

Planning Committee

**Wednesday 2 October 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 4 September 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 6 November 2019**

David Stevens
Interim 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, G Gill, P M
Hughes, M Hussain, Mabena, Millar, Rouf, Shackleton, Simms and
Trow.

Agenda prepared by Stephnie Hancock
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Minutes of the Planning Committee

4 September 2019 at 5.00 pm
at the Sandwell Council House, Oldbury

Present: Councillor Downing (Chair);
Councillor Hevican (Vice-Chair);
Councillors Ahmed, Allen, Chidley, S Davies, ,
Mabena, Millar, Rouf and Trow.

Apologies: Councillors Dhallu, P M Hughes, M Hussain,
Shackleton and Simms.

79/19 **Minutes**

Resolved that the minutes of the meeting held on 14 August 2019 be approved as a correct record.

80/19 **Planning Application DC/19/62958 (Proposed Dwelling. 59 Compton Road, Cradley Heath)**

Councillors Allen, Downing, Hevican, Mabena, Millar, and Trow indicated that they had been lobbied on the site visit, which had taken place earlier that day, by objectors.

The Service Manager - Development Planning and Building Consultancy reported that revised plans had been submitted, which significantly changed the proposed development and required further consultation with neighbours. He therefore recommended that consideration of the application be deferred.

Resolved that consideration of planning application DC/19/62958 (Proposed Dwelling. 59 Compton Road, Cradley Heath) be deferred to enable further consultation on revised plans.

81/19

Planning Application DC/19/63157 (Proposed community centre, parking and associated works (revised application DC/17/61185), and demolition of existing Gurdwara Guru Hargobind Sahib building on Dudley Road West to provide additional off-site parking. Gurdwara Guru Hargobind Sahib Car Park, Upper Chapel Street; and Gurdwara Guru Hargobind Sahib Building, Dudley Road West, Tividale, Oldbury.)

The Service Manager - Development Planning and Building Consultancy reported that further information was still awaited from the applicant in relation to parking, which would require consultation with the Service Manager - Highways. He therefore recommended that consideration of the application be deferred.

Resolved that consideration of planning application DC/19/63157 (Proposed community centre, parking and associated works (revised application DC/17/61185), and demolition of existing Gurdwara Guru Hargobind Sahib building on Dudley Road West to provide additional off-site parking. Gurdwara Guru Hargobind Sahib Car Park, Upper Chapel Street; and Gurdwara Guru Hargobind Sahib Building, Dudley Road West, Tividale, Oldbury.) be deferred, pending further information from the applicant on parking and consultation with the Service Manager – Highways.

82/19

Planning Application DC/19/63297 (Proposed development to provide 2 No. units comprising of Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8) with ancillary offices, car parking, landscaping, service yard areas, and associated external works. Land adjacent to Asda, Wolverhampton Road, Oldbury.)

The Service Manager - Development Planning and Building Consultancy recommended that the Committee visit the site.

Resolved that consideration of planning application DC/19/63297 (Proposed development to provide 2 No. units comprising of Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8) with ancillary offices, car parking, landscaping, service yard areas, and associated external works. Land adjacent to Asda, Wolverhampton Road, Oldbury.) be deferred, pending a

site visit by members of the Committee and ward representatives.

83/19 **Applications Determined Under Delegated Powers by the Director – Regeneration and Growth**

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

84/19 **Decisions of the Planning Inspectorate**

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

Application No.	Application Details	Inspectorate Decision
DC/18/62395	Unit 21 (Former TRAC Heaton Ltd) Pleasant Street West Bromwich	Allowed with conditions Costs refused
DC/19/62930	70 Phoenix Street West Bromwich B70 0AA	Dismissed
DC/19/6617A	Advertisement Hoarding 574 Bearwood Road Smethwick	Dismissed


(The meeting ended at 5.20pm.)

*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

2 October 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 Development Planning Manager 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

2nd October 2019

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/19/62958 Cradley Heath & Old Hill Pg. 11	Proposed dwelling. 59 Compton Road, Cradley Heath B64 5BB Mr C Brookes	Grant Permission Subject to Conditions
DC/19/63157 Oldbury Pg. 19 VISIT 2.00pm – 2.20pm	Proposed community centre, parking and associated works (revised application DC/17/61185), and demolition of existing Gurdwara Guru Hargobind Sahib building on Dudley Road West to provide additional off site parking. Gurdwara Guru Hargobind Sahib Car Park Upper Chapel Street And Gurdwara Guru Hargobind Sahib Building Dudley Road West, Tividale, Oldbury Mr Singh	Refuse permission

<p>DC/19/63297 Langley</p> <p>Pg. 32</p> <p>VISIT 2.30pm – 3.00pm</p>	<p>Proposed development to provide 2 No. units comprising of Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8) with ancillary offices, car parking, landscaping, service yard areas, and associated external works.</p> <p>Land Adj To Asda, Wolverhampton Road, Oldbury</p>	<p>Defer to November Planning Committee, pending further information</p>
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Mr C Brookes 57, Cole Street, Netherton, DY2 9PA	Proposed dwelling. 59, Compton Road, Cradley Heath, B64 5BB
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Date Valid Application Received: 5th June 2019

1. Recommendations

Approval is recommended subject to;

- i) External materials,
- ii) Levels,
- iii) Ground conditions,
- iv) Parking retention,
- v) Electric Vehicle Charging points,
- vi) Hard and soft landscaping,
- vii) Cycle storage,
- viii) Drainage,
- ix) PD rights removed (extensions, outbuildings, loft conversions),
- x) Off-street parking spaces, provision and retention,
- xi) Construction management plan, wheel cleaning, hours of constructions, etc

2. Observations

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

The Application Site

The application site relates to part of the former Rainbow Upholstery works on the northern side of Compton Road, Cradley Heath. The site currently has unrestricted business use within a now predominately residential area.

Planning History

This parcel of land has been subject to numerous enforcement cases over recent years. The applicant proposes to erect a detached dwelling on part of the site, in part, to resolve recent complaints.

Access to the industrial unit has always been through the proposed application site. The applicant's agent has confirmed that by building the proposal, the industrial unit would be *cut off* from Compton Road, meaning that the only access to the unit would be from Greenfield Avenue to the rear of the site.

Current Application

The applicant originally submitted plans for a detached three-bedroom dormer bungalow. However, following the initial consultation process amended plans have been received (including the change to the sites redline boundary).

The applicant is now proposing a two-bedroom detached dwelling, with parking to the side, in a tandem arrangement.

The proposed two-bedroom dwelling would measure 4.7m (W), a length of 8.8m, with a maximum height of 8.0m.

Publicity

The application has been publicised by neighbour notification letters with four objections being received on the original proposal. These objections can be summarised as;

- i) Loss of privacy to gardens in Rainbow Court,
- ii) Noise generated by the construction of the proposed property,
- iii) Concerns over the proposal being used as a HMO, and the end users using it for the sale and consumption of drugs,
- iv) Concerns over the lack of parking within the area.

Significant changes were made to the proposal following comments from residents, and the application was re-publicised. Since the second publicity period, no objections have been received.

Statutory Consultee Responses

Highways – Amended plans have been provided, reducing the number of bedrooms from three to two. Parking can now be accommodated to the side of the proposed property.

Planning Policy – No objections.

Healthy Urban Development Officer – Cycle parking and an electric vehicle charging point should be provided.

Responses to objections

I respond to the issues raised by objectors in turn;

- i) The proposal follows the building lines of the existing properties in Compton Road. The proposal would not overlook the gardens in Rainbow Court any more than the existing properties adjacent in Compton Road,
- ii) Construction noise is not a material planning consideration and is covered by other legislation, however, conditions can be attached to limit the construction hours in the evenings and at weekends,
- iii) The application is for a single-dwelling not an HMO, and there is no evidence to suggest the proposal would cause any anti-social issues,
- iv) The proposed development provides ample parking for the proposed development, the existing issues over parking in the area would remain regardless of this application.

Planning Policy and Other Material Considerations

The National Planning Policy Framework states that there is a *presumption in favour of sustainable development* where proposals comply with the Council's local plan. The site is unallocated and therefore can be classed as a housing windfall site (policy H2) and therefore the principal of residential in the area is acceptable. Furthermore, it is considered that the proposal complies with the adopted Black Country Core Strategy policy ENV3 (Design Quality), and the Council's Site Allocations Plan Document policy ESO9 (Urban Design Principals) as well as the Council's adopted Revised Residential Design Guide in that the proposed development is of satisfactory design, and complies with both the Council's internal space standard and the amount of off-street parking spaces proposed.

Conclusion

As well as the standard conditions associated with new residential dwellings, conditions over the construction times and site management plan should reduce some of the concerns of neighbours. To safeguard neighbour's privacy and to ensure the site can accommodate enough parking, conditions requiring the retention of these off-street parking spaces and the removal of certain permitted development rights will also be attached to any approval.

I therefore recommend the proposal for approval subject to conditions.

3. Relevant History

DC/14388 - Profile cutting – Grant Retrospective Approval – 10th February 1982

DC/04955 - Extension to Workshop - Grant Permission subject to Conditions – 11th May 1977

DC/04954 - Workshop for profile cutting - Grant Permission subject to Conditions – 11th May 1977

Recent Planning Enforcement Cases

ENF/11/7977 - second business being operated from property

ENF/12/8617 - Derelict factory and untidy land

GS/16/10201 - Untidy land

ENF/19/10858 - Unauthorised metal fencing

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

DEL1 - Infrastructure Provision

HOU1 – Delivering Sustainable Housing Growth

HOU2 – Housing Density, Type and Accessibility

ENV3 – Design Quality

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

ENV8 – Air Quality

EOS9 – Urban Design Principles

H2 – Windfall Sites

6. Contact Officer

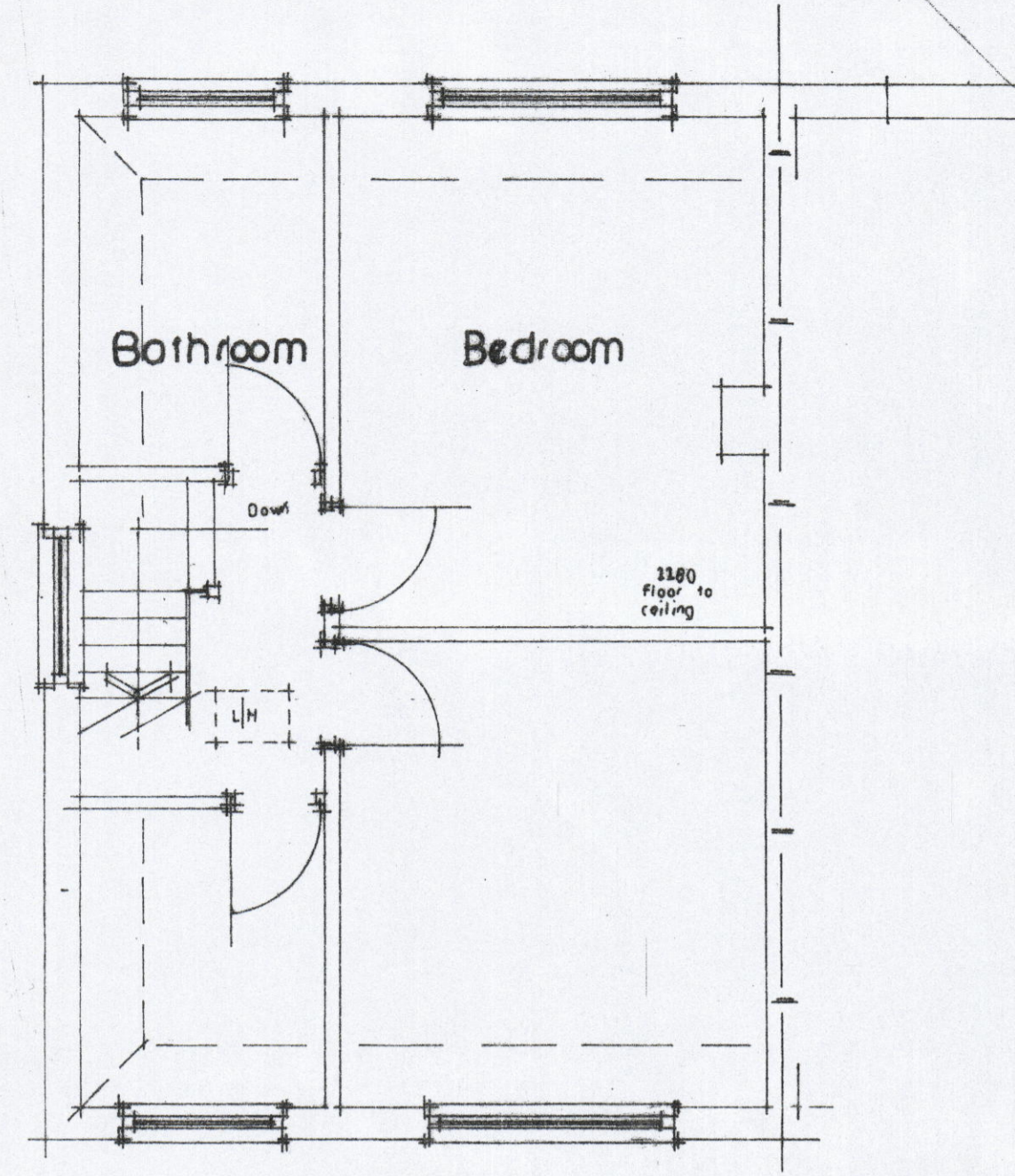
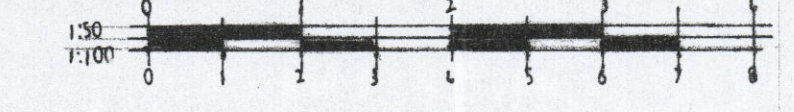
Mr William Stevens

0121 569 4897

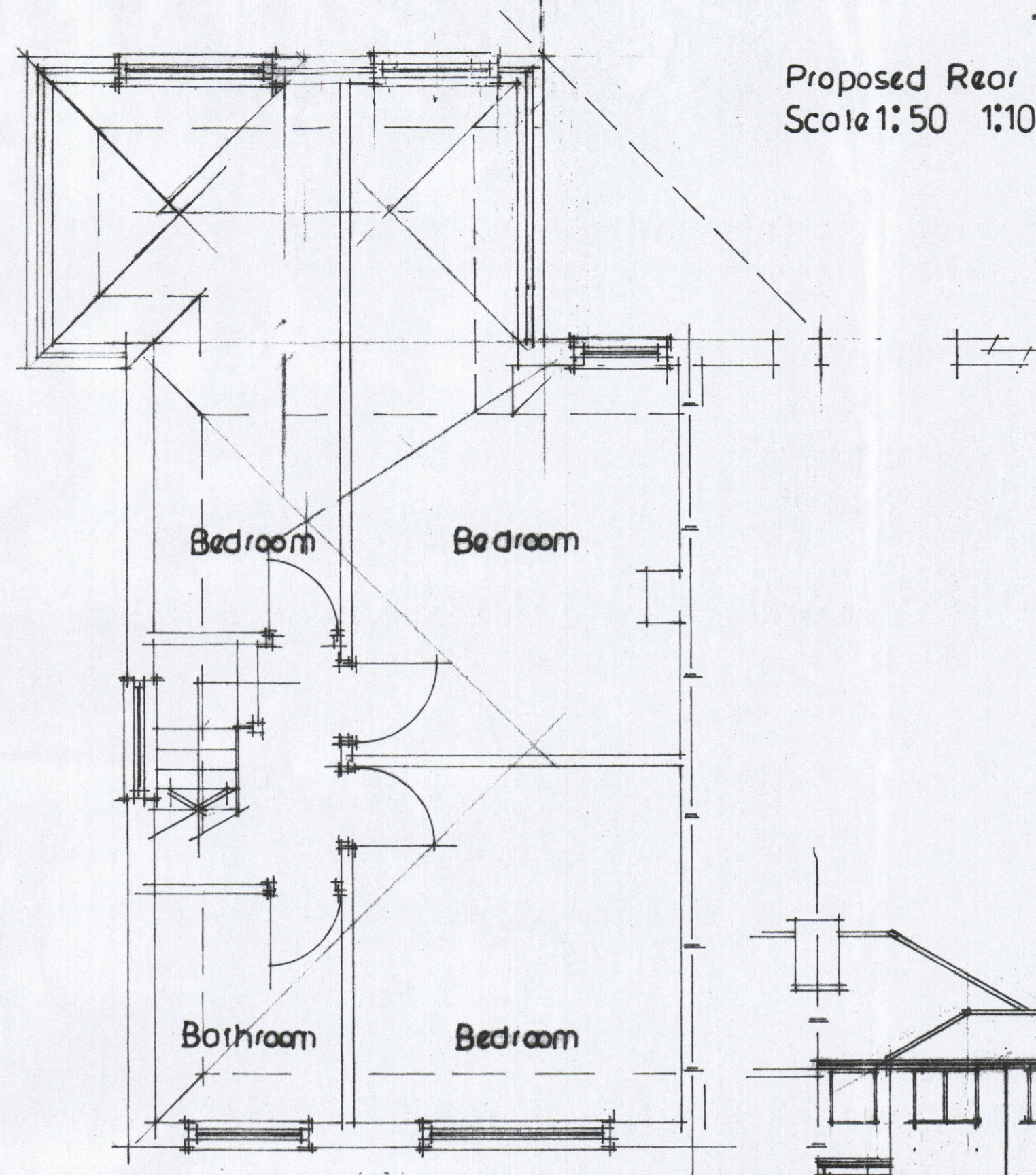
William_stevens@sandwell.gov.uk

Proposed Rear First Floor Extension At 15 Farnham Close Great Barr

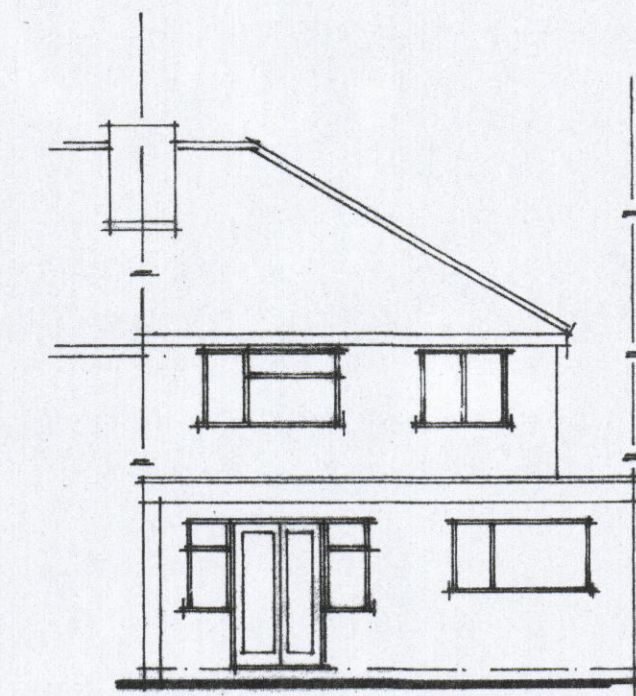
Scale 1:50 1:100 PARTY WALL ACT 1993 Building owner to serve notice of adjoining owner



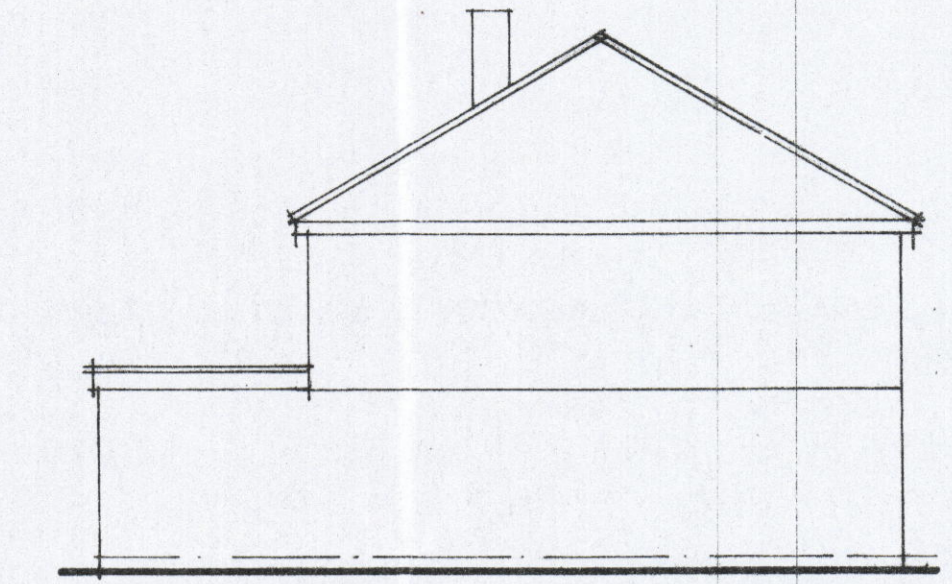
Existing First Floor



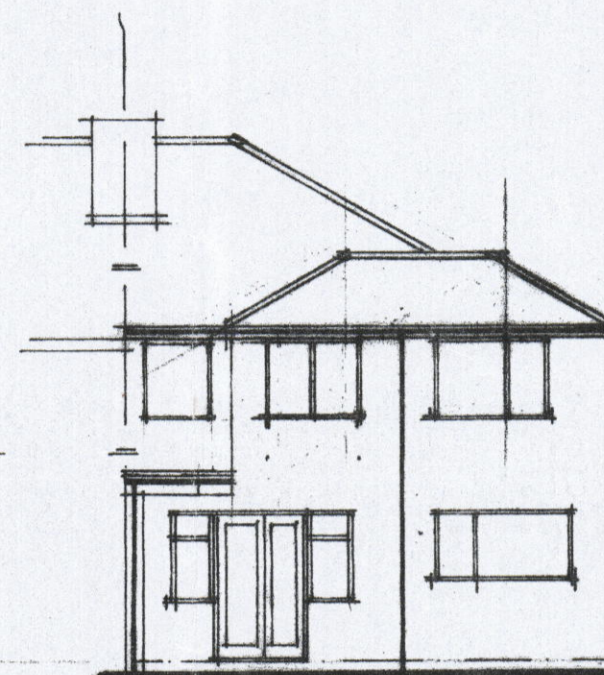
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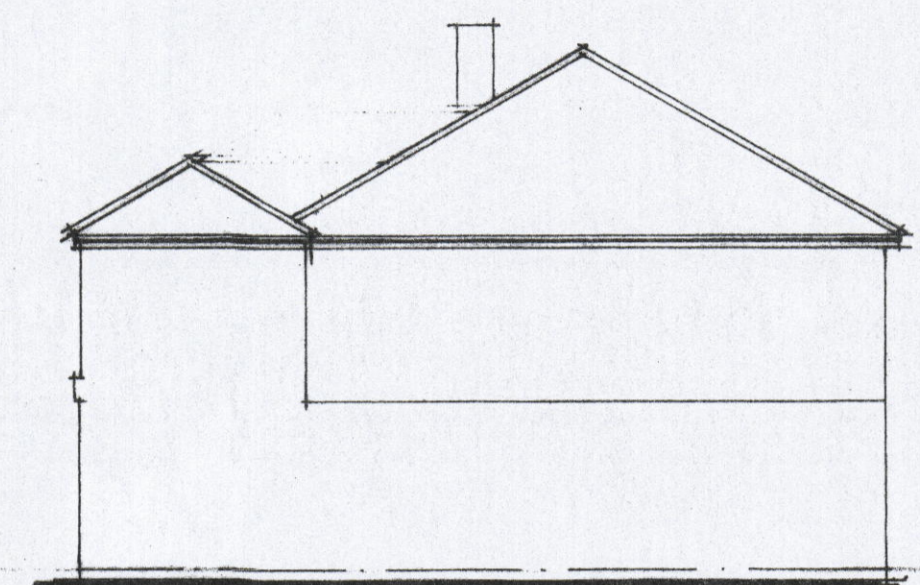
Existing Rear



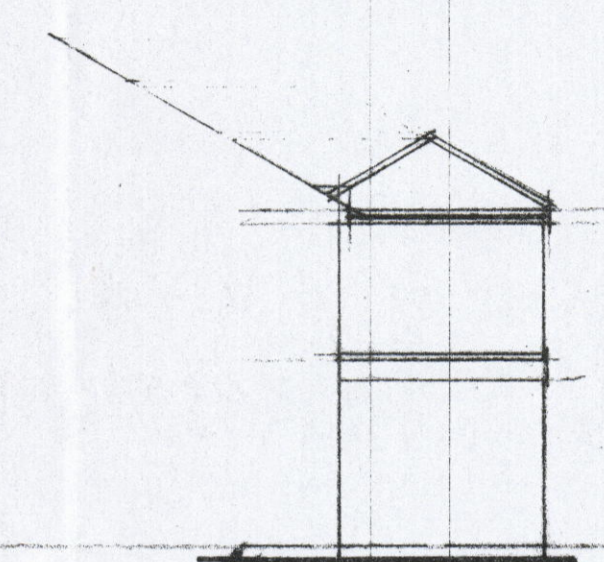
Existing Side



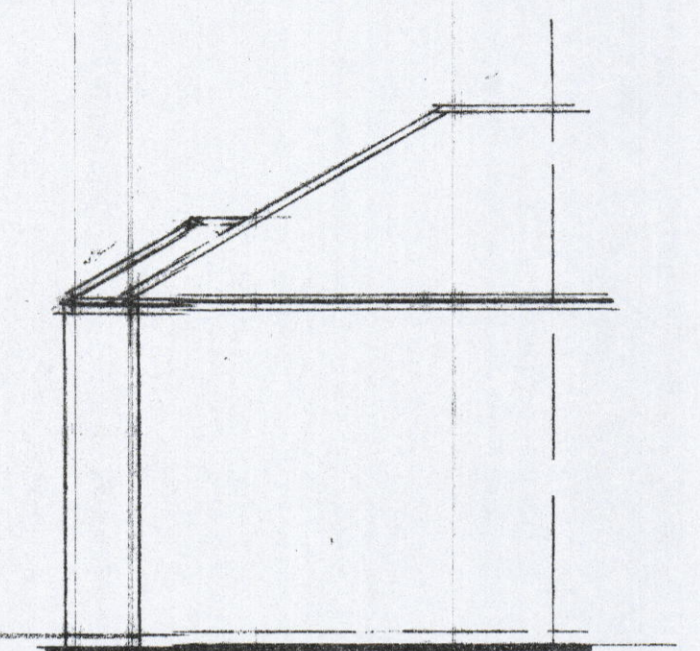
Proposed Rear



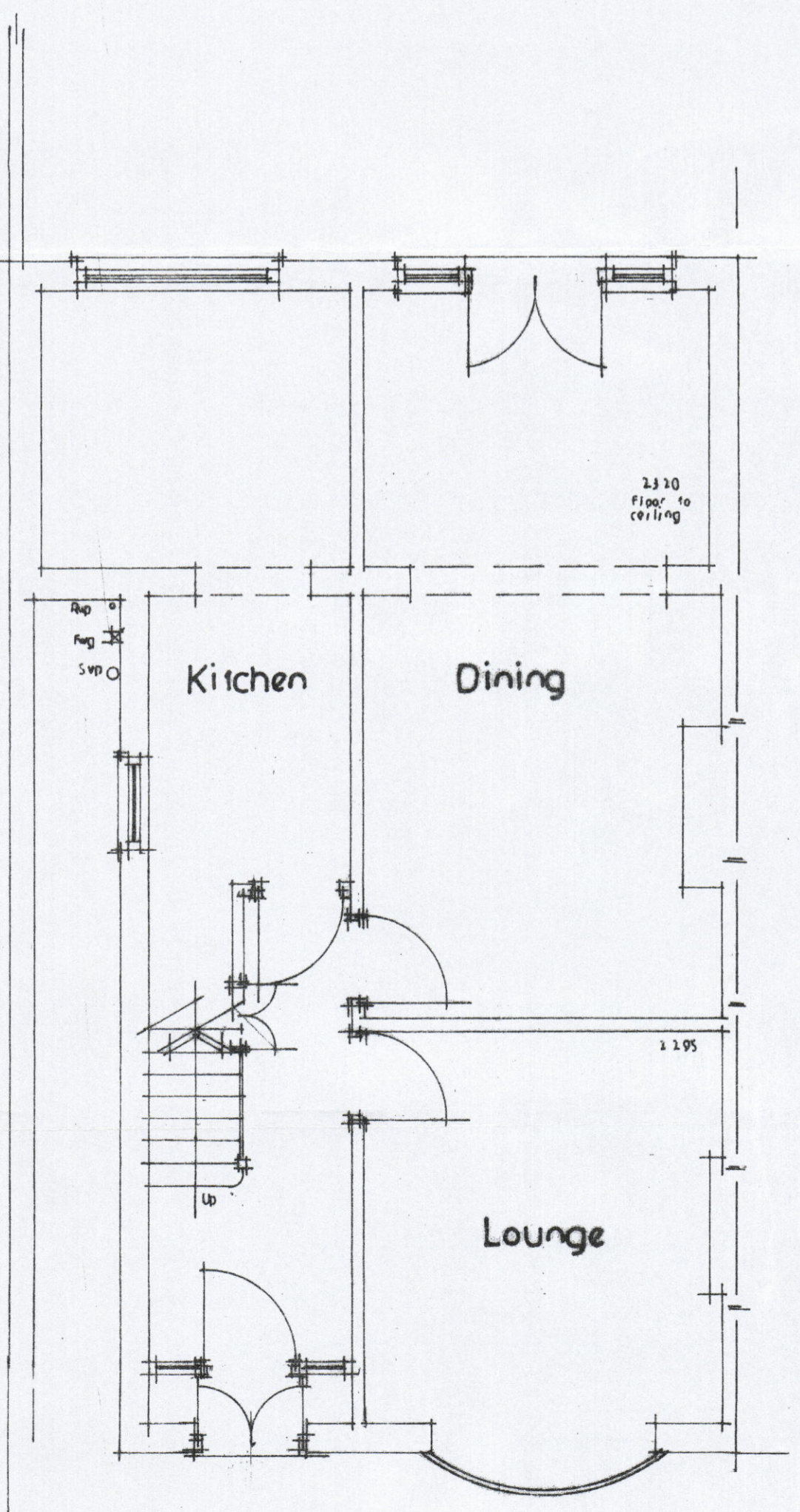
Proposed Side



Proposed Side



Proposed Front



Ground Floor

3A

DC/19/62958
 AMENDED PLANS
 RECEIVED 06/08/19



Revision History			
RevID	ChID	Change Name	Date

Company Title

PRIEST
 BUILDING DESIGN

Priest Building Design
 19 Hereward Rise,
 Halesowen,
 B62 8AN

Project Name

Status

05 Planned Status

Modified by

SP

Date 05/08/2019

Drawing Scale

1:50 @ A2

Layout Name

Proposed Plans

Layout ID

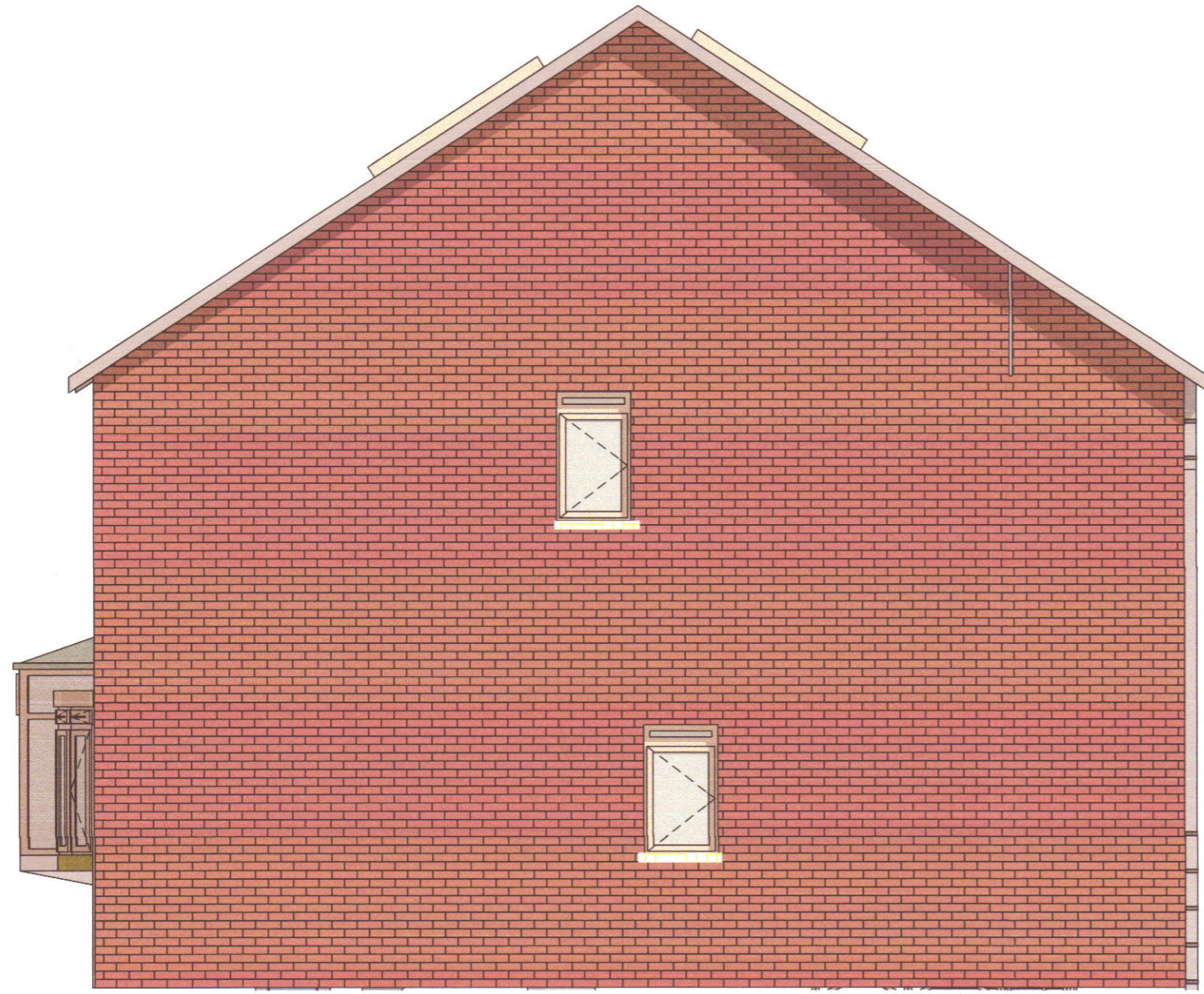
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Revision

A

DC/19/62958

AMENDED
PLANS
RECEIVED
06/08/19



Adjacent Elevation

1:50



Rear Elevation

1:50



Front Elevation

1:50

Revision History			
RevID	ChID	Change Name	Date

Company Title

PRIEST
BUILDING DESIGN

Priest Building Design
19 Hereward Rise,
Halesowen,
B62 8AN

Project Name

Status
05 Planned Status

Modified by
SP

Date 05/08/2019

Checked by
SP

Date 05/08/2019

Drawing Scale
1:50 @ A2

Layout Name
Proposed Elevations

Layout ID
A.01.4

Revision
A

<p>Mr Singh Gurdwara Guru Hargobind Sahib Britannia Street Oldbury B69 2PG</p>	<p>Proposed community centre, parking and associated works (revised application DC/17/61185), and demolition of existing Gurdwara Guru Hargobind Sahib building on Dudley Road West to provide additional off site parking. Gurdwara Guru Hargobind Sahib Car Park Upper Chapel Street And Gurdwara Guru Hargobind Sahib Building Dudley Road West Tividale Oldbury</p>
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Date Valid Application Received: 24th May 2019

1. Recommendations

Refusal:

- i) Insufficient off-street parking having a detrimental impact on highway safety; and
- ii) Contrary to the Council's separation distances, resulting in a loss of light and outlook to residents of Acacia Close.

2. Observations

This application is being brought to the attention of your Committee at the request of Councillor Downing. At your last Committee, Members resolved to visit the site and enable sufficient time for the applicant's agent to comment on the concerns raised.

The Application Sites

The two application sites relate to the car park of Gurdwara Guru Hargobind Sahib, located on the northern side of Upper Chapel Street (the main application site), adjacent to the Birmingham Canal, and a former gurdwara building on Dudley Road West. The area is a mixture of industrial units and residential properties.

The former gurdwara site on Dudley Road West is situated on land allocated in the Local Plan as Local Employment Land, and as such, this application is a departure from the Council's adopted Local Plan. If approved, the application would have to be reported to Full Council for consideration.

Planning History

The main application site was formerly an area of open land and was granted planning permission in 2010 (DC/10/52857) for conversion to a car park, alongside a separate application for a temple, which has now been built on a separate site to the south of the current application site.

A further application was submitted in 2012 (DC/12/54554) to alter the car park further by providing additional spaces.

In 2018, planning permission was refused by your Committee for a community centre (DC/17/61185) on part of the site for the following reason:

The proposal would result in insufficient car parking to the detriment of the safety and convenience of the users of the highway.

The applicant, in an attempt to address the reasons for refusal, now proposes to demolish the former gurdwara on Dudley Road West (approximately 300m from the site of the proposal), to create 12 off-street parking spaces for the proposed community centre.

Parking Spaces History

Putting the issue over parking spaces into perspective:

- i) In 2010 a new gurdwara (DC/10/52857) was approved with **58** car parking spaces;

- ii) Due to the parking demand, a further application to expand the car park (DC/12/54554) was approved resulting in **93** spaces;
- iii) In 2018 Planning Committee refused a similar proposal before you now based on **68** spaces; and
- iv) The current application (DC/19/63157) proposes a total of **90** car park spaces for both the proposed community centre and the existing Gurdwara. This is a reduction of three spaces since the 2012 application whilst introducing an additional use.

Current Application

The current proposal is for a community centre, parking and associated works. This community centre would be located on the western side of the car park near to the rear garden boundaries of the residential properties on Acacia Close. The proposal would measure 35.0m (L), 10.0m (W) with a maximum height of 6.4m. The proposal also includes the demolition of the existing gurdwara building on Dudley Road West to provide additional off-site parking.

The proposed community centre would hold up to 150 people; and the opening hours would be 09:00 to 18:00 hours Monday to Saturday with no opening on Sundays.

The Gurdwara that would share the use of the car park, has restricted hours that are limited to:

Monday – Friday; 05:00-21:00 hours

Saturdays; 24 hours

Sundays and Bank Holidays; 12:00 – 21:00 hours

Therefore, both sites have the potential to operate at the same time whilst sharing the same parking provision.

Publicity

The application has been publicised by neighbour notification letters, site and press notices. Eighteen objections (one of which is a petition of objection containing 186 signatures) and one letter of support have been received. The reasons for either objecting or supporting this application are as follows:

Objections

- i) The car park is currently at capacity with cars over spilling on to the highway when the Gurdwara is in use;
- ii) The side roads are constantly busy, with local businesses, parents undertaking the school run and residents parking;
- iii) The Gurdwara and the community centre could be open on the same day and time – causing significant highways issues, and potentially causing conflicts between the end users and the existing residents;
- iv) Concerns have been raised that the current tree buffer would be removed and residents would look out onto the roof of the proposed community centre;
- v) The proposal does not look to be for a community use. There is the potential for the site to be used as a banqueting suit, and potential for parties given the large room proposed;
- vi) The building would create an “alleyway” resulting in waste land between the community centre and the rear boundaries of the houses in Acacia Close;
- vii) The building would cause a significant loss of light to properties in Acacia Close;
- viii) Concerns have been raised over the safety of the building on Dudley Road West as the objector shares the party wall of the building to be demolished, where his business operates;
- ix) The Gurdwara already has a community centre attached, why is there a need for another; and
- x) The privacy of residents of Acacia Close would be compromised.

Support

One response has been received in support of the application and states:

“The community Centre will provide tremendous support to all members of the local community from all backgrounds...”

...The Gurdwara has worked hugely with the neighbouring Primary School. As stated on Tividale Primary Schools' website (newsletter September 2014); When the Gurdwara's current car park is least used; the Gurdwara has offered parking for parents collecting children from the local primary school which helps ease

parking problems on the main road and helps deter hazards as well as more safety for Children.

If possible, current plans to develop a car park on Dudley Road West can also provide further assistance to neighbouring businesses. The car park can be utilized by neighbouring businesses on Dudley Road West when the car [park] is least used by the applicant...”.

Responses to objections

I respond to the objector’s comments in turn;

- i) Photographic evidence has been provided by the residents to demonstrate this which has also been corroborated by independent surveys undertaken by Highways which indicated that there would not be sufficient parking;
- ii) Photographic evidence has been provided by residents that nearby roads are already congested;
- iii) It is accepted that the highway issues would occur if both uses operated at the same time;
- iv) The Council’s 14m separation distances relates to two-storey buildings. The proposal is single-storey and measures approximately 11m away. However, combined with the size of the building and level changes, the proposal would have the impression of a two-storey building when viewed from the rear of the properties in Acacia Close, and therefore would be contrary to the Council’s adopted Residential SPD;
- v) It is the opinion of the Council that a condition preventing banqueting uses would be difficult to monitor and enforce;
- vi) The alternative would be to push the building back towards resident’s properties in Acacia Close, further reducing the separation distances;
- vii) The proposal lies east of the properties in Acacia Close, therefore any potential loss of light would only be significant in the morning;
- viii) Noted, however party wall matters are not a material planning consideration;
- ix) It is noted that a community facility already exists but this is not relevant to the proposal; and
- x) There are no windows proposed on the western elevation, therefore I do not consider that the proposal would cause a loss of privacy.

Statutory Consultee Responses

Environmental Health (Air Quality)

Given the size of the building, there is no requirement for a detailed air quality assessment. However, if approved, details and implementation of electric charging points, a transport assessment and travel plan demonstrating the mitigation of air quality impacts associated with the development should be conditioned.

Environmental Health (Contaminated Land)

Concerns have been raised over the potential historic contamination of the site. As a result, the Council's Environmental Health Team require the standard ground remediation works condition on any approval.

Environmental Health (Air Pollution and Noise)

Noise

No objections due to no windows on the elevations and the limited hours of use would not impact on the nearby residents.

Odour

If approved, conditions regarding extraction equipment details (included plant equipment) and construction/deliveries times are conditioned.

Planning Policy

With regards to the site on Dudley Road West, Policy have stated that there is no clear reason as to why a departure from the Local Plan would be deemed acceptable.

Highways

Objections received. A total of 113 off-street parking spaces are required. 89 spaces are proposed, meaning there is a shortfall of 24 spaces. The Council's Highways Department recommends that the whole of the carpark is retained for the existing use.

The above has been relayed to the applicant's agent who, at the time of writing this report, is yet to dispute the concerns of the Council's Highways Department.

Transport Policy

Details of cycle parking should be provided and should be located near to the main entrance of the building to encourage sustainable travel.

Healthy Urban Development Officer

Encourages users to arrive by alternative means other than a motor car.

Access Alliance

Issues raised are covered by other legislation.

Canal and Rivers Trust

Concerns have been raised over the potential for littering and anti-social behaviours, impact on the watercourse from traffic and pollution. Conditions have been recommended to address these concerns.

Cadent

Cadent are a utility company who are responsible for high pressure gas pipe lines. Cadent comments on applications where a pipe is within part of the application site, and in this case, the pipe line is on the proposed additional car park on Dudley Road West. Comments received are not planning related, but these have been passed onto the applicant's agent for information.

Planning Policy and Other Material Considerations

Planning permission was refused in 2018 for the following reason:

"The proposal would result in insufficient car parking to the detriment of the safety and convenience of the users of the highway."

No appeal has been lodged subsequent to this decision.

For the current application, the applicant has altered the location of the proposal within the site and included the former gurdwara site on Dudley Road West, and as such, the application is treated as a new scheme.

In the first instance, it is considered that the proposed community centre is of a suitable design and accords with relevant design policy ENV3 Design Quality and SAD EOS9 Urban Design Principles. However, in respect of its impact on residents of Acacia Close, the proposal does not comply with the Council's adopted 14m separation distance, contained within the Council's adopted Revised Residential Design Guide Supplementary Planning Document.

Policy SAD DM6 of the SADD refers to community uses being situated either on main road frontages or on the fringe of commercial areas, particularly district or local centres. Although, given the existing Gurdwara site opposite, this policy carries little weight in this instance. However, Policy SAD DM6 also indicates parking provision associated with development is a key consideration.

In respect of parking, the objectors have provided evidence to suggest that the existing car park which serves the Gurdwara is at capacity, and vehicles are often parked on the highway. The Head of Highways has also objected on this basis and on their own assessments and knowledge of the site. Looking to national policy, Paragraph 109 of the National Planning Policy Framework states:

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

Evidence has been provided from residents and Council officers that significant harm would be created, resulting in a severe impact on the road network.

Turning to residential amenity, it is anticipated that, due to the massing and scale of the proposed building, the proposal would result in significant harm to neighbouring residential property by way of a loss of light and outlook.

With regards to the matter of departure from the Local Plan, whilst the former gurdwara site forms part of a wider employment allocation, the site has an established planning use as a place of worship. I am therefore of the opinion that the removal of the building and the use of the site for car parking would not carry sufficient weight to warrant refusal of the planning application on this basis, being mindful of this existing use.

Conclusion

The proposal would result in removal of an aspect of the existing Gurdwara carpark which would result in insufficient car parking being available for existing temple users and the proposed community centre. This would be to the detriment of users of the highway and would compromise highway safety, contrary to the provisions of BCCS policy TRAN2 and the NPPF. Furthermore, the proposal is contrary to Council design policy in terms of separation distances, and the impact of the building on the amenity of neighbouring residents.

At the time of writing this report, no additional information has been received from the agent and as a result, refusal is recommended.

3. Relevant History

DC/17/61185 - Proposed community centre and associated works - Refuse permission – 15/06/18

DC/12/54554 - Revised car park layout in association with place of worship (former Britannic House - DC/10/52857) - Grant Permission Subject to Conditions – 26/06/2012

DC/10/52857 - Alterations and change of use to place of worship with associated car parking - Grant Permission Subject to Conditions – 11/02/2011

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV8: Air Quality

TRAN2: Managing Transport Impacts of New Development

SAD EMP1: Employment Land Development Sites

SAD EOS9: Urban Design Principles

SAD DM6: Community Facilities

6. Contact Officer

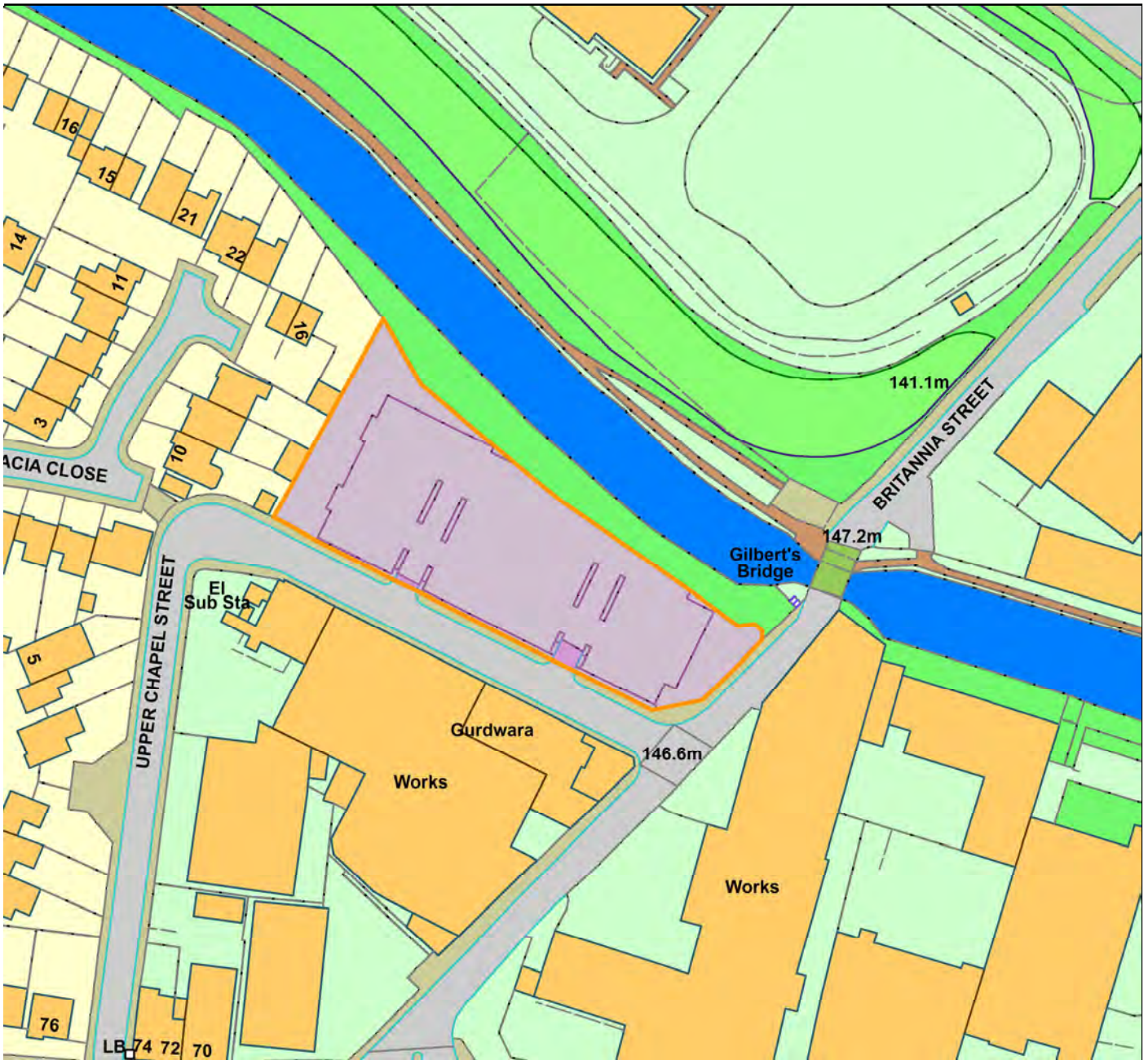
Mr. William Stevens

0121 569 4897

William_stevens@sandwell.gov.uk

DC/19/63157

Gurdwara Guru Hargobind Sahib Car Park



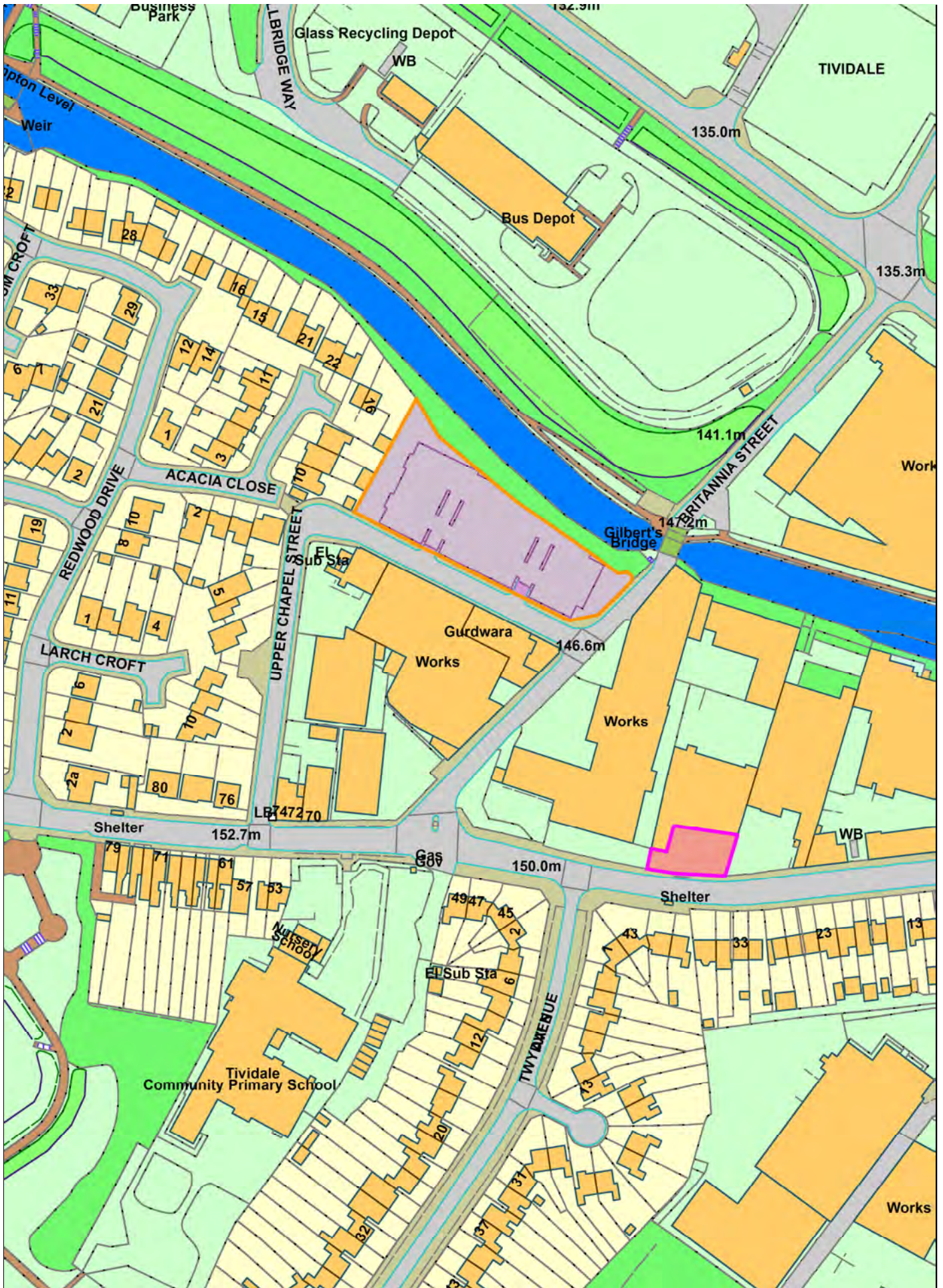
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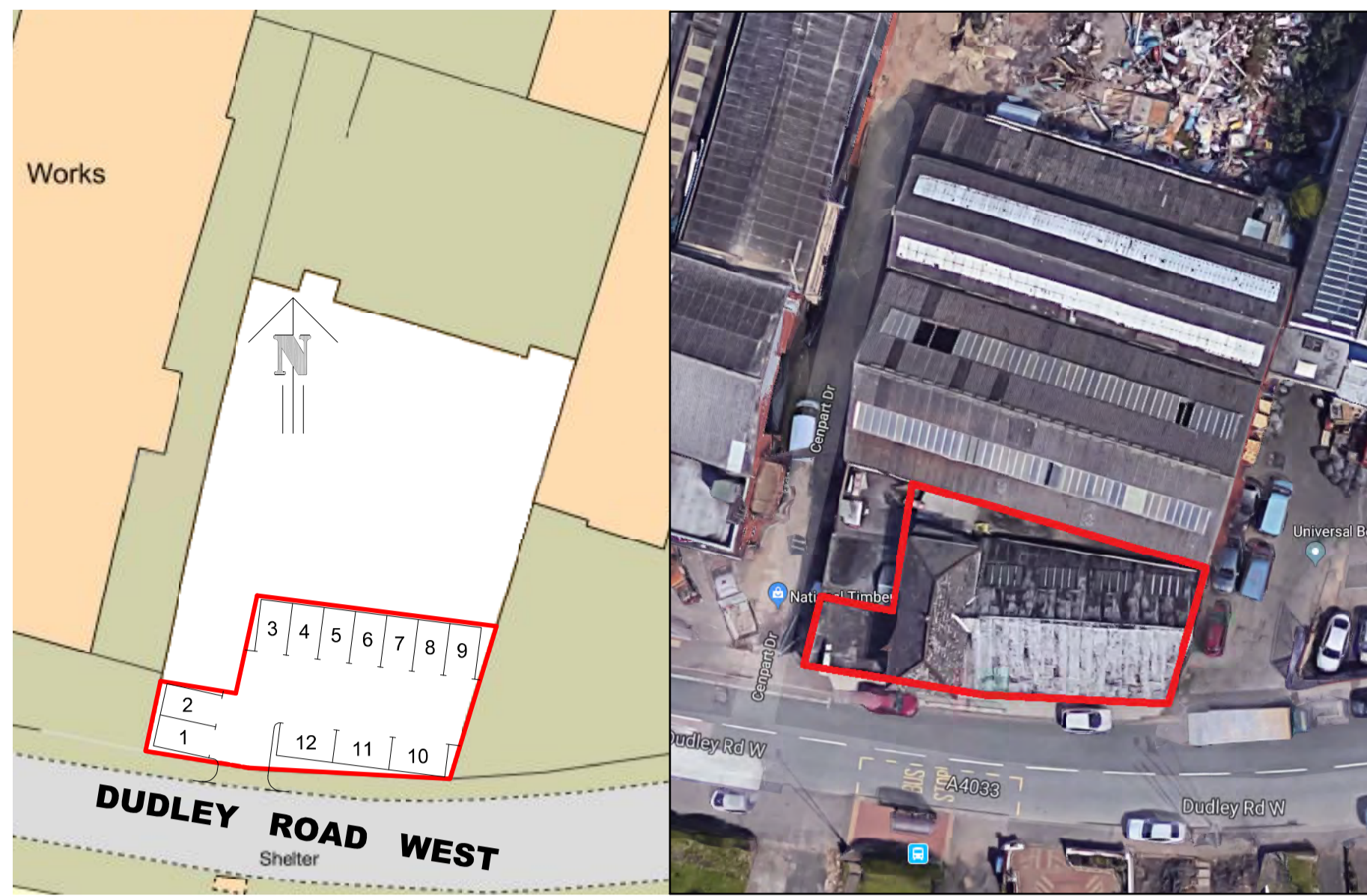
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Department	Not Set
Comments	Not Set
Date	21 August 2019
OS Licence No	



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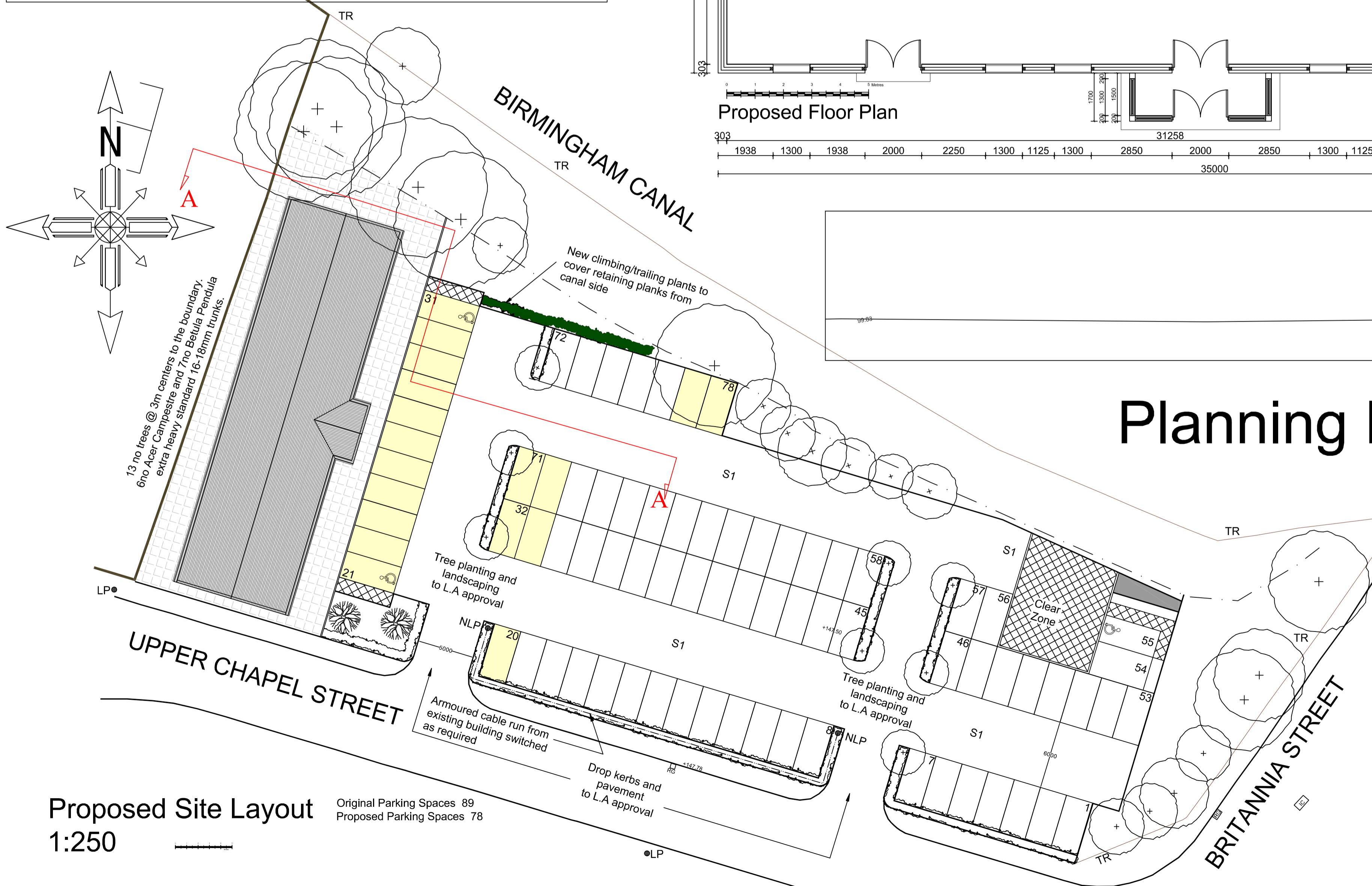
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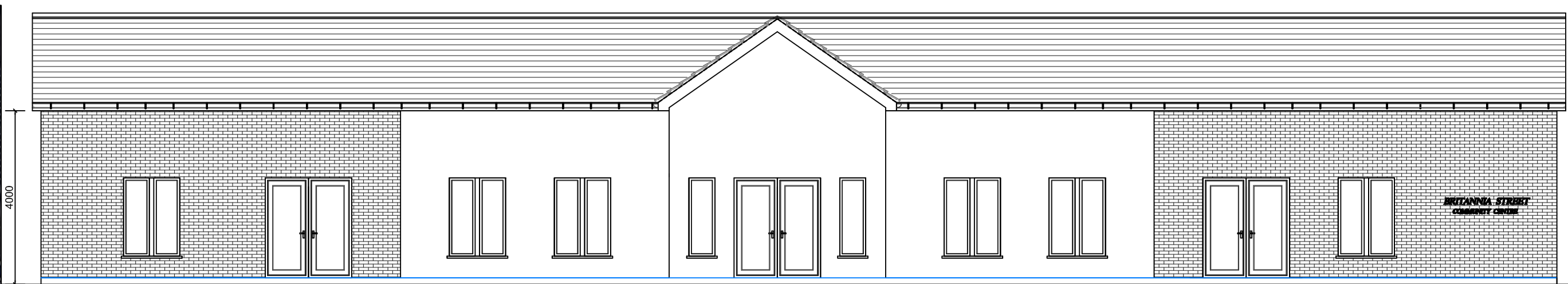
Additional Parking Layout 1:500

S1 = 30mm thick porous 10mm asphalt top layer on 75mm thick 20mm porous base layer on 150mm thick porous hardcore sub-base.
 All car park area laid to 1:60 falls with kerb edgings laid level at top surface of tarmac and surrounding grassed areas.
 All surrounding disturbed grassed areas reinstated.
 No line markings proposed
 NLP = New lighting pole galvanised m.s painted black with Abacus Orion 4 LED Asymmetric 3 sides distribution on 3m high post. Lighting switched from main building with optional time controls.
 --- = New lighting cable buried 450mm below G.L. to fed lighting poles.
 - - - = Existing timber post mesh fence.

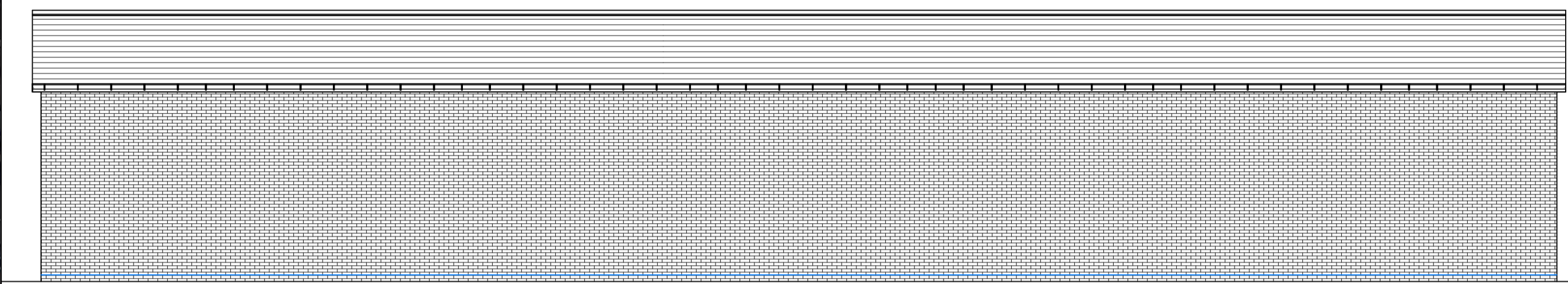


Proposed Site Layout 1:250

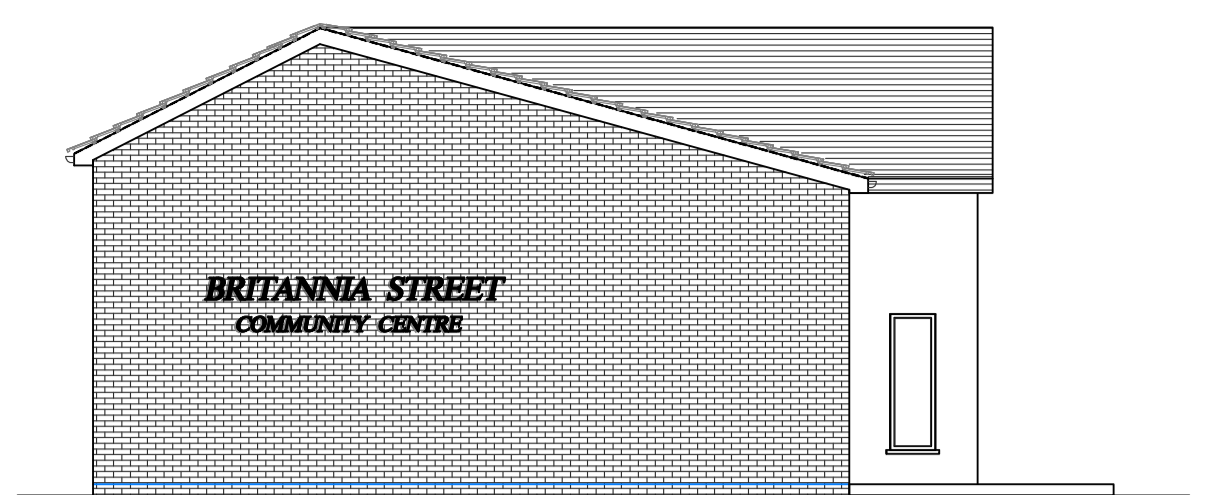
Original Parking Spaces 89
 Proposed Parking Spaces 78



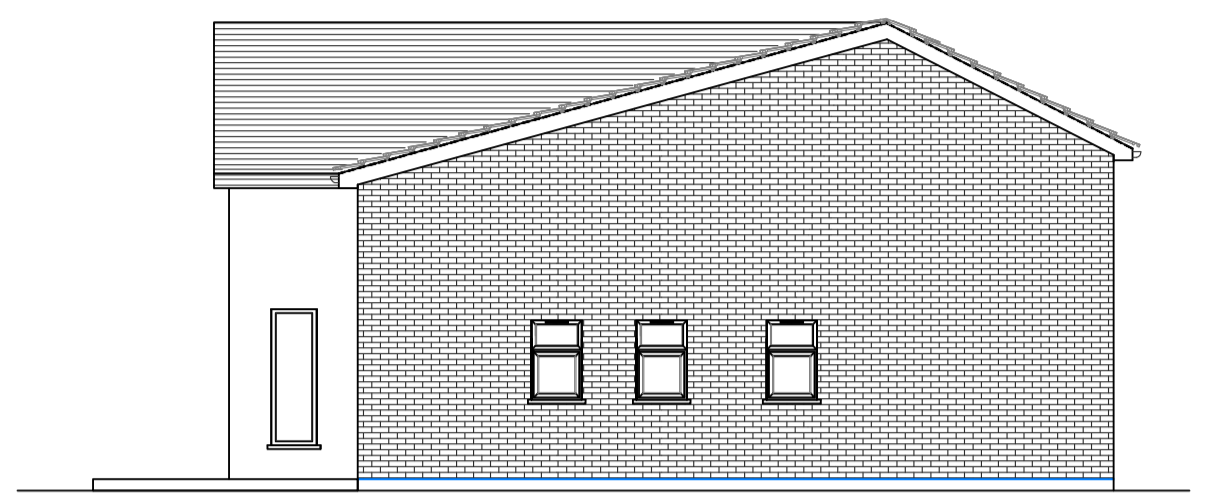
Proposed Front Elevation 1:100



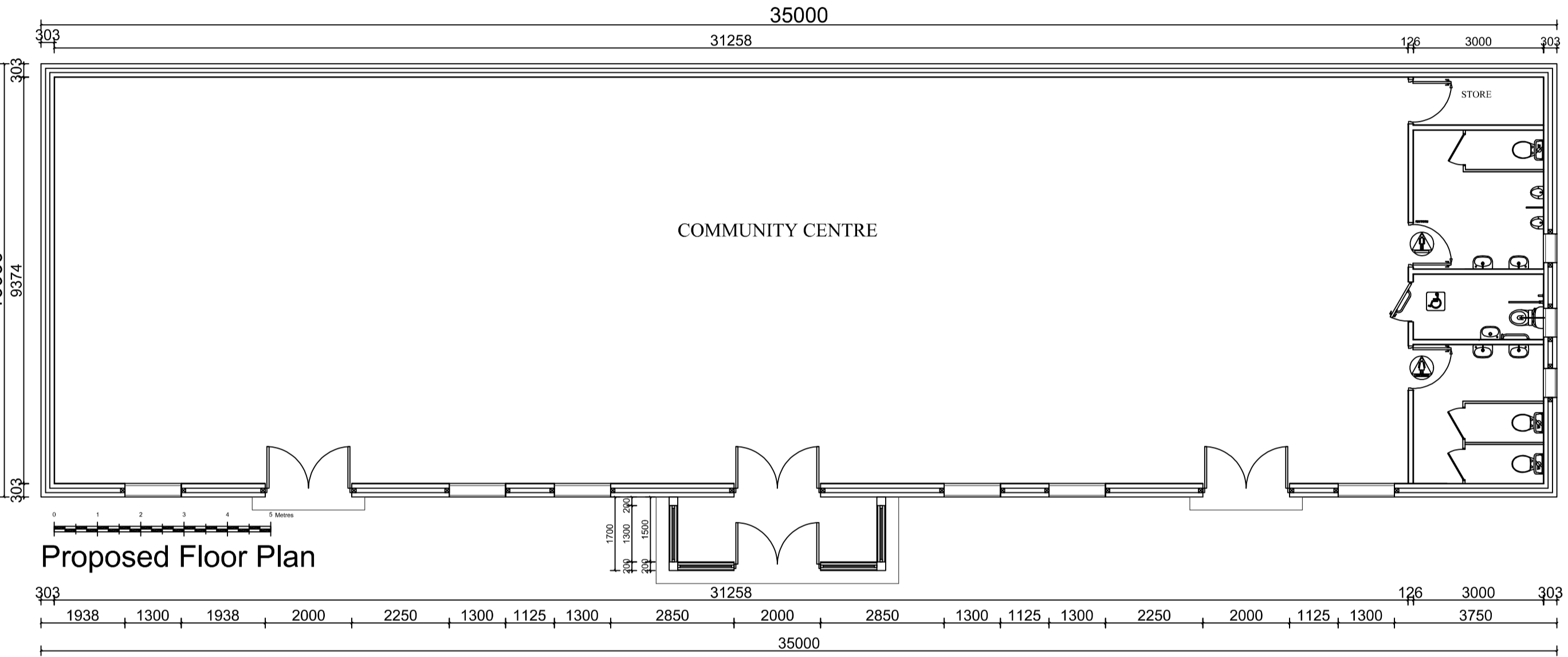
Proposed Rear Elevation



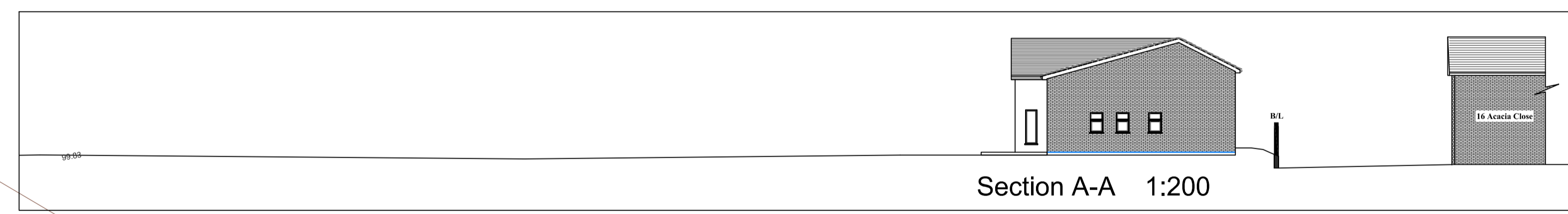
Side Elevation (facing Upper Chapel Street)



Side Elevation (facing the canal)

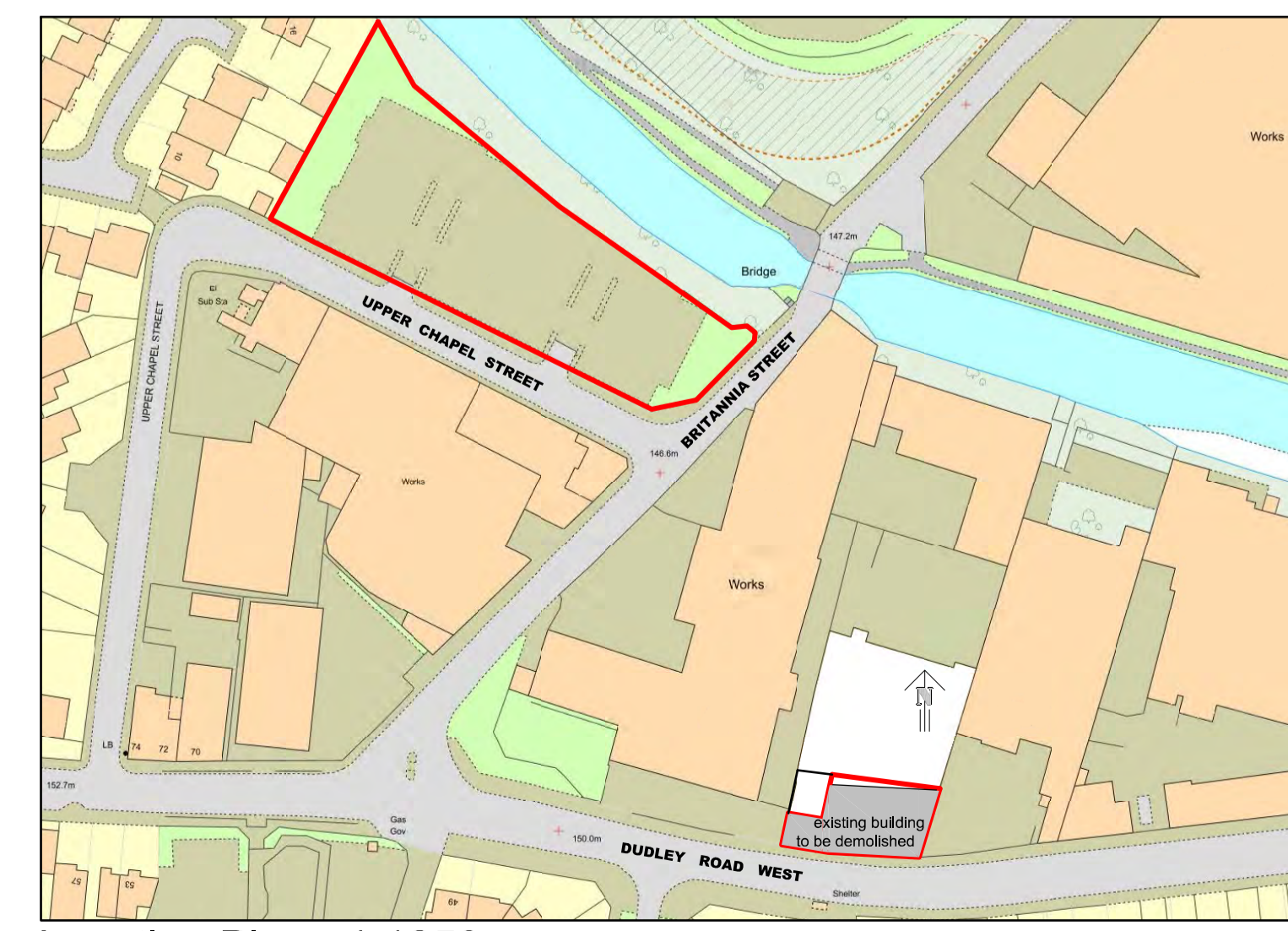


Proposed Floor Plan



Section A-A 1:200

Planning Refusal DC/17/61185



Location Plan 1:1250



38 Old Walsall Road,
 Great Barr,
 Birmingham, B42 1NP
 Tel: 0121 358 2233
 Fax: 0121 357 7492
 Email: contact@integratedesigns.co.uk

Party Wall Act 1996 - The client is the building owner, and as such should take necessary steps to comply with the act where applicable.
 CDM - It is the client's responsibility to take all necessary steps to fully comply with the CDM regulations 2007. The designer has taken necessary action to avoid injury or incident within the specification and reasonable & practicable steps in the design of the building.
 These drawings are for Planning and Building Regulations approval only. Figured dimensions must be taken in preference to scaled. All dimensions must be checked on site by the contractor. Advice of any discrepancies before commencing work no liability is taken for any deviation or any unreported variations found on site prior to or during work is in progress.
 The copyright of this drawing is vested in the Architect and must not be copied or reproduced without consent.

Project:
 Britannia Street Community Centre
 Planning Re-submission
 Location:
 Britannia Street
 Tipton
 Oldbury B69 2PG
 Client:

Scale:
 1:100 / 1:250 / 1:500 @ A1
 Drawing No. TW/182/501 Date 22 May 2019 Checked

Canmoor (Oldbury) Ltd C/o Agent Michael Sparks Associates Units 11 And 12 Plato Place 72-74 St Dionis Road London SW6 4TU	Proposed development to provide 2 No. units comprising of Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8) with ancillary offices, car parking, landscaping, service yard areas, and associated external works Land Adj To Asda Wolverhampton Road Oldbury
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Date Valid Application Received: 10th July 2019

1. Recommendations

Defer the application for further information.

2. Observations

This application has been reported to your Committee at an early stage because the proposal has generated a high volume of objections and at your last meeting Members resolved to visit the site. The application site relates to land between Asda, adjacent to junction 2 of the M5, and the west of Tifford Road, Oldbury.

Due to further assessments being required and consultation with statutory consultees and residents the application is deferred until your next planning committee in November.

The land is allocated for employment use within the Site Allocations and Delivery Development Plan Document but the land itself is undeveloped land which consists of natural vegetation which includes trees and is known to have protected wildlife within the site.

The applicant proposes to construct two industrial units which would be marketed for Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8). Access would be gained from the roundabout serving Asda and Junction

2 (M5). The units would be situated adjacent to the boundary with the gardens of Titford Road being between 5 metres and 10 metres from this boundary. Trees would be retained and further tree planning would be incorporated along this boundary. The units would measure 76 metres (W) by 45 metres (L) by 12 metres (H) (Unit 1) and 57 metres (W) by 45 metres (L) by 12 metres (H) (Unit 2). Ancillary offices would be attached to each unit with associated servicing beyond to include HGV parking and 63 car parking spaces.

The proposal is accompanied by a Planning Statement, Design and Access Statement, Tree Survey, Ecology appraisals and a Transport Statement, Travel Plan, Air Quality Assessment, Noise Assessment and Environmental Impact Assessments.

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

The application has been publicised by neighbour notification letters. Consultations have also been carried out with a variety of organisations.

Whilst a visit to the site will take place before this meeting, a full report will be presented to your next Planning Committee in November 2019.

3. Relevant History

DC/03/41246 - Proposed additional car parking. Refused 29.09.2004

DC/20712 - Change of use to car parking in connection with U.K. Car Auction business. GC 17.11.1986

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

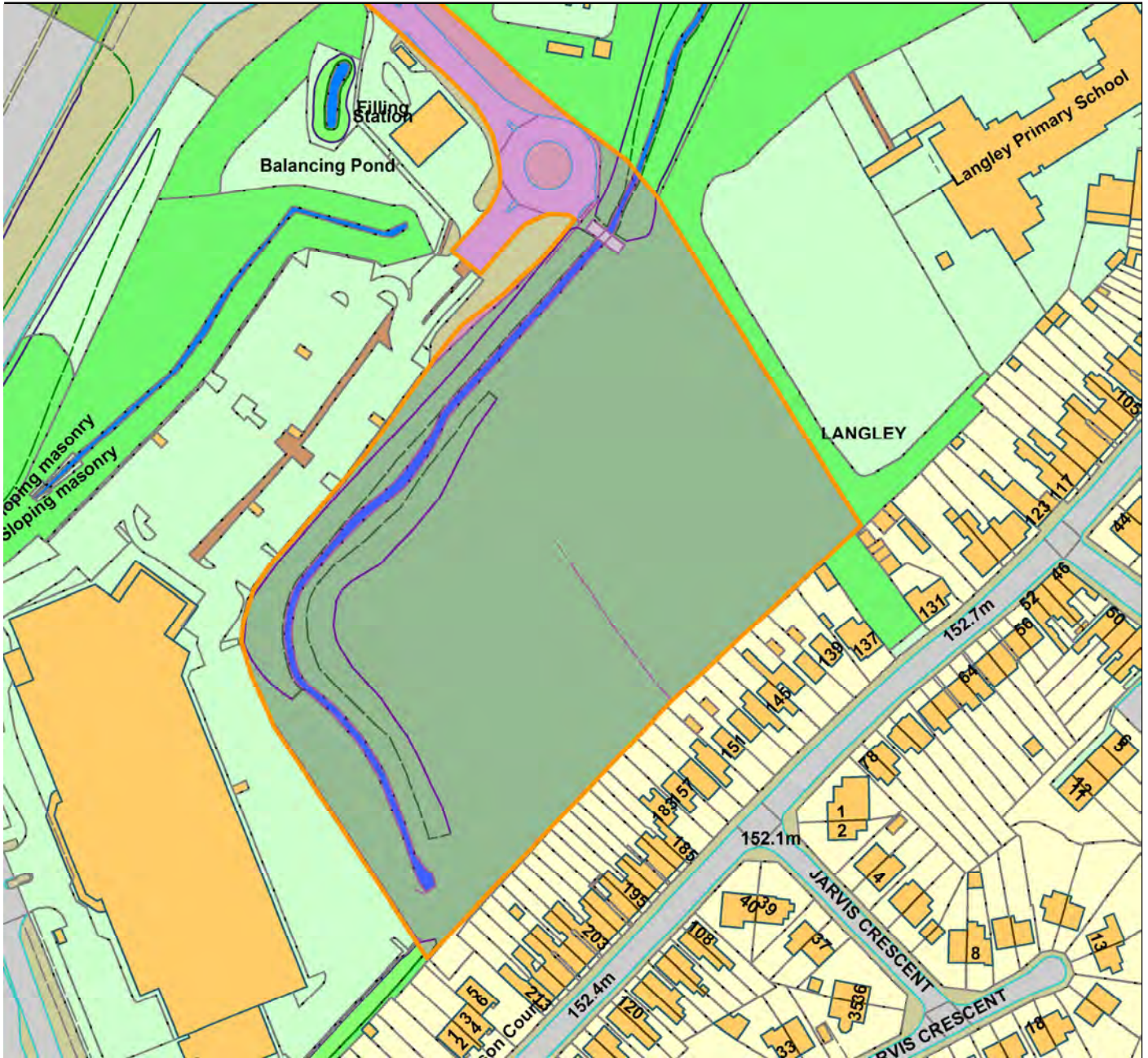
Various policies

6. Contact Officer

Alison Bishop
0121 569 4039
alison_bishop@sandwell.gov.uk

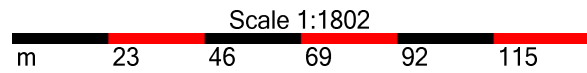
DC/19/63297

Land Adj to Asda, Wolverhampton Road



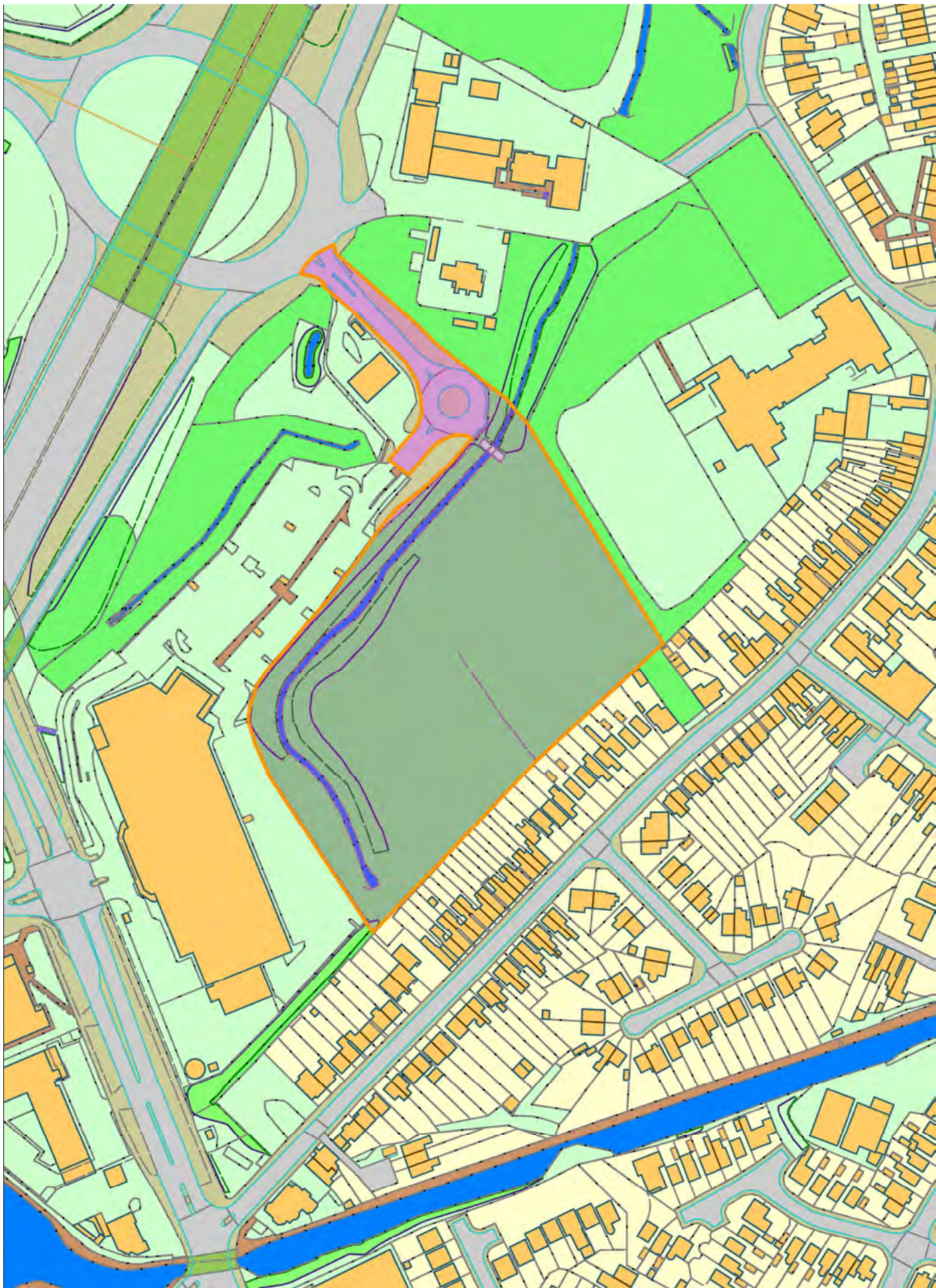
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 August 2019
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Planning Committee

2 October 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 Development Planning Manager 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/17/6492A Wednesbury North	Clearchannel Advert Panel 06040263 On Bus Shelter 304444 High Bullen Wednesbury	Proposed internally illuminated digital advert display and static reverse panel.	Grant Advertisement Consent 15th September 2017
DC/18/62461 West Bromwich Central	Guru Har Ral Gurdwara Car Park George Street West Bromwich	Proposed new Gurdwara building on part of existing car park (outline application for access, appearance, layout and scale).	Grant Outline Permission with Conditions 28th August 2019
DC/18/62505 Cradley Heath & Old Hill	The Horseshoe Inn 99 Station Road Cradley Heath B64 6PL	Proposed change of use from public house to 6 No. flats, increase to roof height and external alterations.	Grant Permission Subject to Conditions 29th August 2019
DC/19/62932 Hateley Heath	Travis Perkins Trading Co Limited John Street North West Bromwich B71 1RZ	Proposed demolition of existing industrial units and erection of 31 no. dwellings.	Grant Permission Subject to Conditions 13th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/62965 Wednesbury South	Land Adj Unit 9 Ocean Drive Wednesbury WS10 7WL	Proposed change of use of land to provide an additional 58 car parking spaces, with associated engineering operations to provide drainage and lighting.	Grant Permission Subject to Conditions 5th September 2019
DC/19/62990 Langley	44 Ferndale Road Oldbury B68 8AP	Proposed two storey side and rear extension and single storey rear extension.	Grant Permission with external materials 30th August 2019
DC/19/63049 Hateley Heath	The New Talbot Hill Top West Bromwich B70 0PR	Proposed change of use of existing building with first floor and single storey side extensions and loft conversion to create 11 No. self- contained apartments with external alterations.	Grant Permission Subject to Conditions 23rd August 2019
DC/19/63154 Newton	18 Amberley Green Great Barr Birmingham B43 5TJ	Proposed single storey side extension.	Grant Permission with external materials 23rd August 2019
DC/19/63198 Bristnall	6 Leahouse Road Oldbury B68 8PD	Amendment to previously approved application DC/18/62234 for proposed loft conversion with side dormer.	Grant Conditional Retrospective Consent 30th August 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63201 Charlemont With Grove Vale	247 Newton Road Great Barr Birmingham B43 6JD	Proposed extension of existing dormer bungalow to form a two storey house, two storey rear extension and ground floor bay window to front elevation.	Grant Permission Subject to Conditions 5th September 2019
DC/19/63208 Oldbury	Former Perrott Arms 2 Birmingham Road Oldbury B69 4ED	Proposed change of use and two storey rear extension to create 3 No. shops at ground floor and 2 No. one bedroom flats above.	Grant Permission Subject to Conditions 13th September 2019
DC/19/63206 Cradley Heath & Old Hill	Oldfield Works Oldfields Cradley Heath B64 6BS	Proposed demolition of single storey unit and erection of replacement single storey unit for storage and wash area.	Grant Permission Subject to Conditions 30th August 2019
DC/19/63213 Wednesbury South	Portmeor Holden Road Wednesbury WS10 0DB	Proposed ground floor side extension and reduction of detached garage.	Grant Permission with external materials 6th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63215 Hateley Heath	Site Of Lockup Garages Land Between 8 And 10 Melrose Avenue West Bromwich	Proposed variation of condition 1 of planning permission DC/13/55857 (Proposed erection of 9 No. dwellings and associated works) to allow for enlarged house type to plots 5 & 6, re- siting of plots 7-9 and changes to parking arrangements and siting of substation.	Grant Permission Subject to Conditions 16th September 2019
DC/19/63216 Wednesbury North	Land Adjacent To 50 Churchfields Road Wednesbury WS10 9DY	Proposed 1 No. dwelling.	Grant Permission Subject to Conditions 4th September 2019
DC/19/63225 Smethwick	66 Coopers Lane Smethwick B67 7DN	Proposed change of use from residential house to two self-contained flats.	Grant Permission 10th September 2019
DC/19/63230 St Pauls	25 Fenton Street Smethwick B66 1HR	Proposed single storey rear extension.	Refuse permission 28th August 2019
DC/19/63247 Hateley Heath	32 Westmorland Road West Bromwich B71 1HQ	Proposed first floor side/rear extension.	Grant Permission with external materials 5th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63256 St Pauls	13 Devonshire Road Smethwick B67 7NW	Proposed single storey granny annex in rear garden and covered walkway.	Refuse permission 27th August 2019
DC/19/63258 Abbey	146 Pottery Road Oldbury B68 9HD	Proposed conversion & change of use of existing ground floor shop & office into two self contained two bed apartments.	Grant Permission Subject to Conditions 12th September 2019
DC/19/63261 Abbey	53 Galton Road Smethwick B67 5JX	Proposed single storey side/rear extension (lawful development certificate).	Refuse Lawful Use Certificate 10th September 2019
DC/19/63264 Tividale	43 Trafalgar Road Tividale Oldbury B69 1RE	Proposed single and two storey side and rear extensions, and porch to front.	Grant Permission with external materials 4th September 2019
DC/19/63266 Old Warley	38 Apsley Road Oldbury B68 0QZ	Proposed single storey rear/side extension.	Grant Permission with external materials 22nd August 2019
DC/19/63272 Tividale	19 Speakers Close Tividale Oldbury B69 1UX	Proposed front porch.	Grant Permission with external materials 10th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63274 Princes End	112 Warren Close Tipton DY4 9PG	Retention of bow window to front.	Grant Retrospective Permission 22nd August 2019
DC/19/63281 Greets Green & Lyng	Unit 18-19 Mount Pleasant Street West Bromwich B70 7DL	Proposed variation of conditions 1, 2 and 3 of planning permission DC/15/58042 (Variation of conditions 1, 2 & 5 of planning permission DC/14/57224 to retain additional roller shutter doors and spray booth, proposed additional fencing, and variation of hours to permit additional work at the premises between 18.00 and 20.00 hours (Mondays - Fridays)) for the installation and enlargement of existing doors together with increase in height of roof (condition 1), permit Sunday working between 10:00 and 15:00 (condition 2), and permit work on the forecourt and opening of shutters to allow movement of cars (condition 3).	Refuse permission 27th August 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63277 Charlemont With Grove Vale	2 Ray Hall Lane Great Barr Birmingham B43 6JE	Proposed first floor side/rear extensions, front bay window to ground floor with alterations to the roof and front porch.	Grant Permission with external materials 27th August 2019
DC/19/63278 Great Bridge	1 Mount Street Tipton DY4 7DE	Proposed single storey rear extension.	Grant Permission with external materials 22nd August 2019
DC/19/63286 Charlemont With Grove Vale	48 Pear Tree Road Great Barr Birmingham B43 6JA	Proposed two storey side extension, single and two storey rear extension and single storey front extension.	Grant Permission with external materials 16th September 2019
DC/19/63287 West Bromwich Central	46 Dagger Lane West Bromwich B71 4BS	Proposed two storey side extension for workshop/storage/garage area.	Grant Permission with external materials 22nd August 2019
DC/19/63283 Cradley Heath & Old Hill	23 Western Road Cradley Heath B64 7EW	Proposed single storey rear extension.	Grant Permission with external materials 4th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63288 Hateley Heath	74 Denbigh Drive West Bromwich B71 2RZ	Proposed single storey side extension.	Grant Permission with external materials 27th August 2019
DC/19/63290 Soho & Victoria	6 Amity Close Smethwick B66 3AB	Proposed single storey front/side extensions, and single storey/first floor rear extensions.	Grant Permission with external materials 28th August 2019
DC/19/63292 Great Bridge	Unit 1-2 Olympus Drive Tipton DY4 7HY	Proposed two storey front extension and revisions to car parking arrangements.	Grant Permission Subject to Conditions 3rd September 2019
DC/19/63294 St Pauls	26 St Pauls Road Smethwick B66 1EQ	Retention of outbuilding in rear garden.	Grant Conditional Retrospective Consent 30th August 2019
DC/19/63295 Great Barr With Yew Tree	92 Woodruff Way Walsall WS5 4RL	Proposed new openings in front, rear and side walls of existing approved two storey side extension DC/17/60210.	Grant Permission Subject to Conditions 2nd September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63296 Greets Green & Lyng	49 Hazelbeech Road West Bromwich B70 8QG	Proposed single storey side and rear extension, with bay window to front elevation.	Grant Permission with external materials 30th August 2019
DC/19/63298 Hateley Heath	46 Trotters Lane West Bromwich B71 2QE	Proposed single storey rear extension.	Grant Permission with external materials 5th September 2019
DC/19/63302 Bristnall	Samra News 267 Londonderry Road Oldbury B68 9ND	Proposed retention of front canopy.	Grant Conditional Retrospective Consent 30th August 2019
DC/19/63304 Abbey	208 Merrivale Road Smethwick B66 4DS	Proposed two storey rear extension.	Grant Permission with external materials 6th September 2019
DC/19/63307 Newton	17A Green Lane Great Barr Birmingham B43 5JX	Proposed single storey front extension.	Grant Permission with external materials 5th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63314 Tividale	34 Taylor Way Tividale Oldbury B69 1JP	Proposed outbuilding in rear garden (Revised application).	Grant Permission 5th September 2019
DC/19/6636A St Pauls	Primesight Advert Hoarding 048007 Mallin Street Smethwick	Proposed replacement of an existing illuminated 48-sheet advertisement display with an illuminated 48-sheet digital advertisement display.	Grant Conditional Advertisement Consent 10th September 2019
DC/19/63323 Oldbury	Triam House 54 Cyprus Street Oldbury B69 4XD	Proposed erection of steel sheet clad building to provide a covered car parking area.	Grant Permission Subject to Conditions 11th September 2019
DC/19/63327 Charlemont With Grove Vale	52 Andrew Road West Bromwich B71 3QP	Proposed single storey rear extension.	Grant Permission with external materials 12th September 2019
DC/19/63328 Wednesbury South	4 John Wesley Way Wednesbury WS10 0BX	Proposed garage conversion.	Grant Permission with external materials 10th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/19/01243 Tividale	113 Regent Road Oldbury B69 1RX	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves)	P D Householder required and refused 27th August 2019
DC/19/63329 Abbey	562 Bearwood Road Smethwick B66 4BS	Proposed replacement shop front.	Grant Permission 12th September 2019
DC/19/63331 Oldbury	69 Macdonald Close Tividale Oldbury B69 3LD	Proposed single storey side and rear extensions.	Grant Permission with external materials 12th September 2019
DC/19/63332 Wednesbury South	29 Heronville Road Black Lake West Bromwich B70 0JG	Proposed single and two storey side extension, and single storey rear extensions.	Grant Permission with external materials 13th September 2019
DC/19/63336 Blackheath	44 Buckingham Road Rowley Regis B65 9JN	Proposed single storey front, side and rear extensions with bay window to front elevation.	Grant Permission with external materials 9th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63339 Smethwick	55 Unketts Road Smethwick B67 6RG	Proposed single storey side and rear extension.	Grant Permission with external materials 12th September 2019
DC/19/63348 Friar Park	364 Crankhall Lane Wednesbury WS10 0QH	Proposed two storey side extension.	Grant Permission with external materials 11th September 2019
DC/19/6637A Oldbury	Storage Land Vaughan Trading Estate Sedgley Road East Tipton	Proposed 1 No. non- illuminated fascia sign, 2 No. internally-illuminated fascia signs and 2 No. non-illuminated totem signs.	Grant Advertisement Consent 3rd September 2019
DC/19/63350 Smethwick	24 Greenfield Road Smethwick B67 6SE	Proposed single storey side extension.	Grant Permission with external materials 12th September 2019
PD/19/01250 Oldbury	14 Thurston Avenue Oldbury B69 2BA	Proposed single storey rear extension measuring: 4.603m L x 3.189m H (2.871m to eaves)	P D Householder not required 4th September 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/19/01252 Newton	122 Tanhouse Avenue Great Barr Birmingham B43 5AG	Proposed single storey rear extension measuring: 4.05m L x 3.0m H (3.0m to eaves)	P D Householder not required 6th September 2019
PD/19/01256 Wednesbury South	17 Francis Ward Close West Bromwich B71 2PY	Proposed single storey rear extension measuring: 4.8m L x 4.0m H (3.0m to eaves)	P D Householder not required 2nd September 2019
DOC/19/00137 Bristnall	21 Siskin Close Oldbury B68 9LT	Discharge of conditions 3, 4, 6, 10, 11, 15 and 18 of planning permission (DC/17/61255).	Discharged 13th September 2019