundays and including Bank Holidays.	Grant Permission Subject to Conditions 3rd June 2019
DC/19/63006 Smethwick	21 Ford Street Smethwick B67 7QX	Proposed single storey rear extension.	Grant Permission with external materials 30th May 2019
DC/19/63008 Oldbury	Alutrade Limited Tat Bank Road Oldbury B69 4NH	Proposed redevelopment of site entrance to include security gatehouse.	Grant Permission 29th May 2019
DC/19/63009 Oldbury	41 Dudley Road West Tividale Oldbury B69 2HW	Proposed two storey side extension and single storey front and rear extensions.	Grant Permission with external materials 29th May 2019
DC/19/63011 Old Warley	120 Harborne Road Oldbury B68 9JG	Proposed timber framed rear garden annexe.	Grant Permission Subject to Conditions 29th May 2019
DC/19/63012 Oldbury	70 Princes Road Tividale Oldbury B69 2LS	Proposed erection of two storey side and single storey front extension.	Grant Permission with external materials 31st May 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63014 Greets Green & Lyng	16 Bache Street West Bromwich B70 7EN	Proposed front porch and canopy.	Grant Permission with external materials 3rd June 2019
DC/19/63015 Bristnall	29 Moore Crescent Oldbury B68 9QP	Proposed single storey rear extension.	Grant Permission with external materials 30th May 2019
DC/19/63020 Oldbury	Unit 12 Pure Offices Broadwell Road Oldbury B69 4BY	Proposed change of use from Use Class B1 to Taxi Admin Office (Sui Generis)	Grant Permission Subject to Conditions 18th June 2019
DC/19/63021 West Bromwich Central	Archibald Kenrick House Hall Street South West Bromwich B70 6BN	Proposed mixed residential and commercial use comprising six residential flats in the northern half of the first and second floors, the southern half of the first and second floors to remain as office units, ground floor to remain as storage (B8 use) including new cycle storage, and associated parking (Revised application - DC/18/62442).	Refuse permission 7th June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63022 West Bromwich Central	Archibald Kenrick House Hall Street South West Bromwich B70 6BN	Proposed internal alterations including a new staircase, walls and bike storage on ground floor, in association with proposed changes of use including mixed residential and commercial on the first and second floors (pursuant to planning application - DC/19/63021) (Revised application - DC/18/62443).	Refuse Listed Building Consent 7th June 2019
DC/19/63023 Charlemont With Grove Vale	31 Pear Tree Road Great Barr Birmingham B43 6HX	Proposed front canopy.	Grant Permission with external materials 7th June 2019
DC/19/63024 Wednesbury South	2 Yew Tree Lane Wednesbury WS10 0BL	Proposed single storey side and rear extension.	Grant Permission with external materials 5th June 2019
DC/19/63029 Abbey	576 Bearwood Road Smethwick B66 4BW	Pursuant to planning application DC/18/61845 proposed single storey rear extension to provide two bedsit units together with bicycle parking facilities, refuse and recycling storage, and external alterations.	Grant Permission Subject to Conditions 12th June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63030 Abbey	588 Bearwood Road Smethwick B66 4BW	Pursuant to planning application DC/18/61847 proposed single storey rear extension to provide two bedsit units, together with bicycle parking facilities, refuse and recycling storage, and external alterations.	Grant Permission Subject to Conditions 12th June 2019
DC/19/63031 Abbey	590 Bearwood Road Smethwick B66 4BW	Pursuant to planning application DC/18/61848 proposed single storey rear extension to provide two bedsit units, together with bicycle parking facilities, refuse and recycling storage, and external alterations.	Grant Permission Subject to Conditions 12th June 2019
DC/19/63033 Abbey	608 Bearwood Road Smethwick B66 4BW	Pursuant to planning application DC/18/61851 proposed single storey rear extension to provide two bedsit units, together with bicycle parking facilities, refuse and recycling storage, and external alterations.	Grant Permission Subject to Conditions 12th June 2019
DC/19/63034 Rowley	20 Victoria Road Cradley Heath B64 5NG	Proposed single storey rear and side extension.	Grant Permission with external materials 31st May 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63036 Great Barr With Yew Tree	23 George Road Great Barr Birmingham B43 6LG	Proposed single storey side and rear extension and regrading of front driveway and enlarged patio area to rear.	Grant Permission with external materials 12th June 2019
DC/19/63038 Wednesbury North	The Chestnut Tree Axletree Way Wednesbury WS10 9QY	Proposed erection of two rapid eVlt charge points for electric vehicles in car park.	Grant Permission 7th June 2019
DC/19/63042 Old Warley	62 Kingsway Oldbury B68 0PZ	Proposed single storey side/rear extension with decking to rear.	Grant Permission Subject to Conditions 4th June 2019
DC/19/63043 Greets Green & Lyng	22 Bailey Street West Bromwich B70 9UE	Proposed single storey front and single/two storey rear extensions.	Grant Permission with external materials 14th June 2019
DC/19/63044 Greets Green & Lyng	81 Claypit Lane West Bromwich B70 9UL	Retention of outbuilding in rear garden.	Refuse permission 14th June 2019
DC/19/63046 Abbey	618 - 620 Bearwood Road Smethwick B66 4BW	Pursuant to planning application DC/18/61477 proposed partial change of use of ground floor retail to provide an additional bedsit, together with bicycle parking facilities, refuse and recycling storage, and alterations to the existing elevations.	Grant Permission Subject to Conditions 13th June 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63050 Charlemont With Grove Vale	74 Pear Tree Road Great Barr Birmingham B43 6JA	Proposed single storey side and rear extension.	Grant Permission with external materials 7th June 2019
DC/19/63053 Oldbury	83 Bhullar Way Oldbury B69 2GJ	Proposed front porch with canopy and single storey rear extension.	Grant Permission with external materials 3rd June 2019
DC/19/63073 Friar Park	57 Addison Road Wednesbury WS10 0LW	Proposed single storey rear extension.	Grant Permission with external materials 13th June 2019
DC/19/63077 Princes End	10 Weston Drive Tipton DY4 0AE	Proposed single storey side extension to create garage.	Grant Permission with external materials 18th June 2019
DC/19/63096 Great Bridge	Ocker Hill Convenience Store 76 - 77 Toll End Road Tipton DY4 0EU	Proposed single storey extension to rear to create additional retail space/office and installation of a new external staircase.	Grant Permission with external materials 14th June 2019
DC/19/63100 Newton	1 Heather Road Great Barr Birmingham B43 5BX	Proposed loft conversion with rear dormer.	Grant Lawful Use Certificate 24th May 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/6624A Great Barr With Yew Tree	Clearchannel Advert Panel On Bus Shelter Newton Road Great Barr Birmingham	Proposed double sided digital advertising panel on bus shelter.	Grant Advertisement Consent 14th June 2019
DC/19/63105 Great Barr With Yew Tree	BP Plc 76 Birmingham Road Great Barr Birmingham B43 6NT	Proposed raising of existing canopy from 3.8m to 4.6m.	Grant Permission 12th June 2019
DC/19/6626A West Bromwich Central	Blue Inc 37 New Square West Bromwich B70 7PP	Proposed new illuminated fascia sign to existing shopfront.	Grant Advertisement Consent 18th June 2019