

Minutes of the Planning Committee

2 October 2019 at 5.00 pm
at the Sandwell Council House, Oldbury

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

Apologies: Councillors Hevican (Vice-Chair), P M
Hughes, M Hussain and Shackleton.

85/19 **Declaration of Interests**

Councillor S Davies declared a personal interest in 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.) in that she lived in the immediate vicinity of the application site.

86/19 **Minutes**

Resolved that the minutes of the meeting held on 4 September, 2019 be approved as a correct record.

87/19 **Applications Deferred Pending a Site Visit by Members of the Committee and Ward Representatives**

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,

[ILO: UNCLASSIFIED]

Planning Committee – 2 October 2019

Wolverhampton Road, Oldbury) be deferred, pending a site visit by the Committee and ward representatives.

88/19 **DC/19/62958 (Proposed dwelling, 59 Compton Road, Cradley Heath, B64 5BB.)**

Councillors Allen, Downing, Mabena, Millar, and Trow indicated that they had been lobbied on the site visit, that had taken place before, at the previous Committee, by the objectors.

There was no applicant or objector present.

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

Resolved that planning application DC/19/62958 (Proposed dwelling, 59 Compton Road, Cradley Heath, B64 5BB) be approved, subject to following conditions:-

- 1) External materials,
- 2) Levels
- 3) Ground conditions,
- 4) Parking retention,
- 5) Electric Vehicle Charging pointsm
- 6) Hard and soft landscaping,
- 7) Cycle storage,
- 8) Drainage,
- 9) PD rights removed (extensions, outbuildings, loft conversions),
- 10) Off-street parking spaces, provision and retention,
- 11) Construction management plan, wheel cleaning, hours of construction, etc.

89/19 **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.)**

Planning Committee – 2 October 2019

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

The Service Manager – Development Planning and Building Consultancy reported that information was still awaited concerning the proposed uses of the community centre and consequently the Service Manager – Highways maintain his objections to the proposal.

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

- The proposed car parking provision fell short of 24 spaces.
- The area had narrow streets and cars were forced to park on both sides of street.
- The proposed off-site car park was 300 meters away from the community centre and it seemed unlikely that users of the community centre would use the car park.
- The ground level of the proposed community centre is higher than surrounding houses and would result in lack of privacy and loss of light.
- The proposal would create a concealed alleyway; which increased risk of sinister events.

An objector showed Members pictures taken on Dudley Road West to demonstrate the issues of parking in the area.

The applicant was also present and addressed the Committee with the following points:-

- It had reduced the size of community centre to accommodate concerns.
- The community centre and off-site car park was to be used for the whole community, not only worship needs. Schools will be able to hire out the centre.
- Parking provision is adequate and the demolition of the existing Gurdwara will provide space for more parking.
- The proposed community centre would not cause a loss of light to residents.
- The photos provided by objectors show on streets parking at school drop off and collection times.

Planning Committee – 2 October 2019

The Service Manager – Highways addressed the Committee. In the absence of detailed information about the proposed use of the community centre, the assessment of parking need had been based on a range of possible uses and their impact. This had resulted in a range of possible parking demands, that exceed the available parking spaces, indicating a shortfall of between 19 and 61 spaces. A mid-range assessment indicated a shortfall of 32 spaces that could not be accommodated on car parks or on street. Taking into account the impact on the highway, particularly congestion and an increased risk of accidents, refusal of the application had been recommended.

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

- The space inside the community centre had not been arranged and a further application would be submitted once the requirements had been assessed.
- The parking provisions proposed does not accommodate the 150 people that are estimated to use the centre.
- The proposed community centre is not to be used as a banqueting suite.
- The current building, the Gurdwara Guru Hargobin Sahib, had yet to be demolished and when the work started it may affect traffic.
- The Council's adopted decision guide stated a minimum distance of 14 metres between one and two storey buildings. The plans shared proposed community centre was a distance of only 11 metres away from residential properties. The matter was also compounded by a condition on the application approved in 2012 which acquired boundary treatment so the current application contradicted that condition.

The Committee was minded to defer the determination of the application, to enable the applicant to provide more information on uses of the proposed community centre so that a more precise assessment of parking requirements could be provided.

Resolved that the 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.

Planning Committee – 2 October 2019

Gurdwara Guru Hargobind Sahib Car Park Upper Chapel Street; and Gurdwara Guru Hargobind Sahib Building, Dudley Road West, Tividale, Oldbury.) be deferred to enable the applicant a further opportunity to submit information on the proposed use of the community centre.

(Councillor S Davies declared a personal and prejudicial interest in the application and left the room during its consideration.)

90/19

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.

(The meeting ended at 6.12 pm)

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