



**Planning Committee
AMENDMENTS**

10th June 2020

Report - Regeneration and Growth

Applications for Consideration

Sandwell Metropolitan Borough Council

Planning Committee - Amendments

10th June 2020

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/19/63157 Oldbury Pg. 17	Proposed community centre, parking and associated works (revised application DC/17/61185), and demolition of existing Gurdwara Guru Hargobind Sahib building on Dudley Road West to provide additional off site parking. Gurdwara Guru Hargobind Sahib Car Park Upper Chapel Street And Gurdwara Guru Hargobind Sahib Building Dudley Road West Tividale Oldbury Mr Singh	Refuse permission No further comments
DC/19/63409 Langley Pg. 37	Retention of loft extension with dormer windows to front and rear to create 1 No retail unit, and 13 No bed HMO with external alterations and side wall with railings. Royal Oak Inn 1 Causeway Green Road Oldbury B68 8LA Mr Avninder Grewal	Grant Permission Subject to Conditions Email from objector requesting that members visit the site. Add two additional conditions as follows:- (vii) The retail unit shall only be for A1 retail use. (viii) A construction management plan

<p>DC/19/63440</p> <p>Friar Park</p> <p>Pg. 54</p>	<p>Proposed change of use to part of ground floor and single storey rear extension to create a self-contained flat on the ground floor with HMO on first floor and second floors, together with associated parking.</p> <p>10 - 12 Park Hill Wednesbury WS10 0PL Mr Balachandran Thiyagrajah</p>	<p>Grant Permission Subject to Conditions</p> <p>Add additional condition as follows: (viii) A construction management plan</p> <p>A further 4 objections referring to:-</p> <ul style="list-style-type: none"> i) Loss of privacy ii) Out of keeping with area; iii) Parking problems; iv) Disruption from continuous improvement/building works; v) No fire escape; vi) Noise pollution; and vii) Anti-social behaviour;
<p>DC/19/63745</p> <p>Princes End</p> <p>Pg. 71</p>	<p>Proposed new unit and open storage bays.</p> <p>Princes Foundry Bradleys Lane Tipton DY4 9EZ Mr John Cullen</p>	<p>Grant Permission Subject to Conditions</p> <p>No further comments</p>

<p>DC/20/63913</p> <p>Wednesbury North</p> <p>Pg. 84</p>	<p>Proposed 1 No. 4 bedroom dwelling with associated car parking and boundary fencing.</p> <p>Land To The Rear Of Churchills 8 Walsall Street Wednesbury WS10 9BZ</p> <p>Mr Chris Wardle</p>	<p>Grant Permission Subject to Conditions</p> <p>No objections from the Fire Service subject to conditions</p> <p>Tabled information from agent stating that the applicant has a right of access to the site and requests that the application is determined rather than deferred.</p> <p>A further 4 objections received referring to:-</p> <ul style="list-style-type: none"> i) Concerns over possible obstruction during the building phase; ii) The weight of commercial vehicles on the private drive may cause subsidence; iii) The application should be deferred until a formal site visit can take place and not by video iv) The legal use of the drive has been questioned again <p>Recommend defer the application due to:-</p> <ul style="list-style-type: none"> (i) Comments awaited from the Police and the Ambulance Service; (ii) Cross section showing levels required; and (iii) Vehicle tracking plan showing vehicles can leave in forward gear.
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<p>DC/20/64117</p> <p>Bristnall</p> <p>Pg. 103</p>	<p>Proposed two storey side/rear extensions, single storey front/rear extensions, roof enlargements with rear facing gable and dormer window to rear.</p> <p>188 Farm Road Oldbury B68 8PN Miss S Arif</p>	<p>Grant Permission Subject to Conditions</p> <p>Additional comments received from two previous objectors which re-iterate their concerns about the size of the extension and its relationship to the public highway.</p>
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DC/19/63913 - Email response from Applicant's agent

Mr Stevens,

Thank you for your email last night regarding this application.

I understand the democratic process that requires this application to go before Committee and have been happy to have previously agreed extensions of time.

I am also pleased that you are still looking to be supportive at Officer level as we had put a lot of effort into pre-application consultation when your colleague Christine was very helpful.

Our current scheme we believe addresses all of the refusal reasons from our previous application and provides a valuable opportunity to put this redundant piece of land to a useful purpose. I believe the proposal will be to the betterment of the immediate neighbourhood with improved security to rear gardens and the permanent reassignment of the land to residential use.

The application was originally submitted back in January and I concerned by the continuous flow of last-minute potential hurdles where many appear to be not just planning related issues.

In relation to the matters you have raised below I respond as follows:

Right of Way

I believe this is a legal matter and so I have asked the applicant's solicitors to confirm the position. Please refer to the attached email.

Tracking plan

The drawing shows very clearly that vehicles can leave in a forward gear. There is ample space to turn any car or van with 6.3m clear behind the 6.0m spaces provided. This has already been assessed and commented on by your own Highways Consultees.

Cross Section

The proposed finished floor level for the new drawing drawing is given on the submitted site plan together with an indicative section drawing. The separation distances exceed guidelines (paragraph 5.4 of your report to Committee) and your own assessment that there would be minimal loss of light, overlooking or overshadowing seems to be to be entirely fair. We have achieved this through

the careful design work that we put into the scheme following the earlier refusal and during the pre-app consultation process.

Site videos

I understand that the current restrictions to working process make it difficult for site visits. I would hope that many Committee Members will already be familiar with the site from the visit last year. Nothing has changed on the site except that it is now rather more overgrown.

To conclude. I am not happy to agree a further extension of time and would like this please to be determined at the meeting tomorrow. Hopefully Members will be supportive and then we can all move on, providing economic benefits to the local community through the build process, the benefits to immediate neighbours referred to above and of course much needed family housing. If the application should be refused, then at least the applicant will be able to consider progressing to an appeal rather than keep being delayed.

Kind regards
Steve Haskey

Email from Solicitors confirming Right of access below:-

Dear Sirs,

We confirm that our mutual client has terms agreed to exercise a right of way to gain access to and egress from the proposed new dwelling to the public highway.

Yours faithfully

MFG Solicitors LLP

Mary Tapper

Secretary to Simon Cooke

For and on behalf of **mfg Solicitors LLP**