



REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63542
Application Received	16 th September 2019
Application Description	Retention of 2 No. freezer store units on rear car park.
Application Address	Unit A Kings Hill Business Park Darlaston Road Wednesbury WS10 7SH
Applicant	Mr Daniel Kyle Unit A Kings Hill Business Park Darlaston Road Wednesbury WS10 7SH
Ward	Wednesbury North
Contribution towards Vision 2030:	 
Contact Officer(s)	Douglas Eardley 0121 569 4892 douglas_eardley@sandwell.gov.uk

RECOMMENDATION

That Members visit the site.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because it has generated an objection petition with 10 signatures, which warrants it being reported to Planning Committee. By reporting the application at an early stage, it will enable Members to visit the site and a full report will be made at your next committee.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 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 existing site on the north-eastern side of Darlaston Road, Wednesbury. The site is currently occupied by Oliver Kay Produce.

4. PLANNING HISTORY

- 4.2 Relevant planning applications are as follows:-

DC/29559	Erection of site security fencing and gates.	Approved 30.09.1993
DC/25762	Industrial/warehouse development in two blocks with associated access road & parking area.	Approved 21.05.1990
DC/24779	Industrial/warehouse development with associated access road and parking areas.	Approved 10.01.1990
DC/16670	Change of use of part of Kings Hill Works (4.2 hectares) to residential purposes & erection of dwellings.	Approved 03.05.1984
DC/11597	Industrial/warehouse development (50,000 sq.ft. Class IV industrial & 154,445 sq.ft. Class X warehousing).	Approved 15.10.1980
DC/05518	Development of site with 34 units comprising 14,400 sq.ft. of industrial and 51,900 sq.ft. of warehousing with 8,500 sq.ft. of offices.	Approved 31.08.1977

5. APPLICATION DETAILS

- 5.1 The applicant seeks the retention of 2 No. freezer store units on the rear car park of their site.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letters. Comments received will be reported to your next committee.

7. STATUTORY CONSULTATION

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 All statutory consultations will be reported at your next meeting.

10. MATERIAL CONSIDERATIONS

- 10.1 All material considerations will be reported at your next meeting.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambitions 9 and 10 of the Sandwell Vision 2030:-

11.2 Ambition 9 – Sandwell has become a location of choice for industries of the future where the local economy and high performing companies continue to grow.

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 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 reported at your next meeting.

18. SUSTAINABILITY OF PROPOSALS

18.1 Comments will be reported at your next meeting.

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Comments will be reported at your next meeting.

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

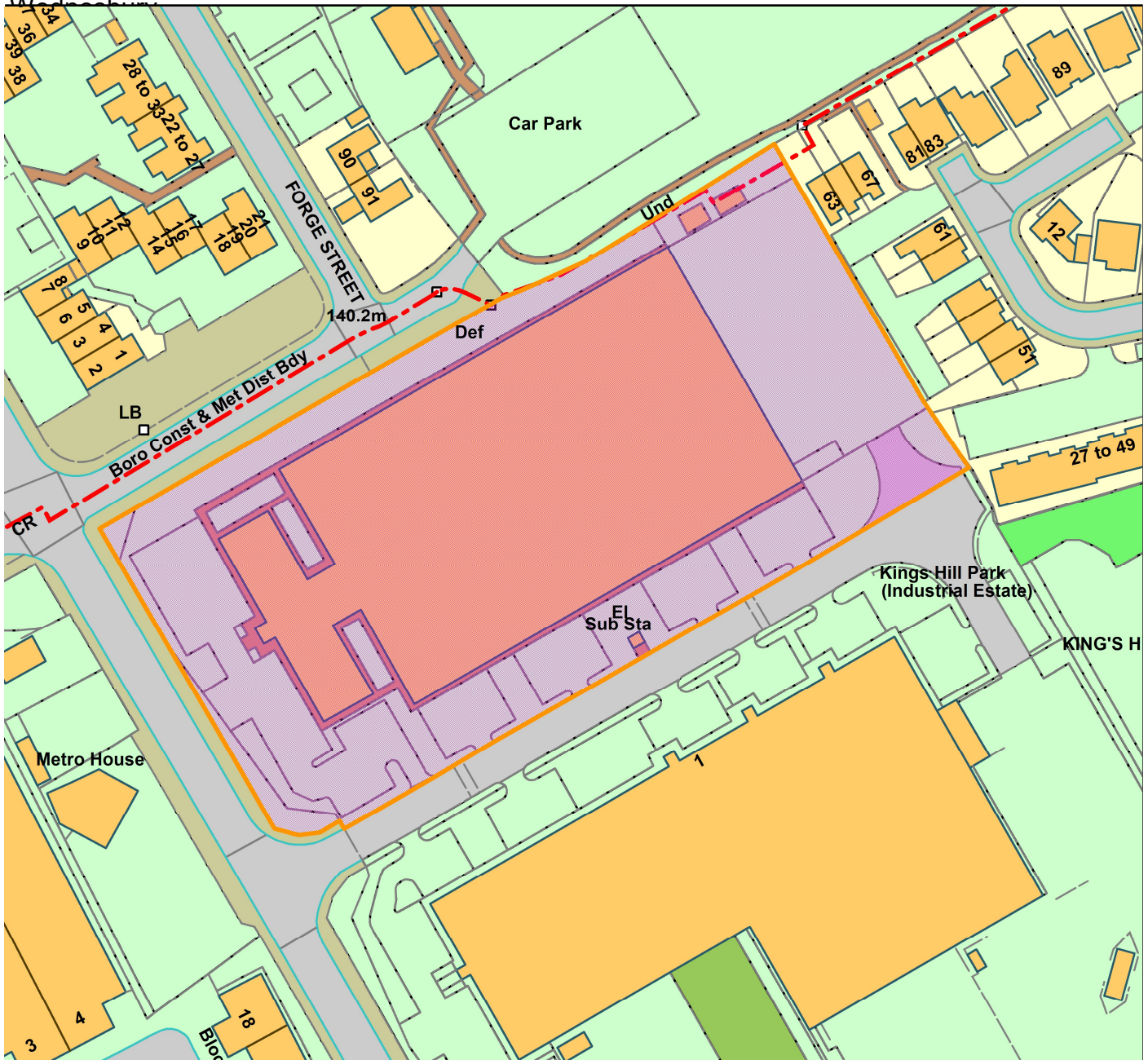
20.1 There will be no impact.

21. APPENDICES:

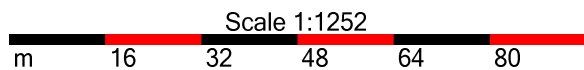
Site Plan
Context Plan

DC/19/63542

Unit A, Kings Hill Business Park, Darlaston Road,
Walsley



Legend



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Organisation	Not Set
Department	Not Set
Comments	
Date	03 January 2020

