

Planning Committee

**Wednesday 15 January 2020 at 5.00pm
in the Council Chamber,
at the Sandwell Council House, Freeth Street, Oldbury.**

Agenda

(Open to Public and Press)

1. Apologies for absence.
2. Members to declare any interest in matters to be discussed at the meeting.
3. To confirm the minutes of the meeting held on 4 December 2019 and 17 December 2019 as a correct record.

Matters Delegated to the Committee

Items for Decision

4. To consider whether site visits are necessary and relevant to the determination of any planning applications.
5. Planning Application DC/19/63392 – Proposed 20 No. dwellings. Lower Resource Centre Lowry Close, Smethwick.
6. Planning Application DC/19/63414 – Proposed residential development of 27 dwellings. Land at Reservoir Road/Maer Close, Rowley Regis.
7. Planning Application DC/19/63467 – Proposed 3 No. terraced houses. Land Between 101 and 109 Barclay Road, Smethwick.
8. Planning Application DC/19/63542 – Retention of 2 No. freezer store units on rear car park. Unit A Kings Hill Business Park,

Darlaston Road, Wednesbury.

9. Planning Application DC/19/63633 – 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. Coniston, Derwent, Rydal, Ullswater & Windermere Houses, Badsey Road & Lion Farm Shops and Flats, Hartlebury Road, Oldbury.
10. Planning Application DC/19/63722 – Retention of two storey side/rear extension; roof enlargements with rear facing gable and dormer window; and single storey front and rear extensions. 188 Farm Road, Oldbury.
11. Applications determined under powers delegated to the Director – Regeneration and Growth.

Date of Next Meeting: **Wednesday 12 February, 2020**

David Stevens
Interim Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution: –

Councillor Downing (Chair);
Councillor Hevican (Vice-Chair)
Councillors Ahmed, Allen, Chidley, S Davies, Dhallu, G Gill, P M
Hughes, M Hussain, Mabena, Millar, Rouf, Simms and Trow and
vacancy.

Agenda prepared by Stephnie Hancock
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Minutes of the Planning Committee

4th December 2019 at 5.00 pm
at the Sandwell Council House, Oldbury

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

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

101/19 **Minutes**

Resolved that the minutes of the meeting held on 6
November 2019 be approved as a correct record.

102/19 **Applications Deferred Pending a Site Visit by Members of the
Committee and Ward Representatives**

Resolved that consideration of planning application
DC/19/63633 (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. Coniston,
Derwent, Rydal, Ullswater & Windermere Houses,
Badsey Road & Lion Farm Shops and Flats, Hartlebury
Road, Oldbury.) be deferred, pending a site visit by the
Committee and ward representatives.

103/19 **Planning Application DC/19/63392 - Proposed 20 No. dwellings. Former Resource Centre, Lowry Close, Smethwick.**

The Director -Regeneration and Economy recommended that consideration of the application be deferred, pending the receipt of additional information from the applicant on the design of the proposed dwellings.

Resolved that consideration of planning application DC/19/63392 (Proposed 20 No. dwellings. Former Resource Centre, Lowry Close, Smethwick) be deferred, pending the receipt of additional information from the applicant on the design of the proposed dwellings.

104/19 **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 Asda, Wolverhampton Road, Oldbury.**

The Service Manager – Development Planning and Building Consultancy reported that Highways England had confirmed that it had no objections to the proposal. It was also reported that the applicant had requested that consideration of the application be deferred.

Three objectors were present and addressed the Committee with the following points:-

- The proposed footpath/cycling link would create a place for potential anti-social behaviour.
- Frequent use of the proposed footpath link would lead to damage to property.
- There would be disruption to residents of Titford Road during the development.
- An area of natural ecology would be lost.
- The proposal would make existing traffic problems on Titford Road worse.
- Junction 2 of the M5 motorway was already congested and the proposal would make this worse.
- There were proposals for other developments in the local area

that would also impact on traffic congestion.

- Pollution would be made worse by the additional traffic generated.
- Over 22,000 people had signed a petition objecting to the proposal.

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

- The proposal would provide modern employment units to meet demand in the area.
- The land was allocated for employment use in the Council's Development Plan.
- The site would provide easy access to the M5 motorway.
- A range of surveys had been undertaken (noise, flood risk, ecology), which concluded that the site was appropriate for the proposed use.
- The proposal had been amended and reduced in size following advice from planning officers and any further changes would not meet the applicant's business needs .
- The layout of the proposed development had been informed by market leads for modern employment units.
- The impact of the proposed B2 use had been assessed and accepted by Highways England. Also, the traffic island at junction 2 of the M5 would be most affected by the proposal, however Highways England had not objected. Traffic impact was therefore not an appropriate reason for refusing permission.
- If permission was granted a condition could be included to limit the use to B8. A Section 106 Agreement or appropriate boundary treatment could also be required by condition.
- The proposed footpath link would only be for use by employees and would not provide access to the adjacent Asda store.
- The proposal represented an efficient use of an allocated employment site to meet market demand.

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

- Due to the speculative nature of the development and the lack of detailed information on the proposed use, highways officers had based their views on a worst-case scenario.
- The link between Birchley Island and the traffic island at

Junction two of the M5 was critical to the operation of the road network. Because the link road between the two was short, queues built up quickly, which then had an impact on the surrounding roads.

- The highways assessment had estimated a need for 209 parking spaces and there was only provision for 160 in the application, leaving a shortfall of 49 spaces.
- The Transport Assessment submitted by the applicant was not adequate because the end use of the site had not been specified and did not provide for any upgrades to the Birchley roundabout to accommodate the worst case scenario.

Based on the information and representation to the Committee, members were minded to refuse planning permission, for the reasons outlined by the Director – Regeneration and Growth.

Resolved that 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 Asda, Wolverhampton Road, Oldbury.) be refused on the grounds set out by the Director – Regeneration and Growth.

105/19 **Planning Application DC/19/63417 – Retention of Pergola at rear. Wood Green Nursing Home, 27 Wood Green Road, Wednesbury**

Councillors Chidley, Downing, S Davies, M Hussain, Millar, Rouf and Simms indicated that they had been lobbied on the site visit by both applicant and objector.

The Service Manager – Development Planning and Building Consultancy circulated photograph to the Committee, which had been submitted by objectors.

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

- The planning officer's report did not accurately represent the facts.

- The pergola was currently used as a smoking shelter – how would the proposed condition preventing this use be enforced?
- The applicant had previously disregarded conditions in relation to other planning approvals.
- The pergola was used as an area for residents to congregate, creating noise.
- The pergola was not essential as there was already a patio and conservatory.
- Land levels had been increased to build the pergola, which had caused damage to the neighbour's fence.
- All trees along the boundary needed to be removed to replace the fence and there would be a significant cost to the neighbour as well as a loss of privacy.
- Landscaping has been neglected.
- There was rubble and bricks piled up next to the neighbour's fence.
- Building work was still going on.

The applicant was not present.

In response to a question from the Committee the Service Manager – Development Planning and Building Consultancy advised that the allegations of criminal damage that the objector was making against the applicant was a matter for the Police. The planning officer's report was not intended to outline the entire history of the site but to focus on the application before the Committee. The applicant had stated that the pergola was for use as a sun shelter and any changes to its structure or use would have to be re-assessed to establish whether planning permission was required.

Based on the information and representation to the Committee, members were minded to approve the application, subject to recommendations put forward by the Director – Regeneration and Growth.

Resolved that Planning Application DC/19/63417 (Retention of Pergola at rear. Wood Green Nursing Home, 27 Wood Green Road, Wednesbury) be approved, subject to:-

- (1) the pergola not being used as a smoking shelter;
- (2) the planting of a conifer tree along the boundary.

106/19

Planning Application DC/19/63465 – Proposed two storey side/rear extension to form staff living accommodation. 1 Ray Hall Lane, Great Barr, Birmingham

The Service Manager – Development Planning and Building Consultancy reported that Councillor Preece had now withdrawn his objection to the application.

There was no objector present.

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

- They worked from home.
- The extension was to provide more living space for their family and was not for staff accommodation.
- There was only one other property in Ray Hall Lane that did not have an extension and many of those that did had much larger extensions than the one proposed.
- Parking concerns had been discussed with neighbours and they had no objections.

Members noted that all houses in Ray Hall Lane were different in character and therefore the proposal could not be out of keeping with the street scene. The Committee was minded to grant planning permission, subject to the conditions now recommended by the Director – Regeneration and Growth.

Resolved that planning application DC/19/63465 (Proposed two storey side/rear extension to form staff living accommodation. 1 Ray Hall Lane, Great Barr, Birmingham) be approved, subject to:-

- (1) the approval of external materials;
- (2) the building being used as ancillary accommodation to the main dwelling and not as a separate dwelling;
- (3) construction hours limitations.

107/19

Planning Application DC/19/63520 - Proposed garage in rear garden. 77 Hill Top, West Bromwich

There was no objector present and the applicant did not wish to speak.

The Committee was minded to grant planning permission, as recommended by the Director- Regeneration and Growth.

Resolved that Planning Application DC/19/63520 (Proposed garage in rear garden. 77 Hill Top, West Bromwich) be approved, subject to:-

- (1) approval of external materials;
- (2) the building being used for vehicle parking and storage

108/19 **Planning Application DC/19/63521 - Proposed part change of use from a garage to a barbers shop. 92 St Pauls Road, Smethwick**

Councillors Chidley, Downing, S Davies, M Hussain, Millar, Rouf and Simms indicated that they had been lobbied on the site visit by both applicant and objector.

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

- The Committee had previously rejected a planning application for a barbers shop and this was the same.
- The proposal would cause traffic congestion.
- The proposal would encourage youths to gather and create anti-social behaviour.
- Approval would set a precedent for the street.

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

- The application was different to the previous one and a booking system would be in place for customers now.
- The barbers would operate between 9am and 5pm.
- There would only be one or two customers waiting at a time.
- Three or four parking spaces would be provided for staff.
- The shop would be closed on Sundays during church services and the exit from the church was on the opposite side, on St Paul's Road.

The Service Manager – Development Planning and Building Consultancy advised the Committee that Sandwell’s Development Plan policy stated that retail uses should be directed to vacant town centre premises.

The Service Manager – Highways highlighted that the existing 11 bedroom house in multiple occupation required at least five parking spaces so the proposal for an additional three off road spaces would only meet the requirements for the existing use and not the barber’s shop as well. As such, the applicant was recommended for refusal.

Members were minded to grant a temporary permission in order to assess the traffic impact. The Service Manager – Development Planning and Building Consultancy advised that a two-year temporary permission would be a compromise to be fair to local residents and also taking into account the applicant’s investment. He advised that the additional two parking spaces proposed by the applicant at the side of the garage would need to be available before the shop opened and the kerb would also need to be dropped. The Committee was minded to delegate the consideration of appropriate conditions to the Service Manager – Development Planning and Building Consultancy, in consultation with the Chair.

Resolved that planning application DC/19/63521 (Proposed part change of use from a garage to a barbers shop. 92 St Pauls Road, Smethwick) be approved for two years, subject to conditions to be determined by the Director – Regeneration and Growth, in consultation with the Chair.

109/19

Planning Application DC/19/63546 – Proposed 2 no. 4 bed and 4 no. 3 bed properties with associated car parking. Land adjacent 8a Castle Road West, Oldbury

The Service Manager – Development Planning and Building Consultancy reported to the Committee that the Police had no objections to the proposal, however, representations around boundary treatment and external lighting had been covered in the conditions recommended.

An objector was present but did not wish to address the Committee.

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

- The Council supported development of the site and pre-application discussions had taken place.
- All properties would be to a high specification.
- The development would provide a mix of properties from starter homes to large family homes.
- Separation distances exceeded the Council's requirements and the proposal was in accordance with the residential design guides.
- There would not be an increase in noise.
- There were no objections from highways.
- Electric vehicle charging points would be installed.

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

Resolved that planning application DC/19/63546 (Proposed 2 no. 4 bed and 4 no. 3 bed properties with associated car parking. Land adjacent 8a Castle Road West, Oldbury) be approved, subject to the conditions now recommended by the Director – Regeneration and Growth.

110/19

Planning Application DC/19/635414 – Proposed first floor side extension. 26 Heather Road, Smethwick

There was no objector or applicant present.

The Committee was minded to approve the application, subject to the conditions now recommended by the Director – Regeneration and Growth.

Resolved that planning application DC/19/635414 (Proposed first floor side extension. 26 Heather Road, Smethwick) be approved, subject to the conditions now recommended by the Director – Regeneration and Growth.

111/19 **Decisions of the Planning Inspectorate**

The Committee noted that the Planning Inspectorate had made decisions appeals as set out below:-

Appeal under section 78 of the Town and Country Planning Act 1990:

Application Ref No.	Site Address	Inspectorate Decision
DC/19/62966	Rear of 30 Horseley Heath Tipton DY4 7PA	Dismissed
DC/19/6633A	Primesight Advert Hoardings 043101 to 6 and Pole	Dismissed

(The meeting ended at 6.28 pm)

*Contact Officer :Stephnie Hancock
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Minutes of the Planning Committee

17th December 2019 at 5.00 pm
at the Sandwell Council House, Oldbury

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

Apologies: Councillors P M Hughes and Simms.

112/19

Planning Application DC/19/63378 - Proposed erection of sleeper manufacturing facility, offices, external storage areas, provision of gantry crane, construction of parking and service areas, provision of a new link road between the site and Walsall Road and associated hard and soft landscaping. Land an Bescot Railway Sidings, Sandy Lane, Wednesbury. Network Rail (NR) Infrastructure Ltd.

Councillors Ahmed, Allen, Chidley, S Davies, Dhallu, Downing, M Hussain, Millar, Rouf and Trow indicated that they had been lobbied by both applicant and objector at the site visit, which had taken place earlier the same day.

The Service Manager – Development Planning and Building Consultancy reported that there had been a request from both the applicant and objectors to defer consideration of the application. Valerie Vaz, Member of Parliament for Walsall South, had also written a letter requesting that the matter be deferred. The applicant had confirmed that construction of the proposed link road would take place first, which would significantly reduce the use of Sandy Lane during the construction phase. Therefore the second reason for refusal could be deleted from the recommendation.

The Committee was also informed that the Environment Agency had confirmed that it had no objection to the proposal.

Objectors were present and addressed the Committee with the following points:-

- Over 6,000 people had objected to the proposal and the Wednesbury Action Group had submitted a report to planning officers detailing the concerns.
- Silica dust would be created by the storage and movement of the sleepers, as well as concrete dust.
- Particulate matter could be carried over long distances by wind and would cause respiratory difficulties
- There were 21 schools within a one mile radius of the site.
- The health of children growing up near the site would be impacted by the particulate matter.
- The particulate matter created by the proposal would change the nutrient balance of water and deplete nutrients in soil, which would affect wildlife in the area.
- Trees around the site had been cut down, which had already affected wildlife.
- Noise and light pollution would also deter wildlife from the area.
- Existing businesses nearby such as Gallagher Retail Park and the Lidl Distribution Centre had already had an impact on traffic congestion and air pollution through increased vehicle activity.
- Sandwell's Air Quality Strategy stated that air quality will be taken into account in considering planning applications.
- The bridge that would be used to access the site was not suitable for HGVs.
- Noise and vibration would be created from HGVs and the production process.
- There were two children's playgrounds near the site.
- Similar businesses in Germany were all away from residential areas.
- There was insufficient parking proposed for the site.
- The proposal goes against the Council's Health and Wellbeing Strategy.
- Sandwell was already worse than the England average for hospital admissions relating to respiratory illness.
- There was an existing facility at Washwood Heath, Birmingham.

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

- The proposal was nationally significant and critical to the operation of the rail network.
- The site at Bescot was the most optimum of six possible sites, had been railway land for more than 200 years and was close to raw materials.
- Network Rail did not own the site at Washwood Heath.
- Initial enquiries with the Council indicated that the proposed development was acceptable, and the scheme had already been amended to address concerns about proximity to residential properties.
- The development would bring £12million investment into the area and provide 150 jobs in construction and 100 at the factory upon completion, including apprentices.
- Silica was in all buildings and was only released when concrete was broken, cut, carved or sanded – none of which would take place at the proposed factory.
- The factory would not generate silica dust and all cement would be delivered and stored in sealed tanks.
- Hardening of concrete was a chemical process which would leave no unprocessed cement or dust on the product.
- The manufacturing process would not require the sleepers to be washed so there would be no drainage into nearby rivers.
- The concreting process would take place in an aesthetically protected room.
- Cement would not be exposed to the open air and aggregates would be stored in a contained environment.
- Traffic from the site would be diverted to the new road.
- The environmental survey had comprehensively assessed noise and dust and comparative testing at the applicant's factory in Aschaffenburg, Germany, detected no silica dust in or around the site.
- Other possible uses of the site, which could be even less acceptable to local people, would not require planning permission.
- None of the statutory consultees had objected to the proposal.
- National Rail was unaware that additional information was required until the planning officer's report was received.

- The Council's environmental consultants had not formally requested additional information but had only queried what had already been provided.
- The National Planning Policy Framework placed a duty on local authorities to work with applicants in a positive manner.
- National Rail was willing to provide outstanding information and prepared for conditions to be placed on planning approval to mitigate the impact of the proposal.
- Consideration of the application should be deferred to allow further time for the information sent in by National Rail on 4th December to be assessed.

Councillors Hackett (ward representative) and Preece, were present and addressed the Committee with the following points:-

- The local community, and all three of the Friar Park ward representatives, had come together to object to the proposal and Network Rail was aware of this but had not listened to objections.
- Local MPs also objected to the proposal.
- The economic arguments in favour of the proposal were outweighed by the increase in traffic congestion and pollution.

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

- Employees would be expected to car share and use public transport so there was not 100% parking provision.
- National Rail no longer employed staff at the Washwood Heath Factory. This was a private operation and operations had ceased and all Network Rail staff had been re-deployed.
- The site would have capacity to store 150,000 sleepers, which would accommodate peaks and troughs in demand.
- A small percentage of the sleepers stored would be recycled sleepers.
- The site was not big enough to warrant the use of rail for the delivery of materials.
- Comparable facilities across Europe were located between 50 and 500metres away from residential areas, with the factory in Aschaffenburg, Germany being around 500metres away and separated by a river.

The Council's environmental consultants informed the Committee that the information submitted by the applicant as part of the Environmental Impact Assessment was inadequate in a number of areas. The information relied upon measurements from the factory in Aschaffenburg, Germany and provided no assessment of the contribution of the facility versus background levels therefore the impact of the facility on air quality was unknown. In addition, the measurements taken at the German factory had used a technique that only measured occupational exposure which was not sensitive enough to measure environmental exposure i.e. detect whether or not there was silica in the surrounding area. Information on the characteristics of the local area and population had also not been taken into account in the assessments. Whilst it was the Environment Agency's responsibility to carry out an assessment of the cement batching area of the facility, it was considered best practice for the applicant to provide an assessment with the application and this had not been done. Consultants were of the view that insufficient information had been presented to confirm that there would be no dust generated from the facility. Furthermore, the Environmental Impact Assessment lacked detail on the impact of dust on land quality and what mechanisms would be used for monitoring the alkalinity of surface water drainage and what controls would be in place to protect the water environment.

The Committee was informed that additional information received on 4th December on the impact of additional traffic movement on air quality was now satisfactory so this no longer formed part of the reason for recommending refusal of the application. However, in conclusion, the consultants remained unsatisfied that sufficient information had been provided in relation to the impact of particulate matter to establish that the proposal would not have an impact on the surrounding area.

Based upon the information presented in the written documentation and that which had been reported verbally to the Committee, members were minded to refuse planning permission on the grounds put forward by the Director -Regeneration and Growth.

Resolved that planning application DC/19/63378 (Proposed erection of sleeper manufacturing facility, offices, external storage areas, provision of gantry crane, construction of parking and service areas, provision of a new link road between the site and Walsall Road and associated hard and

soft landscaping. Land an Bescot Railway Sidings, Sandy Lane, Wednesbury. Network Rail (NR) Infrastructure Ltd) be refused on the grounds that the documentation submitted relating to the environmental effects of the proposed development, including impacts of air quality and pollution from dust, water contamination, climate change, and management /disposal of waste residues, does not demonstrate compliance with the Black Country Core Strategy, Adopted Development Plan Policies ENV8 (Air Quality), ENV5 (Flood Risk, Sustainable Drainage Systems and urban Heat Island) and Sandwell's Site Allocations and Delivery Development Plan Document policies EMP4 (Relationship between Industry and Sensitive Use), and EOS10 (Design Quality and Environmental Standards).


(The meeting ended at 6.28 pm)

*Contact Officer :Stephnie Hancock
Democratic Services Unit
0121 569 3189*

The Committee will consider whether a site visit would be beneficial to the determination of any of the applications for consideration.

REPORT TO PLANNING COMMITTEE

15 January 2020

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

Subject to the receipt of satisfactory amended plans and the Lead Local Flood Authority withdrawing their objection, approval is recommended subject to:

- i) Details of retaining walls;
- ii) Finished floor levels;
- iii) External materials;
- iv) Hard and soft landscaping to include additional trees;
- v) Highway Improvements (including waiting bay removal);
- vi) Drainage details;
- vii) Ground remediation validation report;
- viii) Electric vehicle charging point infrastructure being installed;
- ix) Affordable housing;
- x) Construction management plan including hours of working;
- xi) Details for protecting the existing culvert and
- xii) Skills and employment details.

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 Members visited the site in December and at your last Committee, Members resolved to defer the application in order that amended plans could be submitted.
- 1.3 At the time of writing this report, suitable amended plans had yet to be received, however, Members will be updated at the committee meeting.

2 **SUMMARY OF KEY CONSIDERATIONS**

- 2.1 The site is unallocated in the adopted development plan.
- 2.2 The material planning considerations which are relevant to this application are;

Local and Government Policy (NPPF);
Public visual amenity;
Layout and density of building;
Design, appearance and materials;
Access, highway safety, and parking;
Contamination by a previous use;
Loss of trees;
Affordable housing; and
Drainage.

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. The site slopes from Vicarage Road/Church Hill Street towards Stoney Lane Vicarage Street.
- 3.2 The immediate area is residential with retail and offices nearby. Opposite the application site is a multi-storey car park.
- 3.3 A water culvert runs along the boundary of the site adjacent to proposed plots 1, 10 and 11.

4. **PLANNING HISTORY**

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

4.2 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.

5.2 The properties will be managed by the council and socially rented.

6. **PUBLICITY**

6.1 The application has been publicised by neighbour notification letters, site notice and press notice. One letter has been received regarding the publicity procedure. The same person has raised objections to the proposal:

6.2 **Objections**

Objections have been received on the following grounds: -

- (i) Loss of trees; and
- (ii) Overdevelopment of the site.

Immaterial issues have also been raised regarding ownership

6.3 **Responses to objections**

I respond to the objector's comments in turn;

- (i) There are no Tree Preservation Orders on any of the trees on site. Trees have been removed prior to the application being submitted. However, the applicant proposes to replace the lost trees along Church Hill Street, and any approval can be conditioned accordingly,

- (ii) It is the opinion of the Council that the site can accommodate the 20 proposed properties, and

6.4 **Support**

No comments have been received from the public consultation process which supports the application.

7. **STATUTORY CONSULTATION**

7.1 **Highways**

Part of the site relates to highway land and access to driveways for plots 13-16 will require the removal of the existing limited waiting bays. This along with alterations to the proposed footpaths can be conditioned.

7.2 **Environmental Health (Air Quality)**

They raise no objections, subject to electric vehicle charging points being installed. However; it has been agreed with the applicant that the infrastructure will be provided to enable future installation, if required, by the tenants.

7.3 **Environmental Health (Contaminated Land)**

The site has potential for ground contamination and Environmental Health recommends that site investigations are carried out, and comments are submitted, along with any remediation works, prior to development commencing onsite. It is considered that a condition requesting that the applicant provides a validation report once any remediation works have been carried out would satisfy this requirement.

7.4 **Severn Trent Water**

No objections received, however they wish for their standard drainage condition to be attached to any approval.

7.5 **Healthy Urban Design Officer**

Confirms that Electric Vehicle Charging points should be provided, and that secure cycle parking should be made available and not the “opportunity” to just provide them. Given that the proposal is a Council application where these properties will be rented, the applicant is reluctant to provide secure, undercover cycle parking such as sheds etc, as this has the potential to have ongoing maintenance costs. That

said, the applicant would allow future tenants to provide their own cycle storage within their garden areas.

7.6 The Canal and River Trust

No objection subject to a condition that details the protection of the existing culvert that runs along the edge of the site.

7.7 Cadent

Comments received regarding a gas pipeline that lies outside of the application site has been passed onto the applicant.

7.8 Lead Local Flood Authority

Recommend refusal on the grounds of lack of information. Additional information has now been submitted and a response is awaited from the Flood authority which will be reported to your Committee.

7.9 Urban Design

In the main, the Urban Design Team are satisfied with the layout. However, the garden lengths to plots 10 and 11 are significantly deficient and further information is required given the significant level changes across the site. The house types also require further detailing. Amended plans and subsequent comments will be reported to your Committee.

7.10 Planning Policy

The site is unallocated but meets the guidance for new housing under the housing windfall policy (SAD H2) being previously developed land and housing being compatible to the surrounding area. The site also provides affordable housing with a range of house types (HOU3, SAD H3, and HOU2). The scheme should seek to provide a good quality design, address drainage (ENV5) and air quality issues (ENV8).

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 policies of the Council's Local Plan are relevant:-

HOU1: Delivering sustainable Housing Growth
HOU2: Housing Density, Type and Accessibility
HOU3: Delivering Affordable Housing
EMP5: Improving Access to the Labour Market
ENV3: Design Quality
ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect
ENV8: Air Quality
SAD H2: Housing Windfalls
SAD H3: Affordable Housing
SAD EOS9: Urban Design Principles
SAD EMP2 – Training and Recruitment

- 9.2 With regard to policies HOU1 and HOU2 and SAD H2, the site is unallocated for housing and hence consideration should be given to the need to provide additional housing to meet future needs, that such sites are on previously developed land, compatible with their surroundings, have good public transport accessibility and provides a mix of house types. The application site is surrounded by existing housing close to public transport, will provide much needed affordable homes and provides a mixture of different house types.
- 9.3 HOU3 and SAD H3 sets out the requirement of 25% affordable housing. This development would provide 100% affordable homes.
- 9.4 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. In the main the layout is considered to be acceptable, however the proposal is currently deficient on garden sizes to plots 10 and 11 and land level changes and boundary treatments need to be clarified to improve the overall appearance of the scheme. In addition, further architectural detailing has been requested. The applicant is addressing these comments and amendments will be reported to your Committee meeting.
- 9.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The Lead Local Flood Authority has raised concerns over the lack of information and further information has now been submitted. Members will be updated accordingly.
- 9.6 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure has been proposed.

9.7 EMP5 Improving Access to the Labour Market Training and Recruitment and SAD EMP2 – Training and Recruitment requires large employment generating schemes to provide opportunities for training and recruitment. This could be conditioned to secure these opportunities.

10. MATERIAL CONSIDERATIONS

10.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 8 and 9. With regard to the other considerations these are highlighted below:

10.3 Public visual amenity

It is not anticipated that the development will cause any significant amenity issues to occupiers of the existing development.

10.5 Access, highway safety, and parking

The Council's highways Department have raised no issues subject to the existing traffic orders being revoked.

10.6 Ground contamination by a previous use

A condition can be attached to any approval requiring the investigation and remediation of the existing ground contamination.

10.7 Loss of trees

A number of trees were felled prior to this application being submitted. However, the applicant proposes to plant more along the boundary of the site which can be conditioned accordingly.

10.8 Affordable housing

All properties will be affordable homes, and planning conditions can be attached to control this.

10.9 Drainage

As indicated above appropriate further information has been provided to ensure that the scheme is deemed to be acceptable and reduces surface water flooding.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambition 3, 7, 8 and 10 of the Sandwell Vision 2030:-
- 11.2 Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy
- 11.3 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.
- 11.4 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.
- 11.5 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 The principle of residential development is supported by relevant policies and provides an opportunity to provide new homes which are affordable. Further details have been requested to ensure that the layout of the scheme is acceptable.
- 12.2 Drainage details remain outstanding, however further details have now been submitted to the Lead Local Flood Authority (LLFA) and it likely that conditions can then be imposed to ensure that a satisfactory drainage scheme is provided to ensure that surface water flooding is appropriately controlled.
- 12.3 Subject to receipt of the satisfactory amended plans and no objections from the LLFA conditional approval is recommended.

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 also 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 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 Refer to the summary of the report (12) in particular the scheme can be conditioned to provide opportunities for training and recruitment in accordance with SAD EMP2.

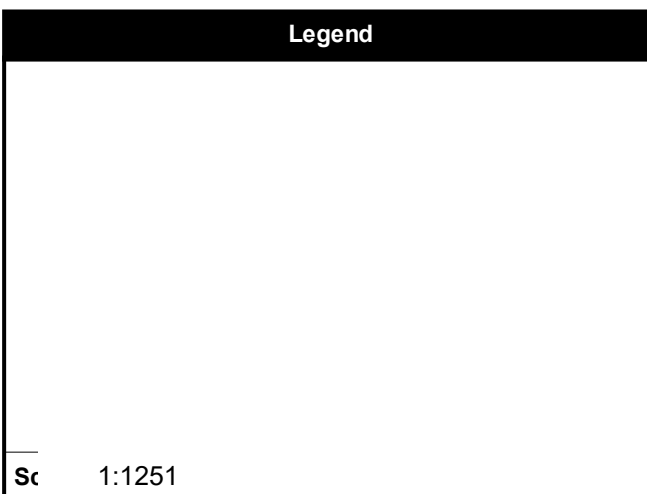
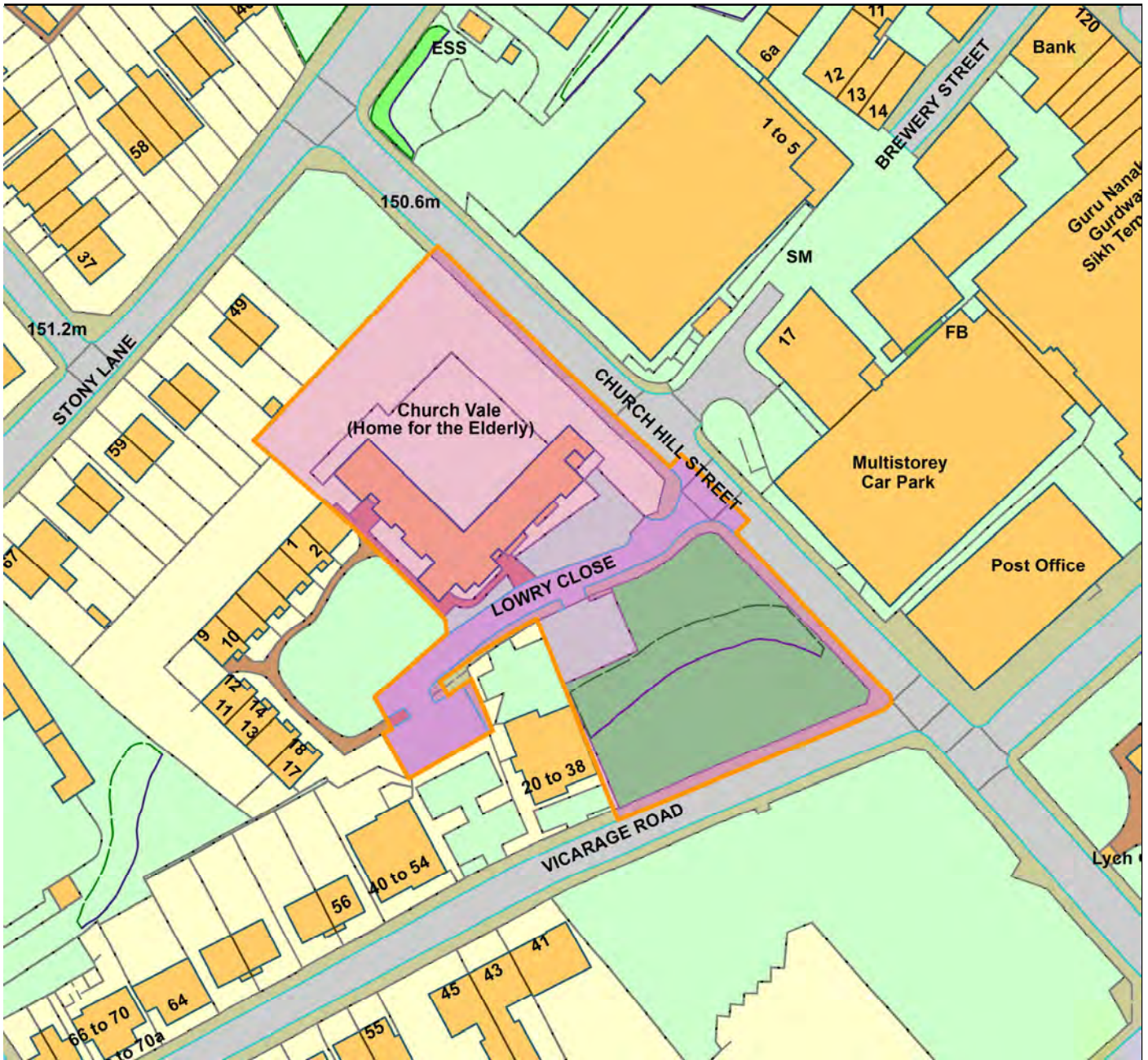
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The proposal is on Council owned land.

21. APPENDICES:

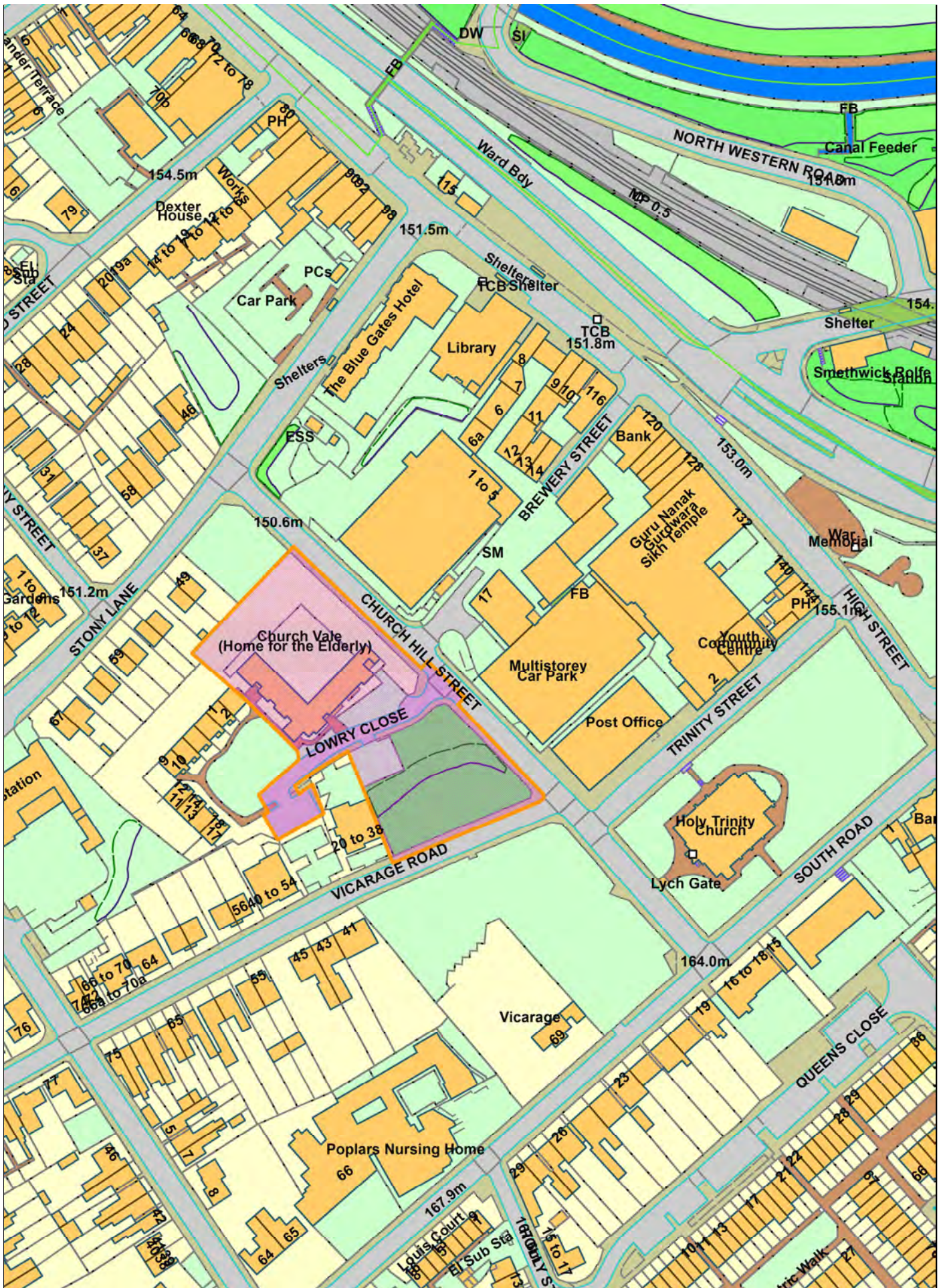
Site and Context Plan
ZZ ZZ AG(0-) 01 S2
ZZ XX AE(04) 01 S2
ZZ XX AE (04) 02 SE
ZZ XX AP(08) 01 S2
ZZ XX AP(08) 03 S2
ZZ XX AP(08) 02 S2
H1G XX AP(o-) 01 S2
H5 XX AP(0-) S2 P1
H5G XX AP(0-) 01 S2
H9 XX AP(0-) 01 S2
BG XX AP(0-) 01 S2 P3
B3 XX AP(0-) 01 S2 P1

DC/19/63392
Former Resource Centre, Lowry Close



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	24 October 2019
OS Licence No	



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Plot	Build	Feature	Parking
1	H5	Det	2
2	H9	Semi	1
3	H9	Semi	1
4	H9	Semi	1
5	H9	Semi	1
6	H1	Corner Ha	1
7	H9	Semi	1
8	B	Corner	1
9	B	Semi	1
10	B	Semi	1
11	B	Semi	1
12	H5	Corner Ha	2
13	H9	Semi	1
14	H9	Semi	1
15	H5	Semi	2
16	H5	Corner Ha	2
17	H9	Semi	1
18	H9	Semi	1
19	H9	Det	2
20	B	Det	1

Housetype	Qty
H1	1
H5	4
H9	10
B2	3
B3	2

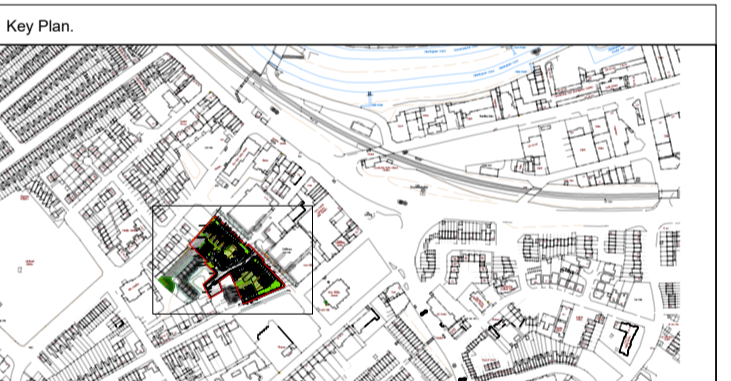
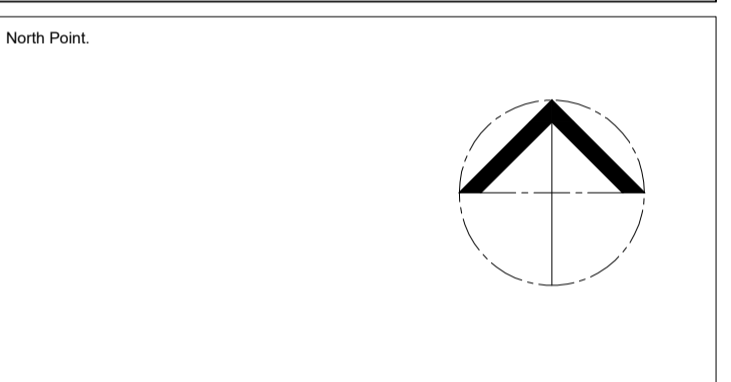


Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

- Extg Utilities
- Excavating/Disturbing underground Utilities
- Large Excavations
- Retaining Walls Height exceeding 3m
- Culvert Watercourse
- Working next to Culvert
- Increased Disruption
- Working near to Extg Residents
- Limited Access
- Conflict with Residents/Construction Activity

KEY - CHURCH HILL STREET

- Adoptable Highway
- Private Drive (SMBC Homes)
- Maintainable Plot Body
- Patio/Paved Area
- High Traffic Road
- Landscape/Garden Area to Street
- Facing Elevation
- Trees/LA Design Req'd
- Parking Space - Block Paving
- Retaining Wall, H1 TBC, requires Structural Engineer Design
- Garden Boundary Wall Treatment, H1 TBC
- Garden Wall Treatment, H1 TBC
- Indicative Fenceline Position
- Gate to Rear Garden Access Typically Timber Gate with Latch and Lock
- PCC Edging Kerb 50mm x 150mm
- Railing Location, Style, Colour TBC
- Dimension
- x151.00
- p151.00
- 19
- FFL
- Plot No
- Finish Floor Level



Rev	Date	Revision Note	By	Check



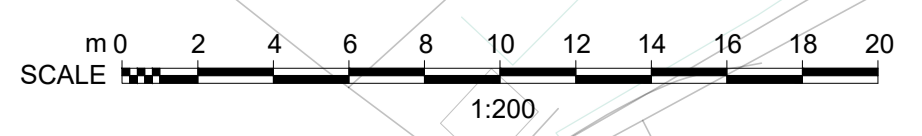
Project: Church Hill St, Housing
Location: Church Hill Street, Smethwick, B66 1WG
Sheet title: Site Proposed GA
Status: For Planning

Drawn by	Date	Checked
Cfoxall	10.07.2019	
Scale at A1	Scale at A3	
1:200		

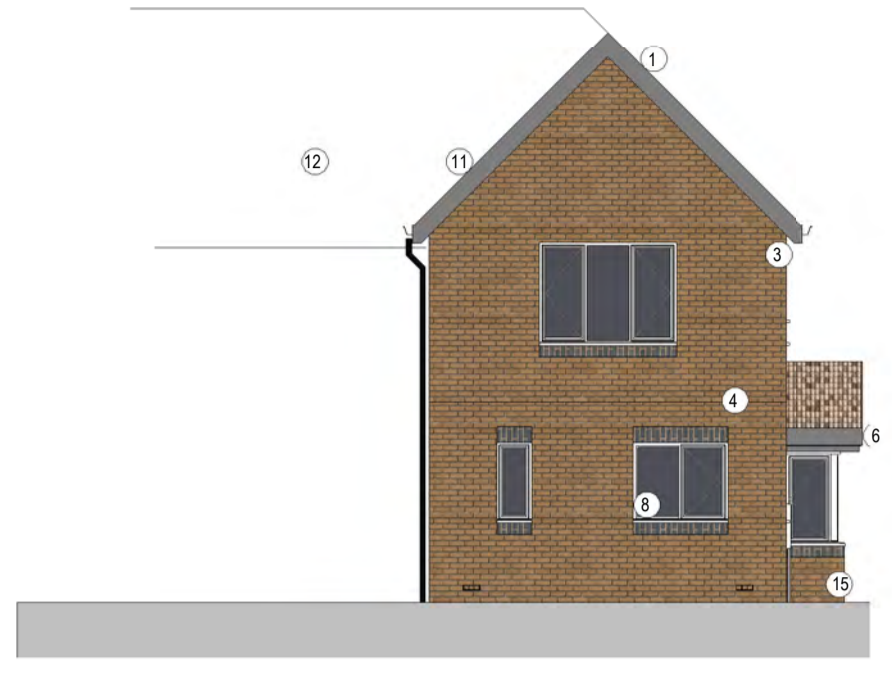
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ZZ	ZZ	AG(0-)	01	S2	

Job No: Q17024
Contractor Drawing No. (if required):

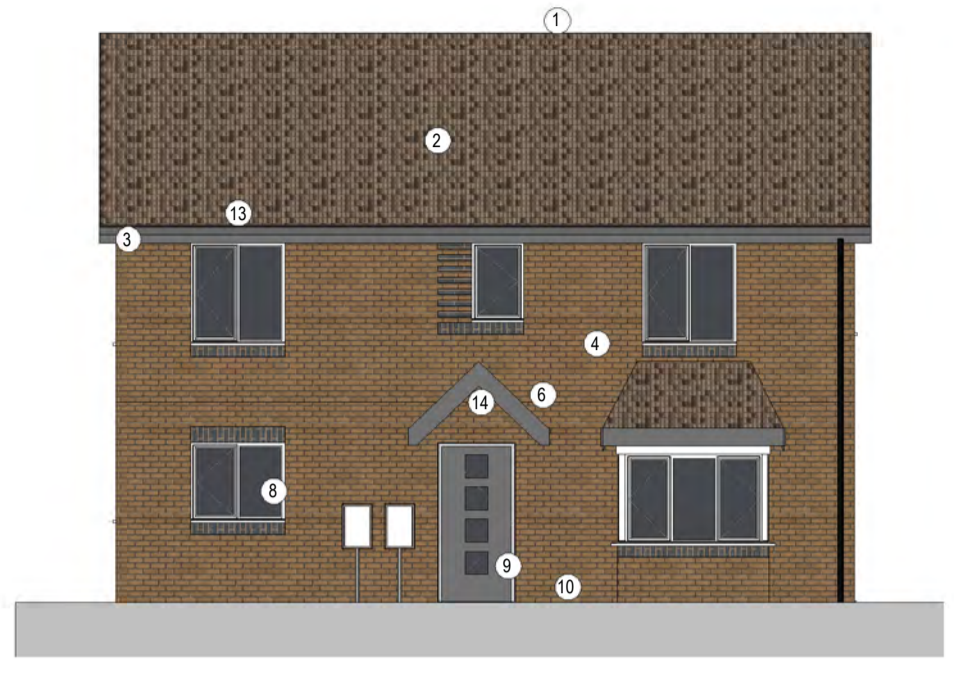
Urban Design & Building Services
Sandwell Council House
Froeth Street, Oldbury
B69 3DE
Tel: 0121 569 4541



Notes
 The Contractor will be responsible for setting out the work.
 All Dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.

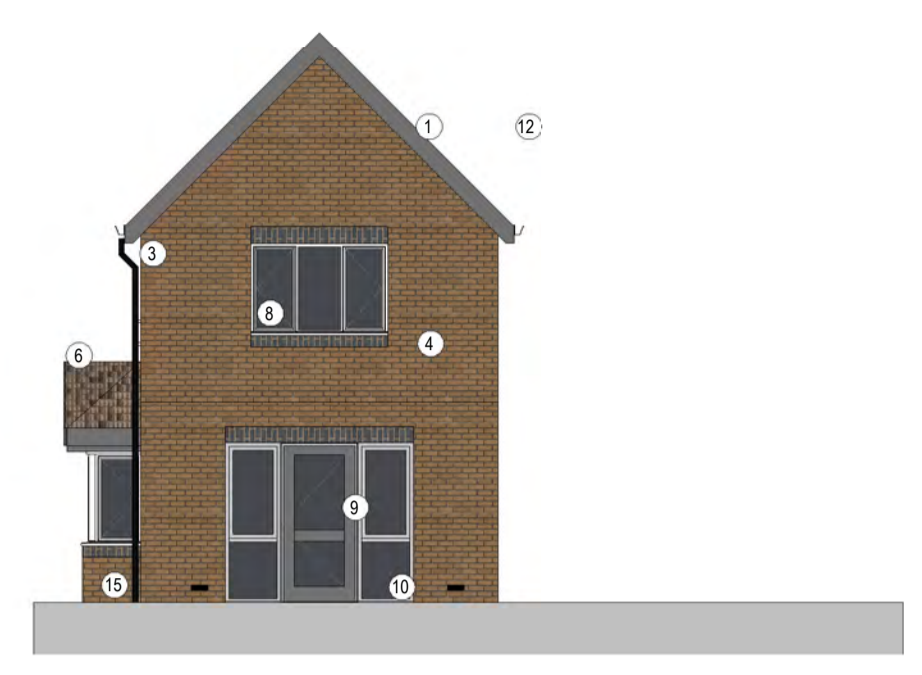


3 Side Elevation - Street Facing
 1 : 100

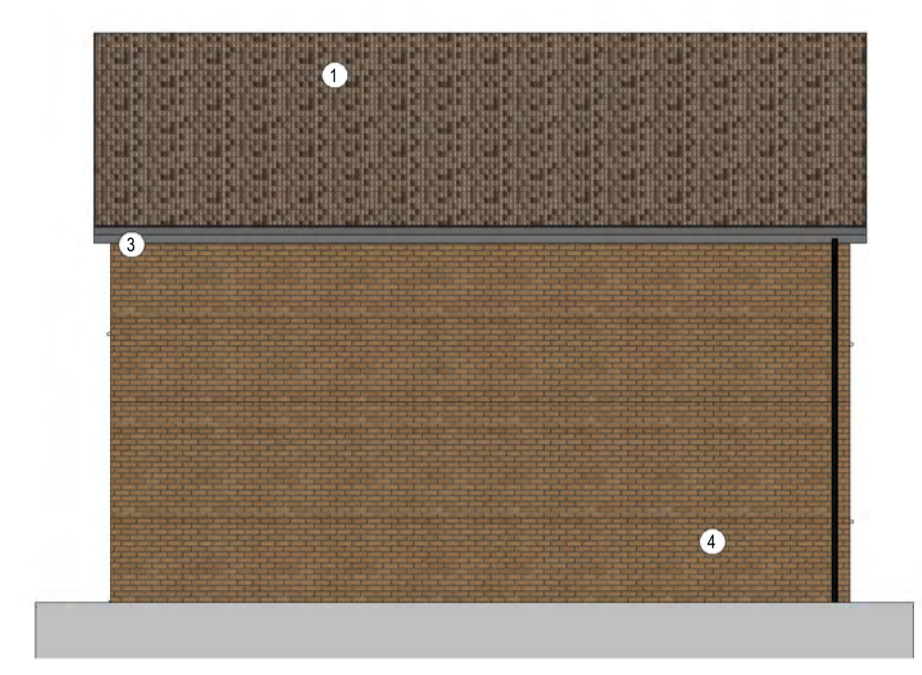


4 Front Elevation - Street Facing
 1 : 100

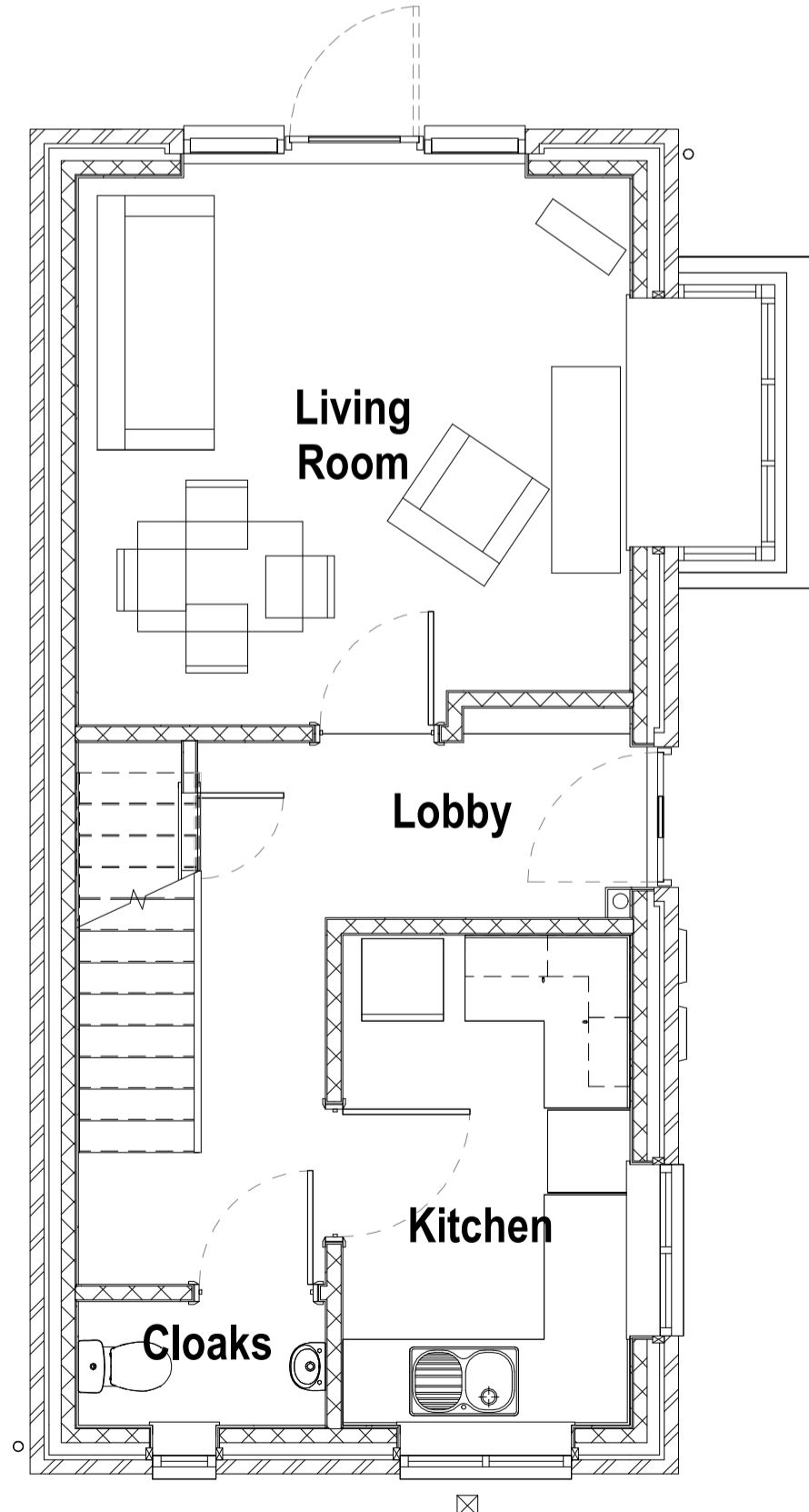
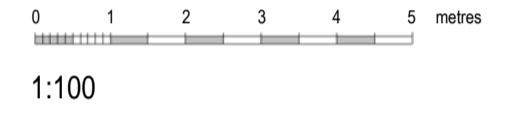
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



5 Side Elevation - Garden Facing
 1 : 100

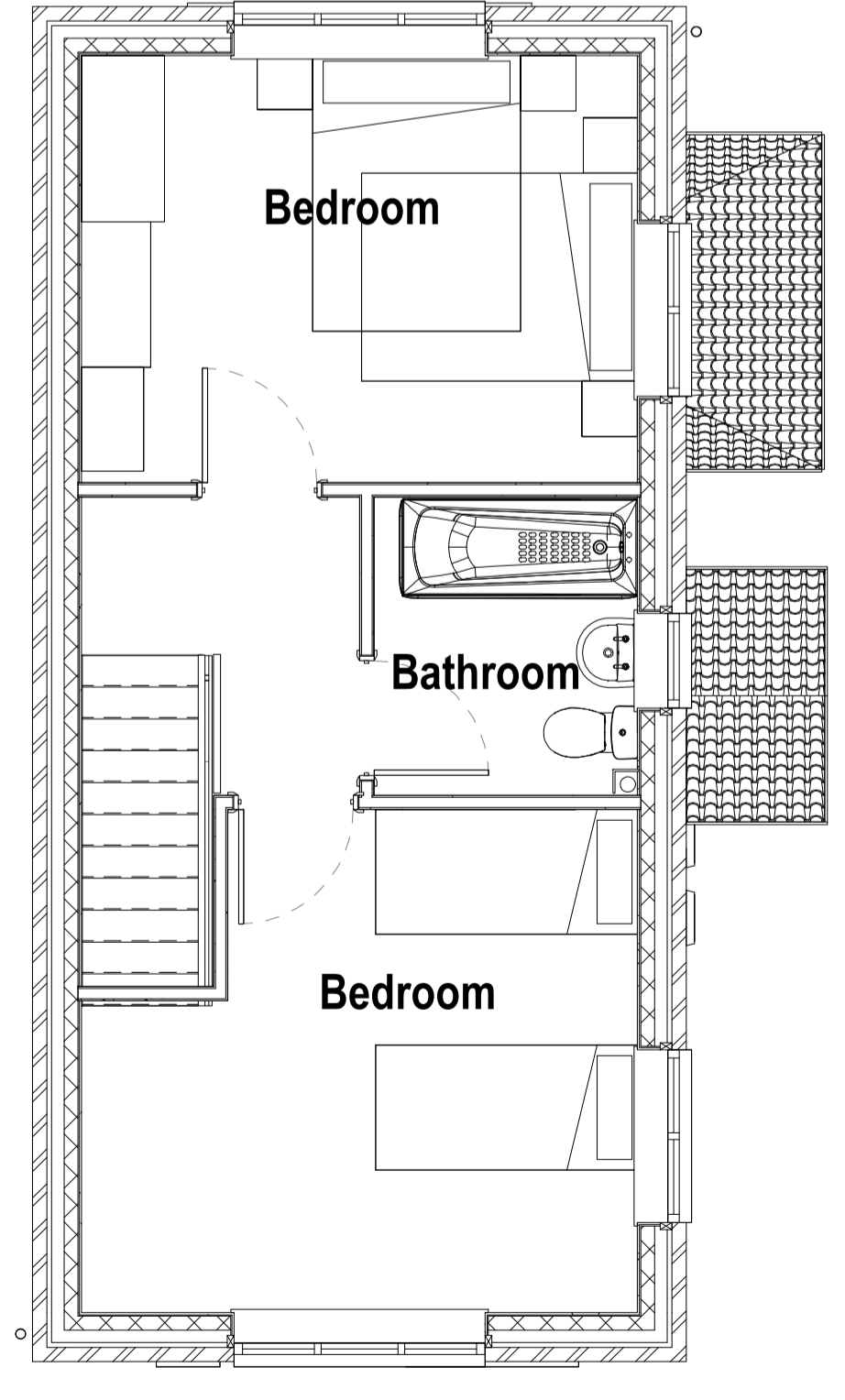


6 Rear Elevation
 1 : 100



1 Ground Floor Plan
 1 : 50

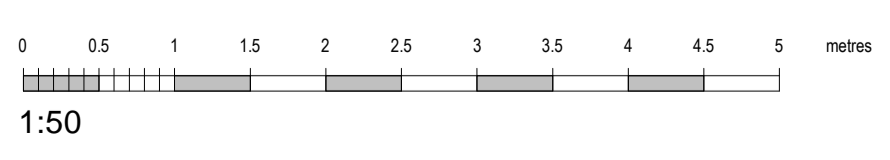
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



2 First Floor Plan
 1 : 50



7 3D View



Issue	Date	Issue Note	By	Check
1	22.07.20	Changed to Box style Bay Window, Amended Roof Pitch	CF	
	19			



Project Title
 Housing Development
 Location
 Church Hill Street, Smethwick
 Sheet Title
 H1sc - Plans and Elevations
 Status
 For Planning
 Drawn by
 C Foxall
 Scale at A3
 1:50,100
 Date
 09/10/17
 Checked by

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H1G	XX	AP(0-)	01	S2	

Job No.
 H16707
 Contractors Drawing No. (if required)

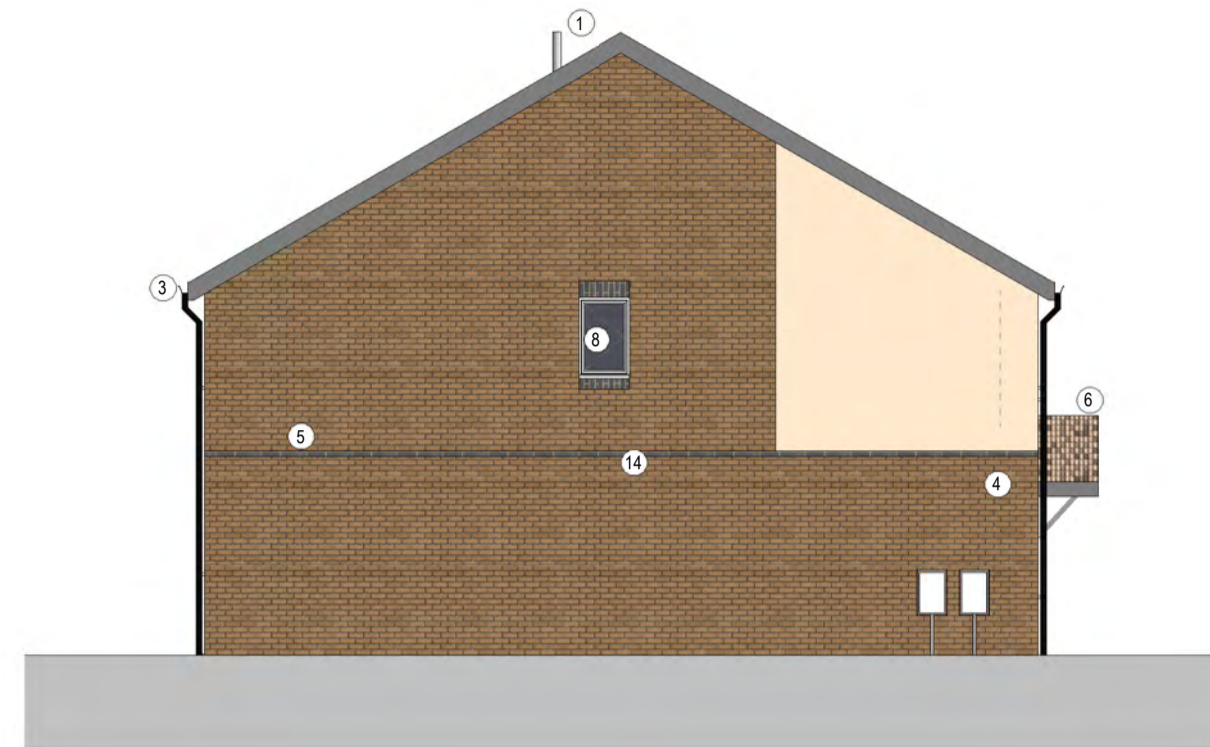
Urban Design & Building Services
 Sandwell Council House
 Fresh Street,
 Oldbury,
 B69 3DE
 Tel: 0121 569 4541

H1G

Plot 6 - As above



3 Front Elevation
1: 100
Render Panel to First Floor to Plots 1 only

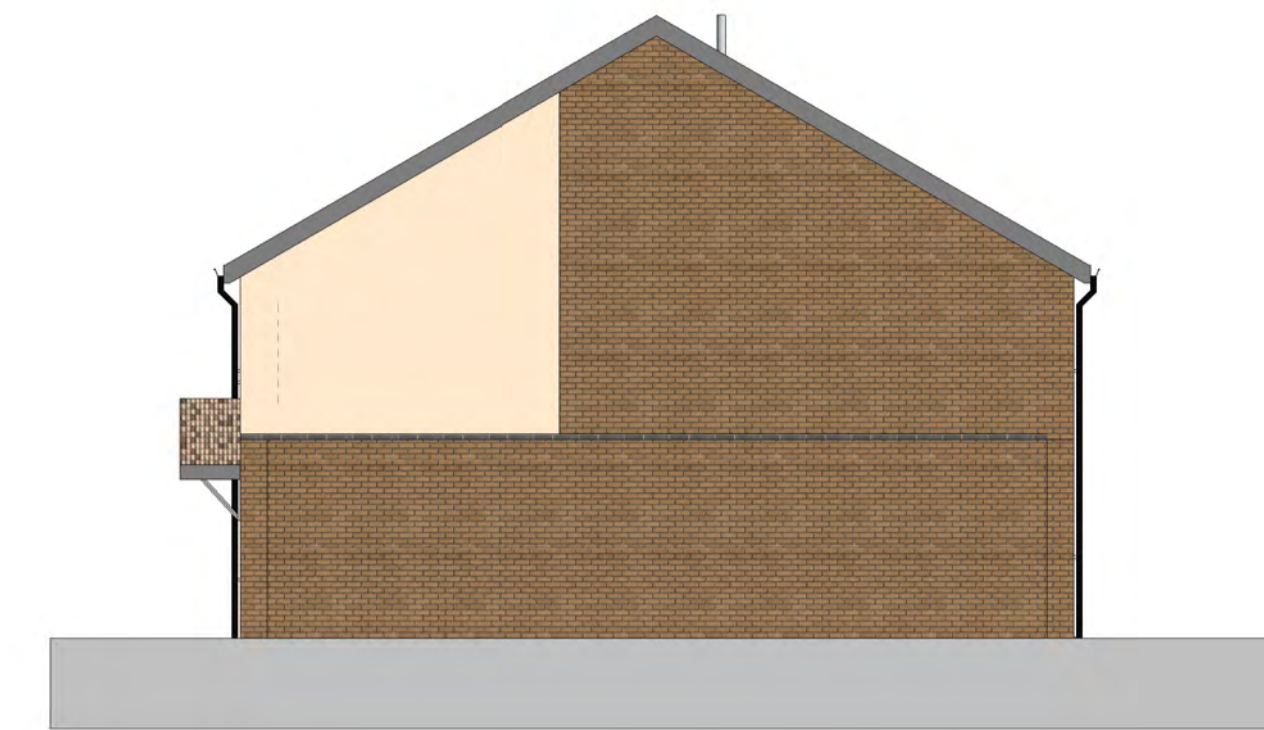


4 Side Elevation A
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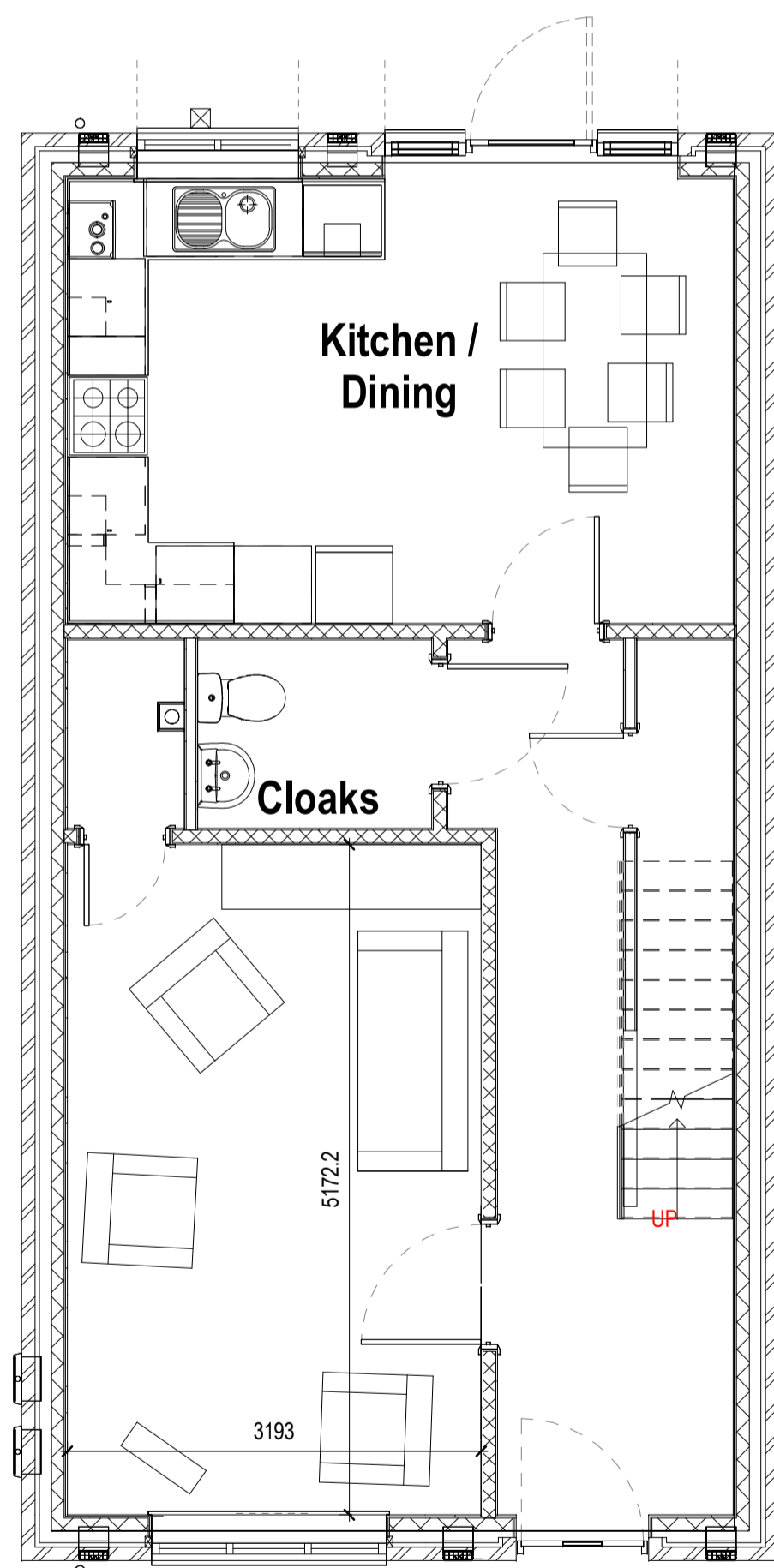


5 Rear Elevation
1: 100

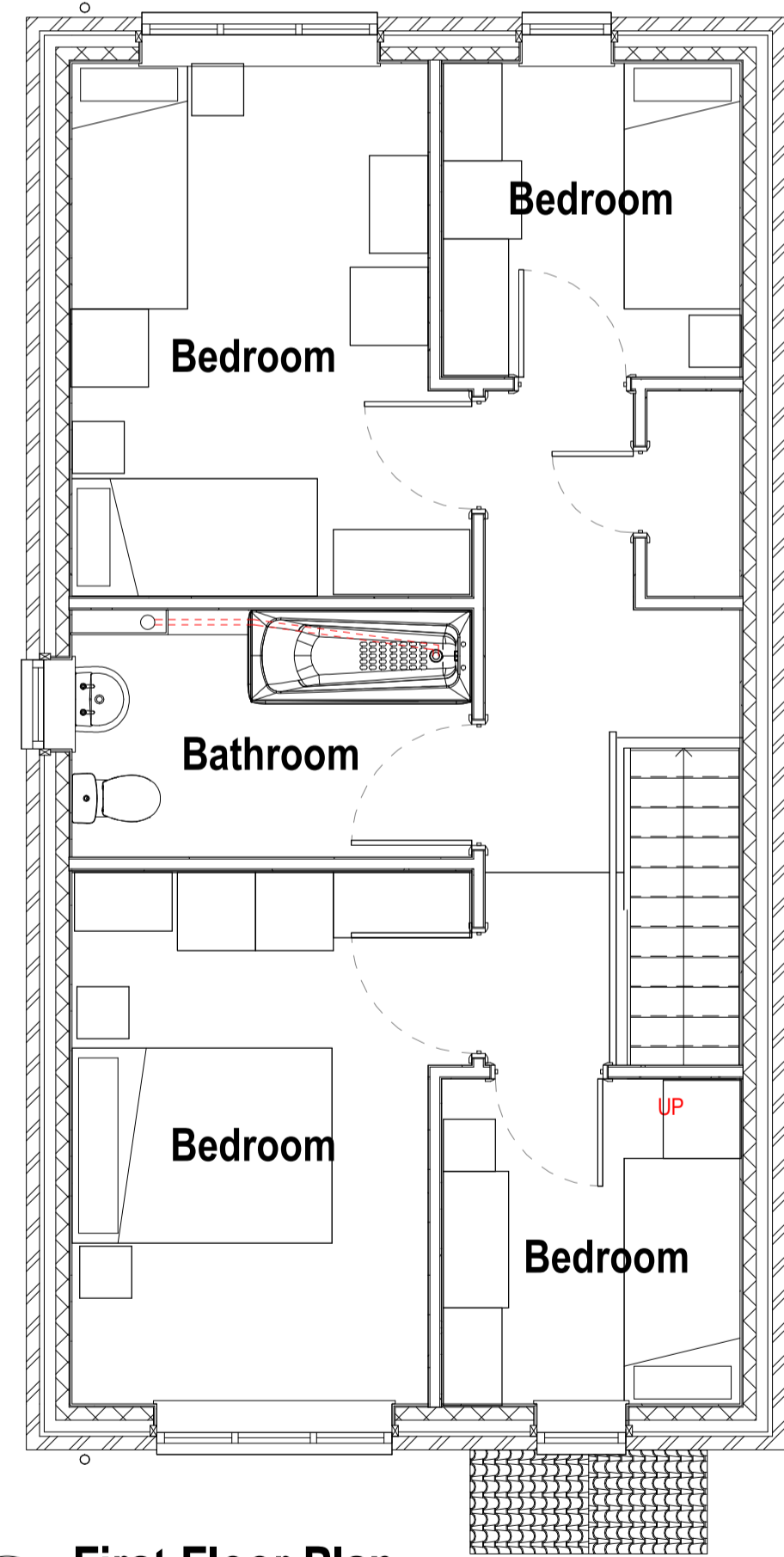
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



6 Side Elevation B
1: 100
Render Panel to First Floor to Plots 1 only

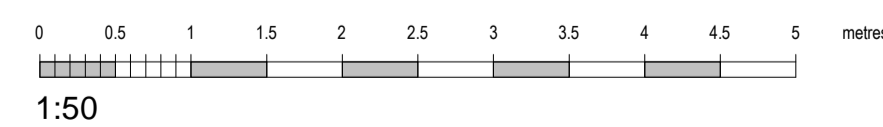


1 Ground Floor Plan
1: 50



2 First Floor Plan
1: 50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.

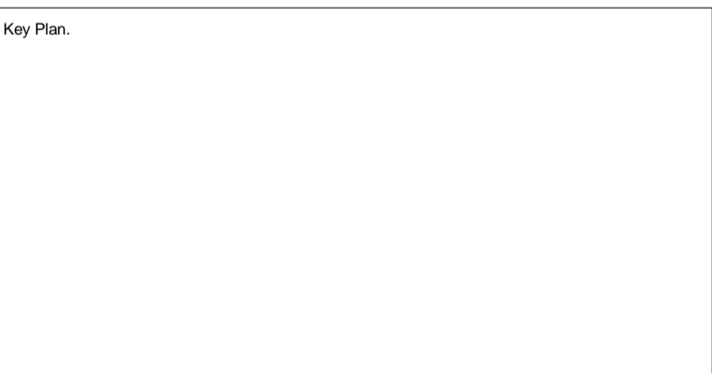


7 3D View

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Notes Schedule

1. Roof Tiles to be
2. Dormer Roof
3. White upvc fascia with black gutters and downpipes
4. Facing Brick to be
5. Brick Band in contrasting brick
6. Canopy to principle entrance as per AD M
7. First Floor Render
8. Double Glazed Windows, side hung with easy clean hinges. External Elevation to be grey. Window Openings to provide emergency escape to all bedrooms.
9. Composite GRP Front Door designed in accordance with 'Secured By Design'
10. Level Access to Entrances
11. Brick Corbelling feature to Gables
12. Adjoining Property where used in a Semi-detached Plot
13. Brick Header and Cill to Windows in contrasting brick
14. External Light
15. Bay Window to Street Facing Elevation



Issue	Date	Issue Note	By	Check
1	28.08.20	Clarified House Plots		CF
19				



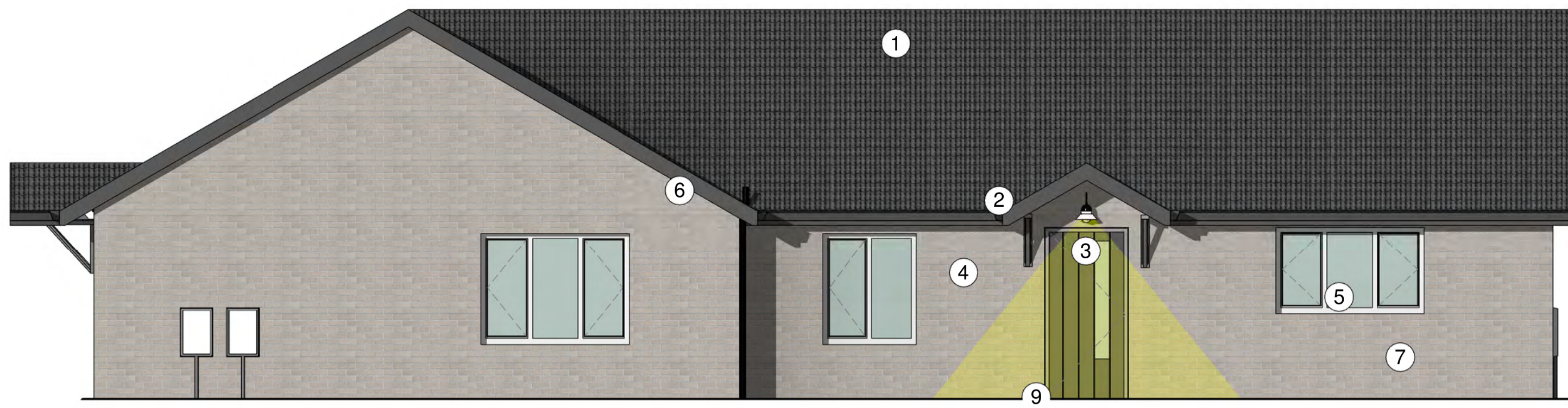
Project Title
Housing Development
Location
Church Hill Street, Smethwick
Sheet Title
H5d - Plans and Elevations
Status
For Planning
Drawn by
C Foxall
Date
09/10/17
Scale at A1
1:50,100
Checked by
Scale at A3

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
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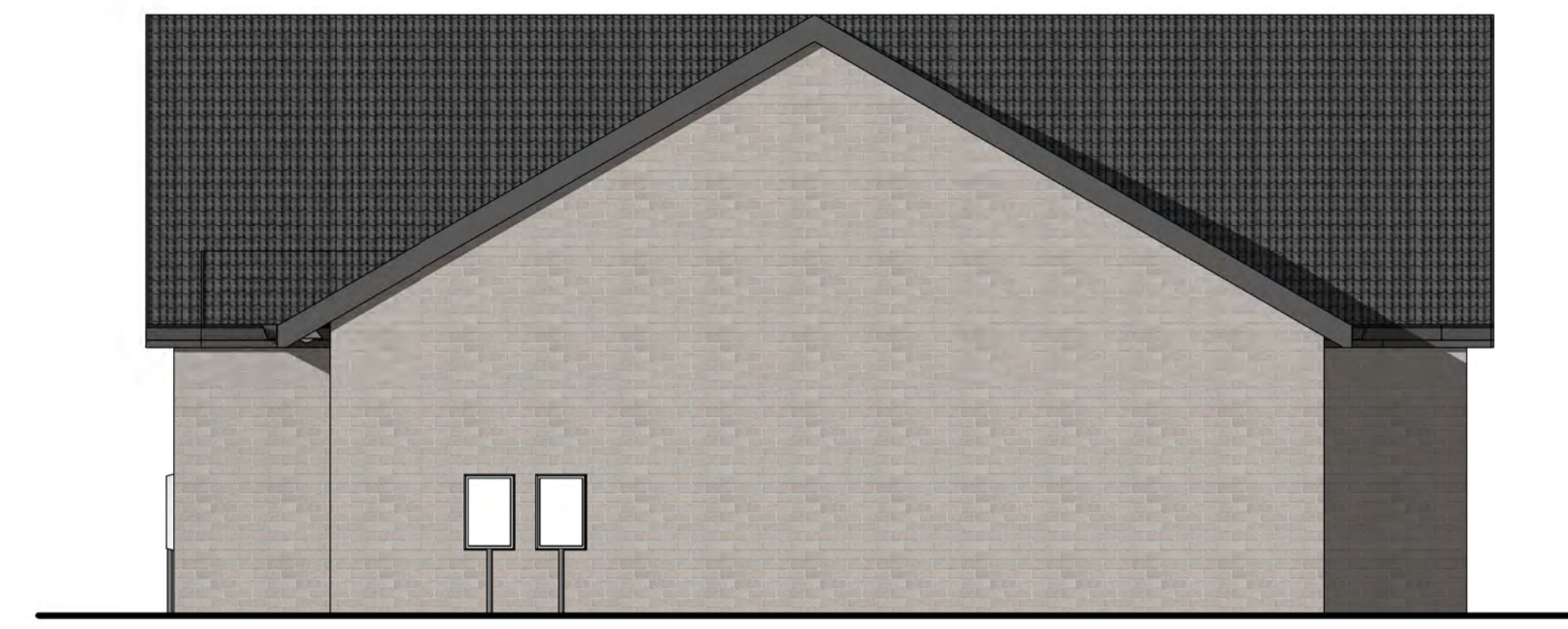
Job No.
H16707
Contractors Drawing No. (if required)

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Fleeth Street,
Oldbury
B69 3DE
Tel: 0121 569 4541





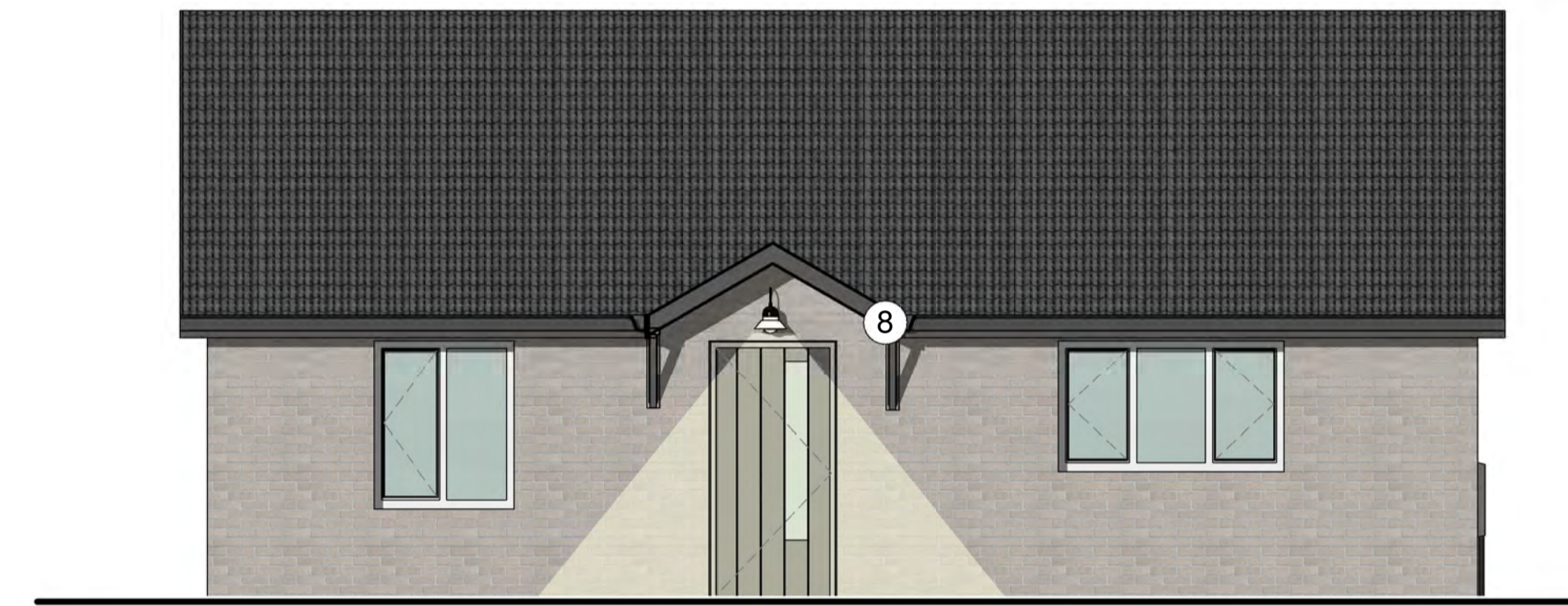
Front Elevation



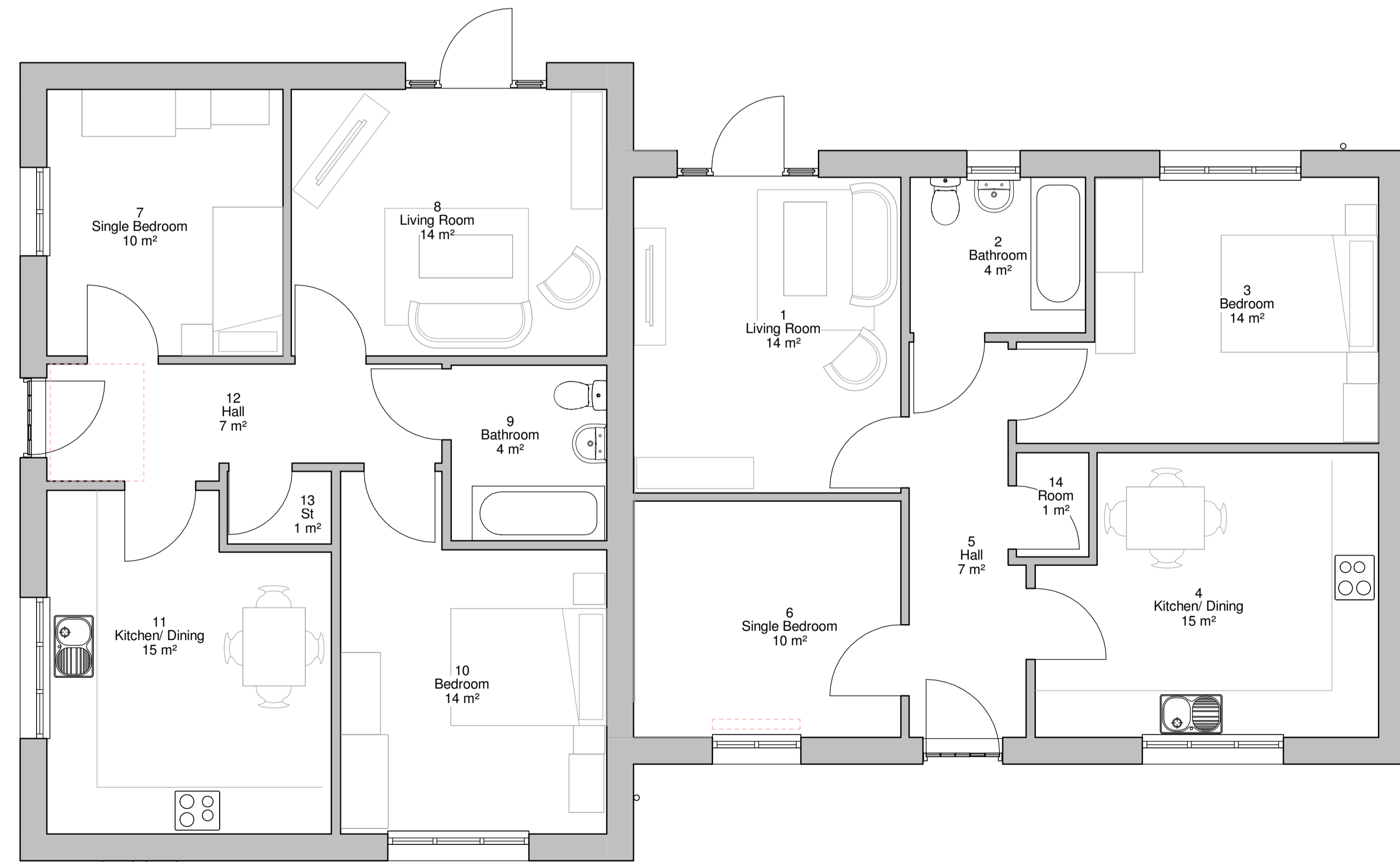
Right Side Elevation



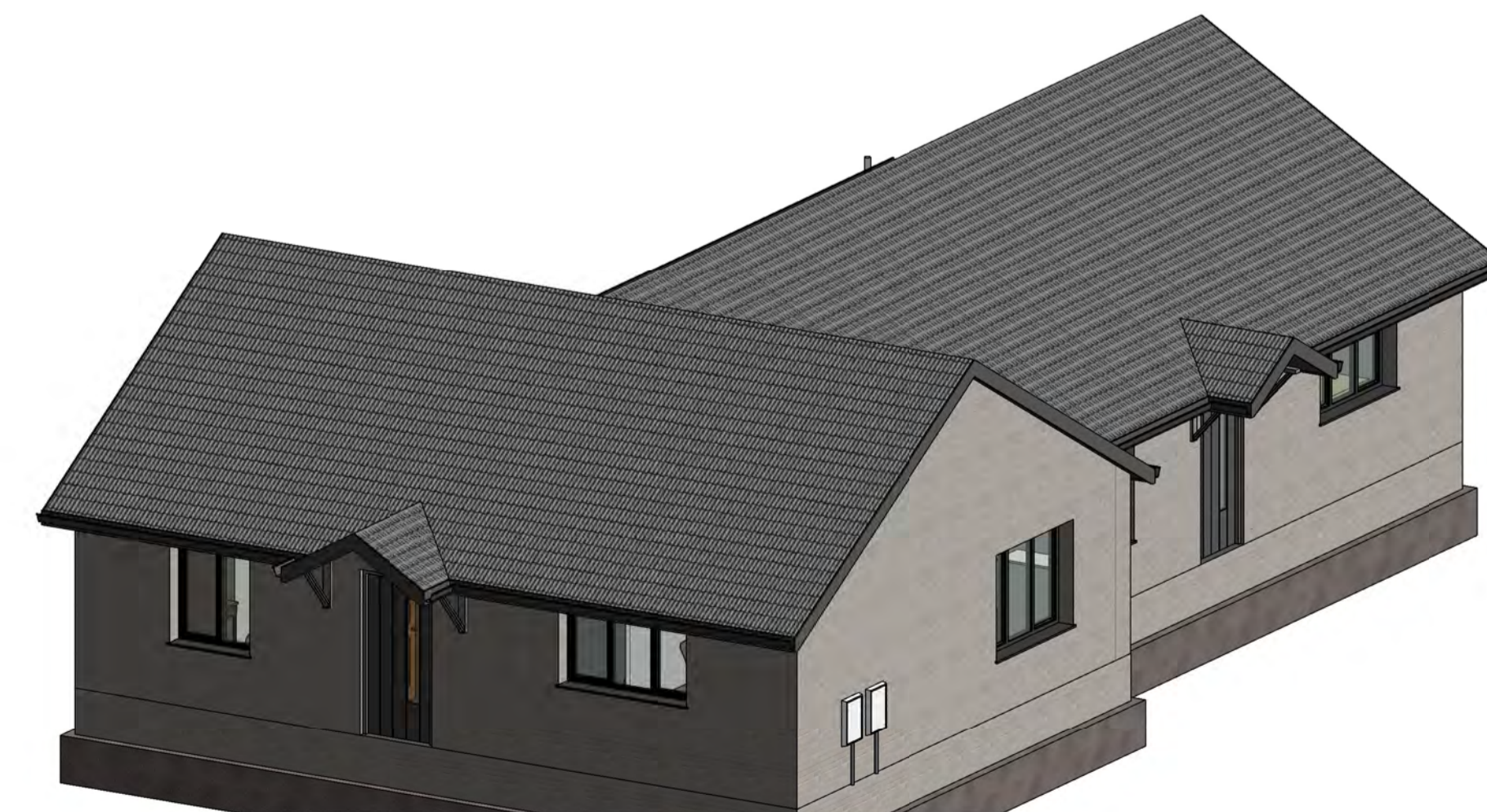
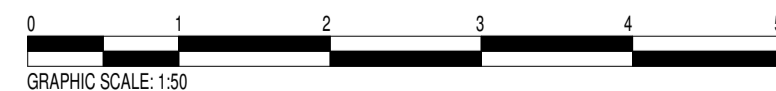
Rear Elevation



Left Side Elevation



Bungalow Set 2 - Ground Floor Plan
Area of long Plot - 65m²
Area of Plot - 65m²



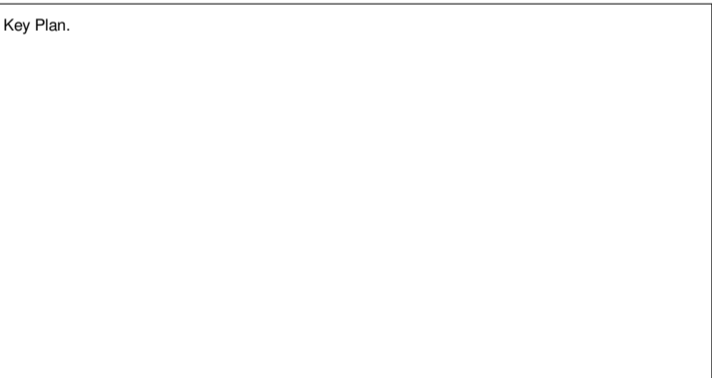
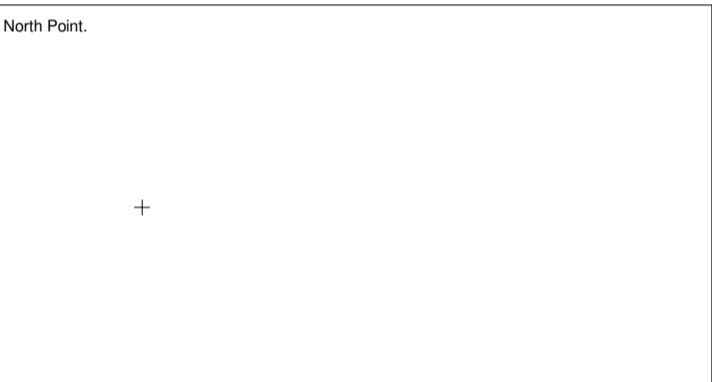
Bungalow Set 2 - 3D View

Plots 8/9 - Handed
BG Plot 20 - RHS unit only

Notes
The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Materials Schedule

1. Roof Tile Colour tbc
2. Flat Roof Canopy
3. UPVc Doors Colour: Dark Gray
4. Buff/Grey Brick to complement extg
5. UPVc Windows Colour: Dark Grey
6. Off white Render
7. Off with Render Window Surround
8. Exterior Security Lighting
9. Level access



Issue	Date	Issue Note	By	Check
3	09.09.20	Amended Text		
2	28.08.20	Added scale bar and clarified plots on Church Hill Street	CF	
1	22.07.20	Amended Bungalow Sizes to comply with SMBC min Space req	CF	



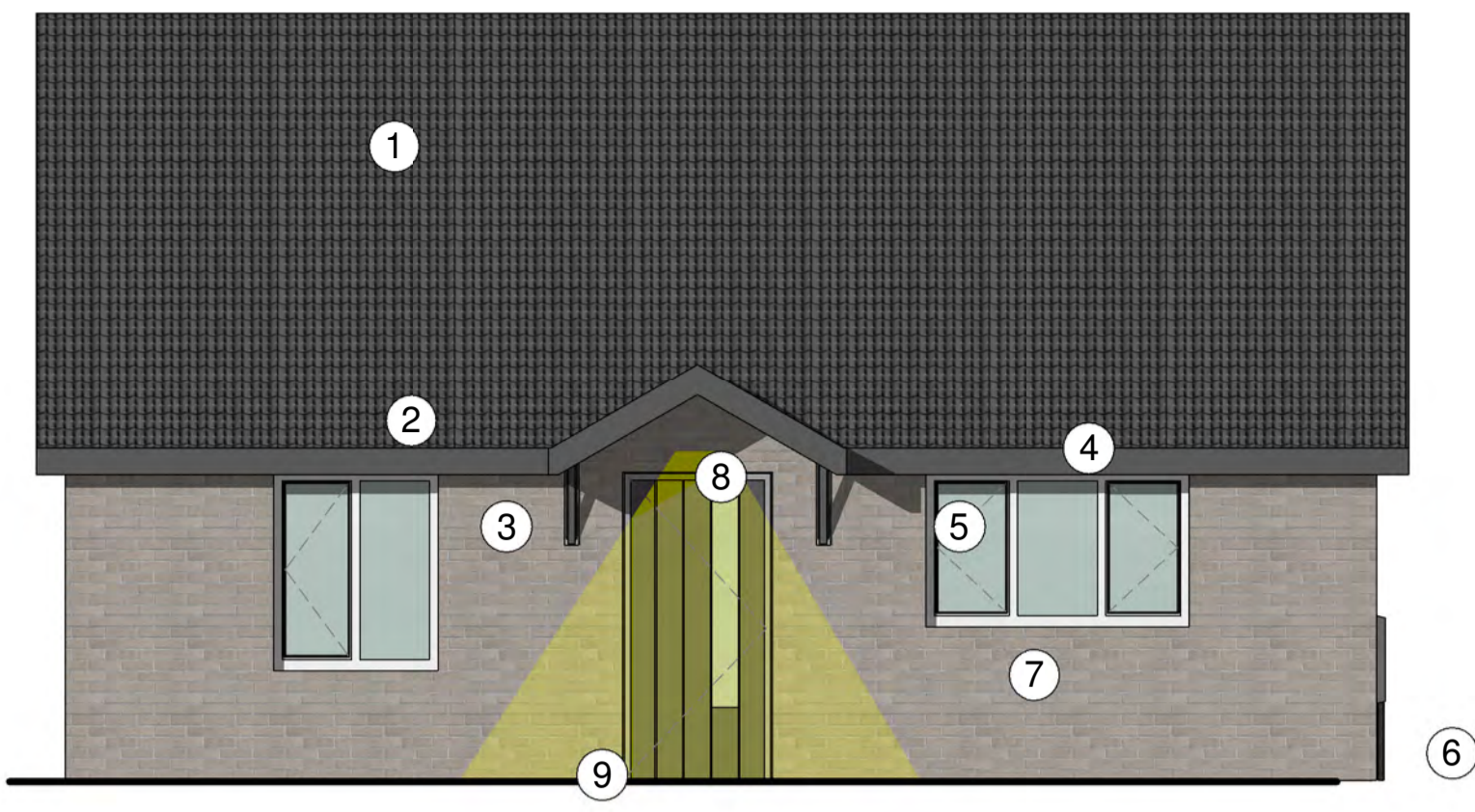
Project Title
Church Vale, Housing
Location
Church Hill Street, Smethwick

Sheet Title
M4(2) Bungalow
Status
Planning
Drawn by
CF
Date
11/07/18
Scale at A3
1:50
Checked by

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
BG	XX	AP(0-)	01	S2	P3

Job No.
Q17024
Contractors Drawing No. (if required)

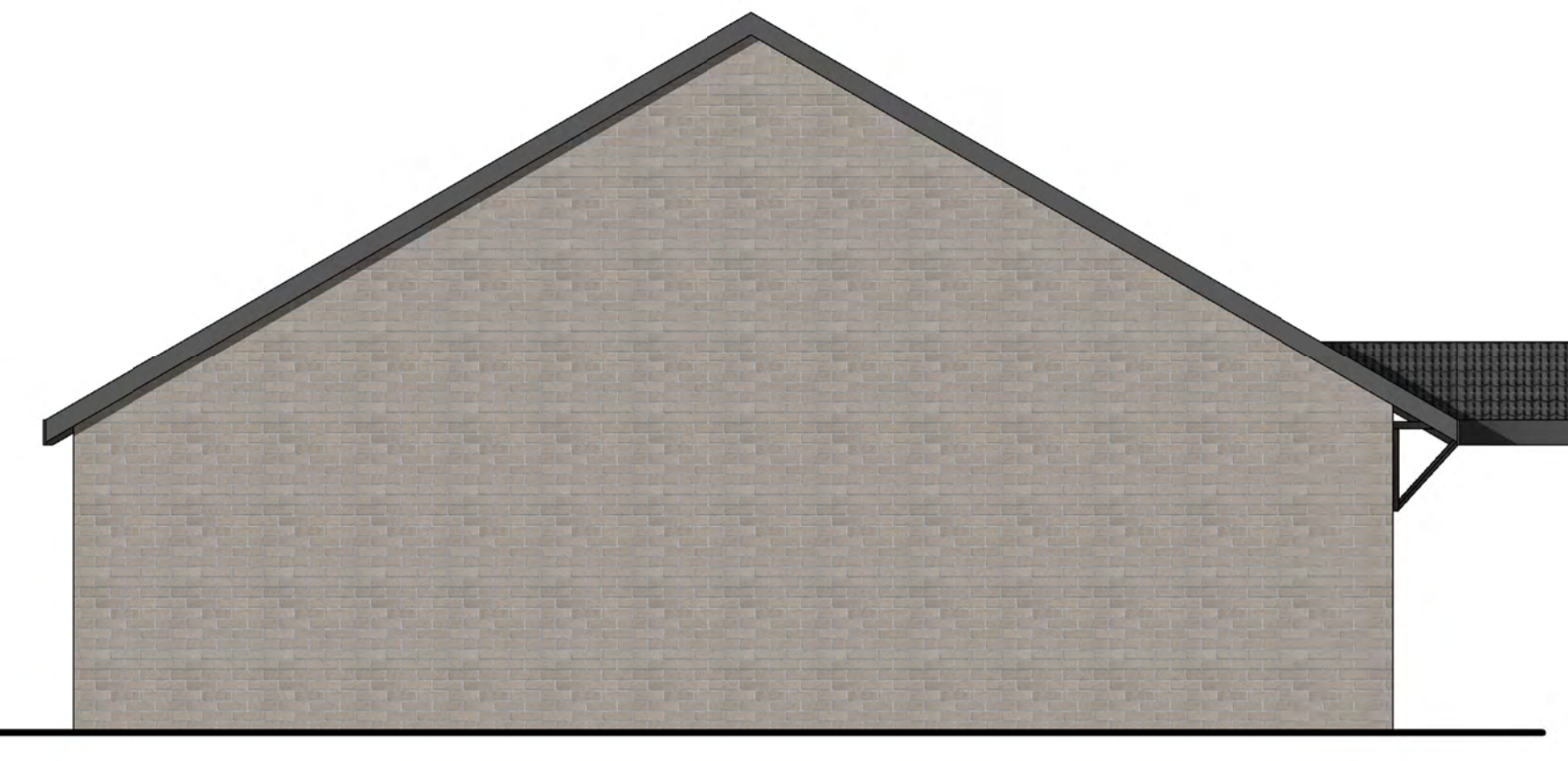
Urban Design & Building Services
Sandwell Council House
Farnth Street,
Ouburn
B69 3DE
Tel: 0121 569 4541



Front Elevation



Right Side Elevation



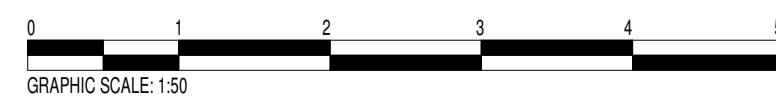
Left Side Elevation



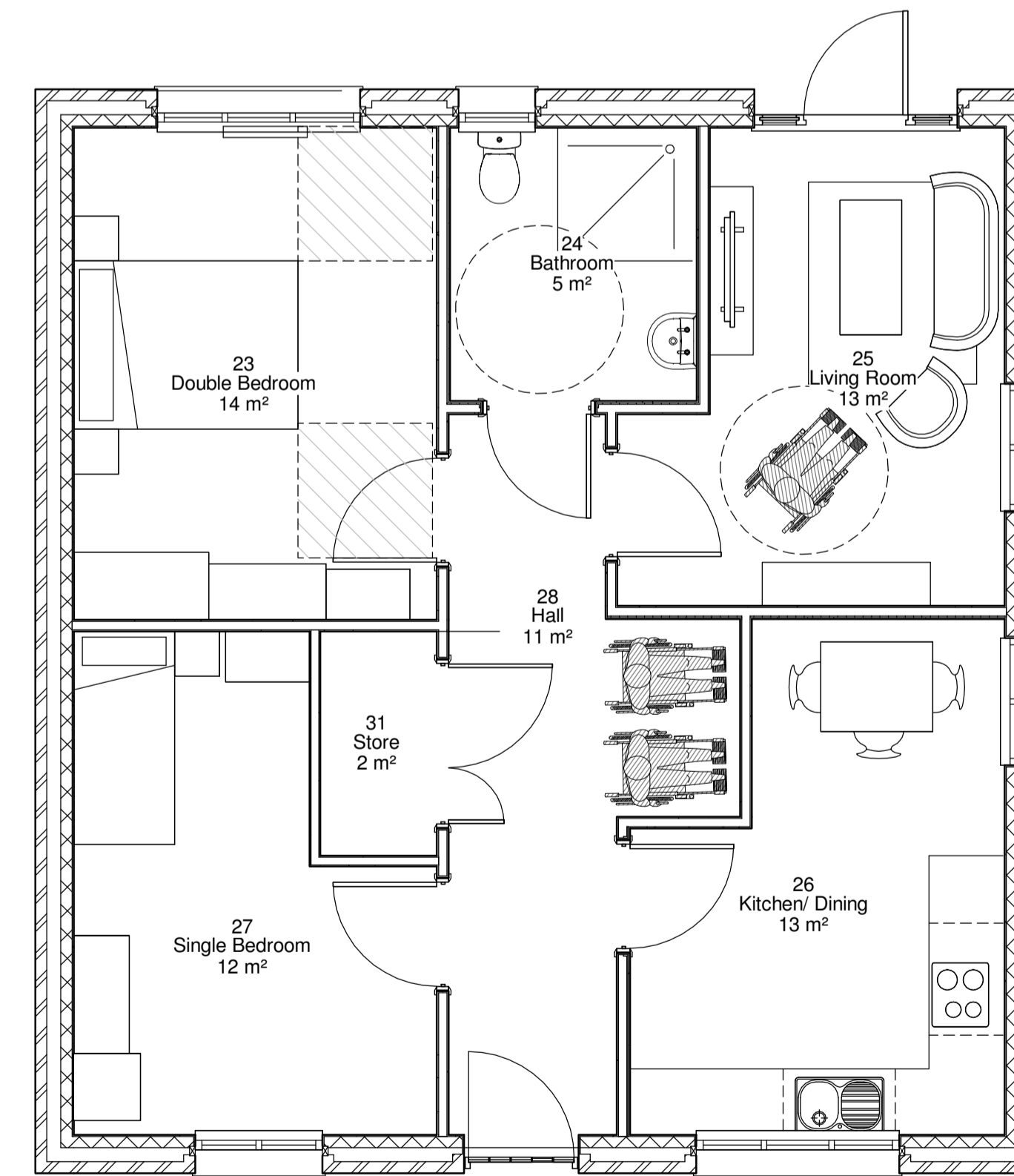
Rear Elevation



Bungalow Set 1 - 3D View



GRAPHIC SCALE: 1:50

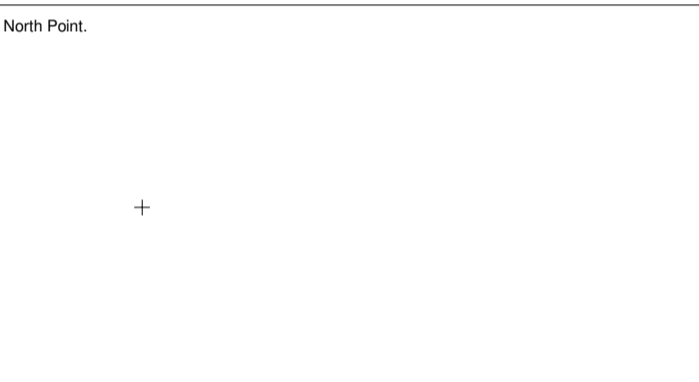


Bungalow Set 1 - Ground Floor Plan
Area Per Individual Plot - 70m2

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Materials Schedule

1. Roof Tile TBC
2. Flat Roof Canopy
3. Timber External doorset with VP
4. Brick TBC
5. UPVc Windows Colour: Dark Grey
6. Off white Render
7. Off with Render Window Surround
8. Exterior Security Lighting
9. Level Access to all bungalows



Issue	Date	Issue Note	By	Check
1	28.08.20	Added Scale Bar and Clarified Plots		CF



Project Title
Church Vale, Housing
Location
Church Hill Street, Smethwick

Sheet Title
Bungalow M4(3) Compliant

Station
Planning

Drawn by CCL	Date 11/07/18	Checked by Scale at A3
-----------------	------------------	---------------------------

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
B3	XX	AP(0-)	01	S2	P1

Job No.
Q17024
Contractors Drawing No. (if required)


Urban Design & Building Services
Sandwell Council House
Fleeth Street,
Ouburn,
B69 3DE
Tel: 0121 569 4541



B3 Plots 10 shown(Plot 11 handed)

REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63414
Application Received	10 September 2019
Application Description	Proposed residential development of 27 dwellings.
Application Address	Land at Reservoir Road / Maer Close, Rowley Regis
Applicant	Sandwell MBC
Ward	Blackheath
Contribution towards Vision 2030:	
Contact Officer(s)	Carl Mercer 0121 569 4048 carl_mercer@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to conditions concerning:

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Site investigation in respect of contaminated land;
- (iv) Submission and implementation of coal mining remedial strategy;
- (v) Drainage;
- (vi) Boundary treatments;
- (vii) Landscaping;
- (viii) Electric vehicle charging infrastructure being installed;
- (ix) Affordable housing;
- (x) Employment and skills plan; and,
- (xi) Construction work and deliveries to the site limited to between 7am and 6pm Monday to Friday and 8am and 4pm Saturdays, with no activity on Sundays or National Holidays.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letter and by site notice, without response.

7. STATUTORY CONSULTATION

- 7.1 **Planning Policy** – No objection.

- 7.2 **Highways** - Minor amendments to highway gradients requested and received. No objection.

7.3 Urban Design

Requested some architectural/fenestration detailing to improve the appearance and surveillance of some properties, with enhancement of corner properties. To this effect, amended plans have been received. Some improvements have been requested to boundary treatments, which can be secured by condition. Concerns raised over detachment of some parking spaces, but this would be difficult to address given the site constraints and would lead to less-desirable solutions (i.e. a domination of frontage parking to those corner plots). The connectivity of the site is welcomed.

7.4 Environmental Health (Air Quality)

Conditions to ensure electric vehicle charging bays are recommended. However; it has been agreed with the applicant that the infrastructure will be provided to enable future installation, if required, by the tenants.

- 7.5 **Environmental Health (Contaminated Land)** – Relevant conditions recommended.

- 7.6 **Environmental Health (Noise)** – No objection.

7.7 West Midlands Police

The connectivity between the cul-de-sacs which was praised by Urban Design has been criticised by the Police, due to the potential for an increased risk of crime by linking the cul-de-sacs. Natural surveillance by way of improved fenestration has also been raised. Other matters would be addressed by Building Regulations.

7.8 **The Coal Authority**

Conditions requesting a remedial strategy to address coal mining legacy and the implementation of the recommendations of the strategy.

7.9 **Lead Local Flood Authority** – No objection subject to condition.

7.10 **Severn Trent** - No objection subject to condition.

7.11 **Tree Preservation Officer** – No objection.

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 policies of the Council's Local Plan are relevant:-

CSP4: Place-Making

HOU2: Housing Density, Type and Accessibility

HOU3: Delivering Affordable Housing

EMP5: Improving Access to the Labour Market

TRAN4: Creating Coherent Net for Cycling and Walk

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV7: Renewable Energy

ENV8: Air Quality

SAD H1: Housing Allocations

SAD EMP2: Training and Recruitment

SAD EOS9: Urban Design Principles

9.2 With regard to SAD H1, HOU2 and HOU3, the principle of housing is established given that the site is allocated for housing. The site will also provide much needed affordable homes and provides a mixture of different house types.

9.3 HOU3 and SAD H3 sets out the requirement of 25% affordable housing. Given that this is a residential development proposed on Council-owned land, where the Council would retain ownership of the land, no Section 106 is required to ensure compliance with affordable housing policy.

9.4 TRAN4 requires schemes to be well connected to aid cycling and walking which the layout of this development seeks to provide.

- 9.5 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. In the main the layout is considered to be acceptable, subject to conditions relating to boundary details.
- 9.6 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The Lead Local Flood Authority has raised no objection.
- 9.7 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure has been proposed.
- 9.8 EMP5 Improving Access to the Labour Market Training and Recruitment and SAD EMP2 – Training and Recruitment requires large employment generating schemes to provide opportunities for training and recruitment. This could be conditioned to secure these opportunities.

10. MATERIAL CONSIDERATIONS

10.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 8 and 9. With regard to the other considerations these are highlighted below:

10.2 Loss of light, outlook or privacy

With regards to residential amenity, I am of the opinion that the dwellings would be of a sufficient distance from existing dwellings as to cause no harm to the residential amenity of surrounding residents by way of a loss of light, outlook or privacy.

10.3 Layout and design

The appearance and layout of the scheme is broadly satisfactory and the scheme meets the aspirations of design policy. Urban Design raised some concern in respect of retaining walls across the site; however, this is in response to level differences across the site and, considering the severity of this constraint, I am not unduly concerned in respect of this matter as the quality of the design of the scheme outweighs the matter, given the context of this constraint.

10.4 Land instability

The Coal Authority have confirmed that there are two mine entries, one falling within the site but are satisfied that the recommendations within the Coal Mining Risk Assessment Report will ensure safety and stability of the development. This will be conditioned accordingly.

10.5 Access, highway safety, parking and servicing

No objections have been received from Highways subject to minor amendments to the highway gradients.

10.6 Flood risk.

The scheme has provided a suitable drainage strategy to reduce surface water flooding.

10.7 Security and safety

I note the concerns of the Police in respect of the pathways, but I am of the opinion that security fencing and/or limiting permeability through the site would be detrimental to the scheme as a whole. Access to the housing estate to the north at the top of the embankment is already restricted due to palisade fencing and will remain in place. The Council is at liberty to extend such fencing in the future. Surveillance has been improved on amended plans by way of increased fenestration to overlook the embankment to the north.

11. IMPLICATIONS FOR SANDWELL'S VISION

11.1 The proposal supports Ambitions 3, 7, 8 and 10 of the Sandwell Vision 2030:-

11.2 Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy.

11.3 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.

11.4 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.

11.5 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 The proposal offers a social housing scheme for an allocated residential site, within the context of an established residential area.
- 12.2 On balance, with all matters considered, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

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 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 Conditions would ensure local jobs and apprenticeships would be available during construction phase.

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The application has been submitted by the Council in order to bring forward a social housing scheme on Council-owned land.

21. APPENDICES:

Site Plan

Context Plan

00 ZZ AE(04) 01 S2

P 60596749/SK/04

00 ZZ A P(9-) 23 S2

00 SS AP(09) 01 S2

00 ZZ AP(06) 02 S2 P1

00ZZ AP (06) 03 S2 P1

H5dc HAP(08) 01 S2 P1

ZZ XX AP(08) 01 S2 P1

H1/Sch ZZ AP(08) 01 S2

H9s ZZ A(08) 01 S2 P1

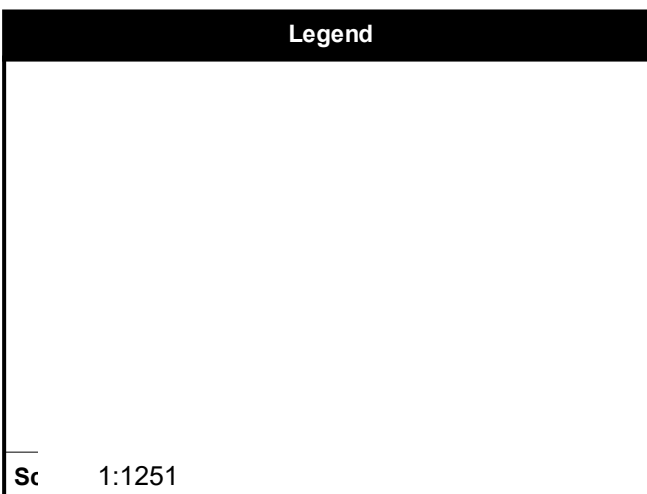
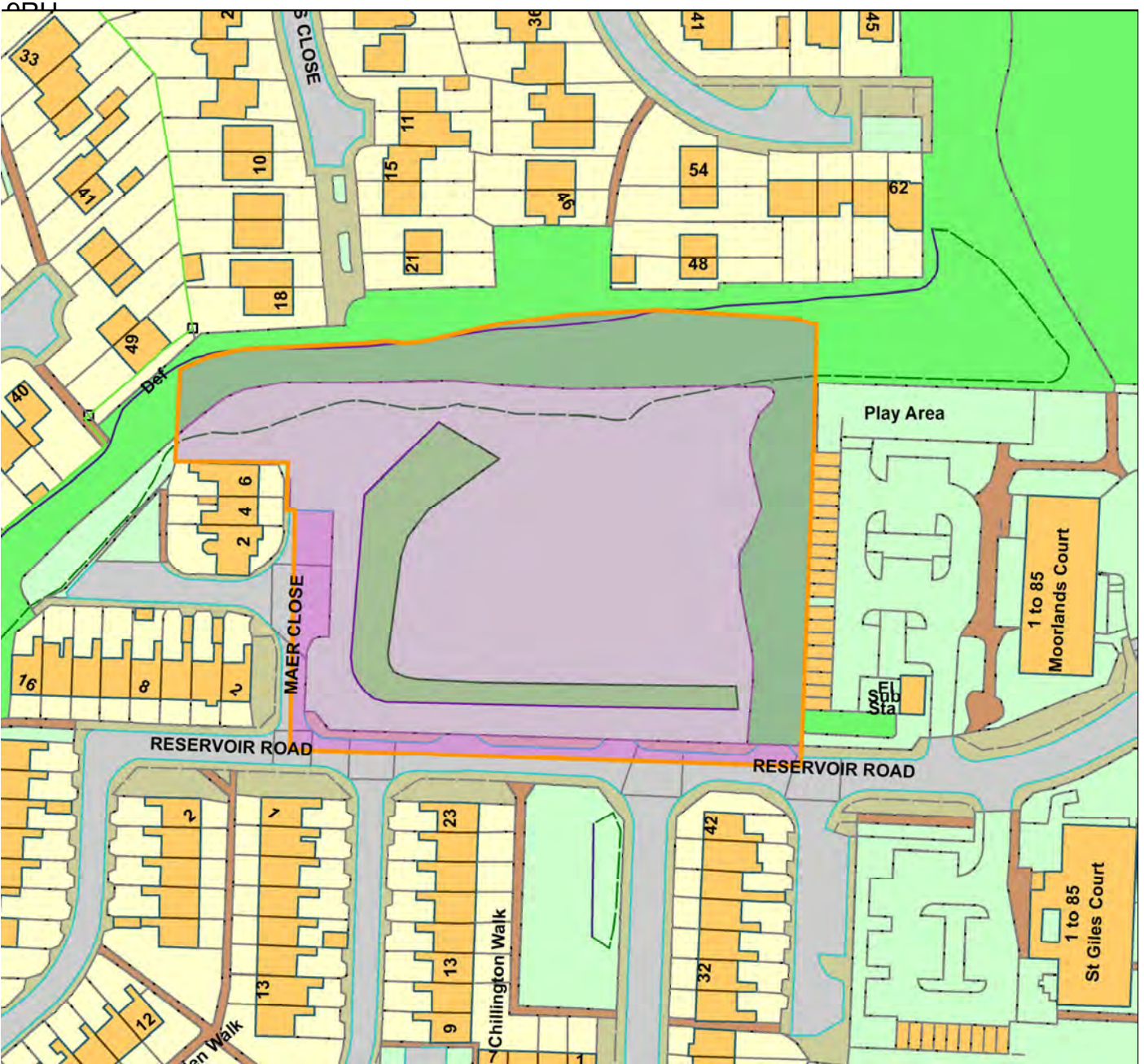
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H5 ZZ AP(08)91 S2 /

H5sch ZZ AP(08) 01 S2

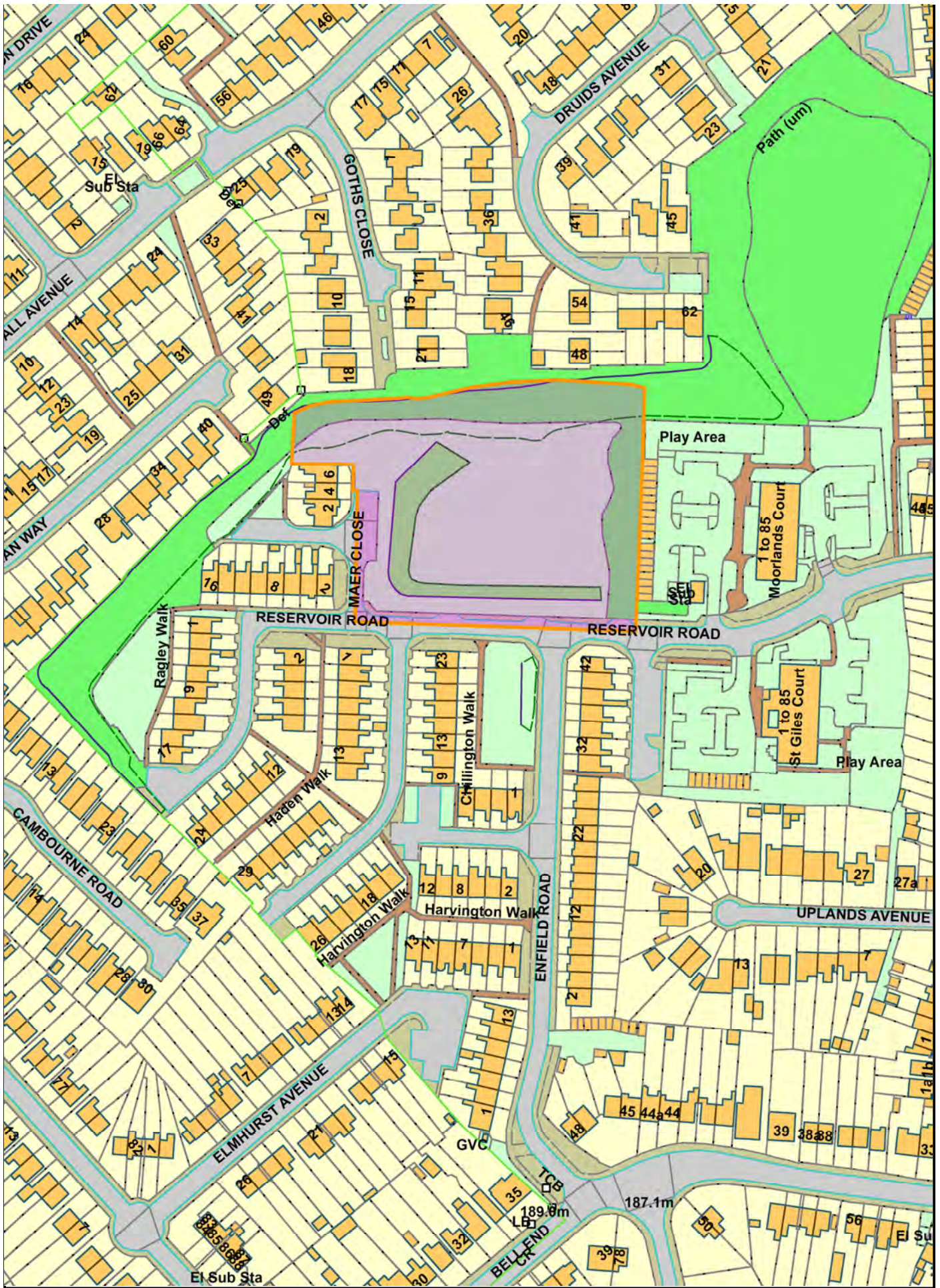
DC/19/63414

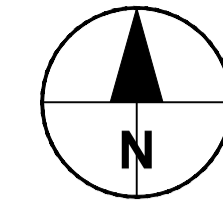
Land At Reservoir Road/Maer Close, Rowley Regis, B65



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Organisation	Not Set
Department	Not Set
Comments	
Date	03 January 2020
OS Licence No	



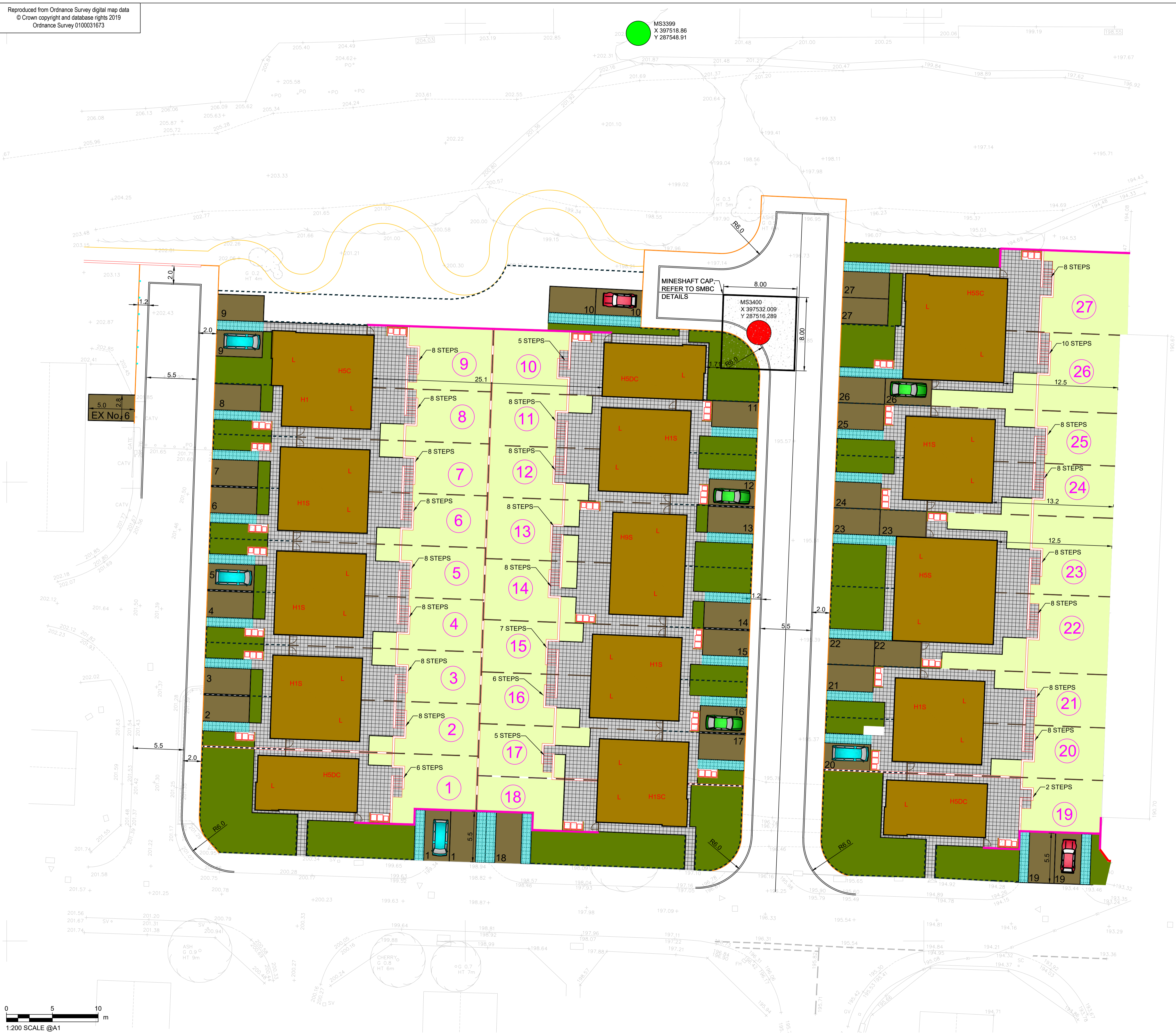


ISSUE/REVISION		
I/R	DATE	DESCRIPTION
13	03.10.2019	STEPS TO GARDENS ADDED
12	05.09.2019	LOCATION OF MS3400 MOVED
11	03.09.2019	END OF MAER CLOSE AMENDED
10	29.08.2019	PLOTS 22 AND 23 AMENDED
09	03.06.2019	AMENDED TO CLIENT COMMENTS
08	30.04.2019	MINE SHAFTS ADDED
07	26.03.2019	FOOTPATH LINK
06	13.03.2019	BACK TO BACK DIMS MAXIMISED
05	07.03.2019	LAYOUT REDRAWN
04	18.02.2019	PLOTS 1 - 6 ADJUSTED
03	18.02.2019	CLIENT COMMENTS
02	11.02.2019	CLIENT COMMENTS
01	07.02.2019	FIRST ISSUE

DRAWING STATUS

PRELIMINARY

PROJECT NUMBER
 60596749
SHEET TITLE
 SKETCH OF PROPOSED SITE LAYOUT
SHEET NUMBER
 P 60596749/SK/04



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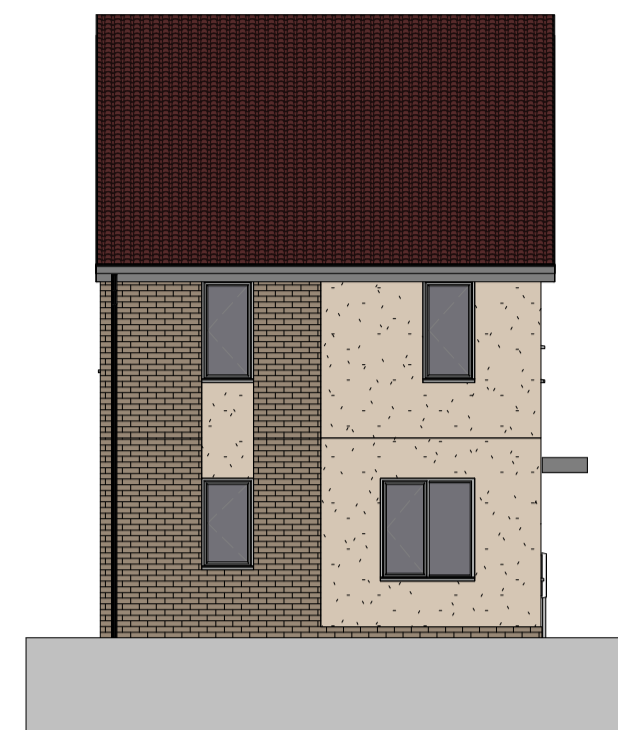
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 The Contractor will be responsible for setting out the work.
 All Dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.



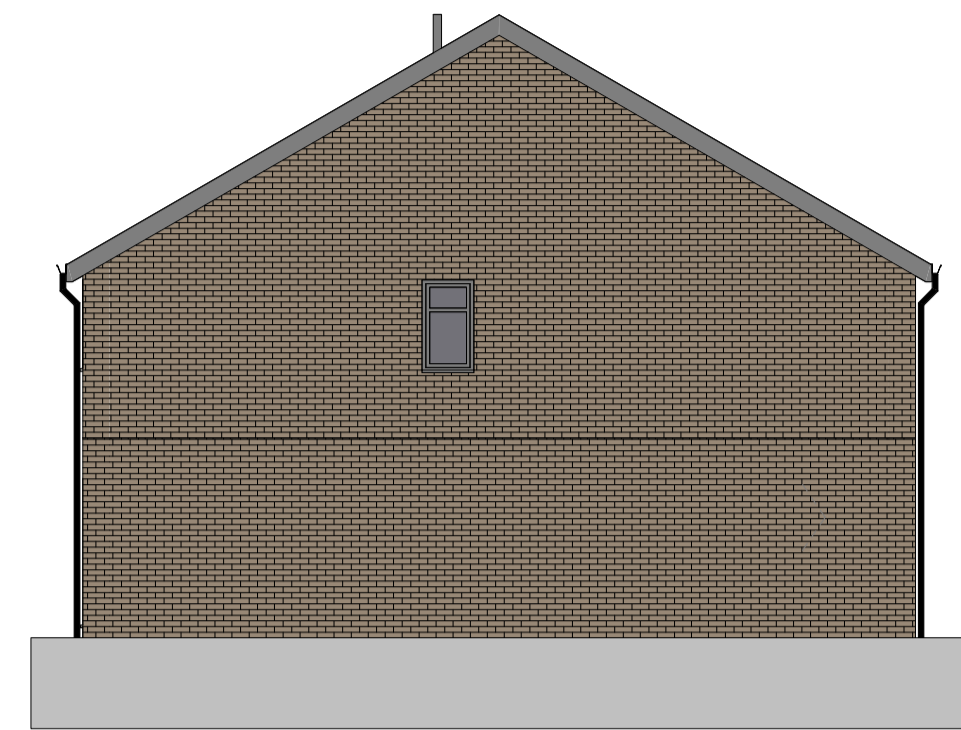
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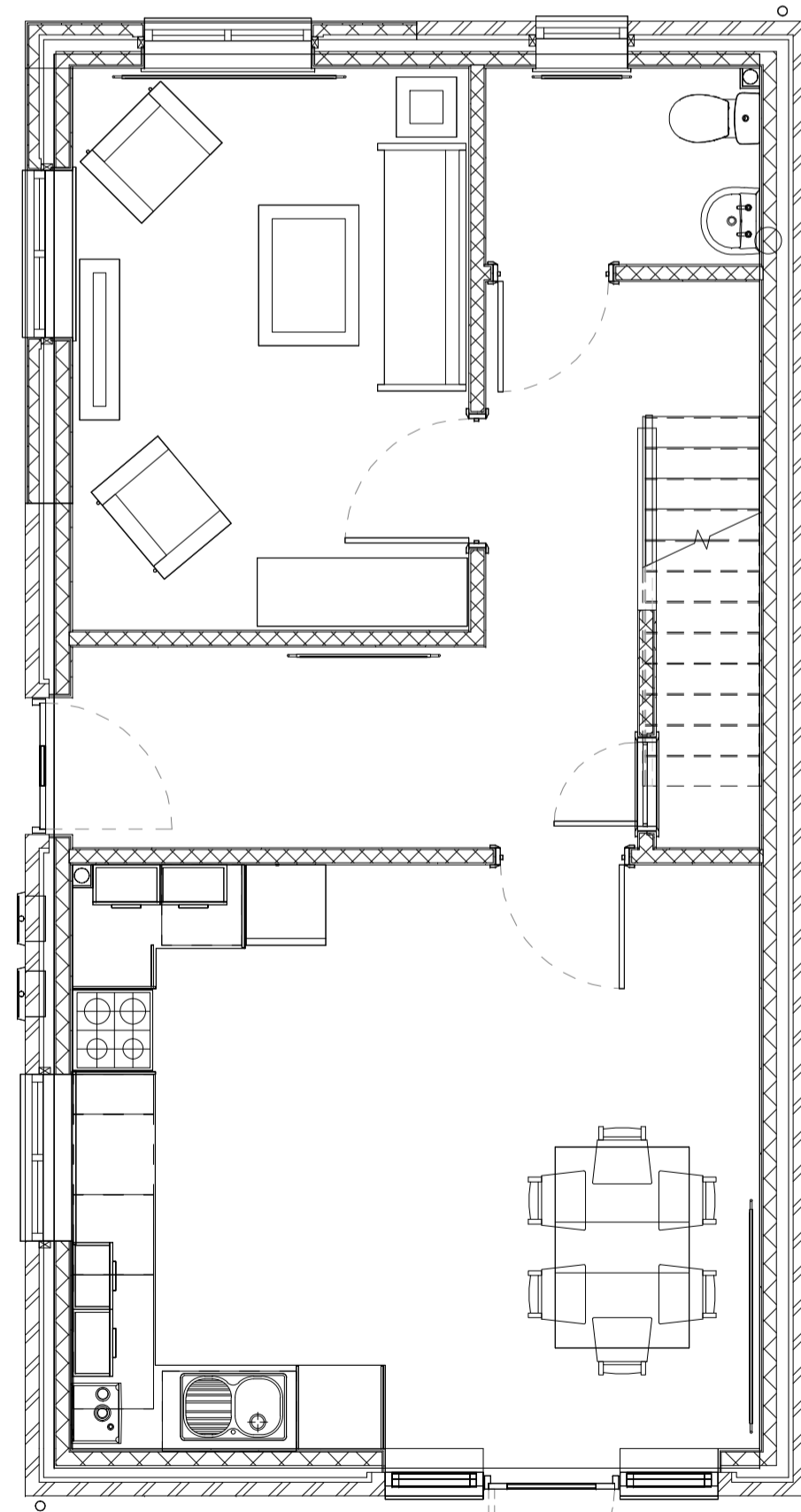
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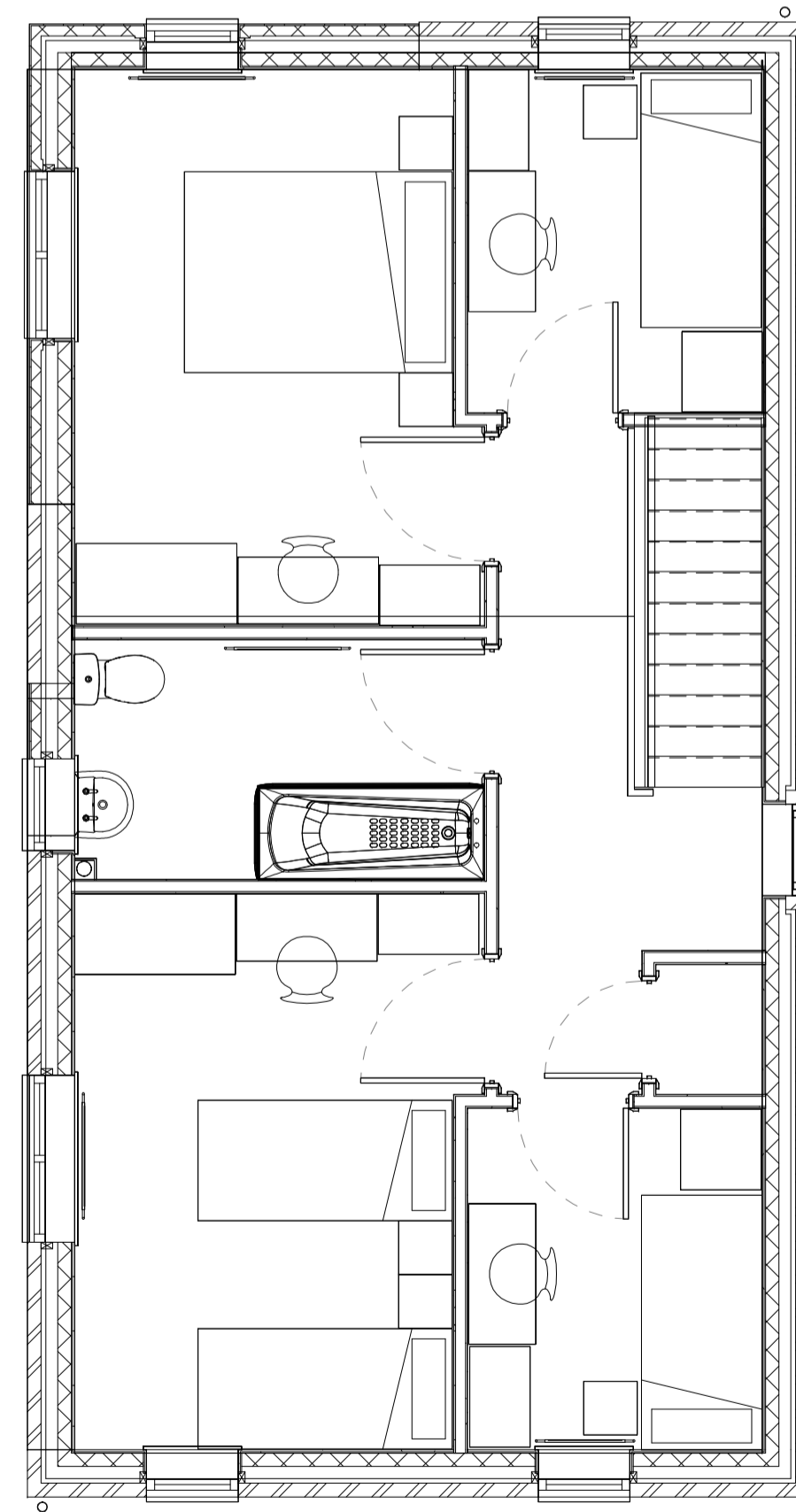
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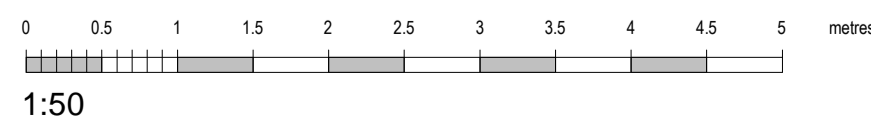
4 Side Elevation B
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5 Ground Floor Plan
 1:50



6 First Floor Plan
 1:50



North Point.
 +

Key Plan.

Issue	Date	Issue Note	By	Check
P1.1	05-02-18	Rear Combination frame amended		
P1	04-12-17	Rear combination frames amended, Windows updated, W1 03 moved over.		



Project Title
Housing Development
 Location
Reservoir Rd
H5 4Bed Det-Corner
 Sheet Title
PLANS & ELEVATIONS - H5_4 Bed_Det_corner detail

for Planning
 Drawn by: BC/pjd Date: 09/10/17
 Scale at A1: 1:50,100
 Checked by:

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5dc H		AP(08)	01	S2	P1.1

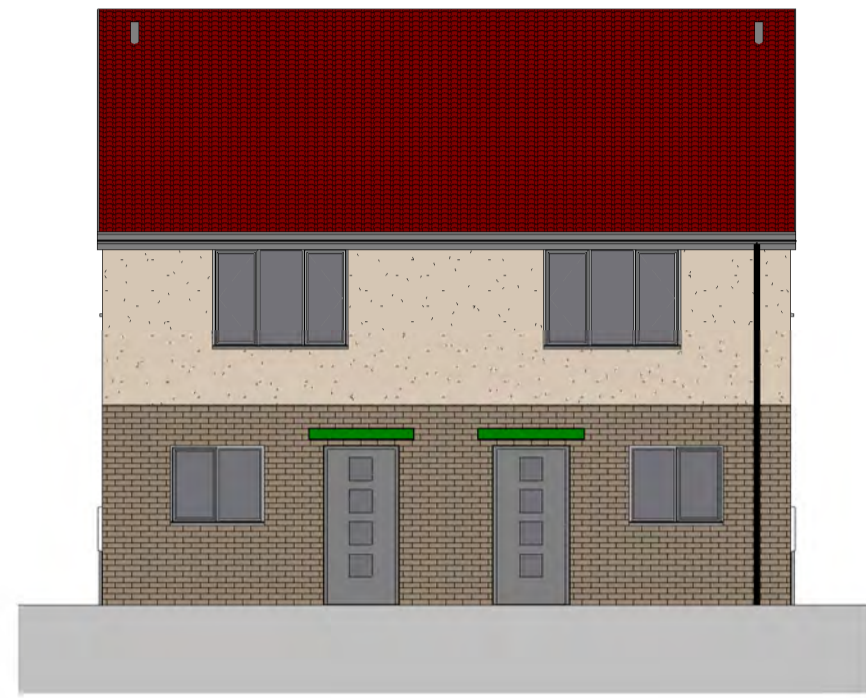
Job No.
Q17026
 Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
 Fresh Street,
 Oldbury,
 B69 3DE
 Tel: 0121 569 4541



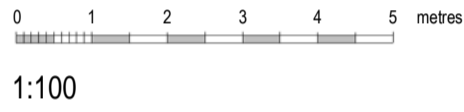
Plots 1,10,19

Notes
 The Contractor will be responsible for setting out the work.
 All Dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.



Render to First Floor of Plots 4 and 5

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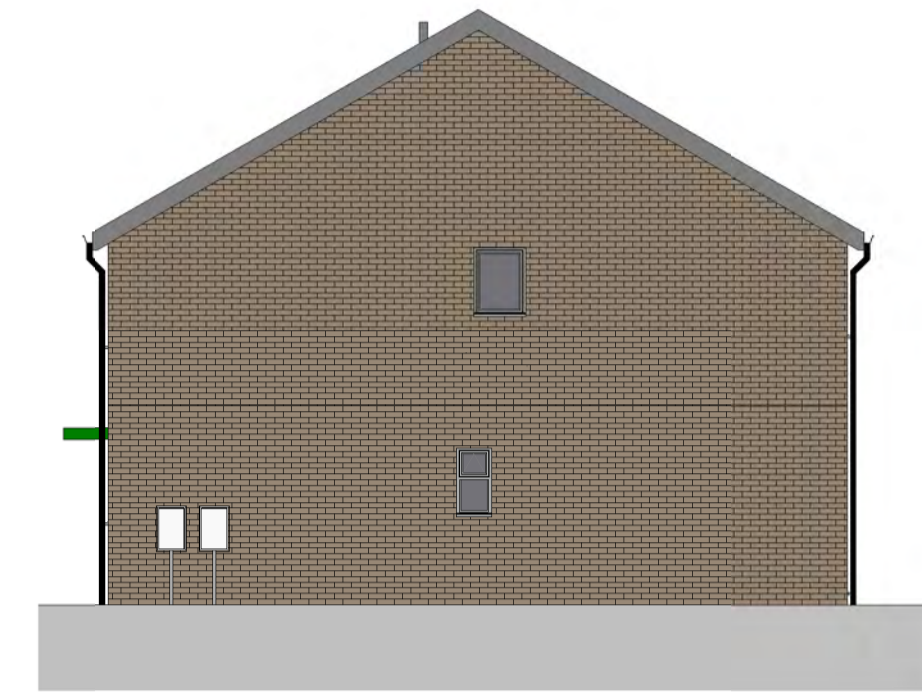


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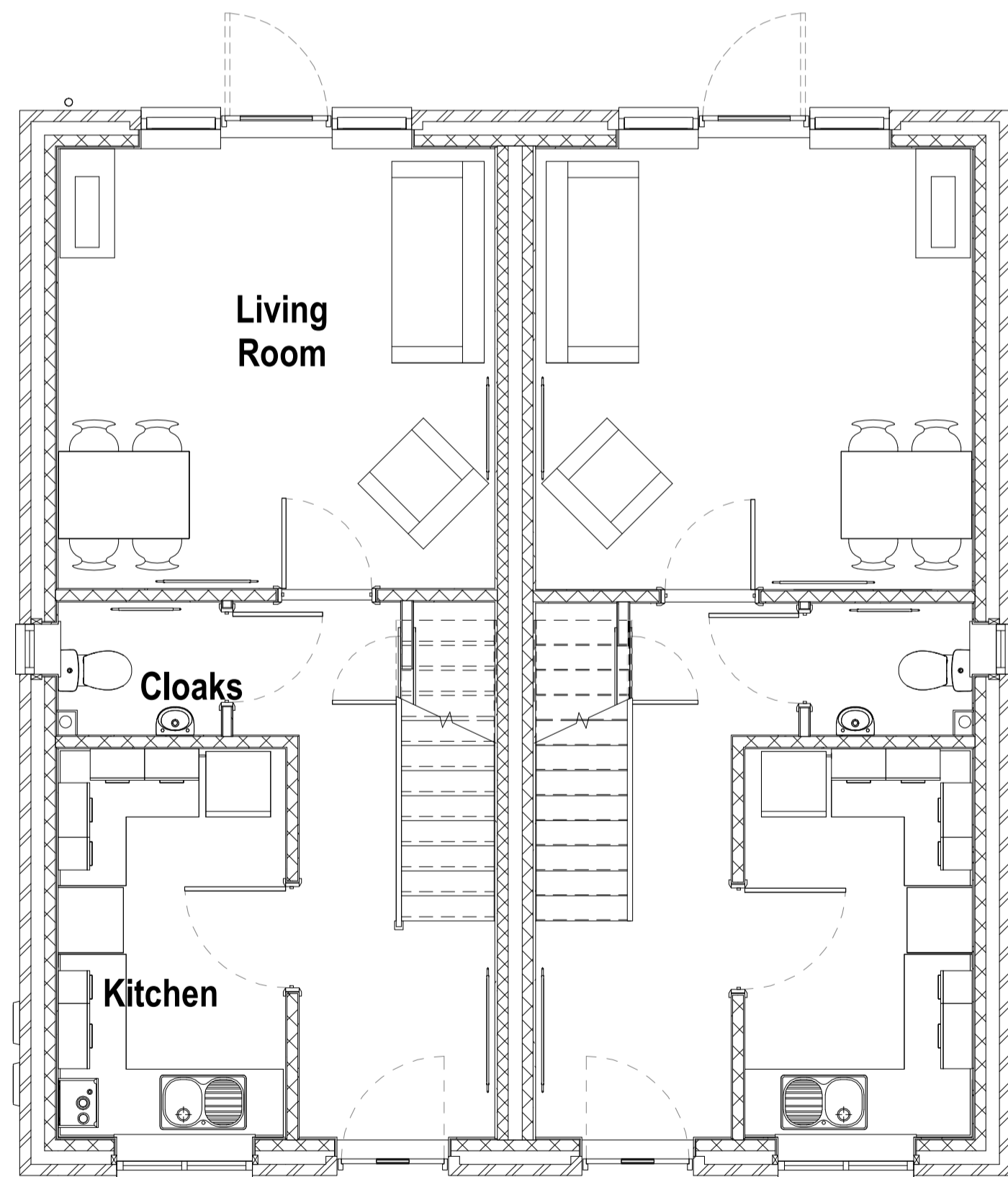


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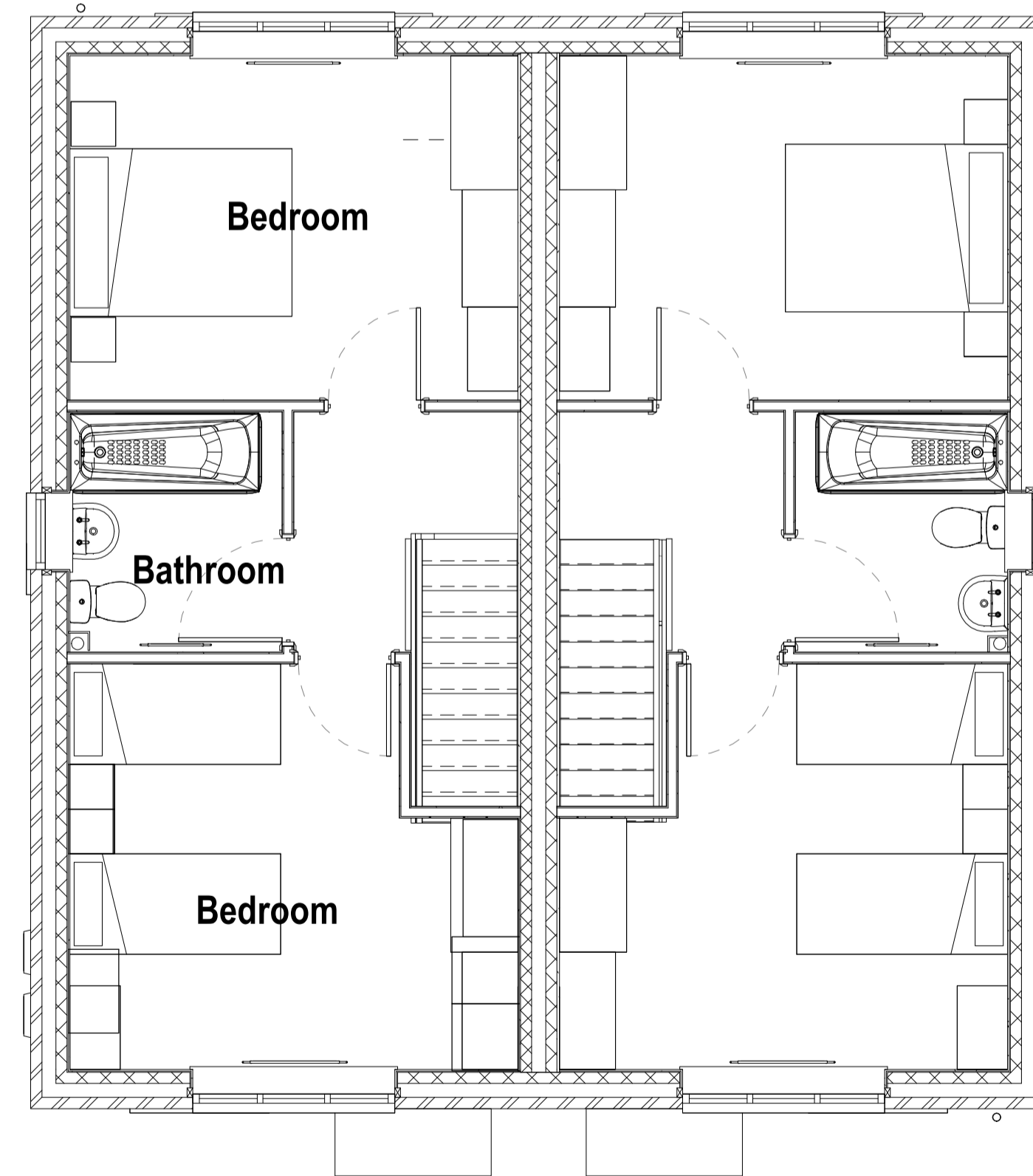
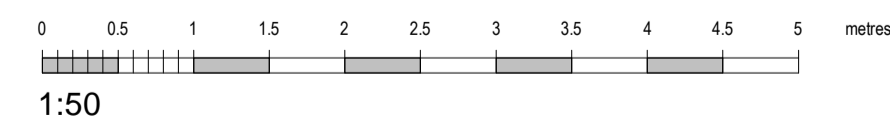
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6 Side Elevation B
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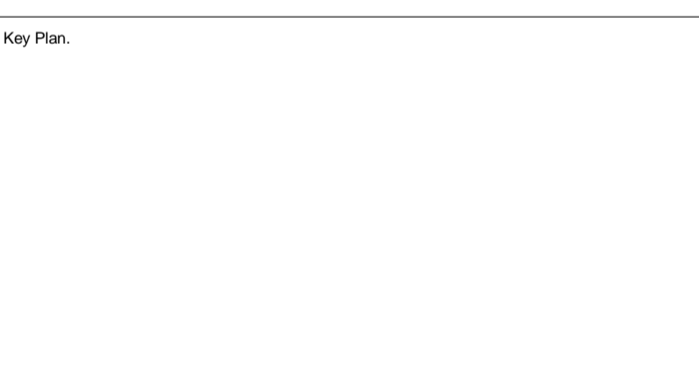


1 Ground Floor Plan
 1:50



2 First Floor Plan
 1:50

Plots (2,3)(4,5)(6,7)(11,12)(15,16)(20,21)(24,25)



Issue	Date	Issue Note	By	Check
P1	02.12.19	Added Render Note to Plots 4 and 5	CF	SS



Project Title
Housing
 Location
Reservoir Rd, Rowley Regis

Sheet Title
Plans & Elevations - Plots 2,3,4,5,6,7,11,12,15,16,20,21,24 & 25

Status
For Planning

Drawn by BC/pt	Date 06/06/2019	Checked by	Scale at A1 1:50,100
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Zone ZZ	Level XX	Classification AP(08)	Sheet No. 01	Suitability S2	Ver/Rev P1
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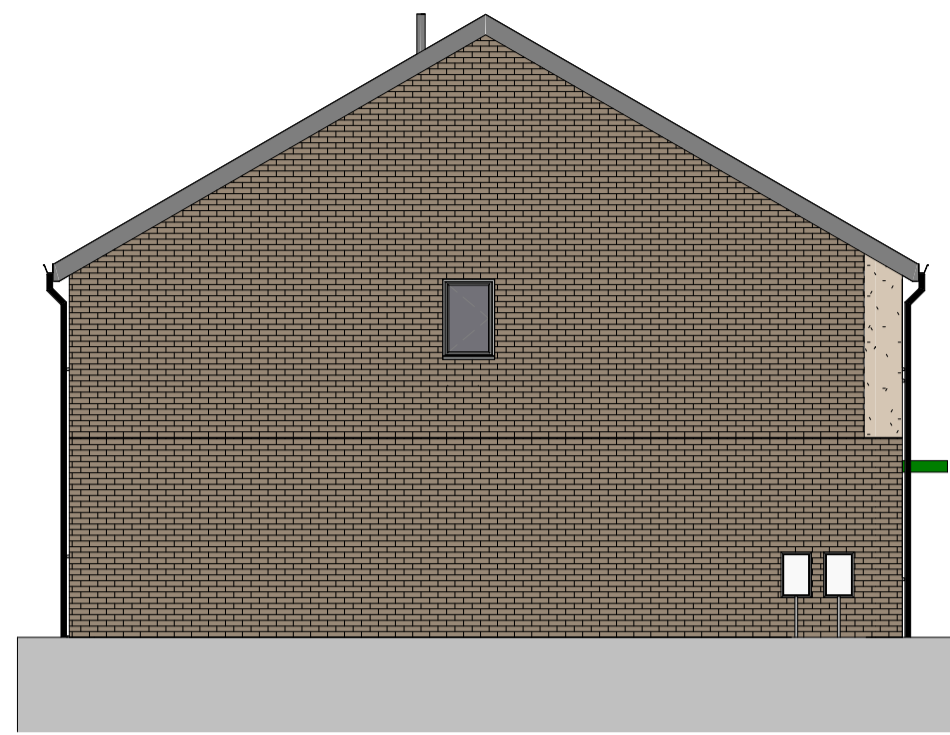
Job No.
Q17026
 Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
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 Oldbury,
 B69 3DE
 Tel: 0121 569 4541





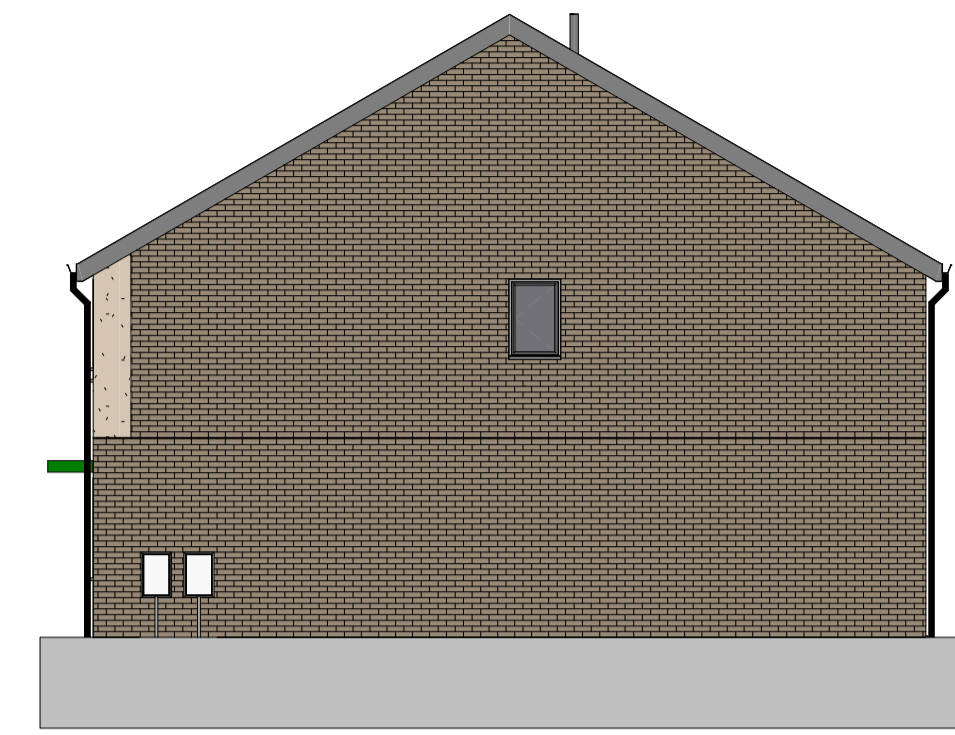
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4 Side Elevation A
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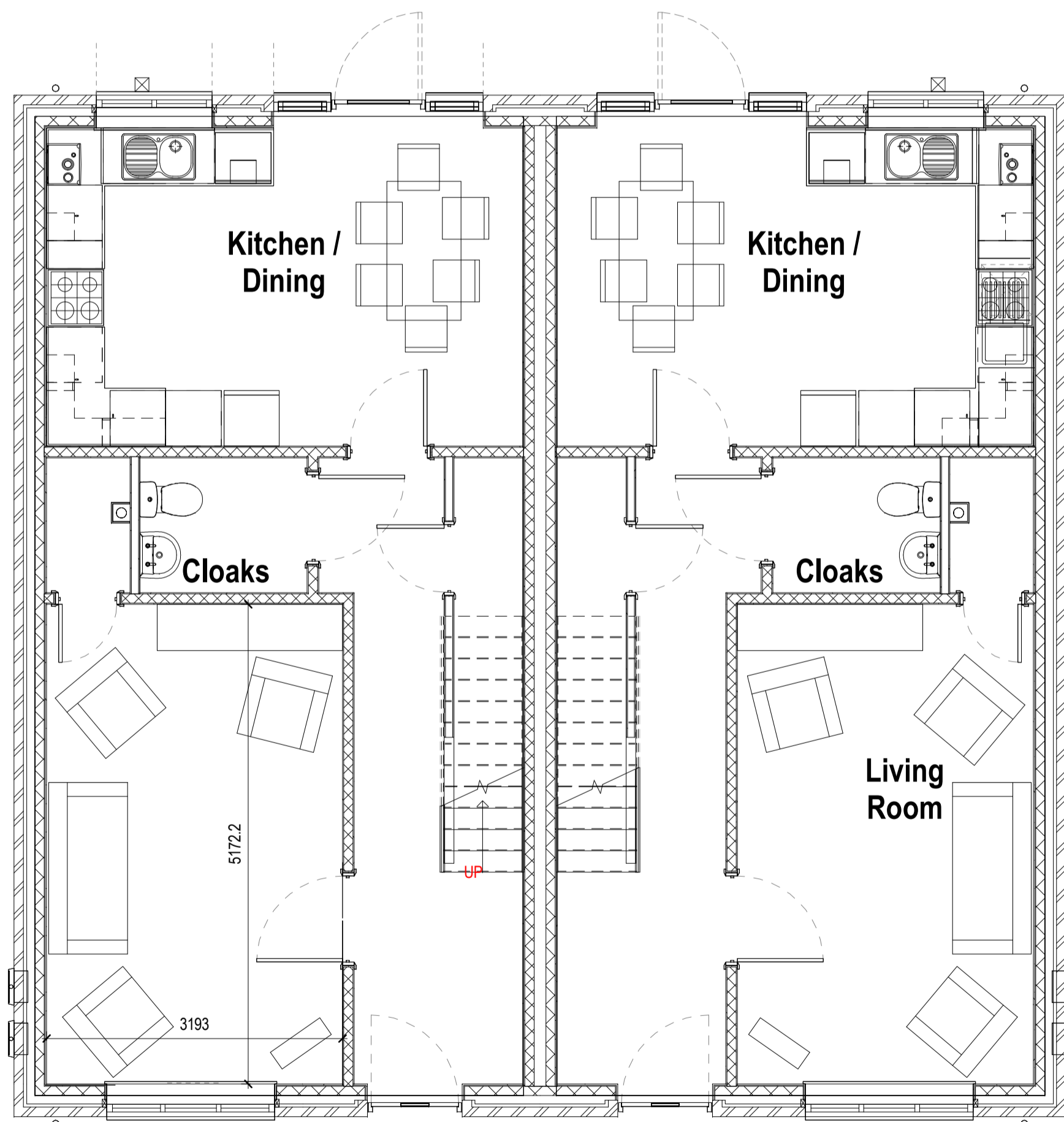


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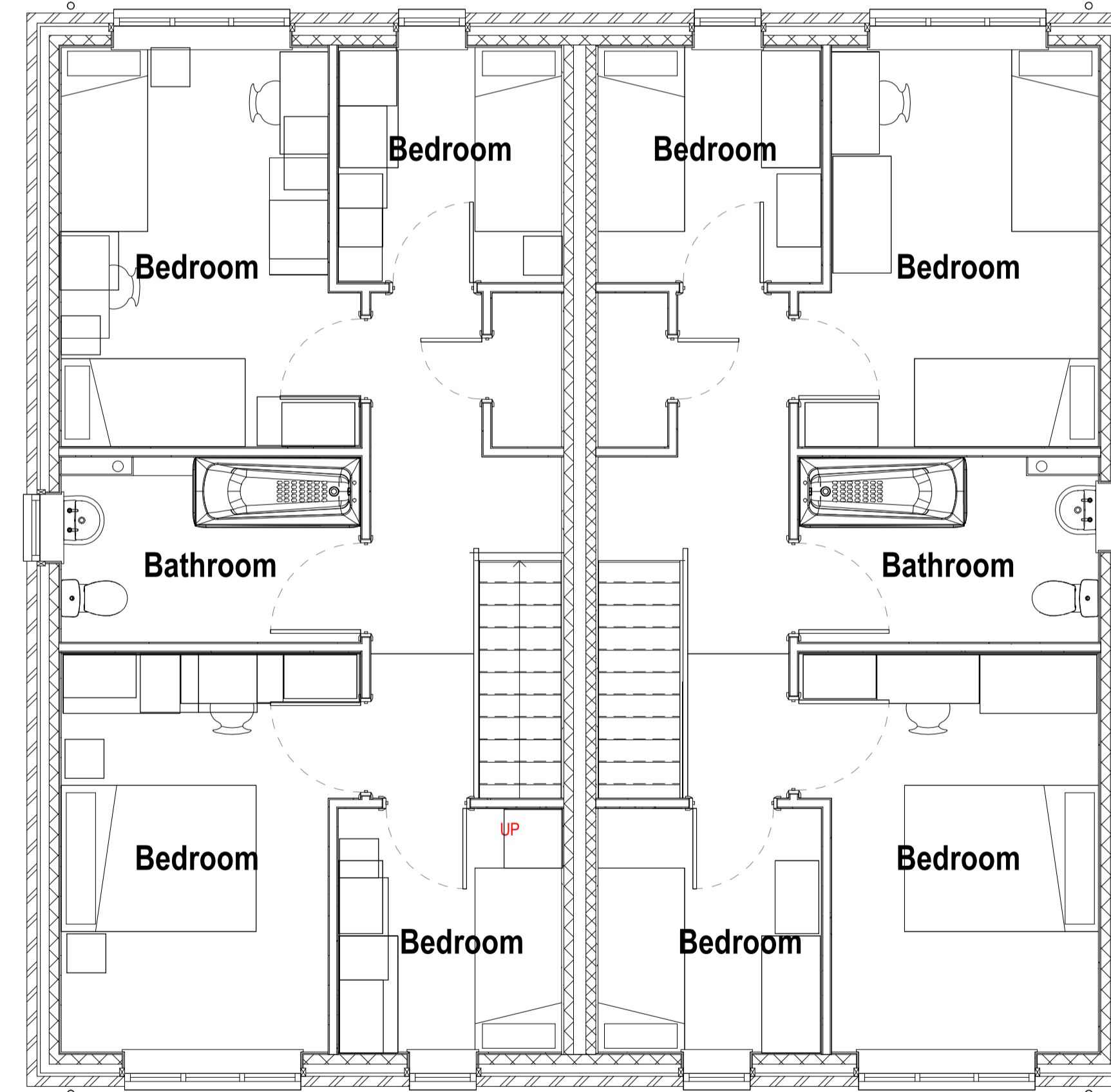
6 Side Elevation B
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0 1 2 3 4 5 metres
1:100



1 Ground Floor Plan
1:50

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 metres
1:50



2 First Floor Plan
1:50

Notes
The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point:
+

Key Plan:

Issue	Date	Issue Note	By	Check
P2.1	27-03-18	sink drainer amended - bathroom updated		
P2	07-03-18	Internal alterations - Living Room on front. Elevators amended		
P1.1	07-02-18	Rear Combination frame amended		
P1	04-12-17	Rear combination frame amended. Windows updated. W1.03 & W1.03a moved over		



Project Title
Housing Development
Location
Reservoir Rd, Rowley Regis

Sheet Title
Plans & Elevations - H5_4 Bed

Status
For Planning
Drawn by: BCPD Date: 06/06/2019
Checked by:
Scale at A1: 1:50, 1:100
Scale at A3:

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5s	ZZ	AP(08)	01	S2	/

Job No.
Q17026
Contractors Drawing No. (if required)

Urban Design & Building Services
Sandwell Council House
Fleeth Street,
Oldbury,
B69 3DE
Tel: 0121 569 4541



Plots 22 & 23 Reservoir Rd

Notes
 The Contractor will be responsible for setting out the work.
 All Dimensions must be obtained or checked on the site.
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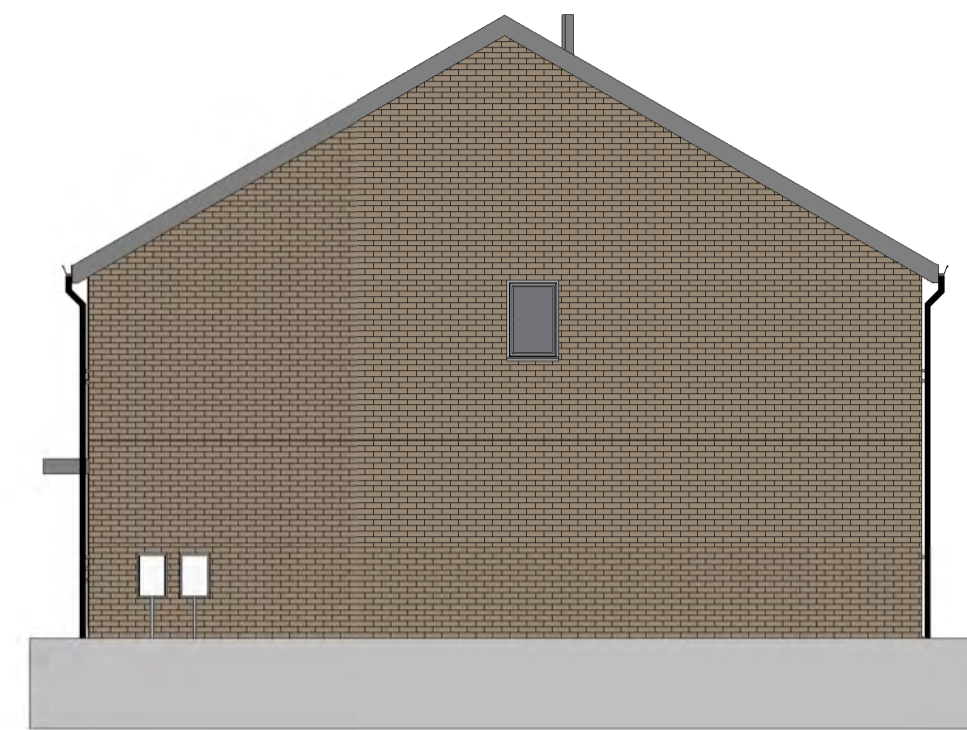
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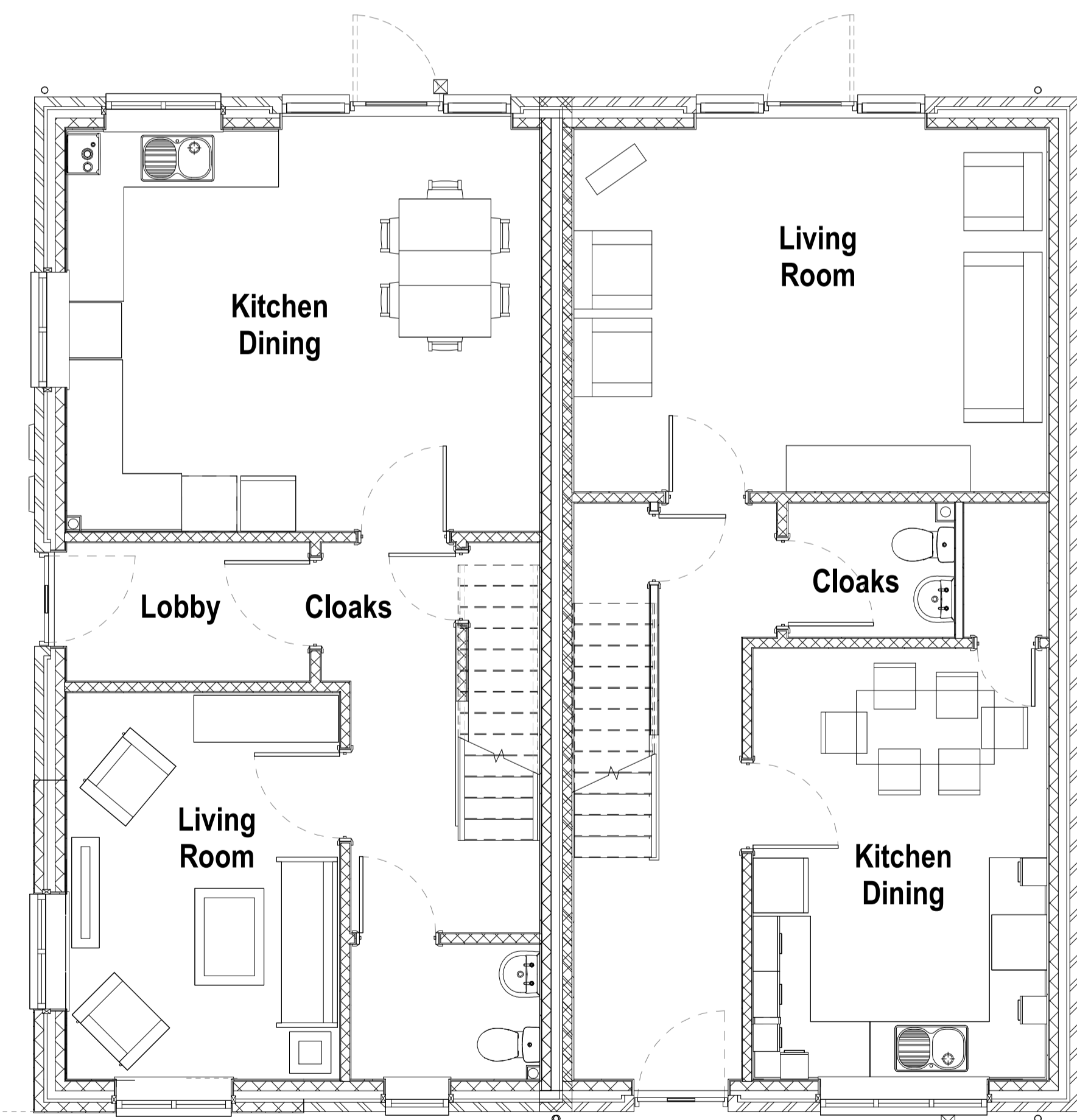
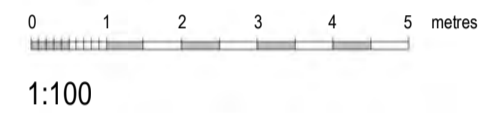
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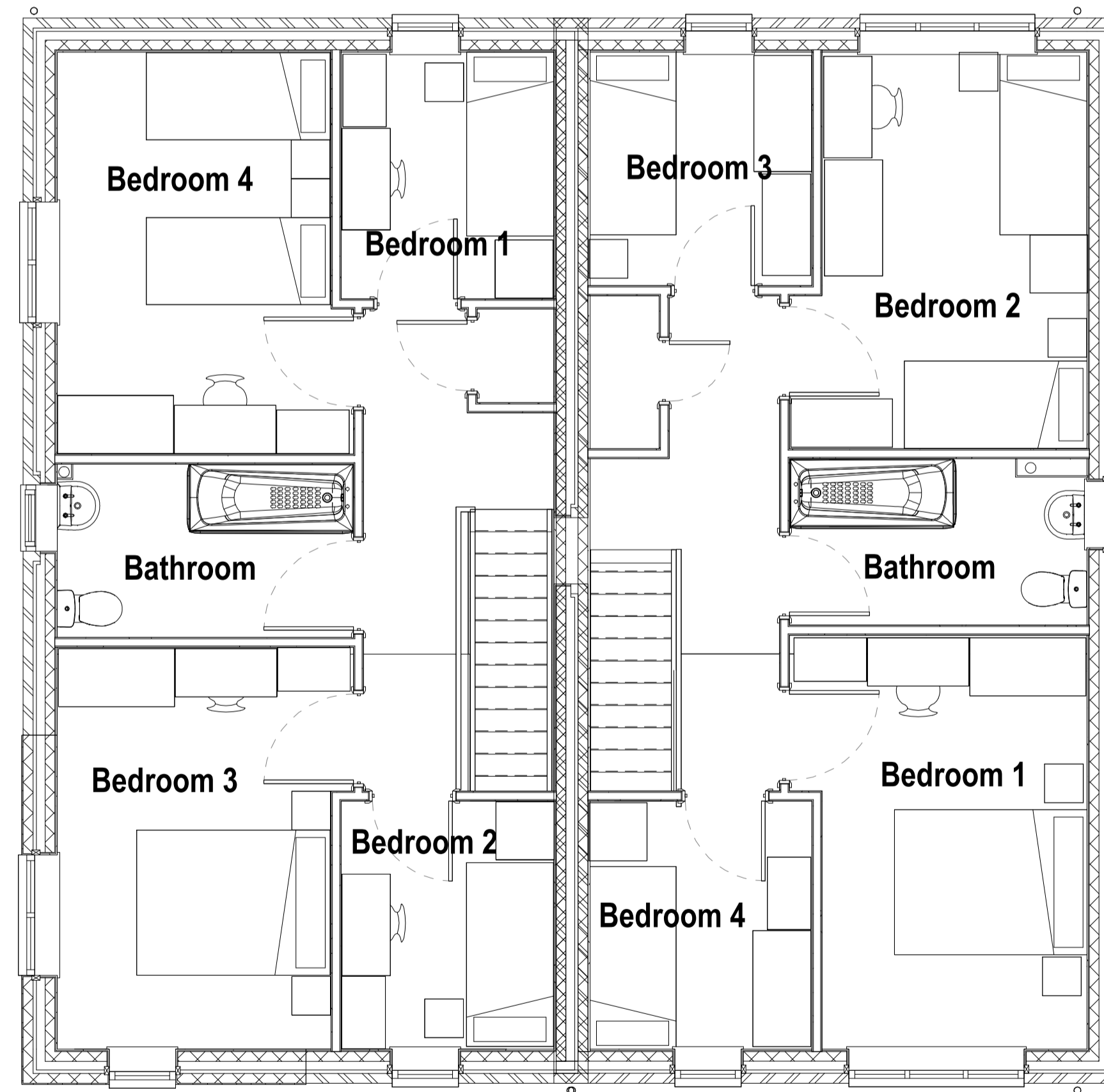
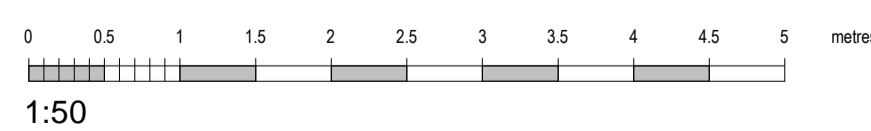
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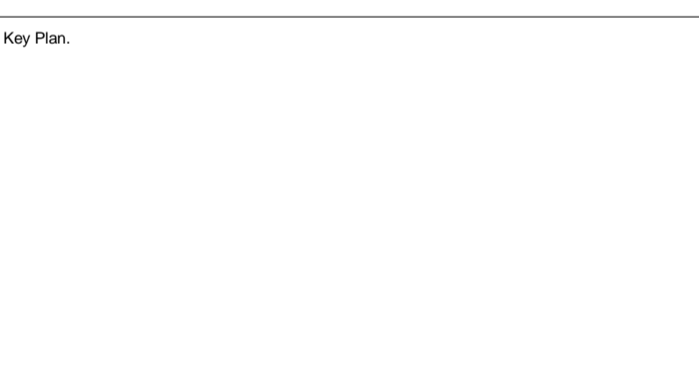
4 Side Elevation B
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5 Ground Floor Plan
 1:50



6 First Floor Plan
 1:50



Issue	Date	Issue Note	By	Check
P1.1	05-02-18	Rear Combination frames amended		
P1	04-12-17	Rear combination frames amended, Windows updated, W1 03 moved over		



Project Title
 Housing Development
 Location
 Reservoir Rd, Rowley Regis

Sheet Title
 Plans & Elevations - H5_4 Bed_semi_corner detail
 Status
 For Planning
 Drawn by: PD Date: 06/06/2019
 Checked by: Scale at A1: 1:50, 1:100 Scale at A3:

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5sch	ZZ	AP(08)	01	S2	

Job No.
 Q17026
 Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
 Fresh Street,
 Oldbury,
 B69 3DE
 Tel: 0121 569 4541





Plots 26 & 27 Reservoir Rd

H5sc HANDED

REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63467
Application Received	11 th November 2019
Application Description	Proposed 3 No. terraced houses.
Application Address	Land Between 101 And 109 Barclay Road Smethwick
Applicant	Sandwell MBC
Ward	Abbey
Contribution towards Vision 2030:	 
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to:

- i) Finished floor levels;
- ii) External materials;
- iii) Hard and soft landscaping;
- iv) Drainage details; and
- v) Electric vehicle charging point infrastructure being installed.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the Council is the applicant and landowner.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The application site is unallocated in the adopted development plan.

2.2 The material planning considerations which are relevant to this application are: -

Local and National Planning Policy,
Layout and density of building,
Design, appearance and materials,
Access, highway safety, and parking, and
Drainage.

3. THE APPLICATION SITE

3.1 The application site is situated on the eastern side of Barclay Road, Smethwick, on land between 101 and 109 Barclay Road, within a residential area. Warley Woods lies opposite.

4. PLANNING HISTORY

4.1 The site has a number of historic cases relating to residential development.

4.2 Relevant planning applications are as follows: -

DC/11/53272	Proposed erection of 2no. dwellings.	Approved 15/06/2011
DC/27745	Proposed development of five flats.	Approved 16/12/1991
DC/22684	4 bedroom detached house.	Approved 21/03/1988
DC/19270	Erection of two town houses each to include an integral garage	Approved 12/09/1985
DC/17749	Construction of one detached dwelling house with side garage.	Approved 26/07/1984
DC/10095	Construction of one detached dwelling house with side garage.	Approved 21/11/1979
DC/10094	Construction of one pair of semi-detached dwelling houses with integral garages.	Approved 21/11/1979

5. APPLICATION DETAILS

- 5.1 The applicant proposes to erect three five bedroom terraced properties. The properties would incorporate living space on the ground floor, three bedrooms on the first floor and a further two bedrooms within the roof space which would incorporate a front dormer and skylights to the rear.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letters without response.

7. STATUTORY CONSULTATION

7.1 Highways

Highways object to the proposal as no off-street parking is to be provided. However, the adjacent properties have no off-street parking and there is the opportunity for residents to park on the opposite side of the road where there are no properties.

- 7.3 **Planning and Transportation Policy** - No objections have been raised.

7.4 Healthy Urban Development Officer

Has requested details of secure, undercover cycle storage and not just the opportunity to install them. The property is of size that can provide storage internally and/or external storage can be provided. However, the future occupiers of the property can determine their own needs.

Electric vehicle charging points have also been requested. Therefore, to future proof the property, the infrastructure provision can be conditioned accordingly.

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 policies of the Council's Local Plan are relevant:-

HOU1: Delivering sustainable Housing Growth
HOU2: Housing Density, Type and Accessibility
ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect
ENV8: Air Quality
SAD EOS9: Urban Design Principles
SAD H2: Windfalls

- 9.2 HOU1 supports the requirement of the Council to provided new homes in Borough.
- 9.3 HOU2 advices that new housing schemes provides a mixture of different house types, and in an area close to public transport. It is my opinion I that this development complements the existing housing styles within the locality.
- 9.4 ENV3 and EOS9 seeks to achieve good design and refers to new developments being of appropriate scale and compatible with their surroundings. The proposal would provide a satisfactory residential development which follows the character of the area and addresses the significant change in land levels, where possible.
- 9.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. A drainage condition is recommended to address this.
- 9.6 H2 housing windfalls refers to unallocated site and states that they should be being previously developed land and housing being compatible to the surrounding area. The area is residential and the land is previously developed hence this site is suitable for residential development.

10. MATERIAL CONSIDERATIONS

- 10.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 8 and 9. With regard to the other considerations these are highlighted below:

10.2 Layout and density of building

The proposed properties follow the same architectural style and building lines of the properties adjacent.

10.3 Design, appearance and materials

The proposal provides adequate garden and internal spaces beyond the Council's minimum standards. All external materials can be conditioned.

10.5 Access, highway safety, and parking

Highways have raised concerns due to lack of off-street parking provided; however, the majority of residents of Barclay Road park on the street, and the impact of these additional vehicles would not be sufficient to warrant refusal.

10.6 Drainage

Drainage details are to be requested by condition to mitigate surface water flooding.

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 The proposal provides three good sized family homes which are compatible with the surroundings. The key issue relates to lack of parking provision, however given the context of this area and the small scale nature of the development, on street parking in this instance is considered to be acceptable.

12.2 That Members grant conditional planning permission.

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 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 Refer to the summary of the report (12).

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The proposal is on Council owned land.

21. APPENDICES:

Site Plan

Context Plan

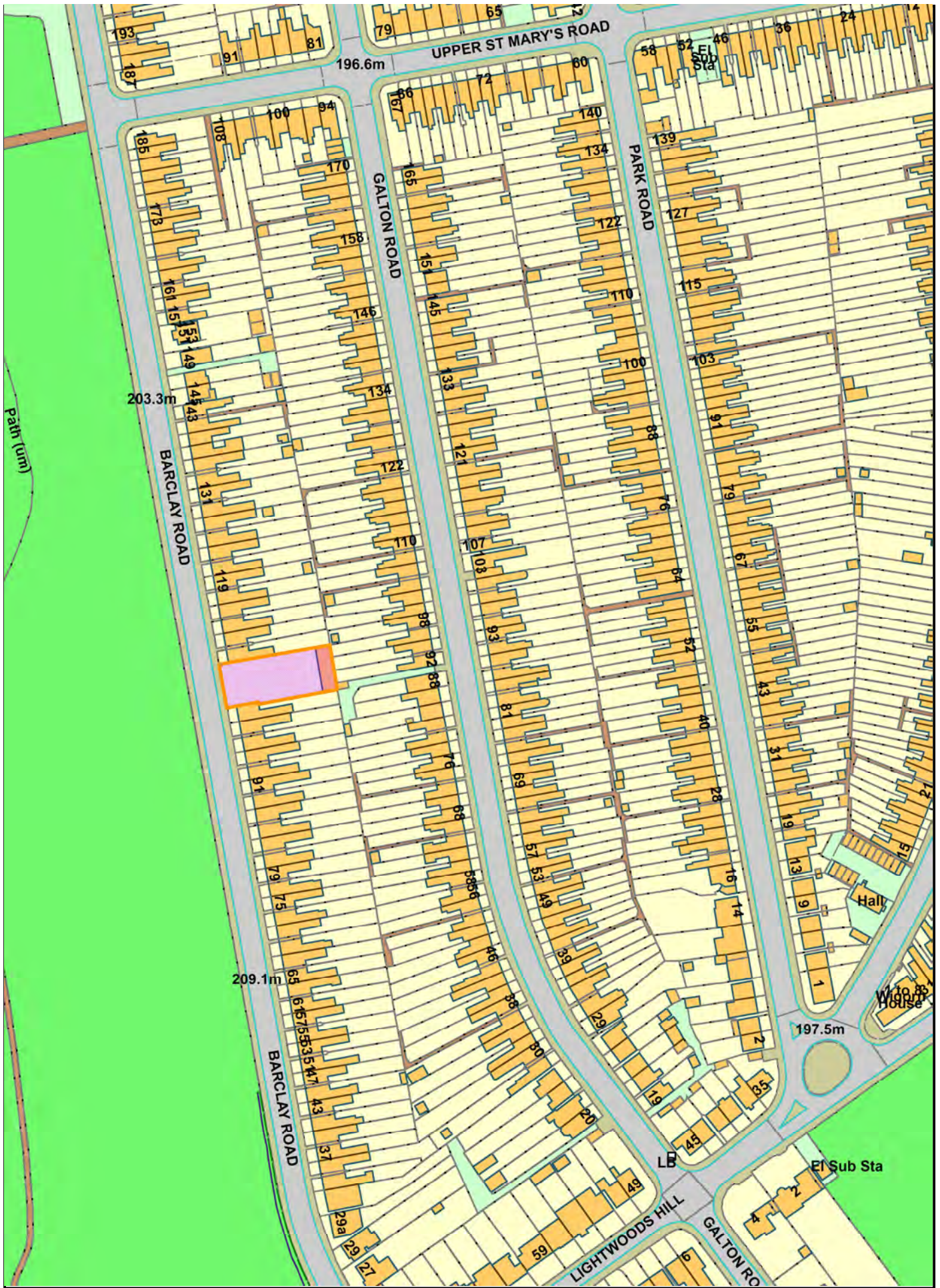
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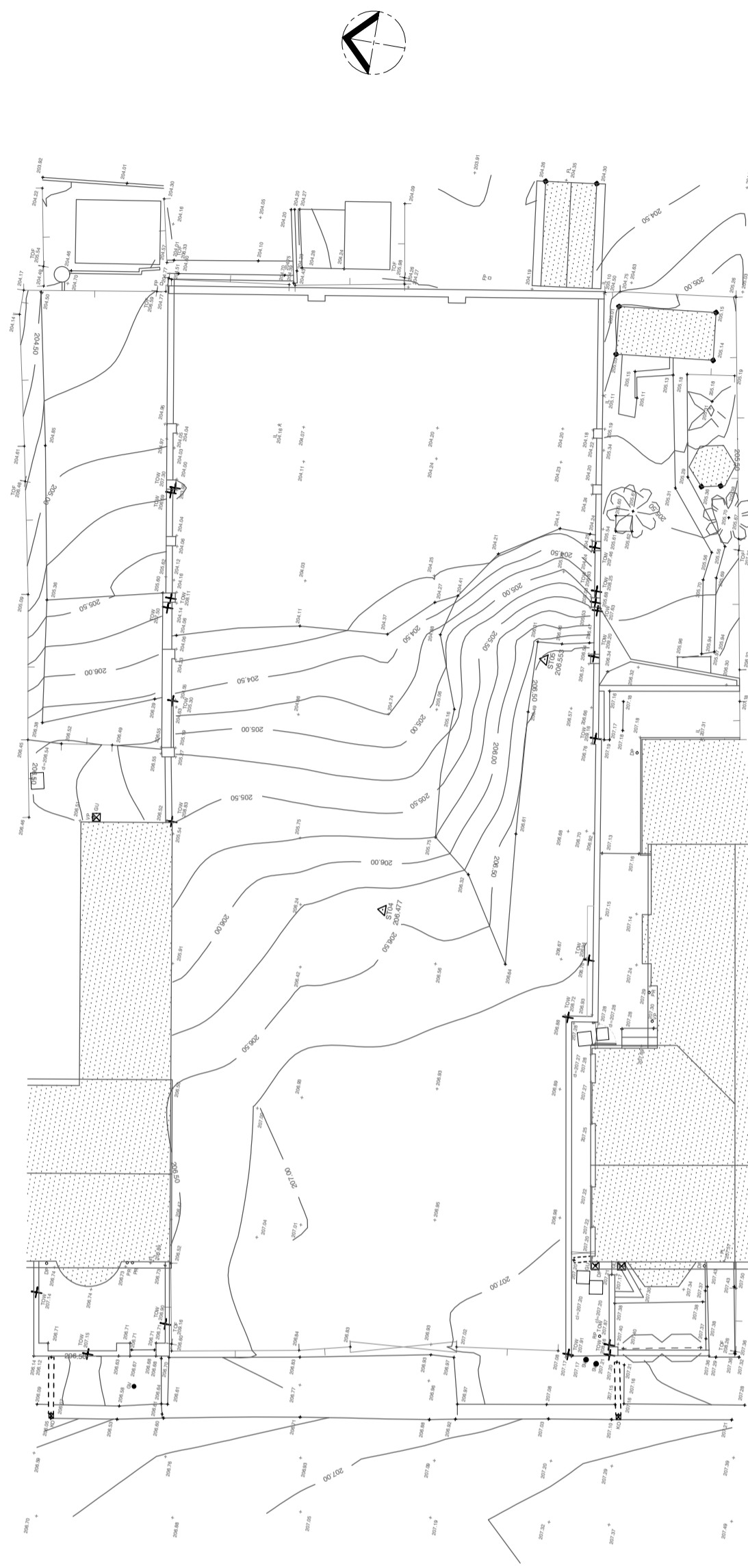
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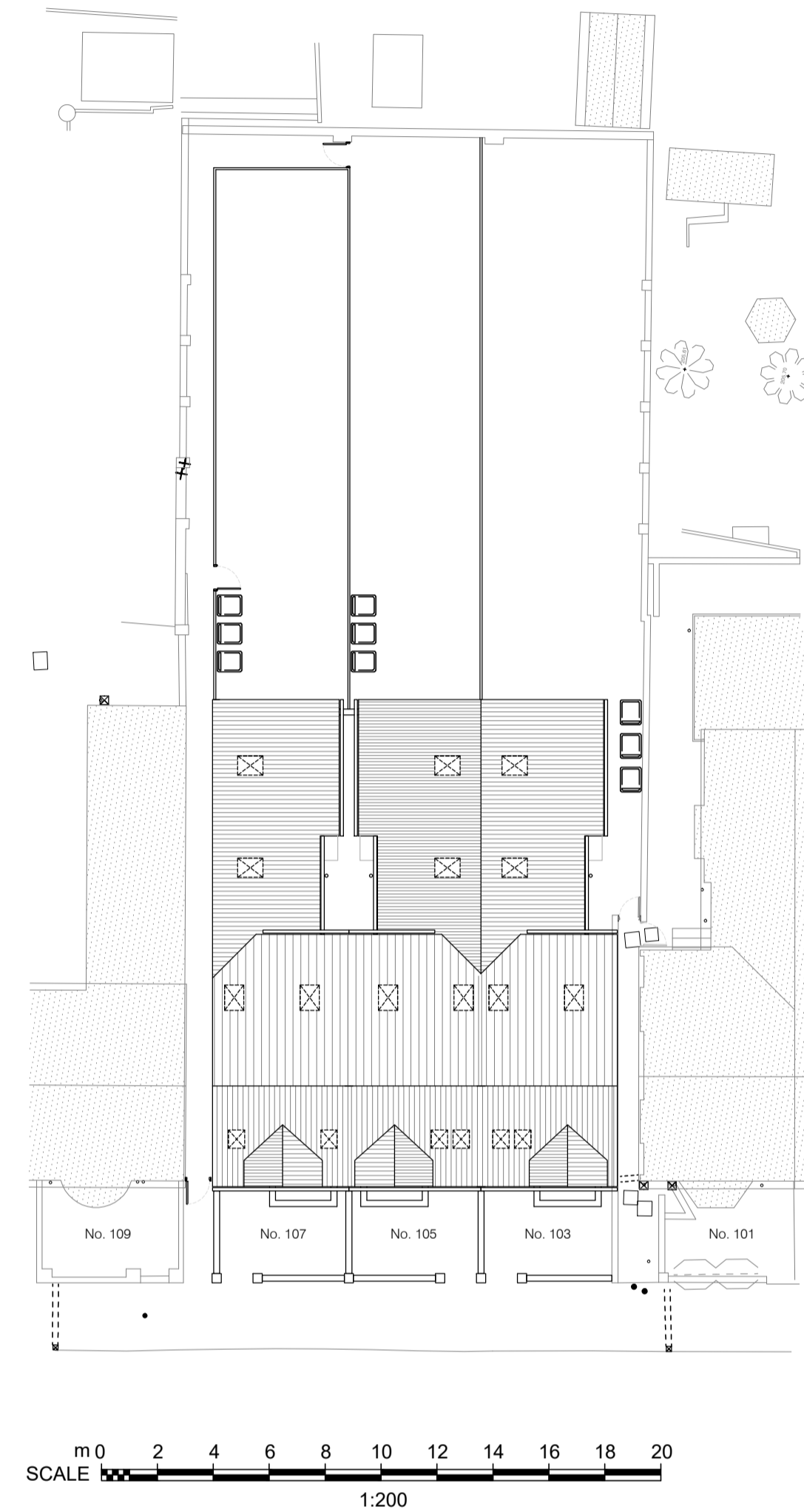




Existing Location Plan
Scale 1:1250



Existing Site Plan



PROPOSED SITE LAYOUT

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point

Key Plan

Rev	Date	Revision Note	By	Check

Project
INFILL HOUSES
Location
103-107 Barclay Road
Smethwick, B67 5JY
Sheet title
Location & Site Plans

Status			
Planning			
Drawn by	Date	Checked	
pm	May 2019		
Scale at A1 1:200	Scale at A3 1:400		

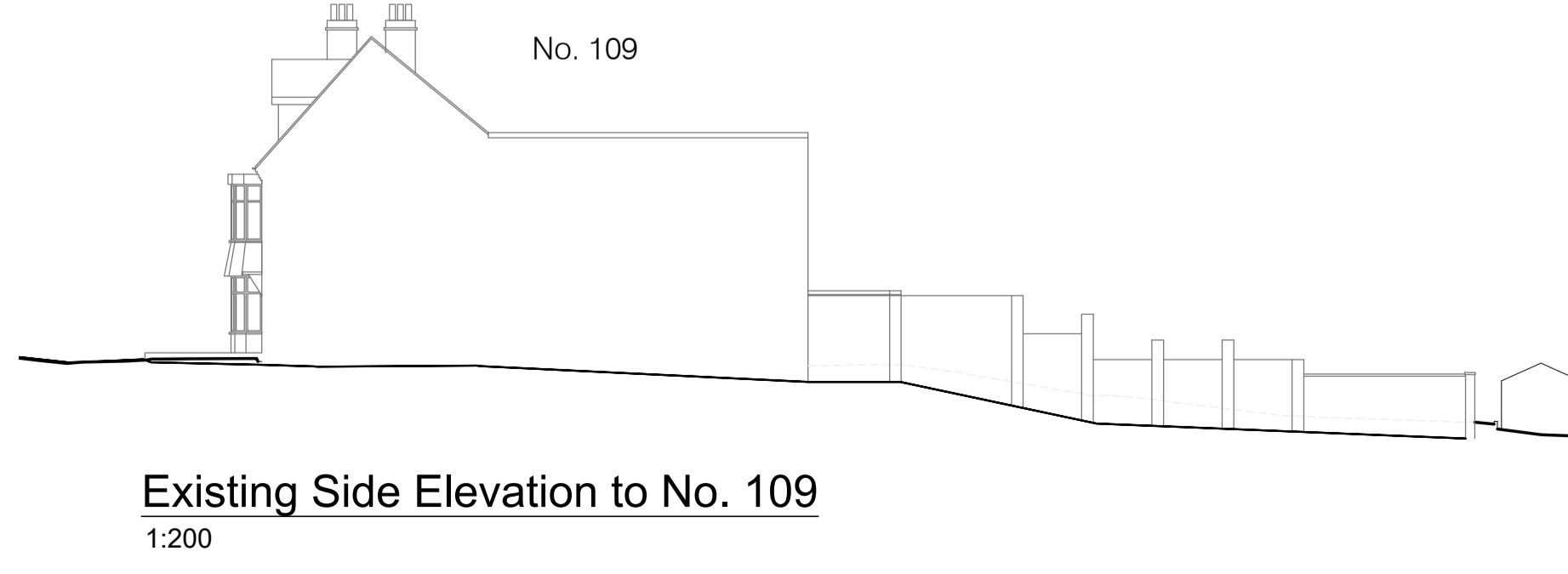
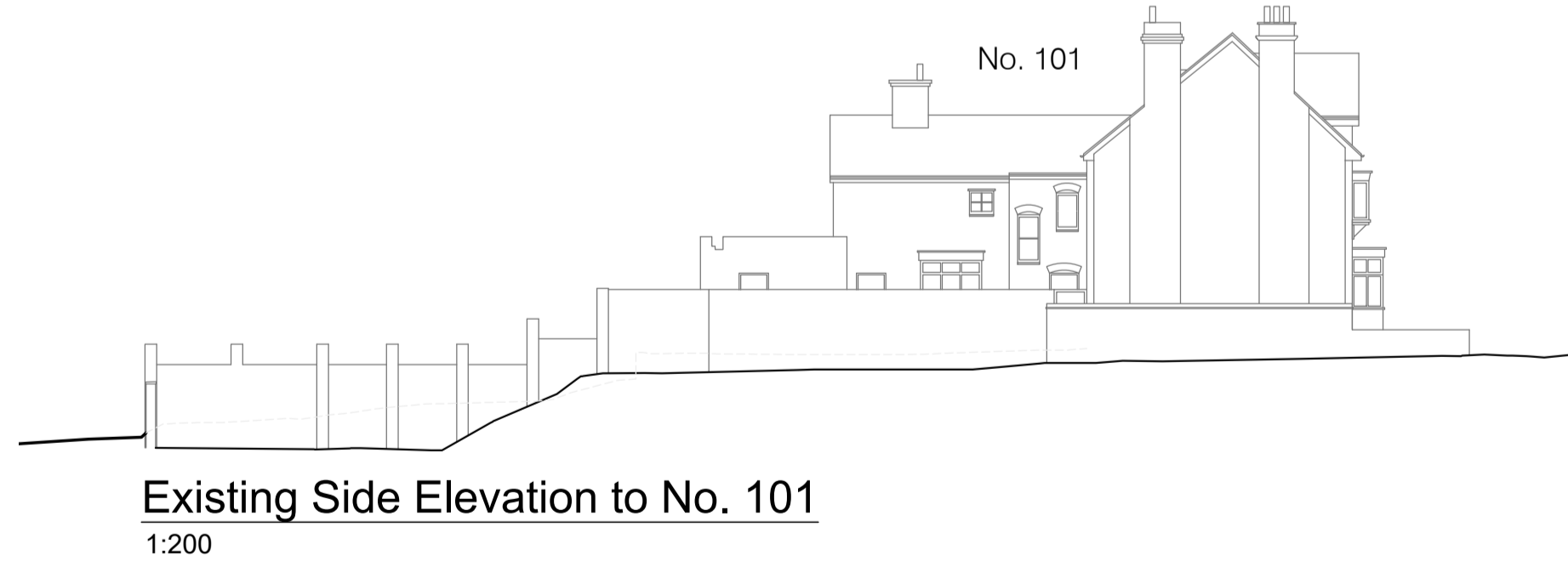
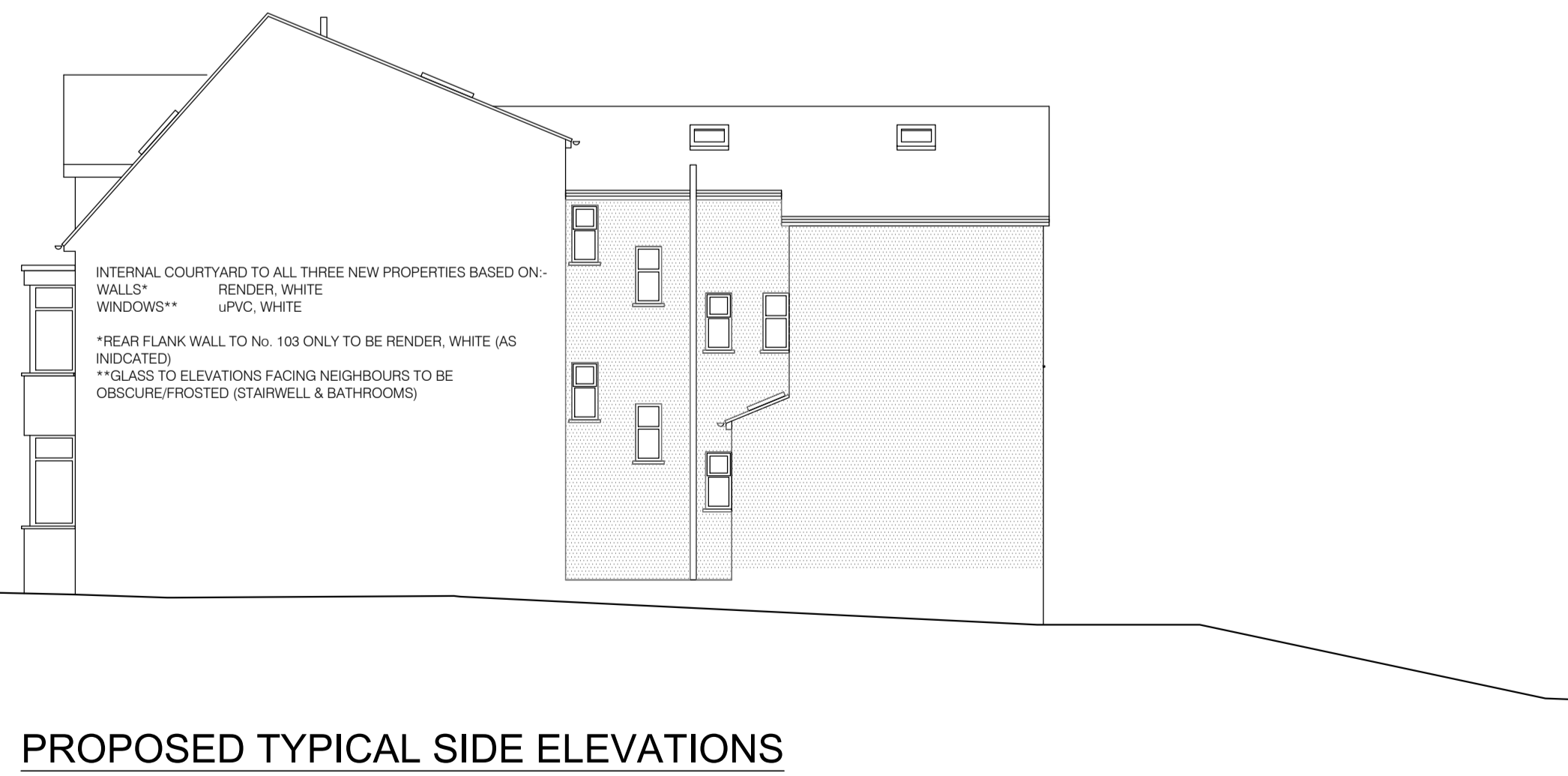
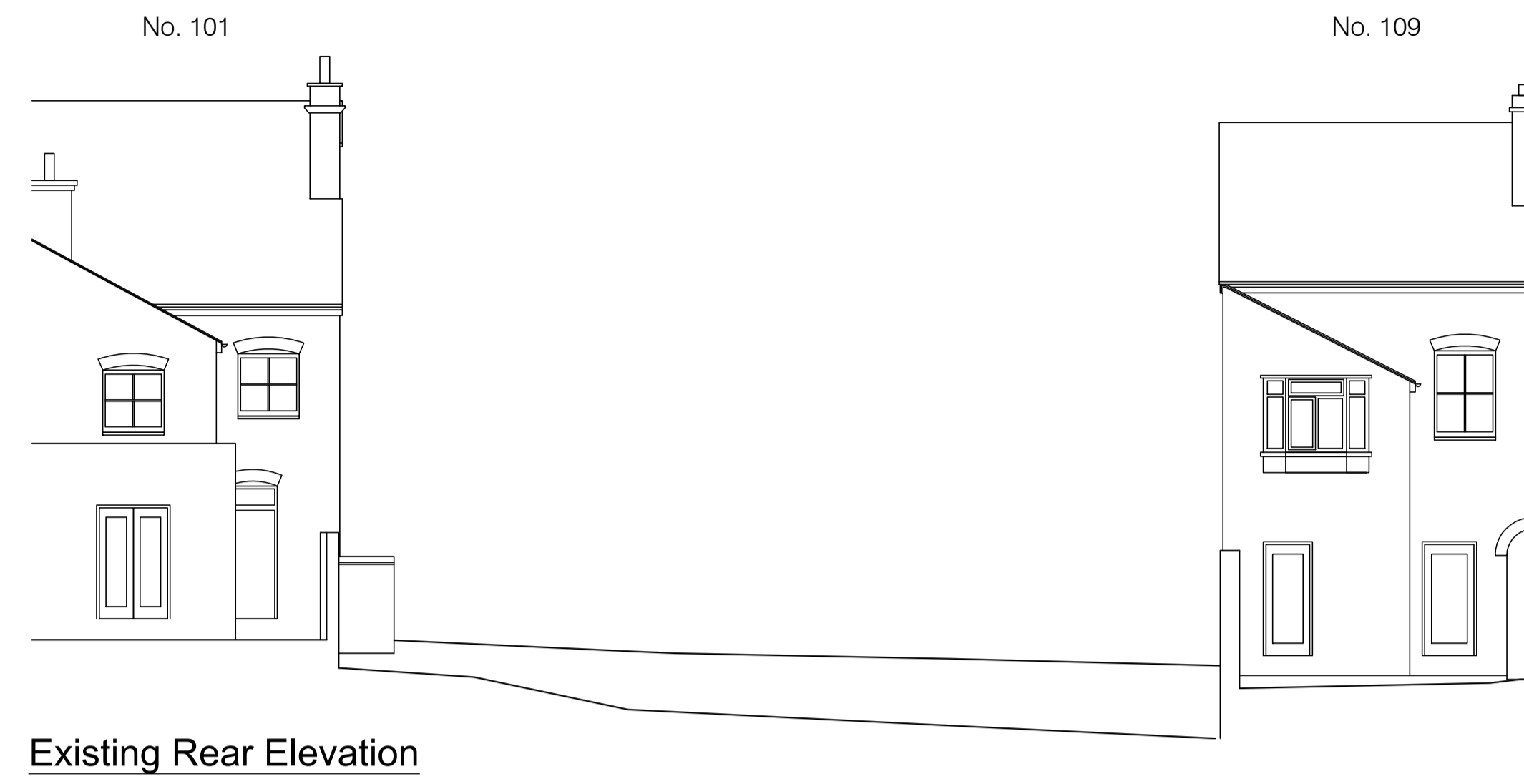
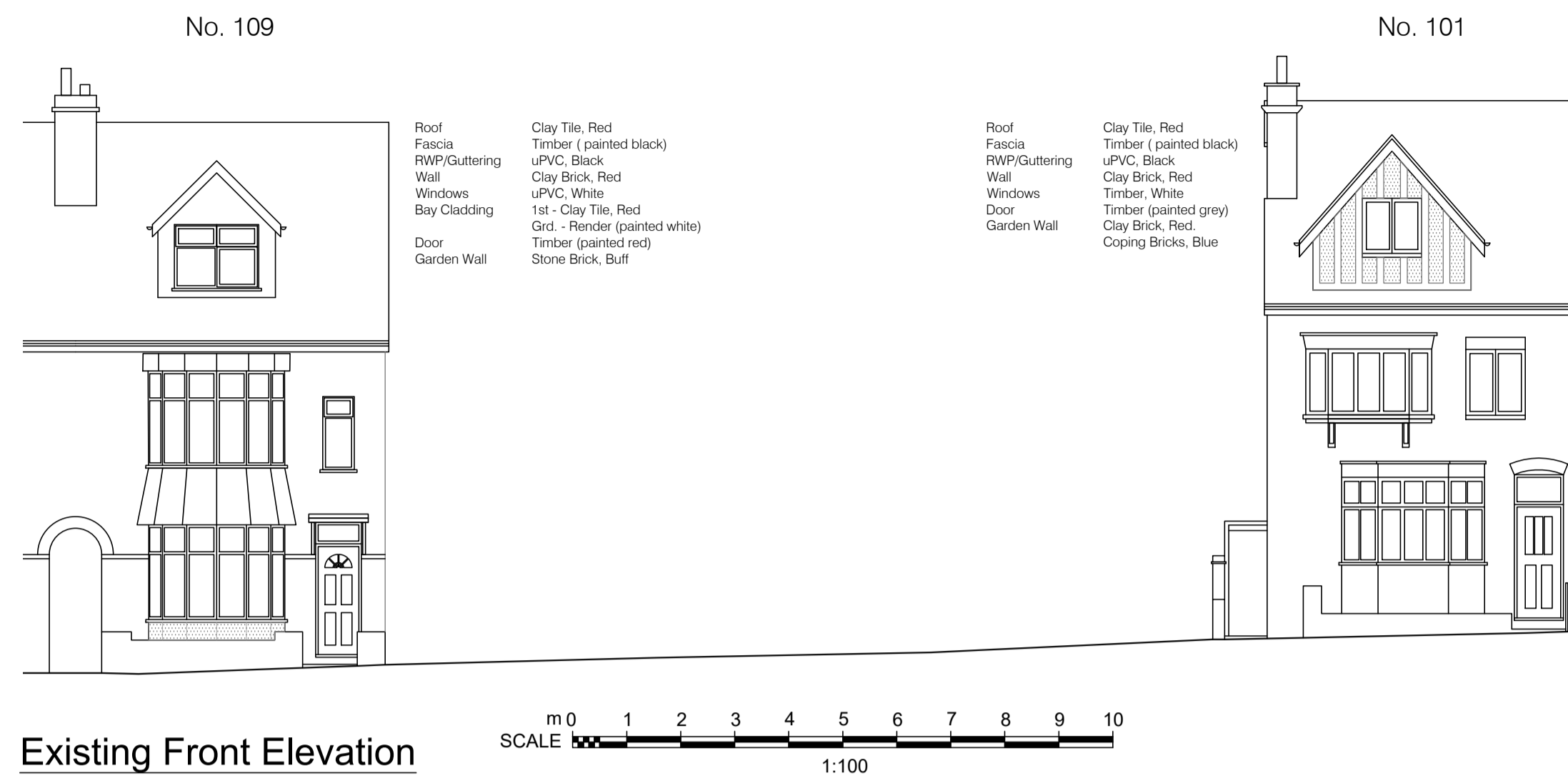
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Job No.	Contractors Drawing No. (if required)
Q19016	

Urban Design & Building Services
Sandwell Council House
Froeth Street, Oldbury
B69 3DE
Tel: 0121 569 4541



Notes
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All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.



North Point

Key Plan

Rev	Date	Revision Note	By	Check

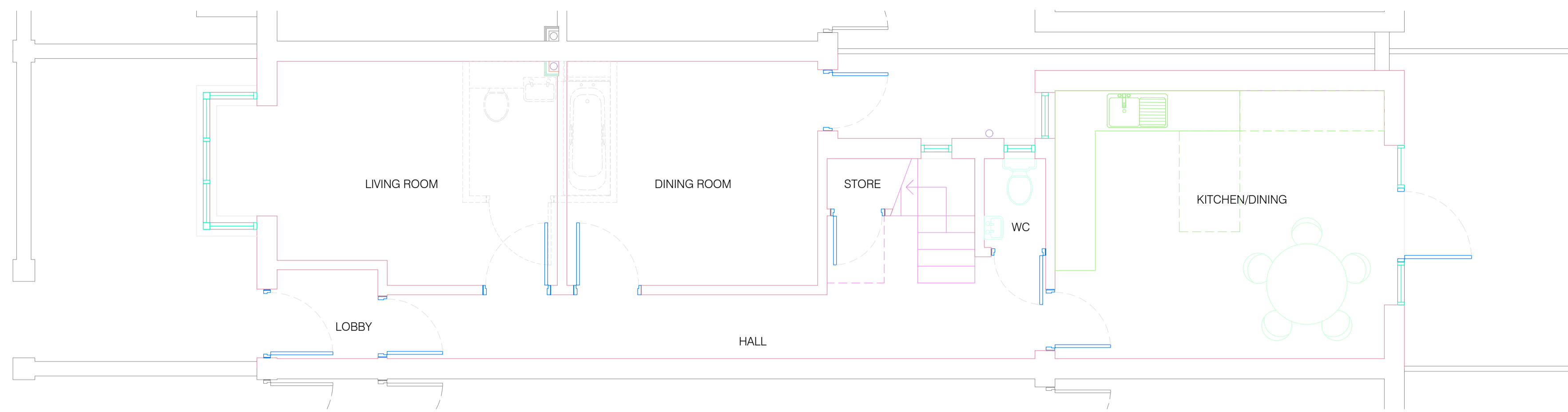
Project
INFILL HOUSES
 Location
 103-107 Barclay Road
 Smethwick, B67 5JY
 Sheet title
Elevations
 Status
Planning
 Drawn by
 pm
 Date
 May 2019
 Checked
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Zone	Level	Classification	Sheet No.	Scale	VerRev
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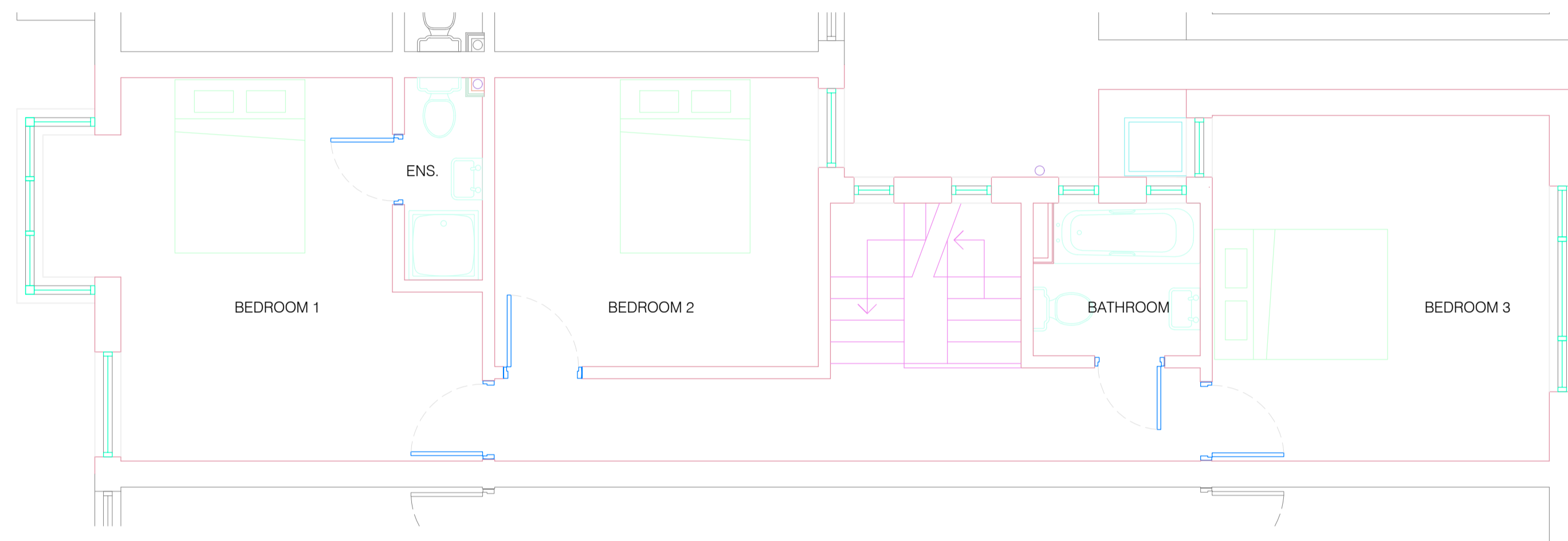
Job No:
Q19016
 Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
 Freeth Street, Oldbury
 B69 3DE
 Tel: 0121 569 4541

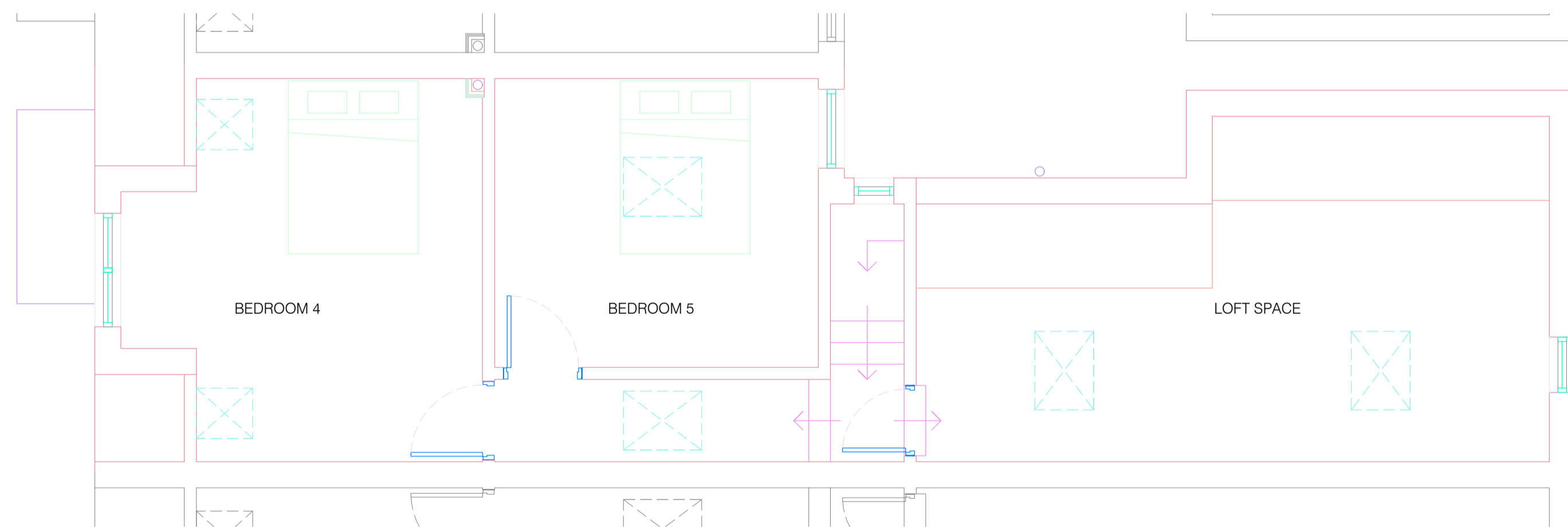




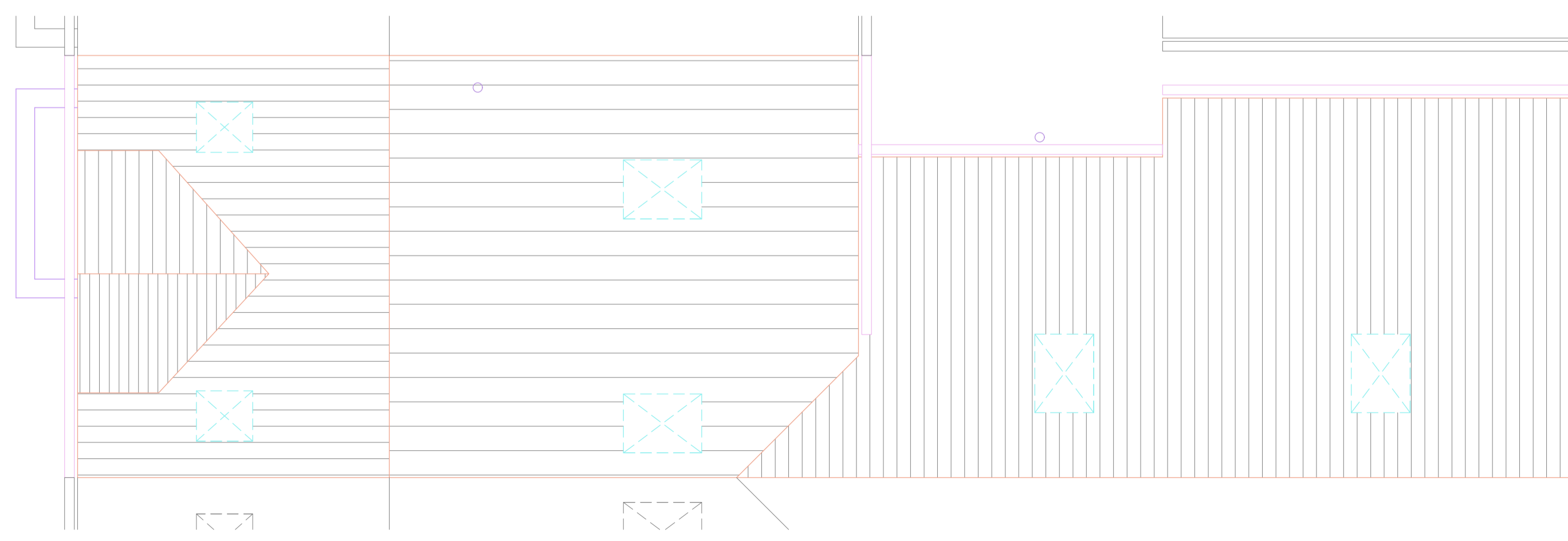
PROPOSED GROUND FLOOR PLAN



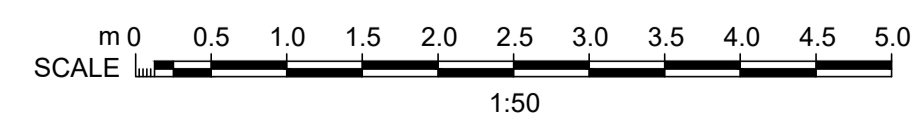
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point

Key Plan

Rev	Date	Revision Note	By	Check


Project
INFILL HOUSES
Location
103-107 Barclay Road
Smethwick, B67 5JY
Sheet title
Proposed Floor Plans - #105, (#103 & #107 handed)

Drawn by	Date	Checked
pm	May 2019	
Scale at A1 1:50	Scale at A3 1:100	

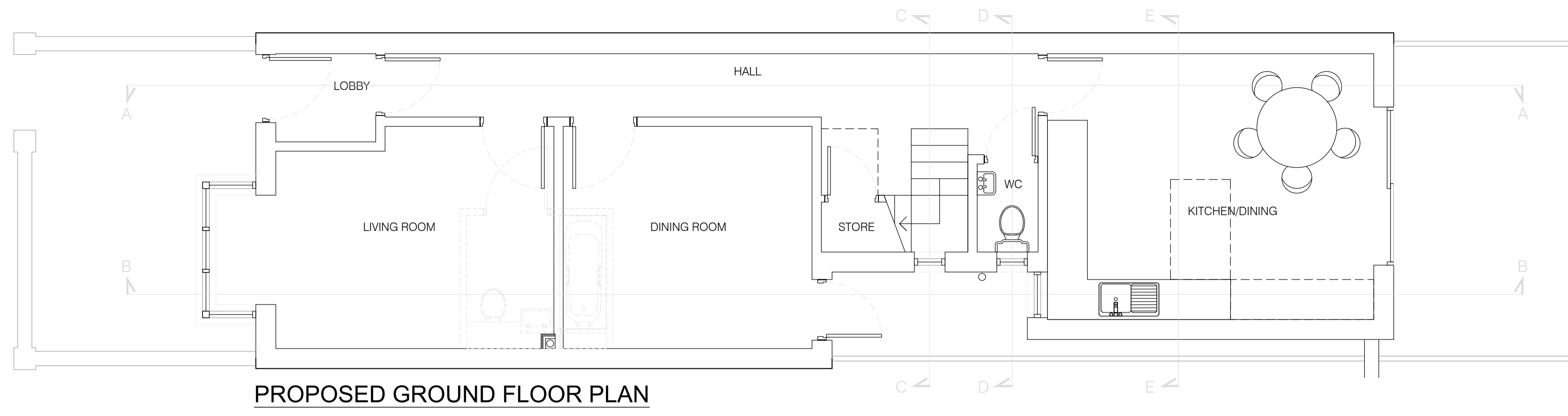
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Job No.
Q19016
Contractors Drawing No. (if required)

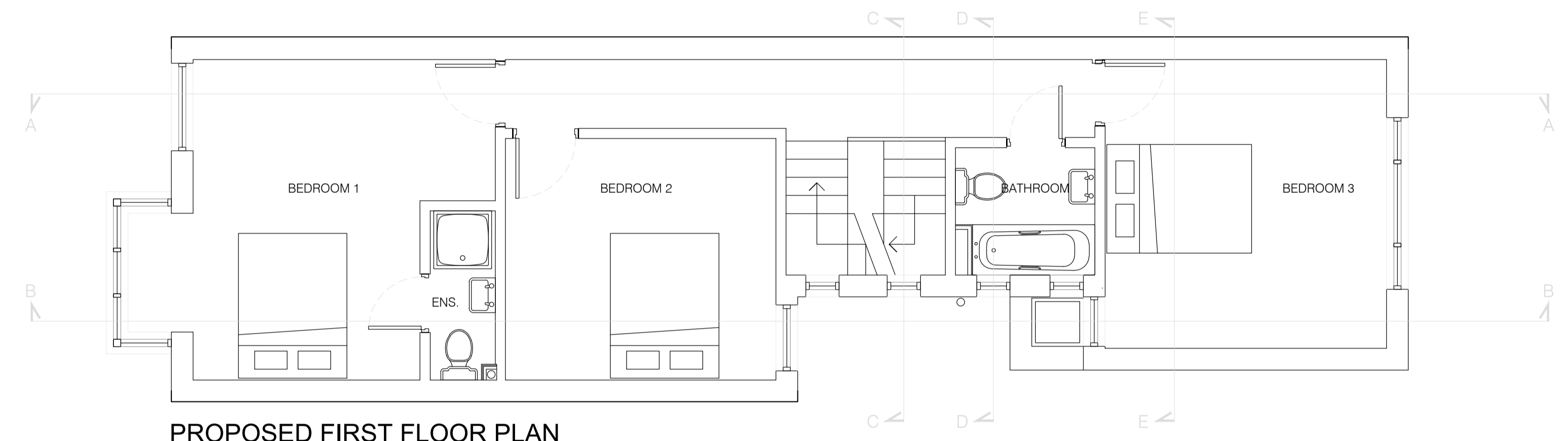
Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury,
B69 3DE
Tel: 0121 969 4541



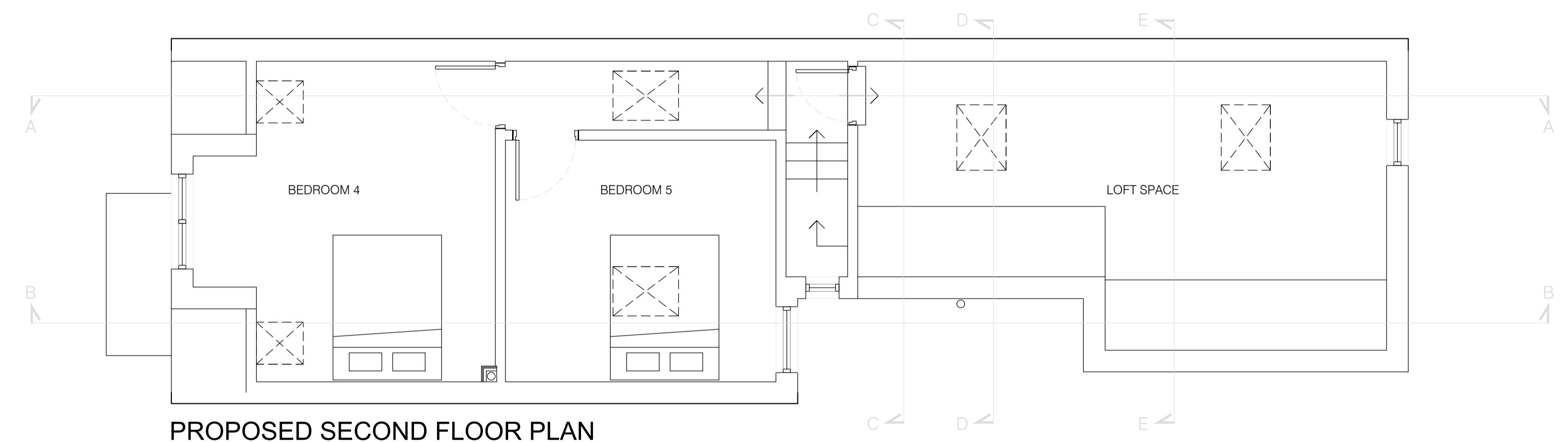
Notes
 The Contractor will be responsible for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.



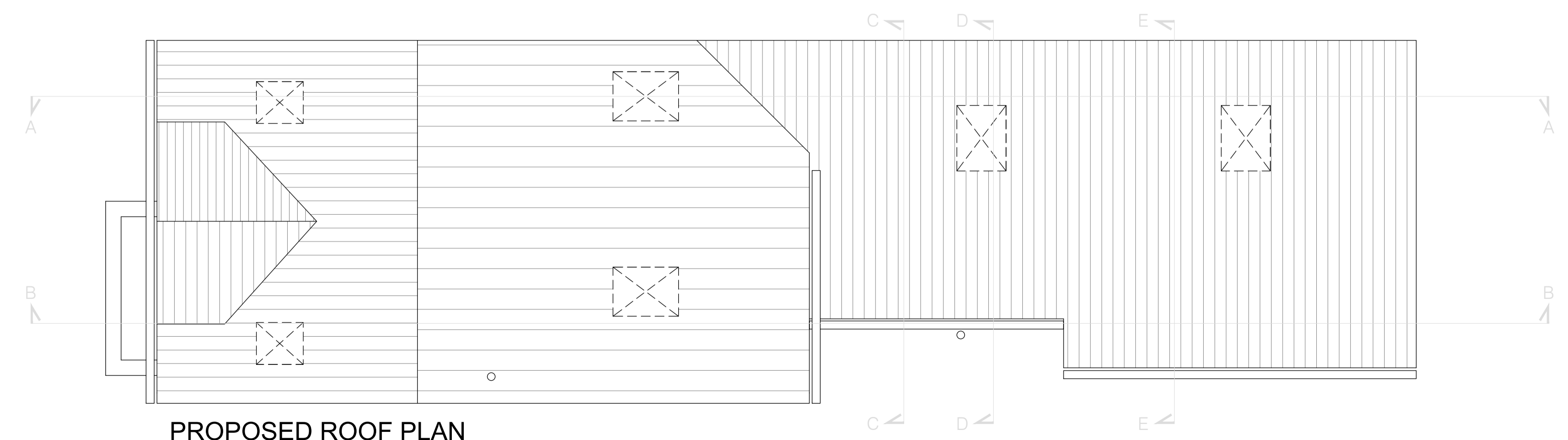
PROPOSED GROUND FLOOR PLAN



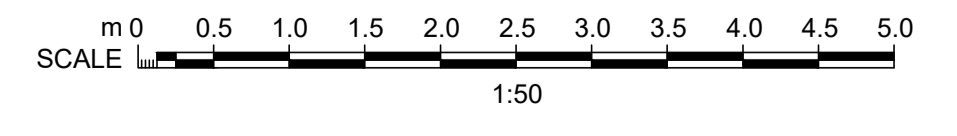
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



North Point

Key Plan

Rev	Date	Revision Note	By	Check


Project
INFILL HOUSES
 Location
 103-107 Barclay Road
 Smethwick, B67 5JY
 Sheet title
Typical Proposed Floor Plans

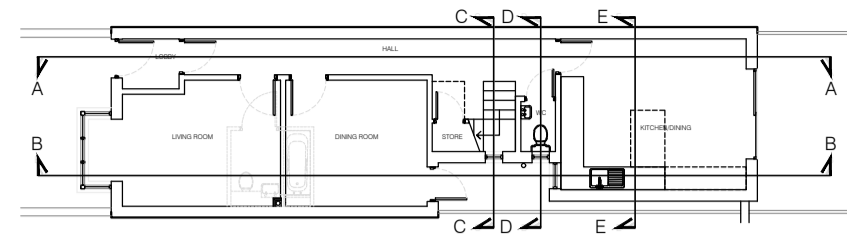
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Planning
 Drawn by
 pm
 Date
 May 2019
 Checked
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 Scale at A3
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Zone	Level	Classification	Sheet No.	Scale	Ver/Rev
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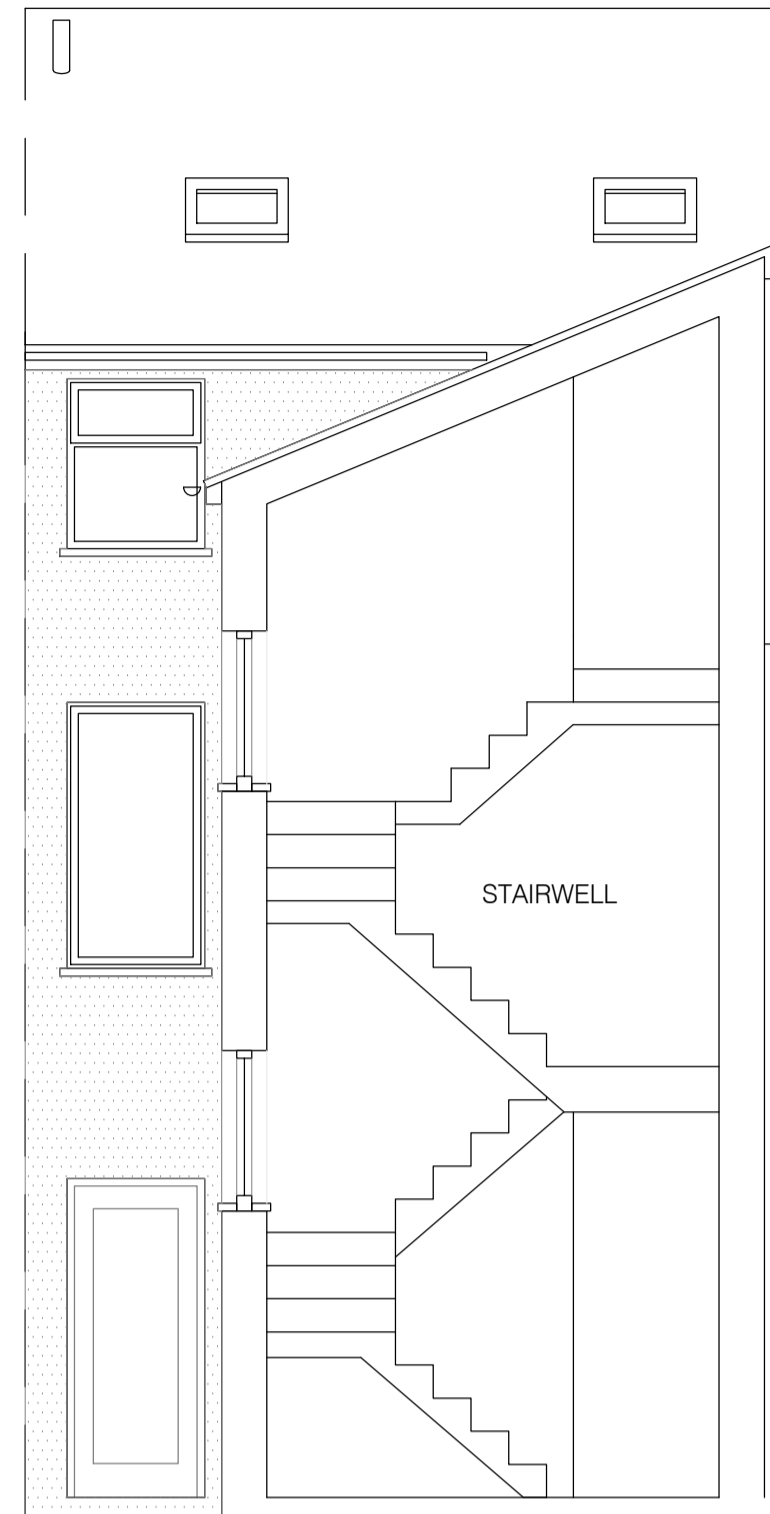
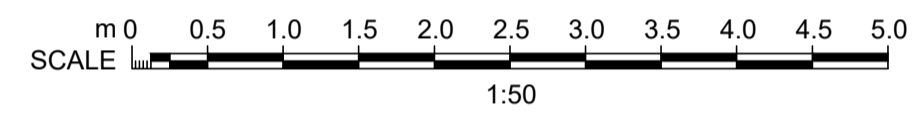
Job No.
Q19016
 Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
 Freeth Street, Oldbury
 B69 3DE
 Tel: 0121 569 4541

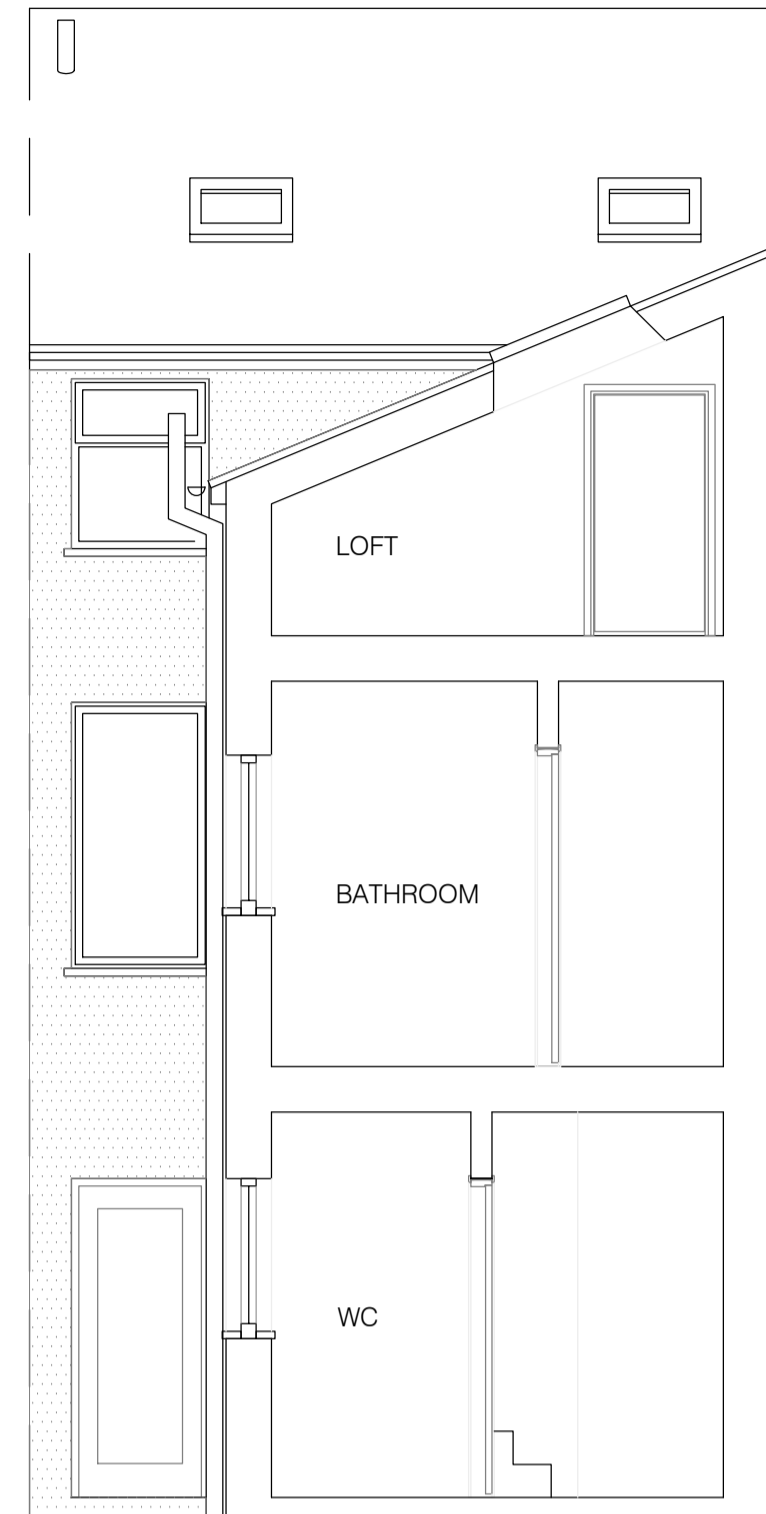




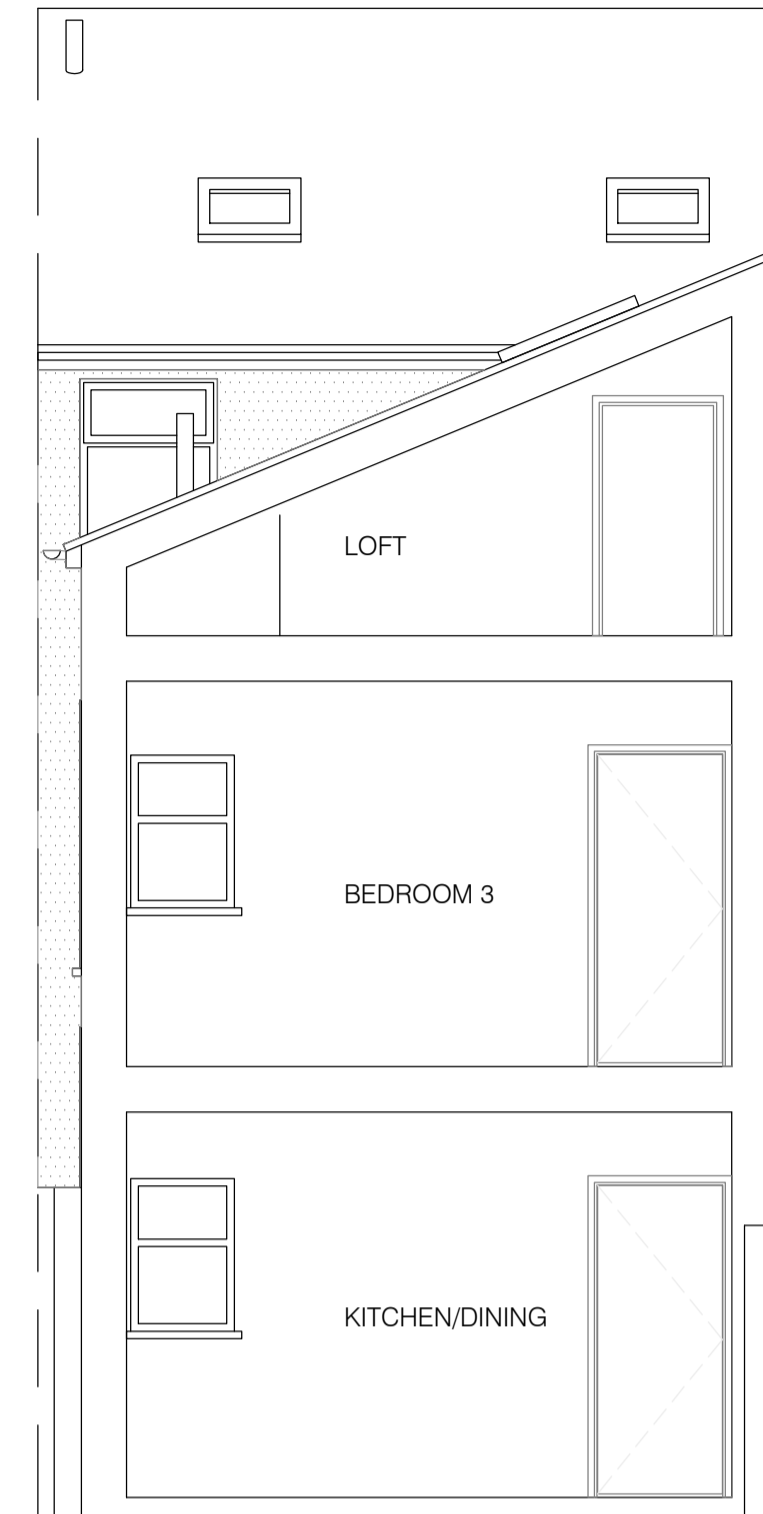
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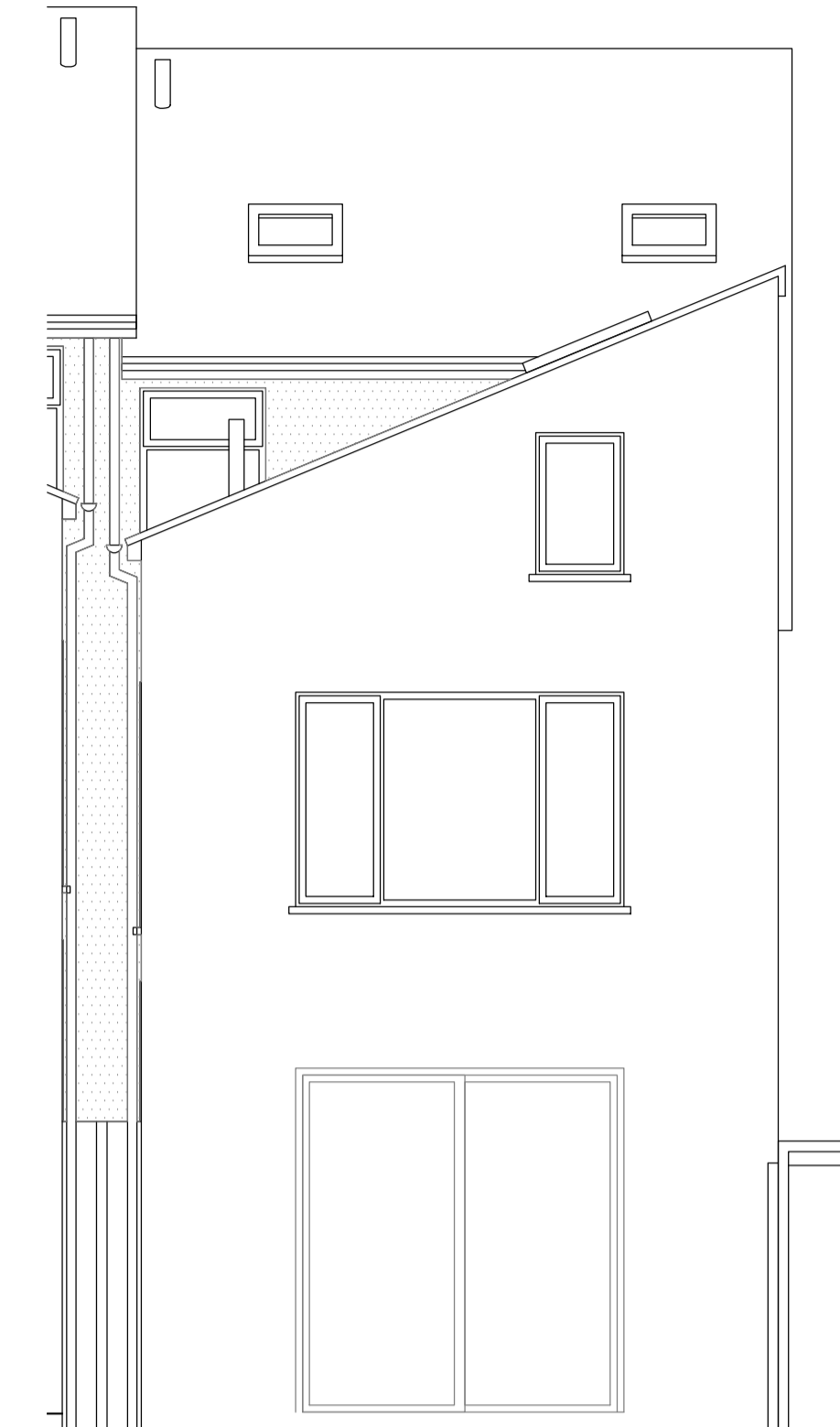
PROPOSED SECTION C-C



PROPOSED SECTION D-D



PROPOSED SECTION E-E



PROPOSED REAR ELEVATION



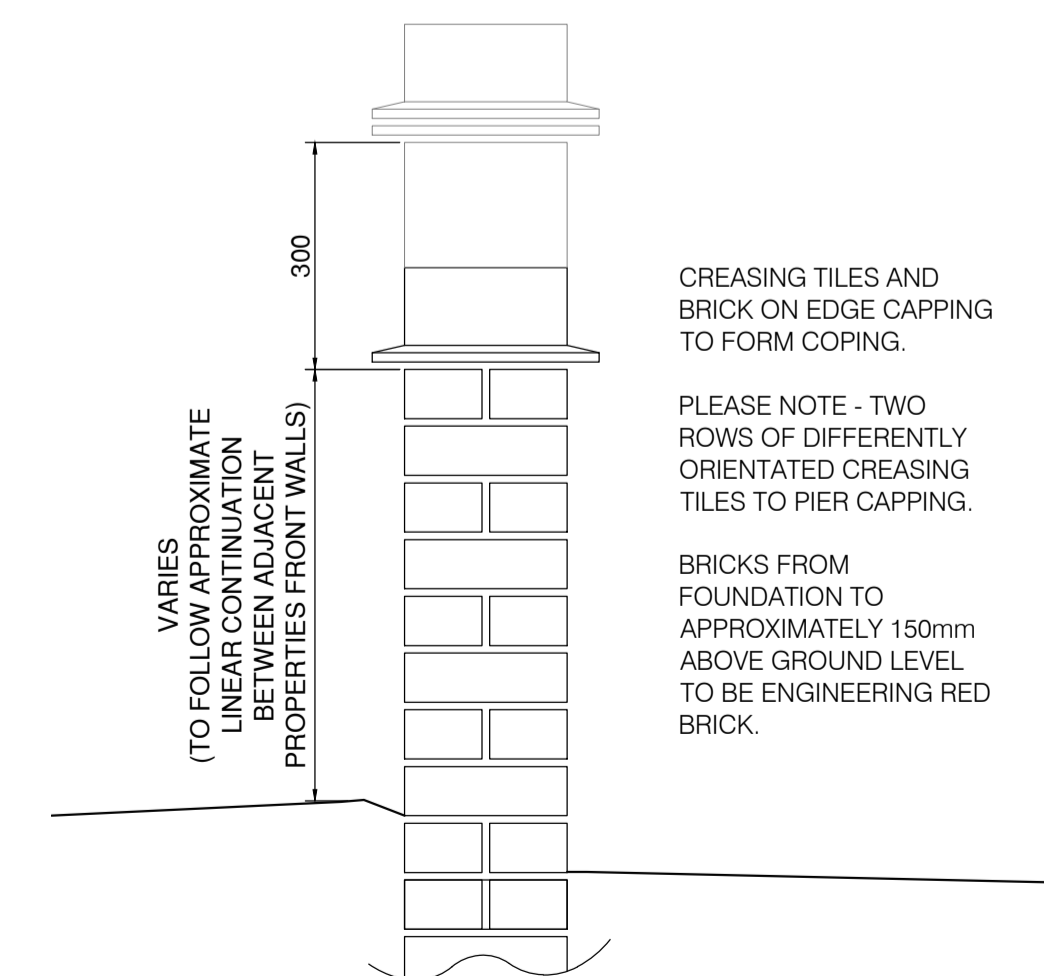
PROPOSED SECTION B-B

1:100



PROPOSED SECTION A-A

1:100



PROPOSED FRONT WALL

1:10

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point

Key Plan

Rev	Date	Revision Note	By	Check

Project
INFILL HOUSES
Location
103-107 Barclay Road
Smethwick, B67 5JY
Sheet title
Typical Sections & Rear Elevation

Drawn by	Date	Checked
pm	May 2019	

Zone	Level	Classification	Sheet No.	Scale	Ver/Rev
00	ZZ	AG(06)	013	S2	-



Job No:
Q19016

Urban Design & Building Services
Sandwell Council House
Froeth Street, Oldbury
B69 3DE
Tel: 0121 569 4541



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

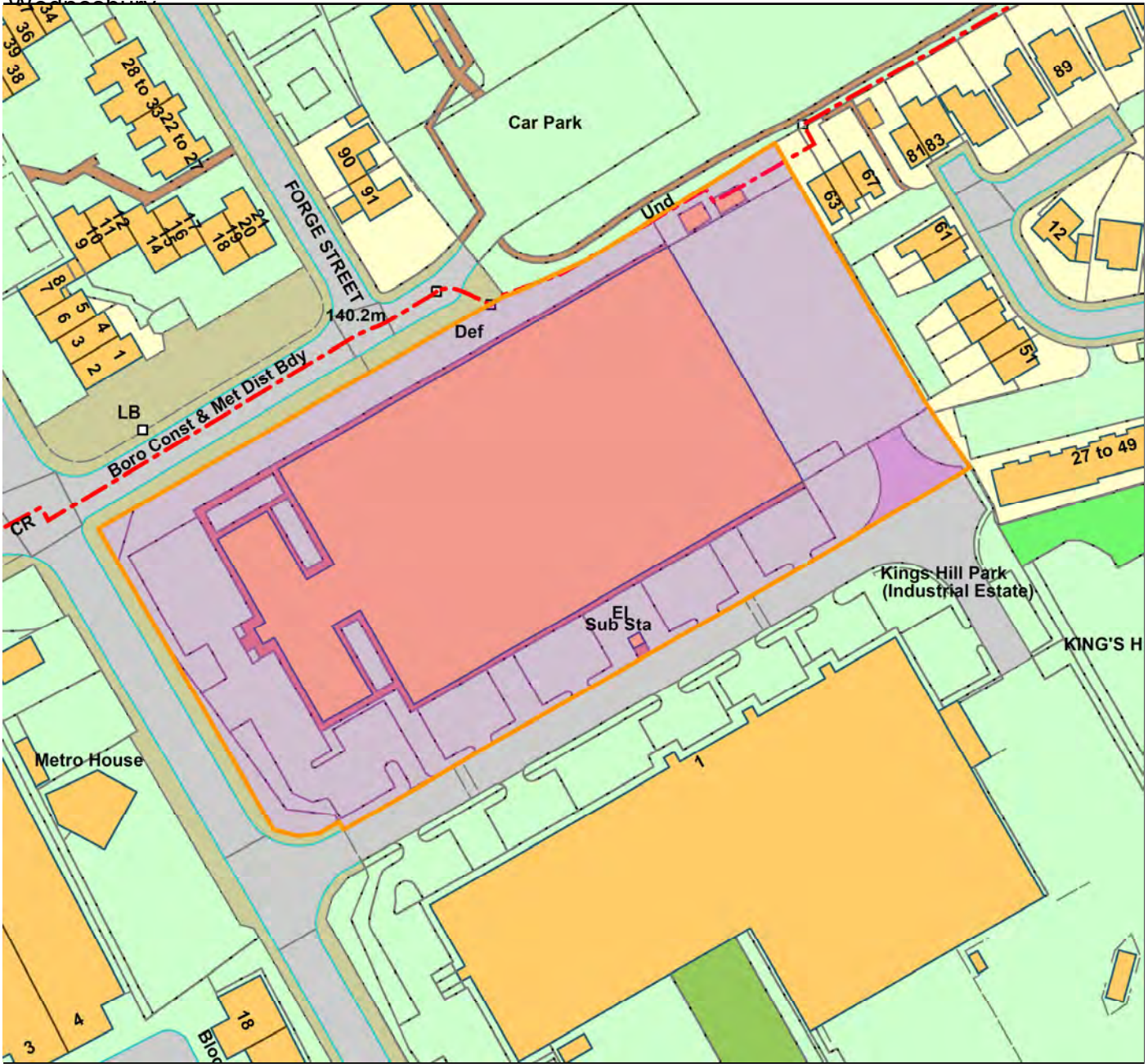
20.1 There will be no impact.

21. APPENDICES:

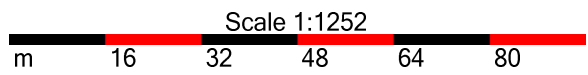
Site Plan
Context Plan

DC/19/63542

Unit A, Kings Hill Business Park, Darlaston Road,
West Bromwich

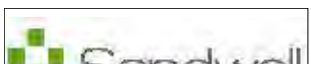
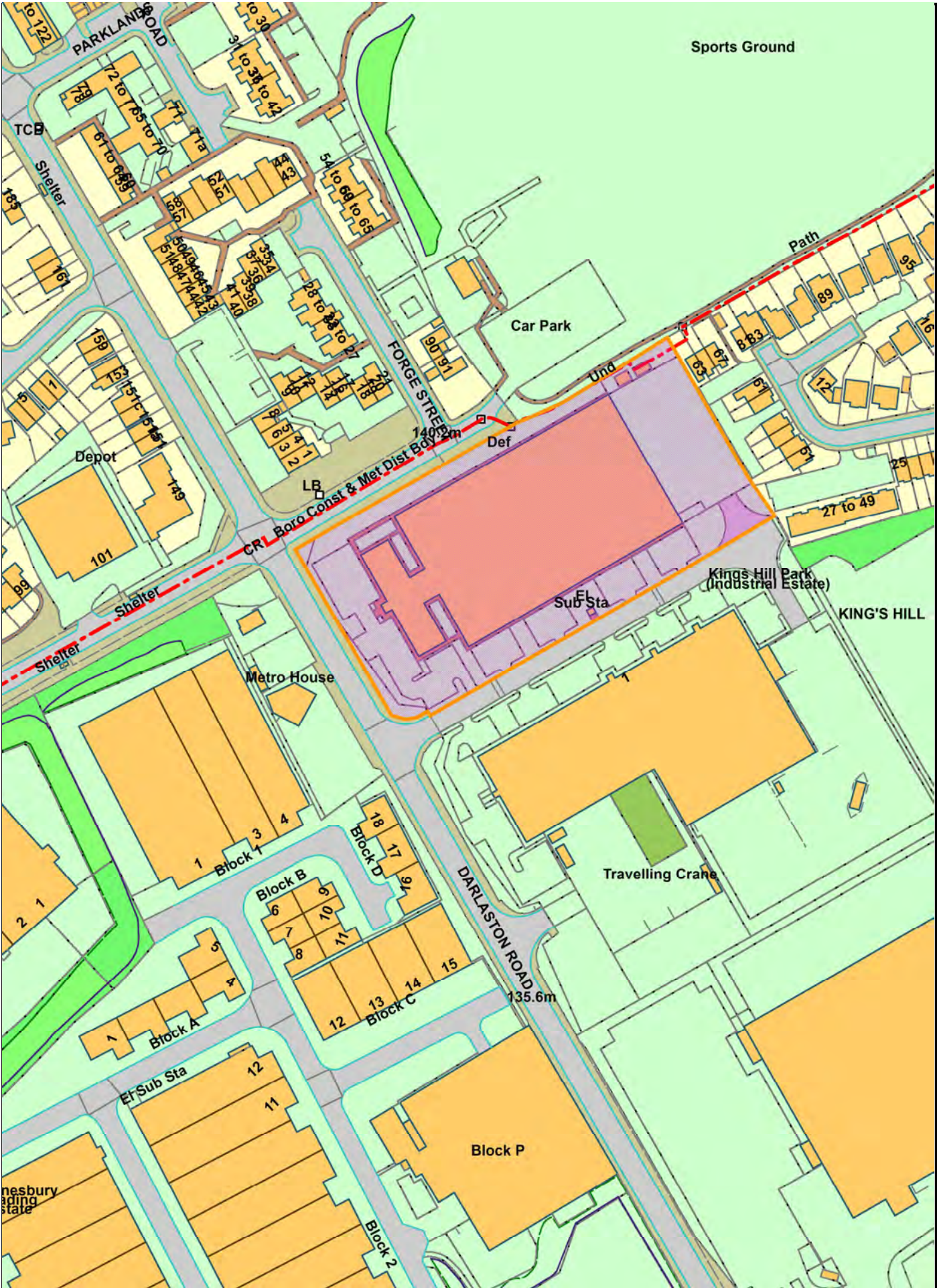


Legend





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Organisation	Not Set
Department	Not Set
84 Comments	
Date	03 January 2020



REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63633
Application Received	11 th October 2019
Application Description	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.
Application Address	Coniston, Derwent, Rydal, Ullswater & Windermere Houses, Badsey Road & Lion Farm Shops And Flats, Hartlebury Road, Oldbury
Applicant	Mr Phil Deery, Sandwell MBC, Sandwell Council House, Freeth Street, Oldbury, B69 3DE
Ward	Langley
Contribution towards Vision 2030:	 
Contact Officer	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

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)

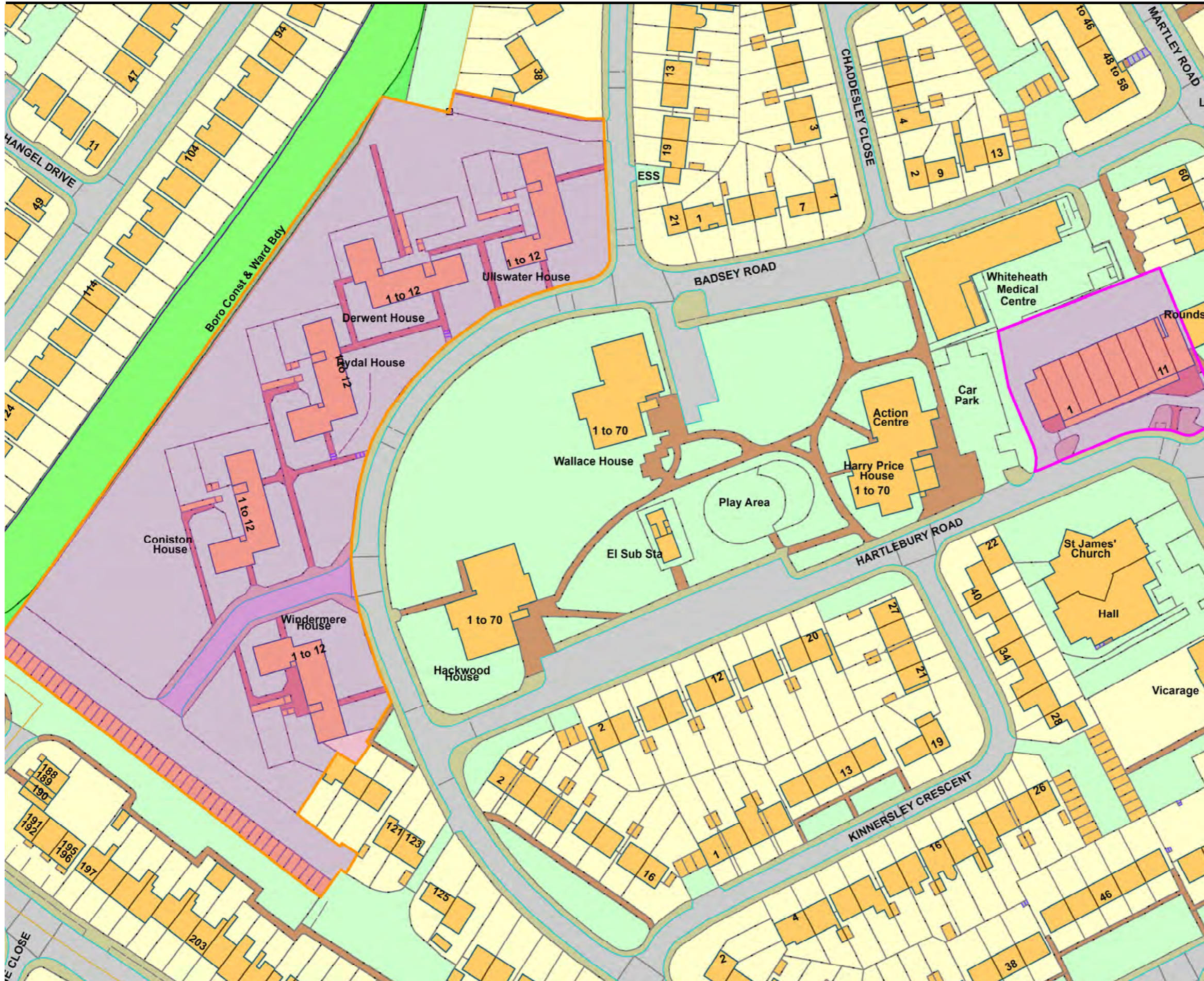
19.1 Comments will be reported at your next meeting.

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

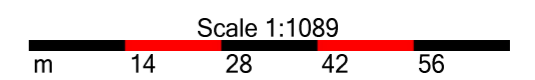
20.1 The proposal is on Council owned land.

21. APPENDICES:

Site Plan
Context Plan



Scale 1:1088




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

DC/19/63633

REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63722
Application Received	14 th November 2019
Application Description	Retention of two storey side/rear extension; roof enlargements with rear facing gable and dormer window; and single storey front and rear extensions.
Application Address	188 Farm Road, Oldbury, B68 8PN
Applicant	Miss S Arif
Ward	Bristnall
Contribution towards Vision 2030:	
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That Members Visit the site

1. BACKGROUND

- 1.1 This is a retrospective application.
- 1.2 This application is being reported to your Planning Committee because the application has generated significant neighbour interest.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is unallocated and relates to various extensions to a residential property.
- 2.2 The material planning considerations which are relevant to this application are:

Planning history
 Overlooking/loss of privacy
 Loss of light and/or outlook
 Overshadowing
 Public visual amenity
 Overbearing nature of proposal
 Layout and density of building
 Design, appearance and materials
 Highway safety, and parking

3. The APPLICATION SITE

- 3.1 The application site is situated on the corner of Farm Road and Farm Avenue, Oldbury.
- 3.2 The application site relates to a semi-detached property within a residential area.

4. PLANNING HISTORY

4.1 Two Planning Applications were granted in 2018 (DC/18/61468 and DC/18/61776) for various extension works. The builder however, strayed from the approved plans and an enforcement notice was served on 20th February 2019 seeking compliance with the approved planning permission. Hence this third application is seeking to retain parts of the unauthorised works.

4.2 Relevant planning applications are as follows: -

4.3	DC/18/61468	Proposed single/two-storey side extension, single storey rear extension, rear dormer window and porch/canopy to front.	Approved: 13.03.2018
	DC/18/61776	Proposed single and two-storey extensions to front side and rear, porch/canopy to front and loft conversion with dormer window to rear (amendment to DC/18/61468).	Approved: 15.06.2018
	ENF/18/10754	Extension not built in accordance with the approval plans.	Planning enforcement served: 20/02/2019

5. APPLICATION DETAILS

- 5.1 The applicant proposes to retain the two-storey side/rear extension; roof enlargements with rear facing gable and dormer window; and single storey front and rear extensions.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letters. Currently seven objections have been received and these comments 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: -

ENV3: Design Quality
SAD EOS9: Urban Design Principles

10. MATERIAL CONSIDERATIONS

- 10.1 Members will be updated at your next meeting.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambitions 10 of the Sandwell Vision 2030: -
- 11.2 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 considering the number of objections received.

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

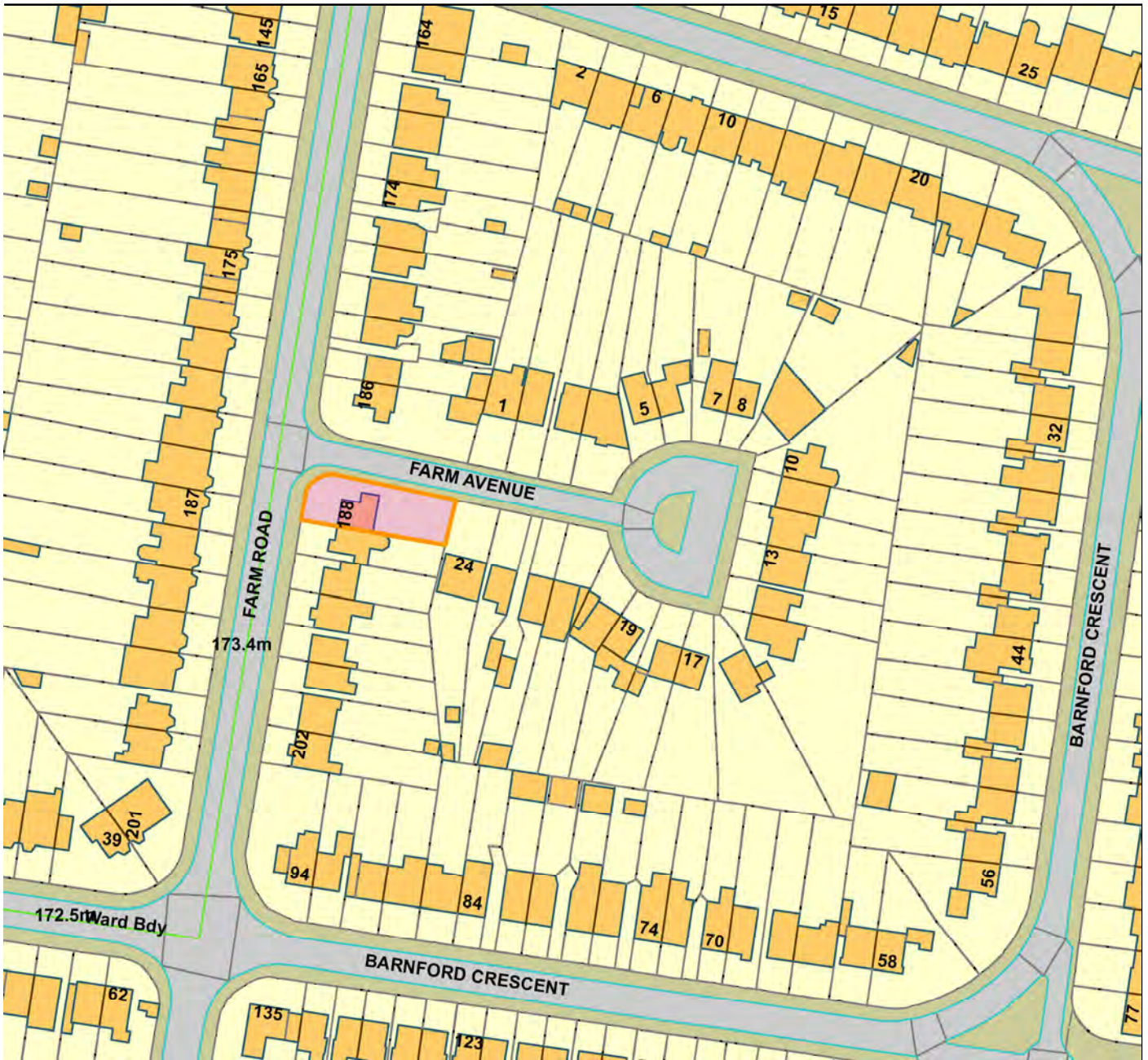
- 20.1 There will be no impact.

21. APPENDICES:

Site Plan
Context Plan

DC/19/63722

188 Farm Road, Oldbury, B68 8PN.



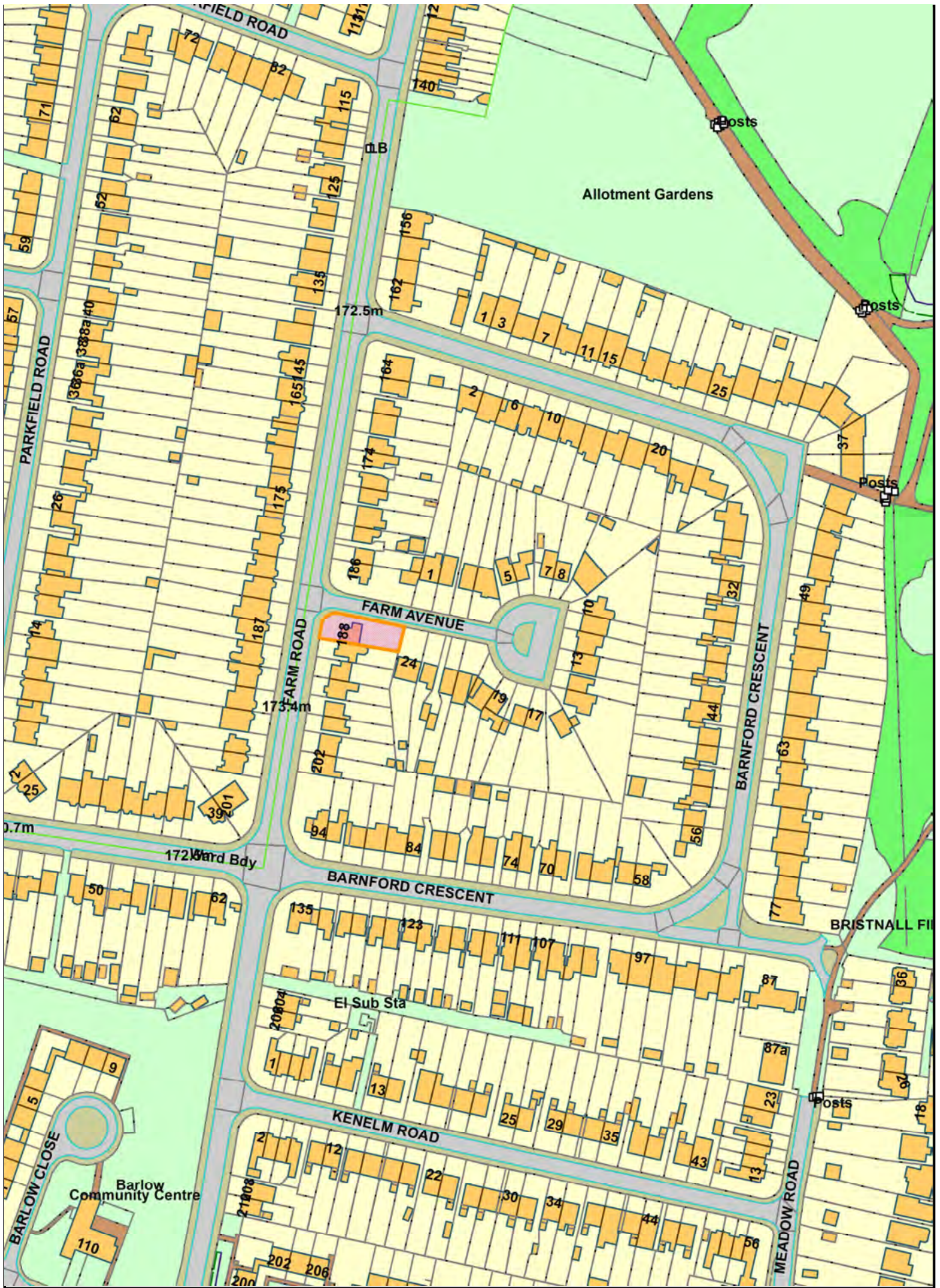
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Department	Not Set
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Date	03 January 2020
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Planning Committee

15 January 2020

Subject:	Applications Determined Under Delegated Powers
Director:	Director – Regeneration and Growth Amy Harhoff
Contribution towards Vision 2030:	
Contact Officer(s):	<p>John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk</p> <p>Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk</p>

DECISION RECOMMENDATIONS

That Planning Committee:

Notes the applications determined under delegated powers by the Director – Regeneration and Growth set out in the attached Appendix.

1 PURPOSE OF THE REPORT

This report is submitted to inform the Committee of the decisions on applications determined under delegated powers by the Director – Regeneration and Growth.

2 IMPLICATIONS FOR SANDWELL'S VISION 2030

The planning process contributes to the following ambitions of the Vision 2030 –

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.

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.

Ambition 10 - Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.

3 BACKGROUND AND MAIN CONSIDERATIONS

The applications determined under delegated powers are set out in the Appendix.

4 STRATEGIC RESOURCE IMPLICATIONS

There are no implications in terms of the Council's strategic resources.

5 LEGAL AND GOVERNANCE CONSIDERATIONS

The Director – Regeneration and Growth has taken decisions in accordance with powers delegated under Part 3 (Appendix 5) of the Council's Constitution.

Amy Harhoff
Director – Regeneration and Growth

SANDWELL METROPOLITAN BOROUGH COUNCIL
PLANNING COMMITTEE

Applications determined under delegated powers by the Director – Regeneration and Growth since your last Committee Meeting

REPORT FOR INFORMATION PURPOSES ONLY

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/18/62149 Tipton Green	Tipton Labour Club 21 Victoria Road Tipton DY4 8SN	Demolition of existing building and proposed 9 No. apartments.	Grant Permission Subject to Conditions 21st November 2019
DC/19/63217 Tipton Green	36 Anderson Road Tipton DY4 8SB	Proposed porch with extended front canopy, and minor changes to the previously approved extensions - DC/16/59441 (alterations to canopy, windows and doors).	Grant Permission with external materials 28th November 2019
DC/19/63263 Blackheath	Land Fronting Archer Way (Rear Of 12 To 18) Avenue Road Rowley Regis	Proposed erection of a 3 storey building comprising of 6no. self contained flats (3no 2 bedroom, and 3no: 3 bedroom) and associated parking.	Grant Permission Subject to Conditions 20th December 2019
DC/19/63337 West Bromwich Central	Metro Court 150 High Street West Bromwich	Proposed change of use of existing car park to 2 No. retail units with external alterations including shop fronts.	Refuse permission 28th November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63347 West Bromwich Central	Metro Court 150 High Street West Bromwich	Proposed change of use of roof top plant room to 2. No 2 bedroom apartments, raising the roof height of the "Light Well Atrium" with external alterations.	Grant Permission with external materials 6th December 2019
DC/19/63364 St Pauls	Parkrose Industrial Estate Middlemore Road Smethwick B66 2DZ	Proposed unit for General Industrial (Class B2) and Storage or Distribution (Class B8) with parking and associated works.	Grant Permission Subject to Conditions 26th November 2019
DC/19/63402 Blackheath	78 Oldbury Road Rowley Regis B65 0JS	Retention of single storey rear extension and change of use to carpet sales.	Grant Conditional Retrospective Consent 28th November 2019
DC/19/63412 Wednesbury North	6 Brunswick Terrace Wednesbury WS10 9DA	Change of use of the current 9 flat development to 8 flats and 1 staff flat for use as a residential institution (use class C2).	Grant Permission 6th December 2019
DC/19/63431 Old Warley	42 Apsley Road Oldbury B68 0QZ	Proposed single storey rear/side extension.	Grant Permission with external materials 25th November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63438 Tividale	Land To The Rear Of 34 Newbury Lane Ascot Close Oldbury	Proposed 3 No. detached dwellings.	Grant Permission Subject to Conditions 29th November 2019
DC/19/63457 Princes End	56 Catherton Close Tipton DY4 0DQ	Proposed two storey side/rear extension.	Grant Permission Subject to Conditions 19th December 2019
DC/19/63444 Great Barr With Yew Tree	58 Birmingham Road Great Barr Birmingham B43 6NS	Proposed brick wall with iron railings and fencing to side and rear of property and retention of existing garden shed with canopy.	Grant Permission Subject to Conditions 28th November 2019
DC/19/63447 Cradley Heath & Old Hill	CMT Engineering Ltd Corngreaves Road Cradley Heath B64 7EP	Proposed 2m high palisade fencing around car park to front of building.	Grant Permission 29th November 2019
DC/19/63466 Charlemont With Grove Vale	154 Hollyhedge Road West Bromwich B71 3AL	Proposed single and two storey extensions to front, side and rear and relocation of porch.	Grant Permission with external materials 22nd November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63463 Princes End	1 Violet Croft Tipton DY4 0DB	Proposed two storey side extension.	Grant Permission with external materials 26th November 2019
DC/19/63485 Greets Green & Lyng	13 Emily Street West Bromwich B70 8LH	Proposed single storey rear extension and detached games room in rear garden.	Grant Permission with external materials 17th December 2019
DC/19/63503 Wednesbury North	Land Adjacent To 3 Handley Street Wednesbury WS10 9DS	Proposed 2 No. 3 bed semi-detached dwellings.	Grant Permission Subject to Conditions 6th December 2019
DC/19/63504 Charlemont With Grove Vale	305 Walsall Road West Bromwich B71 3LN	Proposed first floor side/rear and single storey rear extensions.	Grant Permission with external materials 29th November 2019
DC/19/63510 Bristnall	36 Edmonds Road Oldbury B68 9AS	Proposed first floor side extension and single storey rear extension.	Grant Permission with external materials 27th November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63519 Oldbury	124 Tividale Road Oldbury B69 2LQ	Proposed single and two storey rear extensions and first floor side extension.	Grant Permission with external materials 26th November 2019
DC/19/63530 West Bromwich Central	43 High Street West Bromwich B70 6PB	Retention of second floor rear extension (amendment to approved plan DC/18/61656).	Grant Retrospective Permission 5th December 2019
DC/19/63535 St Pauls	24 Rood End Road Oldbury B68 8SH	Retention of first floor rear extension.	Grant Retrospective Permission 27th November 2019
DC/19/63537 Old Warley	29 Grove Road Oldbury B68 9JL	Proposed single and two storey side extension and front canopy.	Grant Permission with external materials 4th December 2019
DC/19/63540 Bristnall	26 Bristnall Hall Crescent Oldbury B68 9NL	Proposed first floor rear extension.	Grant Permission with external materials 5th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63544 Langley	109 Grafton Road Oldbury B68 8BJ	Proposed first floor rear extension.	Grant Permission with external materials 22nd November 2019
DC/19/63545 St Pauls	Scheff Foods Limited Unit C Halfords Park Smethwick B66 1EL	Proposed 2 No. single storey storage structures.	Grant Permission 29th November 2019
DC/19/63547 Cradley Heath & Old Hill	Telecommunication Mast 14 Priest House Priest Street Cradley Heath	Proposed installation of 12 No. 2.2m x 0.55m apertures or "airspace" capable of accommodating up to 2 no. antennas per aperture, on a roofpod and 4no. tripods, 6 no. cabinets, the retention of an equipment cabin for proposed 3G and transmission cabinets, removal of redundant antennas and equipment.	Grant Permission 6th December 2019
DC/19/63551 Greets Green & Lyng	97 Spon Lane West Bromwich B70 6AQ	Proposed change of use from retail (Class A1) to health and fitness facility (Class D2).	Grant Permission Subject to Conditions 19th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63557 Bristnall	38 Edmonds Road Oldbury B68 9AS	Proposed single storey front and side extensions.	Grant Permission with external materials 29th November 2019
DC/19/63560 Blackheath	20 - 22 Birmingham Road Rowley Regis B65 9BL	Proposed change of use from offices to 3 No. flats.	Grant Permission Subject to Conditions 19th December 2019
DC/19/63559 Oldbury	Highway Opposite 49 And 51 Sedgley Road East Tipton	Proposed replacement and relocation of existing 11.7m high monopole, 3 no. antennas and redundant equipment cabinets with a 20m high monopole, 12 no. antennas and equipment cabinets.	Grant Permission 3rd December 2019
DC/19/63577 West Bromwich Central	Latifah Fultali Complex Lodge Road West Bromwich B70 8NX	Retention of use as an office (Use Class B1a).	Grant Permission Subject to Conditions 6th December 2019
DC/19/63583 Cradley Heath & Old Hill	1 Market Square High Street Cradley Heath B64 5HH	Proposed roller shutter to front elevation.	Grant Permission 10th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63580 St Pauls	77 Vicarage Road Oldbury B68 8HT	Proposed single storey rear extension to create additional 1 No. studio flat.	Refuse permission 11th December 2019
DC/19/63582 Cradley Heath & Old Hill	48 Church Street Cradley Heath B64 6DS	Proposed single storey rear extension.	Grant Permission with external materials 22nd November 2019
DC/19/63584 Oldbury	100 Temple Way Tividale Oldbury B69 3JR	Retention of single and two storey side and rear extension with canopy to front (amendment to approved application DC/18/62311).	Grant Retrospective Permission 19th December 2019
DC/19/63590 Great Bridge	45 St Helens Avenue Tipton DY4 7LN	Retention of shed in the rear garden.	Grant Conditional Retrospective Consent 18th December 2019
DC/19/63591 Smethwick	66 Hales Lane Smethwick B67 6RS	Proposed single and two storey rear extension.	Grant Permission with external materials 21st November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63593 Smethwick	270 Londonderry Lane Smethwick B67 7EW	Proposed front extension (amendment to previously refused application DC/19/62832).	Grant Permission with external materials 11th December 2019
DC/19/63595 Oldbury	3 Gladstone Drive Oldbury B69 3LF	Proposed single storey rear extension and two storey side extension (amendment to previously refused application DC/18/62529).	Grant Permission with external materials 29th November 2019
DC/19/63598 St Pauls	122 Basons Lane Oldbury B68 9SL	Proposed two storey rear extension.	Grant Permission with external materials 25th November 2019
DC/19/63596 Blackheath	53 Regis Road Rowley Regis B65 8BE	Proposed single storey rear extension.	Grant Permission with external materials 26th November 2019
DC/19/63597 Great Barr With Yew Tree	7 Willow Road Great Barr Birmingham B43 6LB	Proposed single storey rear and side extensions.	Grant Permission with external materials 27th November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63602 Abbey	94 Pargeter Road Smethwick B67 5HZ	Proposed two storey side extension.	Grant Permission with external materials 19th December 2019
DC/19/63603 Great Bridge	120 Powis Avenue Tipton DY4 0ND	Proposed single storey side extension.	Grant Permission with external materials 29th November 2019
DC/19/63604 Cradley Heath & Old Hill	20 Bishops Walk Cradley Heath B64 7RH	Lawful Development Certificate for a proposed single storey rear extension.	Grant Lawful Use Certificate 26th November 2019
DC/19/6655A Tipton Green	JCDecaux Advertisement Hoarding 534301 Junction Of Birmingham New Road And Castle Road Tipton	Proposed upgrade of existing 48 sheet advert to support digital poster.	Grant Advertisement Consent 22nd November 2019
DC/19/63608 Princes End	Site Of Coach And Horses Public House 194 High Street Princes End Tipton	Proposed detached dwelling and vehicular access.	Grant Permission Subject to Conditions 17th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63609 West Bromwich Central	12 Grange Road West Bromwich B70 8PD	Proposed change of use from dwellinghouses (use class C3b) to children's home (use class C2).	Grant Permission 5th December 2019
DC/19/63610 Newton	10 Newton Gardens Great Barr Birmingham B43 5DX	Proposed single storey side extension.	Grant Permission Subject to Conditions 5th December 2019
DC/19/63612 Oldbury	Land Adjacent 93A Dingle Street Oldbury	Proposed 1 No. 4 Bed and 1 No. 3 bed detached houses with associated parking (amendment to Plot 1 with revised elevation and footprint of approved application DC/19/62858).	Grant Permission Subject to Conditions 29th November 2019
DC/19/63613 Oldbury	15 Acacia Close Oldbury B69 2JA	Proposed single and two storey rear extension, two storey side extension and single storey front extension.	Grant Permission with external materials 17th December 2019
DC/19/63616 Greets Green & Lyng	31 Dawes Avenue West Bromwich B70 7LR	Proposed single storey rear extension.	Grant Permission with external materials 4th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/19/01309 Great Bridge	17 Bourne Avenue Tipton DY4 0LP	Proposed change of use of ground floor from takeaway (Class A5 Hot Food Takeaway) to 1 No. one bed apartment (Class C3 Residential Dwelling) with external alterations.	P D Shops to Resi Not Required 27th November 2019
DC/19/63617 Charlemont With Grove Vale	17 Whitworth Drive West Bromwich B71 3AU	Retention of outbuilding in rear garden.	Grant Conditional Retrospective Consent 2nd December 2019
DC/19/63618 Bristnall	2 Aldridge Close Oldbury B68 9NY	Part conversion of ground floor for (granny annex) additional residential accomodation (Lawful Development Certificate)	Grant Lawful Use Certificate 4th December 2019
DC/19/63619 Bristnall	Olympia Fish Bar 50 Vicarage Road Oldbury B68 8HL	Existing use as a chip shop (Lawful Development Certificate).	Grant Lawful Use Certificate 17th December 2019
DC/19/63620 Great Bridge	Disc Brake Centre Unit 2 And 3 290 Whitehall Road Tipton DY4 7EX	Proposed new shop front, perforated roller shutters and single storey rear extension.	Grant Permission with external materials 10th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63621 Blackheath	20 Rowington Avenue Rowley Regis B65 9QP	Proposed first floor rear extension.	Grant Permission with external materials 3rd December 2019
DC/19/63622 Cradley Heath & Old Hill	58 Timbertree Road Cradley Heath B64 7LF	Proposed single storey front and side extensions, two storey and single storey rear extensions (resubmission of application DC/19/62845).	Grant Permission Subject to Conditions 6th December 2019
PD/19/01311 Old Warley	86 Bleakhouse Road Oldbury B68 0TQ	Proposed rear conservatory measuring: 4.9m L x 2.4m H (2.4m to eaves)	P D Householder required and refused 27th November 2019
DC/19/63624 Tividale	235 Oakham Road Tividale Oldbury B69 1PS	Proposed single and two storey side and single storey rear extension.	Grant Permission with external materials 4th December 2019
DC/19/63625 Cradley Heath & Old Hill	58 Haden Park Road Cradley Heath B64 7HE	Proposed single storey side and rear extension.	Grant Permission with external materials 3rd December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63626 Bristnall	90 Pound Road Oldbury B68 8NB	Proposed single storey rear extension.	Grant Permission with external materials 5th December 2019
DC/19/63627 Great Barr With Yew Tree	11 Rosehip Close Walsall WS5 4RJ	Proposed first floor side extension.	Grant Permission with external materials 6th December 2019
DC/19/63629 Abbey	10 Devon Road Smethwick B67 5EJ	Proposed single storey rear extension and garage conversion.	Grant Permission with external materials 10th December 2019
DC/19/63631 Friar Park	153 Hydes Road Wednesbury WS10 0DR	Proposed single storey rear extension and disabled ramp.	Grant Permission with external materials 6th December 2019
DC/19/63632 Charlemont With Grove Vale	19 Hartland Road West Bromwich B71 3DH	Proposed single storey front extension.	Refuse permission 10th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63638 Great Bridge	42 Great Bridge Tipton DY4 7EW	Proposed single storey rear extension.	Grant Permission with external materials 20th December 2019
DC/19/63644 Langley	Land Adjoining 13 Causeway Green Road Oldbury B68 8LA	Proposed 4 no. 2 bedroom self-contained flats.	Grant Permission Subject to Conditions 19th December 2019
DC/19/63636 Great Barr With Yew Tree	9 The Crescent Queslett Road Great Barr Birmingham B43 6EA	Proposed single and two storey rear extension.	Grant Permission with external materials 19th December 2019
DC/19/63639 Cradley Heath & Old Hill	173 Halesowen Road Cradley Heath B64 6HX	Retention of use from retail to a cafe/bar (Class A4 Drinking Establishment) and retention of beer cellar building to rear.	Grant Permission Subject to Conditions 20th December 2019
DC/19/63645 Charlemont With Grove Vale	173 Walsall Road West Bromwich B71 3JD	Proposed two storey side and rear extension.	Grant Permission Subject to Conditions 30th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63641 Smethwick	17 Douglas Road Oldbury B68 9ST	Retention of rear conservatory.	Grant Retrospective Permission 29th November 2019
DC/19/63648 Smethwick	17 Greenfield Road Smethwick B67 6SF	Proposed single storey side and rear extension.	Grant Permission with external materials 29th November 2019
DC/19/63649 Tipton Green	122 Locarno Road Tipton DY4 9SB	Proposed single storey rear/side extension, replacement car port to side and pitched roof to front (renewal of expired planning permission DC/15/58279).	Grant Permission with external materials 20th December 2019
DC/19/63651 West Bromwich Central	10 St Michaels Court Victoria Street West Bromwich B70 8ET	Proposed change of use from a books advice centre (Class A2) to a youth education support facility (Class D1).	Grant Permission 20th December 2019
PD/19/01319 Blackheath	38 Sandringham Drive Rowley Regis B65 9RJ	Proposed single storey rear extension measuring: 5.2m L x 3.6m H (2.3m to the eaves)	P D Householder not required 2nd December 2019
DC/19/6656A Bristnall	Nisa Samra Supermarket 271 Londonderry Road Oldbury B68 9NE	Proposed upgrade of existing 48 sheet advert to support digital poster.	Grant Advertisement Consent 11th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/6657A St Pauls	Pizza Village 166 Vicarage Road Oldbury B68 8JA	Proposed upgrade of existing 48 sheet advert to support digital poster	Grant Conditional Advertisement Consent 5th December 2019
DC/19/6658A Soho & Victoria	151 Rolfe Street Smethwick B66 2AU	Proposed replacement of existing 48 sheet advert to support digital poster.	Grant Conditional Advertisement Consent 11th December 2019
DC/19/63654 Greets Green & Lyng	Ferdotti Motors Pleasant Street Lyng West Bromwich B70 7DP	Proposed two storey front extension.	Grant Permission Subject to Conditions 19th December 2019
DC/19/63655 Oldbury	Rosewood House Unit 1 6 Hainge Road Tividale Oldbury B69 2NH	Retention of a taxi booking office with associated car parking (renewal of expired temporary planning permission DC/17/60719).	Refuse permission 30th December 2019
DC/19/6659A Wednesbury North	7 Gallagher Retail Park Axletree Way Wednesbury WS10 9QY	Proposed 6 No. Internally-Illuminated and 6 No. non-illuminated fascia signs.	Grant Advertisement Consent 25th November 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/19/01321 Tividale	230 Oakham Road Tividale Oldbury B69 1PY	Proposed demolition of dwelling and shop.	Grant Demolition Consent 25th November 2019
DC/19/63661 Great Barr With Yew Tree	14 Snapdragon Drive Walsall WS5 4RE	Proposed first floor side extension and single storey rear extension.	Grant Permission with external materials 19th December 2019
DC/19/63663 Langley	147 Ashes Road Oldbury B69 4RD	Proposed two storey side extension, single storey rear extension, porch and canopy to front.	Grant Permission with external materials 6th December 2019
DC/19/63666 Bristnall	42 Brandhall Road Oldbury B68 8DS	Proposed single storey side and rear extensions.	Grant Permission with external materials 5th December 2019
DC/19/63667 Abbey	58 Beechwood Road Smethwick B67 5EQ	Proposed single storey rear extension.	Grant Permission with external materials 19th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63669 Great Bridge	8 Powis Avenue Tipton DY4 0NB	Retention of two storey side/rear extension and single storey rear extension (resubmission of DC/19/63017).	Grant Retrospective Permission 20th December 2019
DC/19/63670 Greets Green & Lyng	Oakdale Social Club Oak Lane West Bromwich B70 8PR	Proposed single storey store room rear extension.	Grant Permission with external materials 11th December 2019
DC/19/6660A Old Warley	Advertisement Hoarding Adjacent Trigate House Hagley Road West Oldbury	Proposed replacement of existing double-sided internally illuminated advertisement with an internally illuminated sequential digital advertisement.	Grant Conditional Advertisement Consent 18th December 2019
DC/19/63681 Princes End	Wednesbury Oak Primary Academy Greenacre Road Tipton DY4 0AR	Proposed single storey school entrance extension, including roller shutters with alterations to the early years external play area to include demolition of link corridor and installation of new access ramp with handrails and 2 No. fabric freestanding canopies.	Grant Permission 20th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63684 Langley	145 Pool Lane Oldbury B69 4QS	Proposed single and two storey rear extension.	Grant Permission with external materials 5th December 2019
DC/19/63691 Soho & Victoria	1A Alma Street Smethwick B66 2RL	Proposed change of use from storage (Class B8) to restaurant (Class A3).	Refuse permission 20th December 2019
DC/19/63692 Great Barr With Yew Tree	171 Whitecrest Great Barr Birmingham B43 6EP	Proposed single storey rear extension (Lawful Development certificate).	Grant Lawful Use Certificate 18th December 2019
DC/19/6661A Wednesbury North	31 Upper High Street Wednesbury WS10 7HJ	Proposed installation of internally illuminated 48- sheet advert display.	Grant Advertisement Consent 17th December 2019
DC/19/63699 Smethwick	23 Hall Road Smethwick B67 6SG	Proposed single storey front, two storey side, and single and two storey rear extensions.	Grant Permission with external materials 20th December 2019
DC/19/63700 Old Warley	61 Birch Road Oldbury B68 0EP	Lawful Development Certificate for existing single storey rear extension.	Grant Lawful Use Certificate 18th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/19/01328 Bristnall	78 Landswood Road Oldbury B68 9QW	Proposed single storey rear extension measuring: 6.0m L x 3.8m H (2.6m to the eaves)	P D Householder not required 17th December 2019
PD/19/01331 Tividale	113 Regent Road Oldbury B69 1RX	Proposed single storey rear extension measuring; 6m L x 3m H (3m to eaves)	P D Householder not required 6th December 2019
DC/19/63705 West Bromwich Central	8 Devereux Road West Bromwich B70 6RW	Proposed first floor side and rear extension.	Grant Permission with external materials 20th December 2019
PD/19/01333 Wednesbury North	100 Hales Road Wednesbury WS10 9BS	Proposed single storey rear extension measuring; 6.0m L x 2.7m H (2.5m to eaves)	P D Householder not required 20th December 2019
DC/19/63719 Great Barr With Yew Tree	37 Cypress Road Walsall WS5 4EB	Proposed single storey rear extension.	Grant Permission with external materials 30th December 2019
PD/19/01334 Smethwick	147 Manor Road Smethwick B67 7HH	Proposed single storey rear extension measuring: 6m L x 4m H (3m to eaves)	P D Householder not required 17th December 2019

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/6662A Wednesbury South	HSBC 30 Market Place Wednesbury WS10 7AU	Proposed replacement of 2 No. ATM signs.	Grant Advertisement Consent 19th December 2019
PD/19/01336 Tipton Green	141 Park Lane West Tipton DY4 8LF	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves)	P D Householder not required 19th December 2019
PD/19/01341 Soho & Victoria	Land At Cornwall Road Industrial Estate Smethwick B66 2JR	Proposed demolition of 2 storey steel framed industrial building.	Grant Demolition Consent 17th December 2019