



**Planning Committee**

**3<sup>rd</sup> July 2019**

**Report - Regeneration and Growth**

**Applications for Consideration**

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Sandwell Metropolitan Borough Council

Planning Committee

3<sup>rd</sup> July 2019

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/18/62530 Smethwick Pg. 16 <b>VISIT</b> <b>2.50pm – 3.10pm</b>	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  Bottom page 17, “...equating to up to 22 cars...” should read “...8 cars...”  Condition ii) EVC means Electric Vehicle Charging  Condition ix) to read... Travel plan measures and <u>implementation</u>  Extra condition;  x) Car park layout, graded, marked out and retained

<p>DC/19/62696 Charlemont With Grove Vale Pg. 29</p>	<p>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</p>	<p>Grant permission subject to conditions</p> <p>7 Additional objections letters received</p> <p>Letter of objection from the three Ward Councillors, Cllrs Preece, Philips and E. Giles objecting to the application (tabled), accompanied by a 109 signature petition of objection.</p> <p>New drive off Vicarage Road. Sweep plan received showing a pinch point of 2.76m but in main the access way would achieve a minimum width of 3.1m – highways to confirm their stance.</p> <p>ii) Delete – condition was not imposed on the previous approvals</p> <p>xvi) Delete – the bollards are no longer required because of the new access point</p> <p>Extra condition;</p> <p>xvii) Ground conditions remediation works</p>
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<p>DC/19/62842 St Pauls Pg. 45 <b>VISIT</b> 2.25pm - 2.45pm</p>	<p>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</p>	<p>Grant permission subject to conditions  Sweep path plan tabled. Verbal update to Members.</p>
<p>DC/19/62969 Rowley Pg. 55</p>	<p>Proposed 80 bedroom care home with associated parking, boundary treatment and associated works. Land Adj Harvest Road/ Dudhill Road Rowley Regis Mr Alan Lotinga Grant Permission Subject to Conditions</p>	<p>Grant permission subject to conditions  Amended plan received showing an increase in site levels of 500mm to allow safer access to the car park. Proposal still within Council's adopted separation distances on the bungalows behind. Plans tabled.  Extra conditions;  xvii) Ground conditions remediation works  xviii) External store details  xix) Bin store details</p>
<p>DC/19/63086 Abbey 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</p>	<p>Grant approval subject to conditions  No Further Comments</p>

<p>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 Mr Luke Daynes</p>	
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Mr. John Baker  
Service Manager - Development Planning and Building Consultancy  
Sandwell Council House  
Oldbury  
B69 3DE

Dear John,  
July 2019

We are writing as local councillors to present the attached petitions, submitted to us by the residents of Arlington, Ebrington and Vicarage Roads, West Bromwich, opposing DC/19/62696. The petitions total 109 signatures. The application is for nine homes to be constructed on land to the rear of Arlington, Ebrington and Vicarage Roads. There is a great deal of local concern about the impact of this application. We're supporting the resident's opposition to this application on the following grounds:

- **Loss of privacy** - Gardens and habitable rooms of homes will be overlooked by the development.
- **Disruption caused by construction vehicles** – The streets concerned already experience parking problems and are not suitable for HGV's. Furthermore, Vicarage Road is a very busy thoroughfare and, in our opinion, would not withstand an increase in traffic well.
- **Access to plot is not appropriate for residential development** – all proposed accesses to the plot are narrow, not well overlooked and may easily fall into disrepair if not maintained by the Council.
- **The construction of secluded dwellings may lead to an increase in crime** – As mentioned above the access ways lend themselves to those seeking to commit crime and ASB as well as providing a potential future 'grot spot' which the Council could not easily resolve.
- **Overdevelopment of the site** – This is the latest in a string of ever more intrusive applications for the site. Initial outline permission was granted some years ago for four bungalows on appeal, this has now swelled to nine properties.

Initially we request that the Committee visit the site in order that they are able to fully appreciate the concerns residents have raised. Thank you for considering our objections.

Yours sincerely,

Cllr. Liam Preece

Cllr. Sue Phillips

Cllr. Elizabeth Giles

Cllr. Sue Phillips  
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sue\_phillips@citr.sandwell.org.uk

Cllr. Liz Giles  
07779416817  
elizabeth\_giles@citr.sandwell.org.uk

Cllr. Liam Preece  
07515354967  
liam\_preece@citr.sandwell.org.uk

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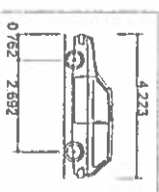




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**A3 ORIGINAL P45**

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DB32 Private Car	4.223m
Overall Length	1.715m
Overall Width	1.392m
Min Body Ground Clearance	0.233m
Max Track Width	1.629m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.780m

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REV.	amendment	checked	date



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Client  
**BEEVEE PROPERTY SOLUTIONS**

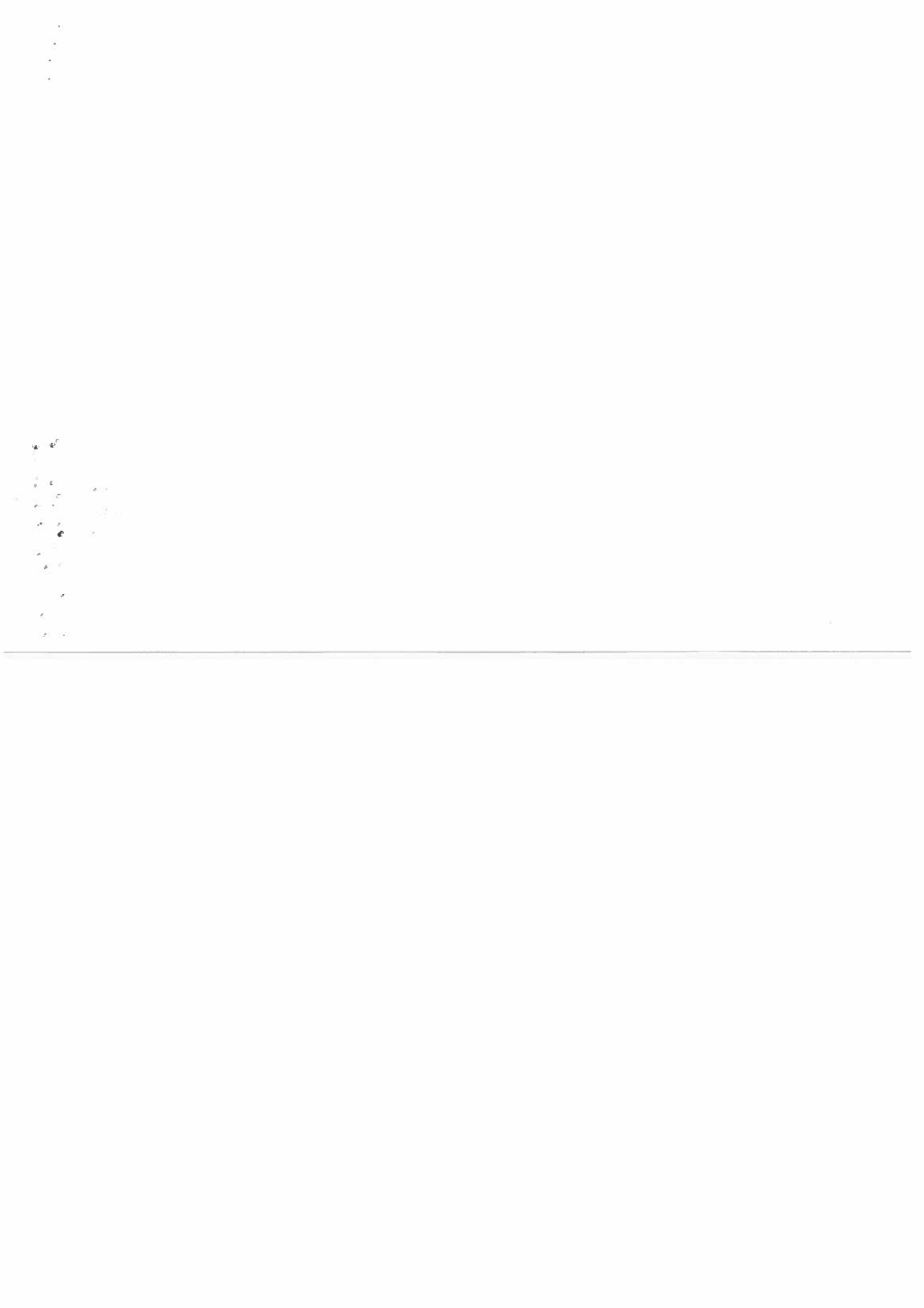
Project  
**GIBSON DRIVE, SMETHWICK**

Scale	1:250 @ A3	Drawn by	BH	Checked by	JL
Date	JULY 2019	CAD File	FLOOR PLAN_P45_DB32_PRIVATE_CAR_REV_B_SWEPT_PATH.DWG		
Use	SWEPT PATH ANALYSIS				

Drawing number  
**X/ADGIBSONDR.1-01**









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