



REPORT TO PLANNING COMMITTEE

6th November 2019

Application Reference	DC/19/63521
Application Received	9th September 2019
Application Description	Proposed part change of use from a garage to a barber's shop.
Application Address	92 St Pauls Road, Smethwick, B66 1EY
Applicant	Mrs Shazia Bibi
Ward	St Pauls
Contribution towards Vision 2030:	 
Contact Officer(s)	Name – Andrew Dean Tel – 0121 569 4056 Email – andrew_dean@sandwell.gov.uk

RECOMMENDATION

That members visit the site.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because ten material objections have been received.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is not allocated in the adopted development plans.
- 2.2 The material planning considerations will be addressed at the next meeting in the full report.

3. The APPLICATION SITE

- 3.1 The application relates to an end terraced residential property that has been converted into an 11 bedroom house in multiple occupation (HMO).

The character of the surrounding area is predominantly residential in nature with West Smethwick Methodist Church located on the opposite side of Holly Lane and a historic shop premises (newsagents) is located on the opposite side of St Pauls Road.

4. PLANNING HISTORY

4.1 The site has been subject to a previous refusal for a similar proposal. The double garage was previously approved under a separate application to be used as storage and parking.

4.2 Relevant planning applications are as follows:-

DC/18/62484	Proposed part change of use of garage to a barber shop.	Refused 15.2.2019
DC/13/56064	Proposed single storey rear extension and detached garage to rear (resubmission of DC/13/55615).	Approved with Conditions 9.8.2013

5. APPLICATION DETAILS

5.1 The applicant is proposing to convert one of the two garages approved under DC/13/56064 into a barber's shop. The applicant is proposing to have one full time employee with opening hours on Monday to Saturday 9.00am to 5.00pm. The applicant has stated the barbers would operate on an appointment system.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letter. Comments/objections received will be reported to your next committee.

7. STATUTORY CONSULTATION

7.1 All statutory consultations will be reported at your next meeting.

8. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY

8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

9. LOCAL PLANNING POLICY

9.1 The following sections of the Council's Development Plan are relevant:-

CEN5 – District and local centres.

CEN6 – Meeting local needs for shopping and services.

CEN7 – Controlling out - of – centre development.

- 9.2 Further explanation of these policies consideration will be reported to your next Planning Committee

10. MATERIAL CONSIDERATIONS

- 10.1 Members will be updated at the next Planning Committee.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambition 8 and 10 of the Sandwell Vision 2030 :-
- 11.2 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.
- 11.3 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 12.1 That Members visit the site.

13. STRATEGIC RESOURCE IMPLICATIONS

- 13.1 When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.

14. LEGAL AND GOVERNANCE CONSIDERATIONS

- 14.1 This application is submitted under section 55 of the Town and Country Planning Act 1990.

15. EQUALITY IMPACT ASSESSMENT

- 15.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

16. DATA PROTECTION IMPACT ASSESSMENT

16.1 The planning application and accompanying documentation is a public document.

17. CRIME AND DISORDER AND RISK ASSESSMENT

17.1 There are no crime and disorder issues with this application.

18. SUSTAINABILITY OF PROPOSALS

18.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Members will be updated at the next Planning Committee.

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

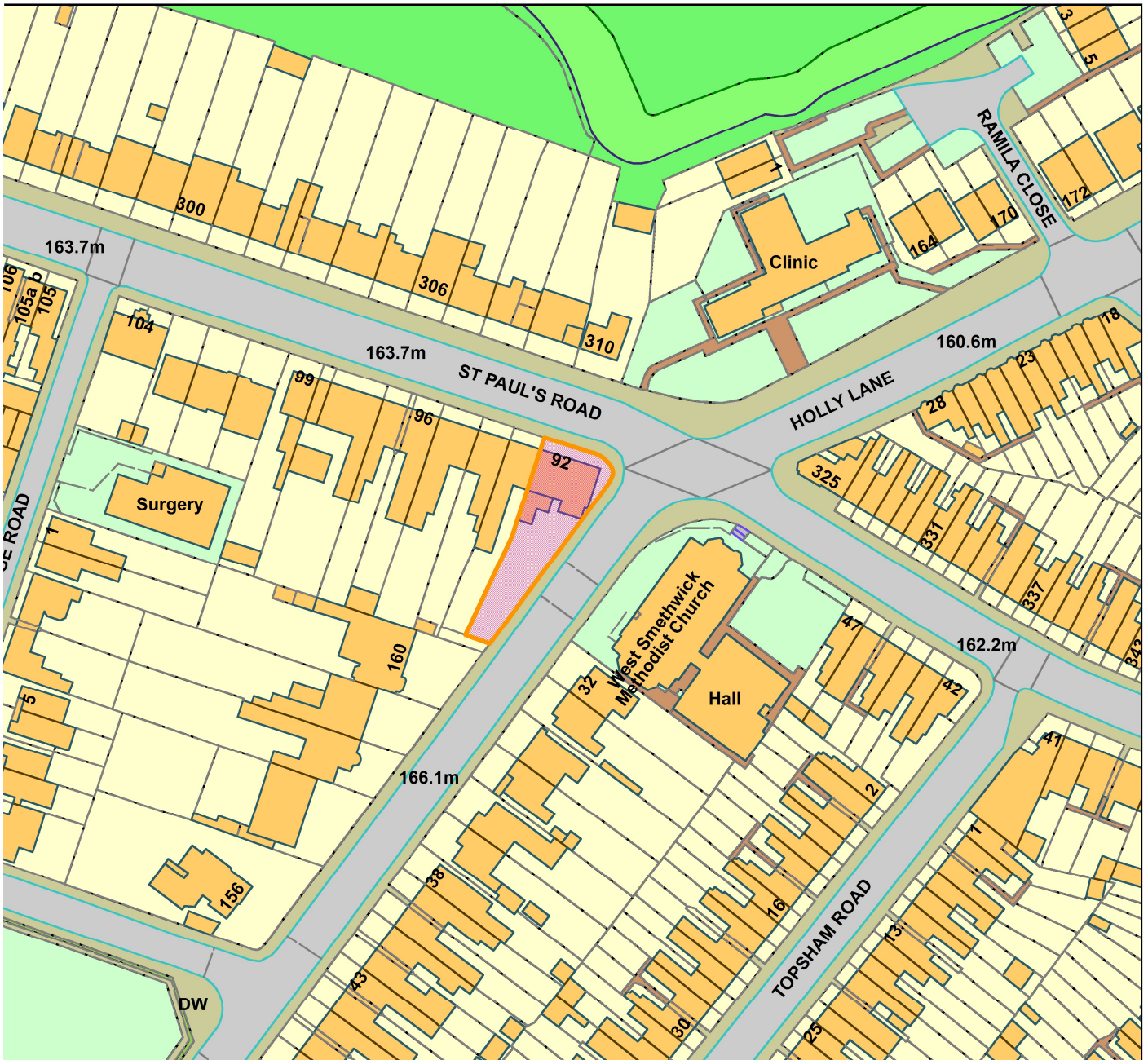
20.1 There will be no impact.

21. APPENDICES:

Site Plan
Context Plan

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DC/19/63521
92 St Pauls Road

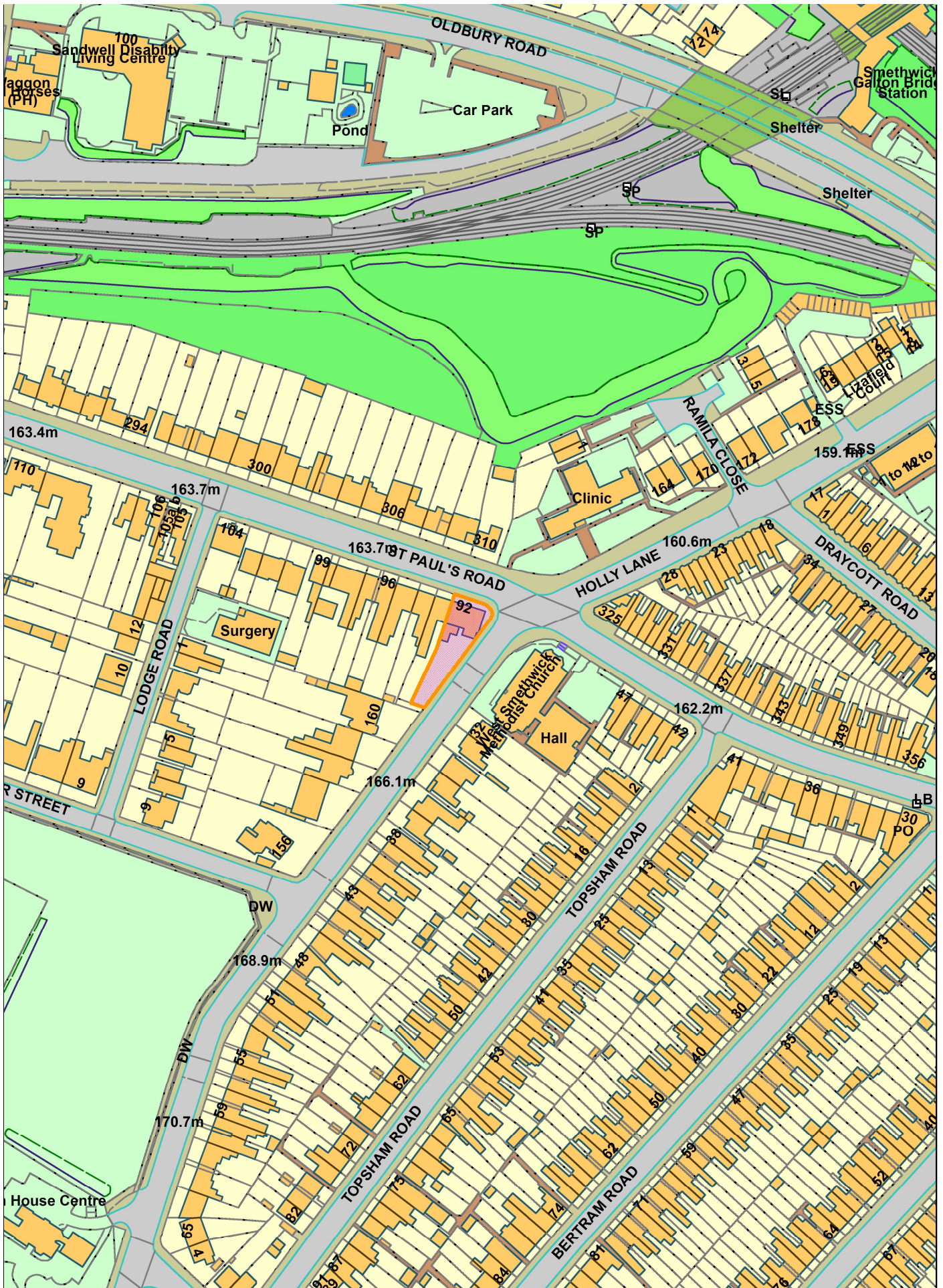


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