



## REPORT TO PLANNING COMMITTEE

15 January 2020

<b>Application Reference</b>	DC/19/63633
<b>Application Received</b>	11 <sup>th</sup> October 2019
<b>Application Description</b>	Proposed 4 No. additional fourth floor flats to 5 No. existing blocks with a new pitched roof, two main entrance extensions and lift, new car parking area and accessible pathways. Proposed new pitched roof, new shop fronts, roller shutters, front canopies and re-cladding of existing Lion Farm shops and flats.
<b>Application Address</b>	Coniston, Derwent, Rydal, Ullswater & Windermere Houses, Badsey Road & Lion Farm Shops And Flats, Hartlebury Road, Oldbury
<b>Applicant</b>	Mr Phil Deery, Sandwell MBC, Sandwell Council House, Freeth Street, Oldbury, B69 3DE
<b>Ward</b>	Langley
<b>Contribution towards Vision 2030:</b>	 
<b>Contact Officer</b>	William Stevens 0121 569 4897 <a href="mailto:William_stevens@sandwell.gov.uk">William_stevens@sandwell.gov.uk</a>

### **RECOMMENDATION**

That the application is deferred.

## 1. BACKGROUND

- 1.1 This application has been reported to your Planning Committee because the applicant is Sandwell Council and the proposal has generated local interest. At your last meeting Members resolved to visit the site.

- 1.2 Subsequent to your last meeting, the applicant intends to make further revisions to the proposal which require the application to be re-consulted. Therefore this application is deferred and a detailed report will be provided at a future planning 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 site is split over two locations.
- 3.2 The larger of the two sites relates to five individual blocks of flats on the north-western side of Badsey Road, Oldbury on the Lion Farm Estate. These blocks of flats are known as Windermere House, Coniston House, Rydal house, Derwent House and Ullswater House.
- 3.3 The second site is contained with the Lion Farm shops themselves, within a Local Centre on the northern side of Hartlebury Road, Oldbury.

## **4. PLANNING HISTORY**

- 4.2 There is no relevant planning history.

## **5. APPLICATION DETAILS**

- 5.1 The applicant proposes to erect four additional fourth floor flats to each of the five existing blocks (Windermere House, Coniston House, Rydal house, Derwent House and Ullswater House). A new pitched roof is also proposed with two main entrance extensions and internal lift, with new car parking area and accessible pathways.
- 5.2 With regards to the Lion Farm shops and flats the applicant proposes a new pitched roof, new shop fronts with roller shutters and front canopies and with the re-cladding of the whole building.

## **6. PUBLICITY**

- 6.1 The application has been publicised by 374 neighbour notification letters, by 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 All statutory consultations will be reported at your next meeting.

## **10. MATERIAL CONSIDERATIONS**

- 10.1 All statutory consultations will be reported at your next meeting.

## **11. IMPLICATIONS FOR SANDWELL'S VISION**

- 11.1 The proposal supports Ambitions 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 visit the site in order to allow the application to be determined within the statutory time period.

## **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 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.

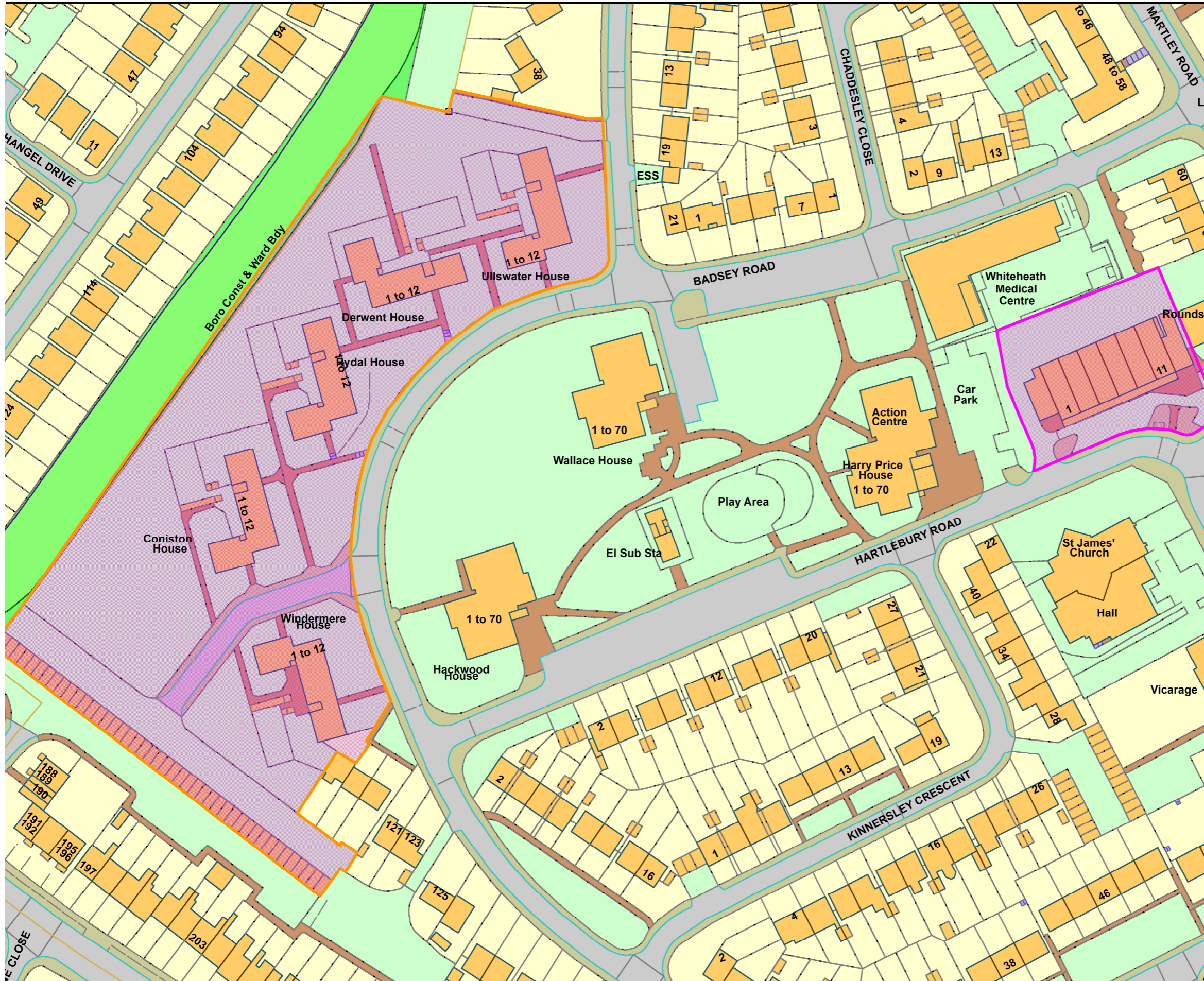
## **20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

20.1 The proposal is on Council owned land.

## **21. APPENDICES:**

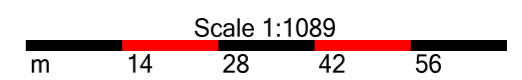
Site Plan  
Context Plan





**Legend**

Scale 1:1088



Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 November 2019

DC/19/63633