



REPORT TO PLANNING COMMITTEE

4th December 2019

Application Reference	DC/19/63392
Application Received	6 th August 2019
Application Description	Proposed 20 No. dwellings
Application Address	Former Resource Centre, Lowry Close, Smethwick
Applicant	Mr Alan Martin, Sandwell MBC, Sandwell Council House, Freeth Street, Oldbury, B69 3DE
Ward	Smethwick
Contribution towards Vision 2030:	 
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That the application is deferred.

1 BACKGROUND

- 1.1 This application was originally reported to your Planning Committee because the applicant is Director of Regeneration and Economy and the proposal has generated local interest.
- 1.2 At your last Committee, Members resolved to visit the site, however due to further information being required this application is deferred and a full report will be brought to your meeting in January 2020.

2 SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is allocated for housing 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 site is bound by Church Hill Street, and Vicarage Road, Smethwick, with the site separated in two by Lowry Close, Smethwick.

3.2 The immediate area is residential with retail and offices and close to a multi-storey car park opposite the application site.

4. PLANNING HISTORY

4.2 Planning Permission was granted in 2018 (DC/18/62088) for the demolition of the former resource centre on site. The resource centre has since been demolished and the site remains vacant.

4.3 Relevant planning applications are as follows: -

DC/18/62088	Demolition of resource centre	Approved 15.08.2018
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5. APPLICATION DETAILS

5.1 The applicant proposes to erect 20 No. Dwellings. These will be made up of different house types including 11 no. 2 bedroom semi-detached properties, 4 no. 4 bedroom properties, and 5 no. 2 bedroom bungalows, all with associated car parking and gardens.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letters, site notice and press notice. Comments 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 Members will be updated at the 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 7 and 10 of the Sandwell Vision 2030:-

11.2 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.

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 defer determining the application in order to allow amended plans and further information to be received from the applicant.

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 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 Comments will be provided within the next full report.

18. SUSTAINABILITY OF PROPOSALS

18.1 Comments will be provided within the next full report.

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Comments will be provided within the next full report.

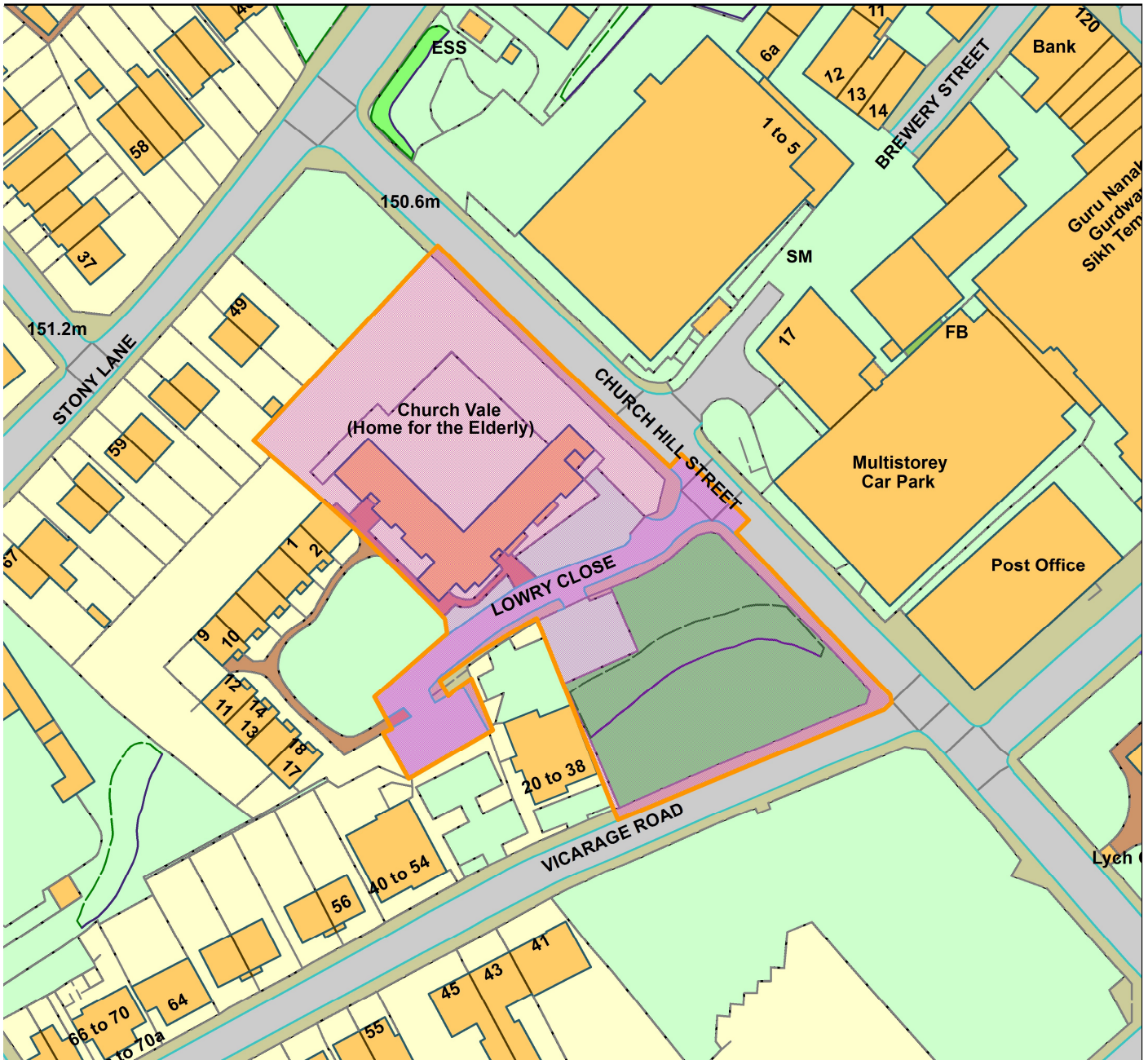
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The proposal is on Council owned land.

21. APPENDICES:

Site Plan
Context Plan

DC/19/63392
Former Resource Centre, Lowry Close



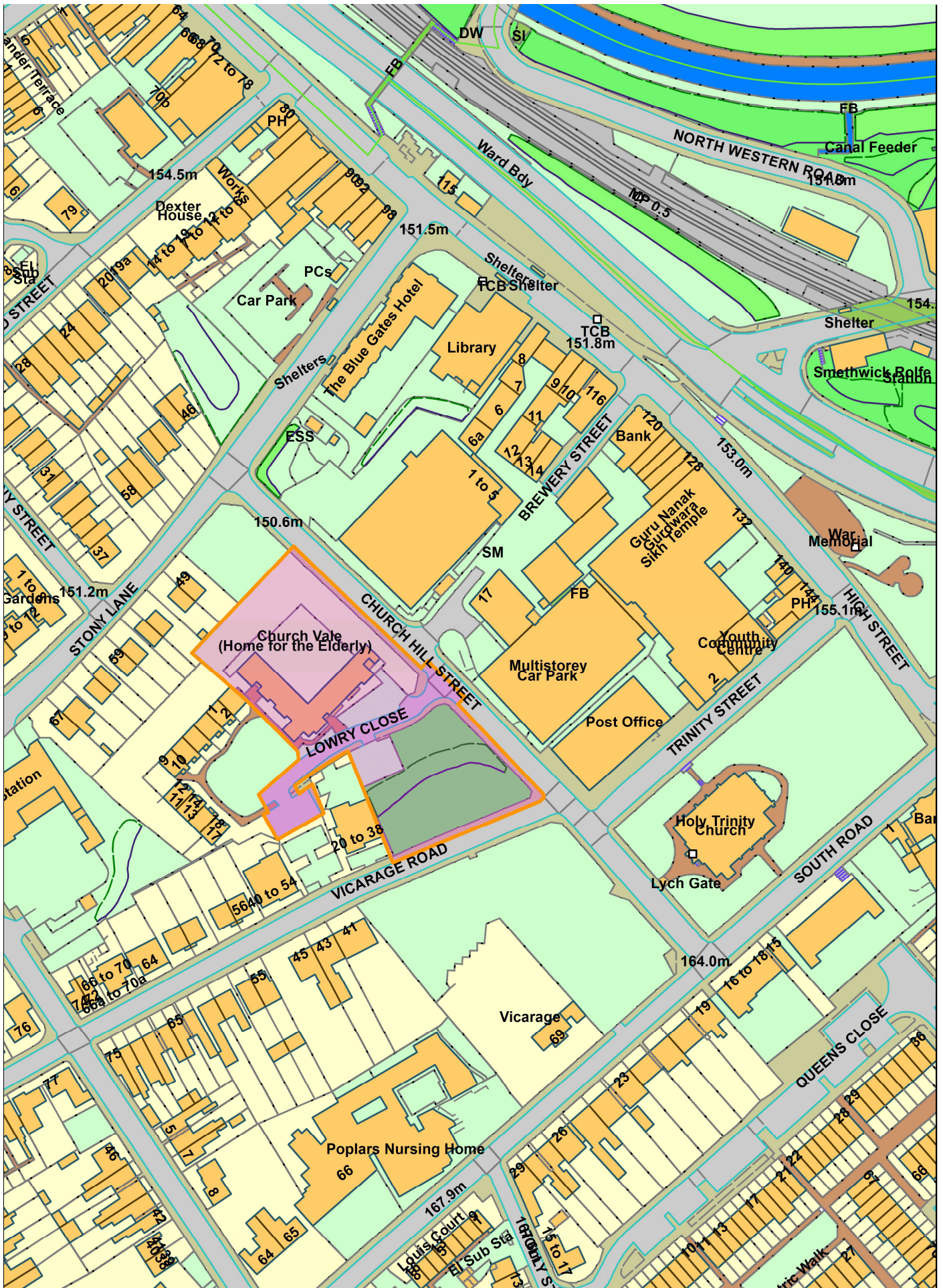
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