

Planning Committee Agenda

**Wednesday 10 June 2020 at 5.00pm.
(Virtual Meeting)**

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- 1. Apologies**
To receive any apologies for absence.
- 2. Declarations of Interest**
To receive any declarations of interest from members relating to any item on the agenda, in accordance with the provisions of the Code of Conduct and/or S106 of the Local Government Finance Act 1992.
- 3. Minutes**
To confirm the minutes of the meeting held on 11th March 2020 as a correct record.
- 4. Planning Application DC/19/63157 - 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.**
- 5. Planning Application DC/19/63409 - 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.**

6. Planning Application DC/19/63440 - 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. 10 - 12 Park Hill, Wednesbury.
7. Planning Application DC/63745 - Proposed new unit and open storage bays. Princes Foundry, Bradleys Lane, Tipton.
8. Planning Application DC/20/63913 - Proposed 1 No. 4 bedroom dwelling with associated car parking and boundary fencing. Land to the rear of Churchills, 8 Walsall Street, Wednesbury.
9. Planning Application DC/20/64117 - Proposed two storey side/rear extensions, single storey front/rear extensions, roof enlargements with rear facing gable and dormer window to rear. 188 Farm Road, Oldbury
10. Applications determined under powers delegated to the Director – Regeneration and Growth.

David Stevens
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, I Jones, Mabena, Millar, Rouf, Simms and Trow.

Contact: democratic_services@sandwell.gov.uk

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Minutes of the Planning Committee

11 March 2020 at 5.00 pm
at the Sandwell Council House, Oldbury

Present: Councillor Downing (Chair);
Councillor Hevican (Vice-Chair);
Councillors Ahmed, Allen, S Davies, Dhallu,
G Gill, M Hussain, I Jones, Millar, Rouf,
Simms and Trow.

Apologies: Councillors Chidley and P M Hughes.

20/20 **Declaration of Interests**

Councillor Hevican declared a personal interest in planning application DC/19/63440 (Proposed changed 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. 10-12 Park Hill, Wednesbury) (See Minute No. 24/20 below) in that she was a resident of Wednesbury and lived near the application site.

21/20 **Minutes**

Resolved that the minutes of the meeting held on 12 February 2020 be approved as a correct record.

22/20 **Site Visits**

The Director-Regeneration and Growth recommended that site visits be carried out in respect of the following planning applications to allow members to view the site in the context of the area:-

- DC/19/63045 (Proposed erection of a multi-storey car park (sui generis) and a mixed-use building of between 6 and 9 storeys to include 201 dwellings (Use Class C3) and

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commercial floorspace (flexible within Use Classes A1 (shops), A2 (financial and professional), A3 (restaurants), A4 (drinking establishments), A5 (hot food takeaways), D2 (assembly and leisure) or mix thereof), office (Use Class B1) plus associated amenity space and demolition of existing buildings. PJ House, London Street, Smethwick.);

- DC/19/63409 (Retention of proposed 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.);
- DC/19/63753 (Proposed demolition of hospital accommodation block, erection of a multi-storey car park, reconfiguration of surface parking spaces and associated access alterations, drainage, landscaping, infrastructure and associated works. Sandwell and West Birmingham NHS Trust, Sandwell General. Hospital, Lyndon.)

The Committee was also minded to carry out a site visit in relation to planning application no. DC/19/63818 (Retention of single storey rear extension and new staff and visitor parking area. 121 Witton Lane, West Bromwich.) in light of the history of the site detailed in the planning officer's report.

Resolved that consideration of the following planning applications be deferred, pending a site visit by the Committee and ward representatives:-

- (1) DC/19/63045 (Proposed erection of a multi-storey car park (sui generis) and a mixed-use building of between 6 and 9 storeys to include 201 dwellings (Use Class C3) and commercial floorspace (flexible within Use Classes A1 (shops), A2 (financial and professional), A3 (restaurants), A4 (drinking establishments), A5 (hot food takeaways), D2 (assembly and leisure) or mix thereof), office (Use Class B1) plus associated amenity space and demolition of existing buildings. PJ House, London Street, Smethwick.);
- (2) DC/19/63409 (Retention of proposed loft extension with dormer windows to front and rear to create 1 No retail unit, and 13 No bed HMO with external alterations and

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side wall with railings. Royal Oak Inn, 1 Causeway Green Road, Oldbury.);

- (3) DC/19/63753 (Proposed demolition of hospital accommodation block, erection of a multi-storey car park, reconfiguration of surface parking spaces and associated access alterations, drainage, landscaping, infrastructure and associated works. Sandwell and West Birmingham NHS Trust, Sandwell General. Hospital, Lyndon.)
- (4) DC/19/63818 (Retention of single storey rear extension and new staff and visitor parking area. 121 Witton Lane, West Bromwich.)

23/20

DC/18/62409 (Proposed development of 14 dwellings. Brook Road Open Space, Wolverhampton Road, Oldbury)

Councillors Downing, Hevican, Ahmed, Allen, S Davies, G Gill, Mabena, Millar, Rouf and Simms indicated that they had been lobbied by the applicant on the site visit, which had taken place earlier that day.

The Service Manager – Development Planning and Building Consultancy reported that the Council had sold the land in 2016 for residential development, however, it was still allocated for community open space within the Local Plan and therefore the Council would need to grant an exception to the Plan before the development could proceed.

The applicant and agent were present but did not wish to address the Committee. There were no objectors present.

Members expressed concerns in relation to parking provision, flood risk, lack of affordable housing and loss of open space.

With regards to parking, the Service Manager – Development Planning and Building Consultancy reported that, of the 14 dwellings proposed, 10 would be four-bedroom and four would be five-bedroom so some houses would require two parking spaces, and some required three. A garage counted as a parking space and in response to members concerns about enforcement of use of garages, he advised that the condition recommending the removal of Permitted Development Rights could be extended to prevent

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garage conversions to preserve parking provision.

The Service Manager – Highways advised members that the Council's Residential Design Guide required one parking space per two bedrooms. It was also borne in mind that not everyone living in each property would own a car. Therefore, the proposed parking provision exceeded requirements.

With regards to flood risk assessment, the Service Manager – Development Planning and Building Consultancy reported that the recent flood attenuation works undertaken at Brandhall Golf Course would prevent flooding on the development site. A Flood Risk Assessment had been carried out, which had initially identified concerns, however, the applicant had put measures in place to address them. Therefore, there was no objection from the lead flood risk authority. In addition, he reassured members that Building Regulations Approval would be required for the development, and so drainage would be looked at again.

With regards to affordable housing provision, the application had been submitted in November 2018 at which point the threshold was 15 properties. The policy had changed in September 2019 and the threshold was now 10, however, the application had to be evaluated on the policy that was in place at the time of submission. The sizes of the proposed properties compiled with the Council's Residential Design Guide.

With regards to members concerns about the loss of open space, the Service Manager – Development Planning and Building Consultancy re-iterated that the Council had sold the land for housing purposes in 2016 and therefore could not control what proposals the land owner put forward.

Councillor Ahmed moved refusal of the application, in the grounds of inadequate parking provision, over-development and flood risk.

Councillor Jones seconded the motion and added loss of open space to the reasons for refusal, which was agreed by Councillor Ahmed.

The Service Manager – Development Planning and Building Consultancy advised the Committee the application was in accordance with the Council's Residential Design Guide and there were no objections from the Council's highways service, or the lead

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flood risk authority.

The Committee was minded to refuse planning permission.

Resolved that planning application DC/18/62409 (Proposed development of 14 dwellings. Brook Road Open Space, Wolverhampton Road, Oldbury) be refused, on the following grounds:-

- Inadequate parking provision;
- Over-development;
- Flood risk;
- Loss of open space.

(Councillor G Gill left the room during the consideration of this application and therefore took no part in the debate and did not vote.)

24/20

Planning Application DC/19/3440 (Proposed change of use to part of ground floor to create a self-contained flat on the ground floor with HMO on first floor and second floors, together with associated parking. 10 - 12 Park Hill, Wednesbury)

Councillors Downing, Hevican, Ahmed, Allen, S Davies, G Gill, Mabena, Millar, Rouf and Simms indicated that they had been lobbied by objectors on the site visit, which had taken place earlier that day.

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

- Parking provision was already limited, and the proposal would reduce this.
- The proposal would exacerbate existing anti-social behaviour problems.
- There was no external fire escape.
- The area was already over-developed and the site should remain a shop.
- Consultation with local residents had been inadequate.
- The proposal did not meet the Council's ambition to provide quality housing under its Vision 2030.
- Loss of privacy

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In response to the objector's views about consultation, the Service Manager – Development Planning and Building Consultancy reported that the Council had written to 14 properties in the vicinity but had only been required to write to the five properties adjoining the site. The letters had been sent out in September and October 2019 so residents moving in after this would not have received a letter.

The Service Manager – Development Planning and Building Consultancy advised the Committee that, as a result of issues that had been highlighted on the site visit and discrepancies in the plans that required further consideration, he now recommended deferral of the application. Furthermore, the applicant was not present to answer questions that may resolve some of the issues.

Members expressed disappointment that the applicant was not present at the site visit or the meeting and discussed the merits of determining the application, based on the information now before the Committee. Councillor Jones moved refusal of the application on the grounds of inadequate parking provision.

The Service Manager – Highways advised the Committee that the proposal did not require an increase in parking provision and that the four spaces provided in front of the shop, plus on street parking was sufficient. He added that there was no evidence of existing parking problems or any accidents records for the road.

The Service Manager – Development Planning and Building Consultancy reported that the existing shop had been taken into account.

Councillor Allen moved deferral of the application for further information. Councillor S Davies seconded the motion.

The Service Manager – Development Planning and Building Consultancy added that Building Regulations approval would also be required before the proposals flats could be let.

Councillor Jones withdraw his motion to refuse planning permission (which had not been seconded).

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Resolved that consideration of planning application DC/19/3440 (Proposed change of use to part of ground floor to create a self-contained flat on the ground floor with HMO on first floor and second floors, together with associated parking.) be deferred for further information .

(Councillor Hevican declared an interest in this item and left the room during its consideration.)

(Councillors Gill and Mabena left the meeting.)

25/20 **Planning Application DC/19/63739 (Retention of single storey side and two storey side/rear extensions (revised application - DC/18/62254.) 60 Sundial Lane, Great Barr, Birmingham.)**

The applicant was present but did not wish to address the Committee.

The Service Manager – Development Planning and Building Consultancy reported that the application was before the Committee because the applicant was an employee of the Council.

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

Resolved that planning application DC/19/63739 (Retention of single storey side and two storey side/rear extensions (revised application - DC/18/62254.)) be approved, subject to the garage space being retained for the parking of motor vehicles.

26/20 **Planning Application DC/19/63873 (Proposed erection of 2 No. semi-detached houses (outline application for access only) Land adjacent 136 Regis Heath Road, Rowley Regis.)**

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

- There would be a loss of green space that had been there for over 50 years.
- There was a surface sewer pipe running underneath the land

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and the objector's driveway covered the access point.

- Severn Trent had advised that the sewer pipe could not be built over without a 7.7m protection strip around it and the applicant would not be able to accommodate this with the land available.
- The objector's driveway would be opposite a sharp bend.
- Oldbury Road was continually congested, and the proposal would prevent the widening of the road.
- The proposals did not meet Building Regulations.

The Service Manager – Development Planning and Building Consultancy advised that Severn Trent would need to give approval under Building Regulations for the pipe to be built over, and that was not a matter for the Committee. In light of the conflicting information before the Committee regarding the sewer pipe, he recommended that consideration of the application be deferred to enable matters to be clarified.

Resolved that consideration of planning application DC/19/63873 (Proposed erection of 2 No. semi-detached houses (outline application for access only) be deferred for further information.

27/20

Planning Application DC/19/63949 (Proposed first floor rear extension. 61 Park Avenue, Rowley Regis)

There was no applicant or objector present.

The Service Manager – Development Planning and Building Consultancy reported that the application was before the Committee because the applicants' agent was a Council employee.

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

Resolved that planning application DC/19/63949 (Proposed first floor rear extension. 61 Park Avenue, Rowley Regis) be approved, subject to the conditions recommended by the Director – Regeneration and Growth.

28/20

Planning Application DC/19/63824 (Retention of sub division of shop into two units with new shop fronts, change of use of first and second floors from shop storage to 4 No. self-contained flats with dormer windows to front and rear, alterations to rear to include installation of roller shutters. 584-586 Bearwood Road, Smethwick.)

There was no applicant or objector present.

The Service Manager – Development Planning and Building Consultancy advised the Committee that condition 2 within the Director – Regeneration and Growth’s recommendation had been amended to require the installation of roof lights before the occupation of the flats.

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

Resolved that planning application DC/19/63824 (Retention of sub division of shop into two units with new shop fronts, change of use of first and second floors from shop storage to 4 No. self-contained flats with dormer windows to front and rear, alterations to rear to include installation of roller shutters. 584-586 Bearwood Road, Smethwick.) be approved, subject to the following conditions:-

- (i) the windows on the rear elevation being obscurely glazed and retained as such;
- (ii) before the development is occupied, the roof lights shall be installed;
- (iii) air quality and noise mitigation measures.

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- 29/20 **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.)**

There was no applicant or objector present.

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

Resolved that 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 approved, submitted to the conditions recommended by the Director – Regeneration and Growth.

- 30/20 **Applications Determined Under Delegated Powers by the Director – Regeneration and Growth**

The Committee received a report for information on planning applications determined by the Director - Regeneration and Growth under delegated powers.

- 31/20 **Decisions of the Planning Inspectorate**

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

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

Application Ref No.	Site Address	Inspectorate Decision
DC/19/62906	54 Surfeit Hill Road Cradley Heath B64 7EB	Dismissed
DC/19/62759	409 Bearwood Road Smethwick B66 4DJ	Dismissed
DC/19/62922	Bowketts Butchers 686 Wolverhampton Road Oldbury B68 8DB	Dismissed

32/20

Annual Report of the Planning Committee 2019

The Committee received its draft Annual Report for 2019 for consideration.

Resolved that the Annual Report of the Planning Committee 2019 is approved for submission to the Council at its meeting on 7 April 2020.

(The meeting ended at 6.33pm,
following an adjournment between 6.07 and 6.12pm)

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

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Sandwell Metropolitan Borough Council

Planning Committee

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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
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 Mr Avninder Grewal	Grant Permission Subject to Conditions

<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>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>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 Mr Chris Wardle</p>	<p>Grant Permission Subject to Conditions</p>
<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>

REPORT TO PLANNING COMMITTEE

10th June 2020

Application Reference	DC/19/63157
Application Received	24 th May 2019
Application Description	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 offsite parking.
Application Address	Gurdwara Guru Hargobind Sahib Car Park Upper Chapel Street, and Gurdwara Guru Hargobind Sahib Building Dudley Road West Tividale, Oldbury
Applicant	Mr Singh
Ward	Oldbury
Contribution towards Vision 2030:	 
Contact Officer(s)	William Stevens 0121 469 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That planning permission is refused on grounds of: -

- i) Insufficient off-street parking having a detrimental impact on highway safety;

and

- ii) Contrary to the Council's separation distances, resulting in a loss of light and outlook to residents of Acacia Close.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the application has generated significant objections and upon the request of Councillor Downing.
- 1.2 The application site covers two locations and Members will recall they visited these two sites back in 2019. The application was deferred to clarify the internal arrangement of the building and for further discussions to take place with the Council's Highways Department.
- 1.3 In order to assist Members with the site context, a link to google maps covering both sites is provided below:

[Upper Chapel Street, Tividale](#)

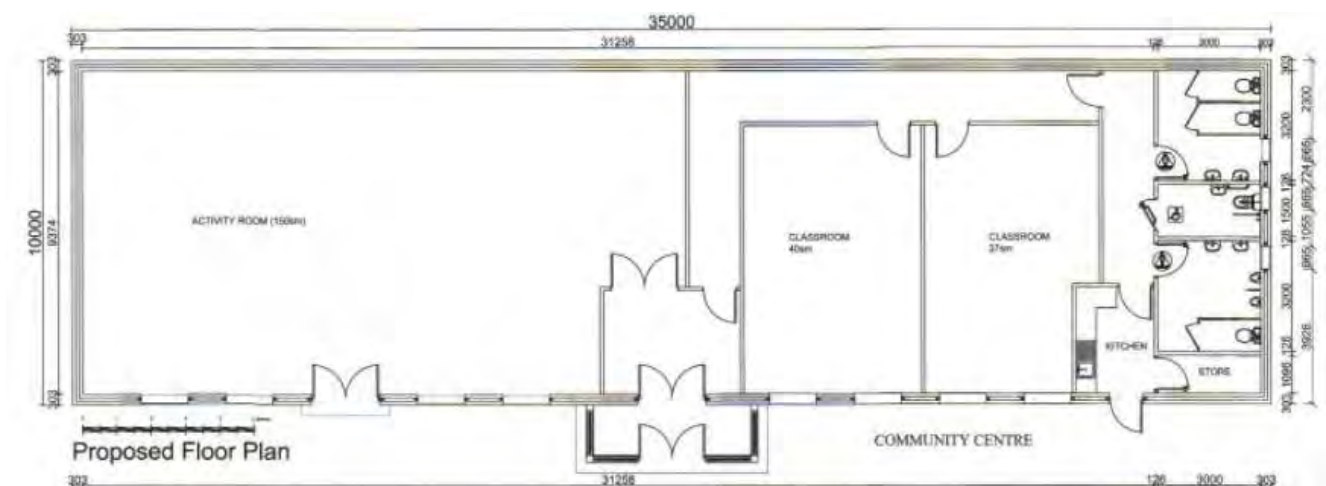
And

[Dudley Road West, Tividale](#)

1.4 ADDITIONAL INFORMATION

1.5 Building Layout

- 1.6 The applicant has provided details of the proposed layout (revised plan TW/182/501A) showing a 150m² activity room, and two classrooms 37m² and 40m², as well as a kitchen area, a store room and toilet facilities.



1.7 Number of users

- 1.8 The applicant wrote to the Council's Highways Team on 12th June 2019 confirming the number of occupants of the community centre to be 150. Following objections from the Highways Team over the lack of parking, this

figure has been reduced to 80. However, the Council could not control the number of people entering the site, as this is unenforceable. It is reasonable however though to suggest the applicant designed the building to accommodate 150 people, otherwise the building would have been smaller, where additional parking spaces could have been provided.

- 1.9 Furthermore, the applicant would have known the number of people visiting the site due to the existing centre on Dudley Road West.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The gurdwara site on Dudley Road West is situated on land allocated in the Local Plan as Local Employment Land, and as such, this application is a departure from the Council's adopted Local Plan. If approved, the application would have to be reported to Full Council for consideration.
- 2.2 The material planning considerations which are relevant to this application are:-

- Government policy (NPPF)
- Proposals in the Local Plan
- Planning history
- Overlooking/loss of privacy
- Loss of light and/or outlook (Amenity issues)
- Traffic generation
- Noise and disturbance from the scheme
- Disturbance from smells

3. THE APPLICATION SITE

- 3.1 The two application sites relate to the car park of Gurdwara Guru Hargobind Sahib, located on the northern side of Upper Chapel Street (the main application site), adjacent to the Birmingham Canal, and the gurdwara building on Dudley Road West. The area is a mixture of industrial units and residential properties.

4. PLANNING HISTORY

- 4.1 The main application site was formerly an area of open land and was granted planning permission in 2010 (DC/10/52857) for conversion to a car park, alongside a separate application for a temple, which has now been built on a separate site to the south of the current application site.
- 4.2 A further application was submitted in 2012 (DC/12/54554) to alter the car park further by providing additional spaces.

4.3 In 2018, planning permission was refused by your Committee for a community centre (DC/17/61185) on part of the site for the following reason:

The proposal would result in insufficient car parking to the detriment of the safety and convenience of the users of the highway.

4.4 The applicant, in an attempt to address the reasons for refusal, now proposes to demolish the former gurdwara on Dudley Road West (approximately 300m from the site of the proposal), to create 12 off-street parking spaces for the proposed community centre.

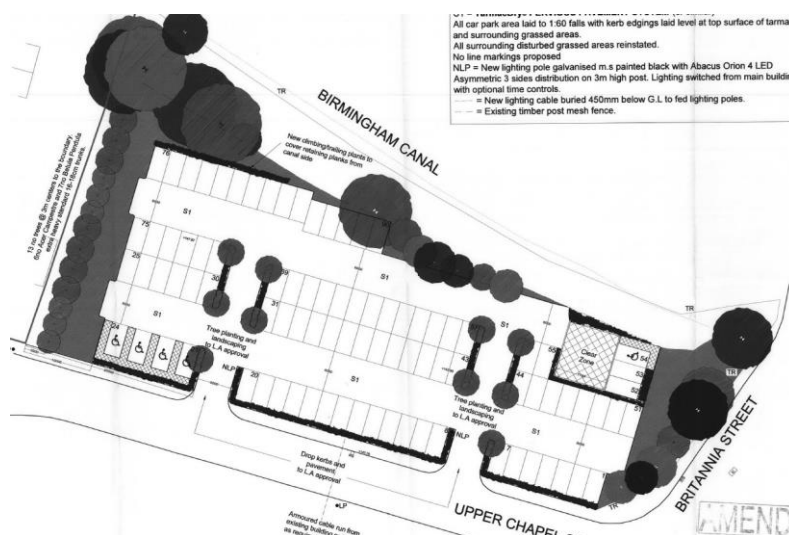
4.5 Parking Spaces History

Putting the issue over parking spaces into perspective:

i) In 2010 a new gurdwara (DC/10/52857) was approved with **58** car parking spaces;



ii) Due to the parking demand, a further application to expand the car park (DC/12/54554) was approved resulting in **93** spaces;

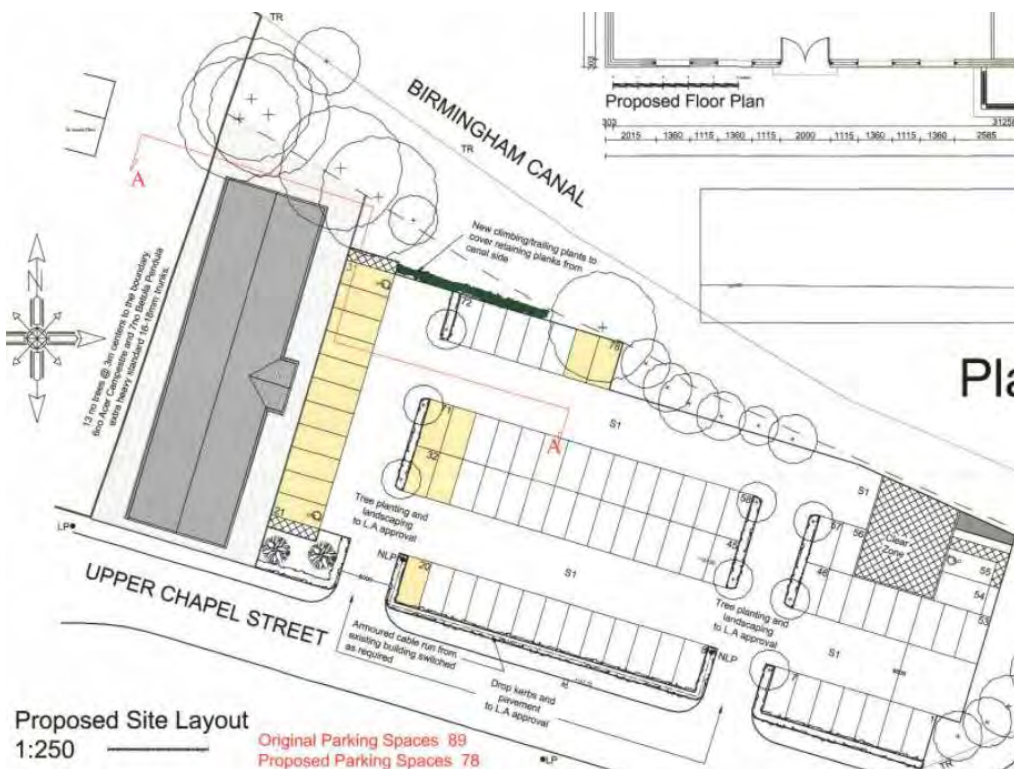


- iii) In 2018 Planning Committee (DC/17/61185) refused a similar proposal before you now based on **68** spaces;



And

- iv) The current application (DC/19/63157) proposes a total of **90** car park spaces for both the proposed community centre and the existing Gurdwara. This is a reduction of three spaces since the 2012 application whilst introducing an additional use.





4.2 Relevant planning applications are as follows: -

DC/10/52857	Alterations and change of use to place of worship with associated car parking.	Approved subject to conditions. 11/02/2011
DC/12/54554	Revised car park layout in association with place of worship (former Britannic House - DC/10/52857).	Approved subject to conditions. 26/06/2012
DC/17/61185	Proposed community centre and associated works.	Refused 14/08/2018

5. APPLICATION DETAILS

5.1 The current proposal is for a community centre, parking and associated works. This community centre would be located on the western side of the car park near to the rear garden boundaries of the residential properties on Acacia Close. The proposal would measure 35.0m (L), 10.0m (W) with a maximum height of 4.3m. The proposal also includes the demolition of the existing gurdwara building on Dudley Road West to provide additional off-site parking.

5.2 The proposed community centre would hold up to 150 people (point 1.8); and the opening hours would be 09:00 to 18:00 hours Monday to Saturday with no opening on Sundays.

5.3 The Gurdwara that would share the use of the car park, has restricted hours that are limited to:

Monday – Friday; 05:00-21:00 hours

Saturdays; 24 hours

Sundays and Bank Holidays; 12:00 – 21:00 hours

5.4 Therefore, both sites have the potential to operate at the same time whilst sharing the same parking provision.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letters, site and press notices. Twenty objections (one of which is a petition of objection containing 186 signatures) and one letter of support have been received. The reasons for either objecting or supporting this application are as follows:

6.2 Objections

Objections have been received on the following grounds: -

i) The car park is currently at capacity with cars over spilling on to the highway when the Gurdwara is in use;



ii) The side roads are constantly busy, with local businesses, parents undertaking the school run and residents parking;



- iii) The Gurdwara and the community centre could be open on the same day and time – causing significant highways issues, and potentially causing conflicts between the end users and the existing residents;
- iv) Concerns have been raised that the current tree buffer would be removed and residents would look out onto the roof of the proposed community centre;
- v) The proposal does not look to be for a community use. There is the potential for the site to be used as a banqueting suit, and potential for parties given the large room proposed;
- vi) The building would create an “alleyway” resulting in waste land between the community centre and the rear boundaries of the houses in Acacia Close;
- vii) The building would cause a significant loss of light to properties in Acacia Close;
- viii) Concerns have been raised over the safety of the building on Dudley Road West as the objector shares the party wall of the building to be demolished, where his business operates;
- ix) The Gurdwara already has a community centre attached, why is there a need for another; and
- x) The privacy of residents of Acacia Close would be compromised.

6.3 Responses to objections

I respond to the objector’s comments in turn;

- i) Photographic evidence has been provided by the residents to demonstrate this which has also been corroborated by independent surveys undertaken by Highways which indicated that there would not be sufficient parking;
- ii) Photographic evidence has been provided by residents that nearby roads are already congested;
- iii) It is accepted that the highway issues would occur if both uses operated at the same time;
- iv) The Council’s 14m separation distances relates to two-storey buildings. The proposal is single-storey and measures approximately 13m away. However, combined with the size of the building and level changes, the proposal would have the impression of a two-storey building when viewed from the rear of the properties in Acacia Close, and therefore would be contrary to the Council’s adopted Residential SPD;
- v) It is the opinion of the Council that a condition preventing banqueting uses would be difficult to monitor and enforce;
- vi) The alternative would be to push the building back towards resident’s properties in Acacia Close, to reduce the alleyway , but this would reduce further the separation distances;

- vii) The proposal lies east of the properties in Acacia Close, therefore any potential loss of light would only be significant in the morning;
- viii) Noted, however party wall matters are not a material planning consideration;
- ix) It is noted that a community facility already exists but this is not relevant to the proposal; and
- x) There are no windows proposed on the western elevation, therefore I do not consider that the proposal would cause a loss of privacy.

6.4 Support

6.5 One response has been received in support of the application and states:

“The community Centre will provide tremendous support to all members of the local community from all backgrounds...

...The Gurdwara has worked hugely with the neighbouring Primary School. As stated on Tividale Primary Schools' website (newsletter September 2014); When the Gurdwara's current car park is least used; the Gurdwara has offered parking for parents collecting children from the local primary school which helps ease parking problems on the main road and helps deter hazards as well as more safety for Children.

If possible, current plans to develop a car park on Dudley Road West can also provide further assistance to neighbouring businesses. The car park can be utilized by neighbouring businesses on Dudley Road West when the car [park] is least used by the applicant...”.

7. STATUTORY CONSULTATION

7.1 Public Health (Air Quality)

Given the size of the building, there is no requirement for a detailed air quality assessment. However, if approved, details and implementation of electric charging points, a transport assessment and travel plan demonstrating the mitigation of air quality impacts associated with the development should be conditioned.

7.2 Public Health (Contaminated Land)

Concerns have been raised over the potential historic contamination of the site. As a result, the Council's Environmental Health Team require the standard ground remediation works condition on any approval.

7.3 Public Health (Air Pollution and Noise)

There are no objections regarding noise from the use given that there are no windows on the rear elevation and the limited hours of use would not impact on the nearby residents. However; if approved, conditions regarding extraction equipment details (included plant equipment) and construction/deliveries times should be conditioned.

7.4 Planning Policy

With regards to the site on Dudley Road West, Policy have stated that there is no clear reason as to why a departure from the Local Plan would be deemed acceptable.

7.5 Highways

Objections received. A total of 113 off-street parking spaces are required. 89 usable spaces are proposed, meaning there is a shortfall of 24 spaces. The Council's Highways Department recommends that the whole of the carpark is retained for the existing use.

The above has been relayed to the applicant's agent who, has since reduced the anticipated congregation number from 150 to 80 to meet the parking demands (point 1.8).

7.6 Transport Policy

Details of cycle parking should be provided and should be located near to the main entrance of the building to encourage sustainable travel.

7.7 Healthy Urban Development Officer

Encourages users to arrive by alternative means other than a motor car.

7.8 Access Alliance

Issues raised are covered by other legislation.

7.9 Canal and Rivers Trust

Concerns have been raised over the potential for littering and anti-social behaviours, impact on the watercourse from traffic and pollution. Conditions have been recommended to address these concerns.

7.10 Cadent

Cadent are a utility company who are responsible for high pressure gas pipe lines. Cadent comment on applications where a pipe is within part of the application site, and in this case, the pipe line is on the proposed additional car park on Dudley Road West. Comments received are not planning related, but these have been passed onto the applicant's agent for information.

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.

8.2 Paragraph 109 of the adopted NPPF states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.3 The Council's Highways Department raises major concerns and recommends the application is refused in accordance with national planning policy.

9. LOCAL PLANNING POLICY

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

ENV3: Design Quality

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

ENV8: Air Quality

TRAN2: Managing Transport Impacts of New Development

SAD EMP1: Employment Land Development Sites

SAD EOS9: Urban Design Principles

SAD DM6: Community Facilities

9.2 The applicant has altered the location of the proposal within the site and included the former gurdwara site on Dudley Road West, and as such, the application is treated as a new scheme meaning the Council is not limited to the previous reasons for refusal.

9.3 In the first instance, it is considered that the proposed community centre is of a suitable design and accords with relevant design policy ENV3 Design Quality and SAD EOS9 Urban Design Principles. However, in

respect of its impact on residents of Acacia Close, the proposal does not comply with the Council's adopted 14m separation distance, contained within the Council's adopted Revised Residential Design Guide Supplementary Planning Document.

- 9.5 Policy SAD DM6 of the SADD refers to community uses being situated either on main road frontages or on the fringe of commercial areas, particularly district or local centres. Although, given the existing Gurdwara site opposite, this policy carries little weight in this instance. However, Policy SAD DM6 also indicates parking provision associated with development is a key consideration.
- 9.6 With regard to ENV8, Air quality mitigation measures have been recommended in the form of electric vehicle charging points, which could be conditioned.
- 9.7 TRAN2 refers to considering the impacts of new development on the current highway network and states that proposals should introduce measures to provide sustainable modes of transport such as walking, cycling, car sharing and public transport. The applicant has indicated that the majority of users of the existing facilities travel by foot (70%) given that they are local residents with others using public transport (20%) and the minority using a private car (10%), but there is no imperial evidence to support this and the photographs provided by residents and surveys undertaken by Highways would indicate that significantly more than 10% of journeys are carried out by private car. Furthermore, no information has been forthcoming as to how increased travel to the site by more sustainable means could be encouraged.

10. MATERIAL CONSIDERATIONS

- 10.1 Planning permission was refused in 2018 for the following reason:

“The proposal would result in insufficient car parking to the detriment of the safety and convenience of the users of the highway.”

- 10.2 No appeal has been lodged subsequent to this decision.

10.3 Proposals in the Local Plan

With regards to the matter of departure from the Local Plan, whilst the former gurdwara site forms part of a wider employment allocation, the site has an established planning use as a place of worship. I am therefore of the opinion that the removal of the building and the use of the site for car parking would not carry sufficient weight to warrant refusal of the planning application on this basis, being mindful of this existing use.

10.4 Planning history

This planning committee refused planning permission for a similar scheme in 2018 on the grounds of lack of parking provision. The applicant has amended the parking layout and introduced a further parking area albeit some 300m away from the proposed building, creating an additional 22 spaces totalling 90 spaces (see point 7.5 regarding useable spaces).

However, in 2012 (DC/12/54554) a planning application was approved for a revised parking layout of 93 spaces. The applicant's own reason for this application was that there was a need.

10.5 The 2012 Design and Access Statement

The following is a statement is from the 2012 Design and Access Statement accompanying application DC/12/54554 and the justification for the increase in parking demand.

“The parking area is somewhat larger than approved, to meet the Gurdwara’s needs.... The application drawings show the proposed layout of the car park, which has been chosen as being the most cost-effective way to create adequate parking facilities for the increasing congregation belonging to the Gurdwara Guru Hargobind Sahib Ji.”

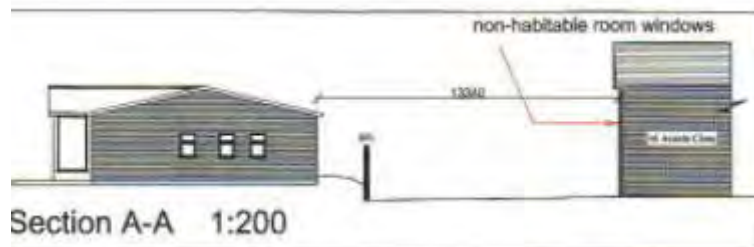
Therefore, the applicant had already acknowledged that they had outgrown the spaces provided for the existing car park.

10.6 **Overlooking/loss of privacy (Amenity issues)**

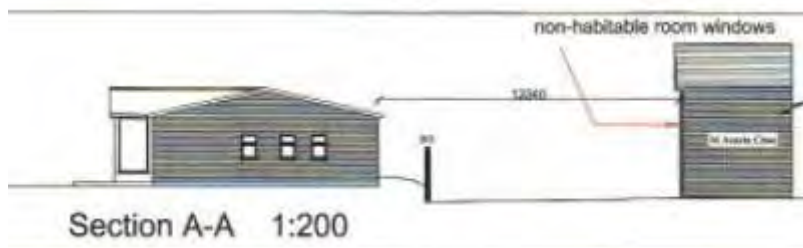
The applicant proposes no windows on the rear elevation of the building, therefore I have no concerns in relation to overlooking or privacy issues.

Turning to residential amenity, it is anticipated that, due to the massing and scale of the proposed building, the proposal would result in significant harm to neighbouring residential property by way of a loss of light and outlook.

The Council's adopted Revised Residential Design Guide requires at least 14m separation distance between window elevations and blank walls. When submitted the proposal would create a little over 12m.



The applicant has amended this plan stating the separation distance is now at least 13m.



Given the changes in levels and that the development is contrary to the Council's Revised Residential Design Guide when viewing the proposal from the gardens of Acacia Close, then the proposal would create an overbearing impact on the occupiers of those dwellings.

10.7 Traffic generation

In respect of parking, the objectors have provided evidence to suggest that the existing car park which serves the Gurdwara is at capacity, and vehicles are often parked on the highway. The Head of Highways has also objected on this basis and on their own assessments and knowledge of the site. Looking to national policy, Paragraph 109 of the National Planning Policy Framework states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Evidence has been provided from residents and Council officers that significant harm would be created, resulting in a severe impact on the road network.

10.8 Noise and disturbance from the scheme

The applicant is proposing limited hours (point 5.2) which could be controlled by way of condition, reducing noise and disturbance to residents at unsociable hours.

10.9 Disturbance from smells

A small kitchen area is proposed; however, this layout could change. Whilst based on the submitted plans I do not foresee any disturbance from smells any approval should include a condition requiring the layout of the building as shown to be retained and details of odour mitigation provided.

11. IMPLICATIONS FOR SANDWELL'S VISION

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

11.2 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.

11.3 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 Gurdwara by their own admission in their 2012 application (ref: DC/12/54554) acknowledged that further parking was required rather than less. This proposal would result in the removal of the existing spaces within Gurdwara carpark which would result in insufficient car parking being available for both the existing temple users and the proposed community centre. This would have a detrimental impact on the users of the highway and would compromise highway safety, contrary to the provisions of BCCS policy TRAN2 and the NPPF.

12.2 Furthermore, the proposal is contrary to Council design policy in terms of separation distances, and the impact of the building on the amenity of neighbouring residents.

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 equality 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 Policy Framework (8), 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).

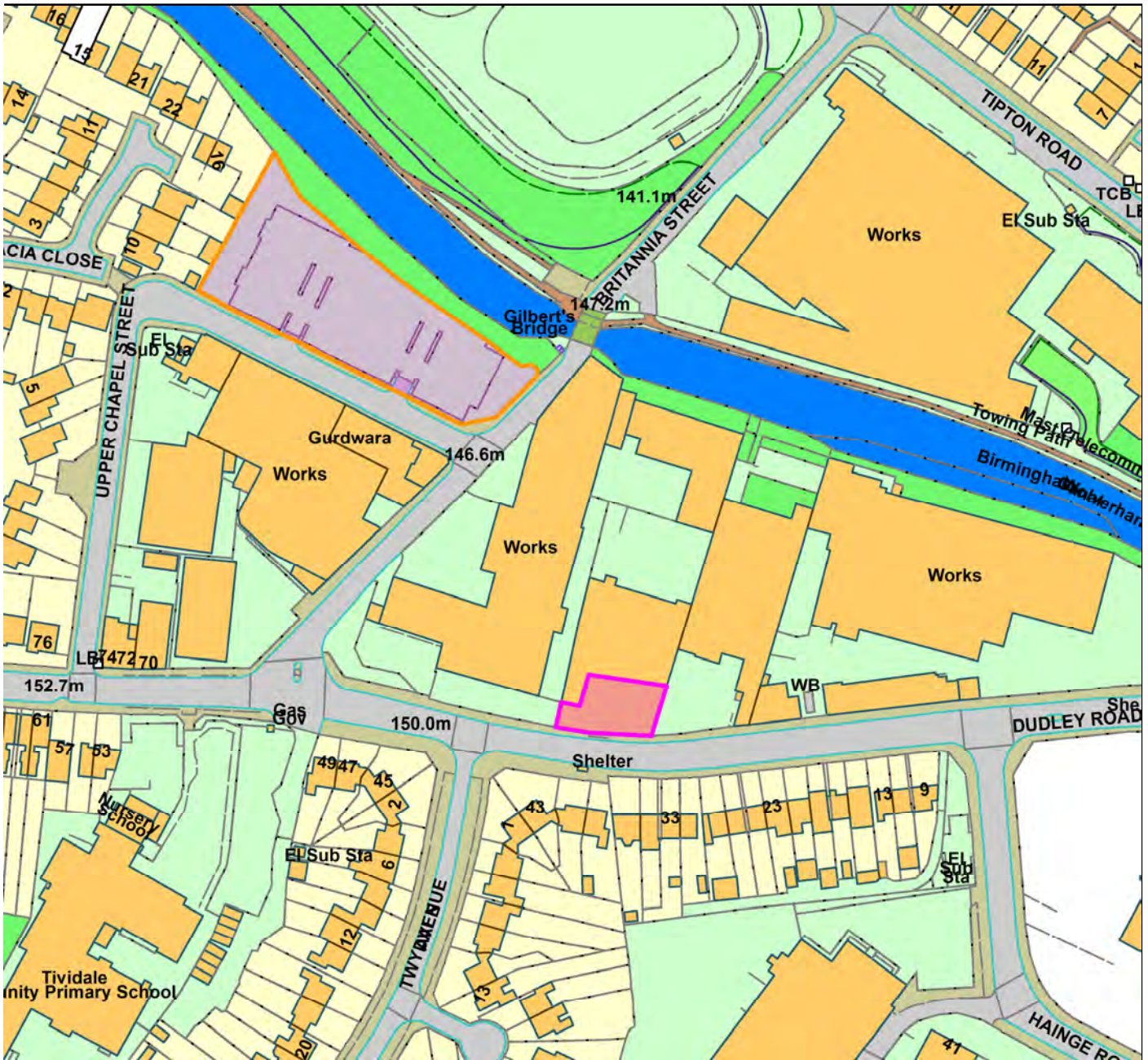
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 There will be no impact.

21. APPENDICES:

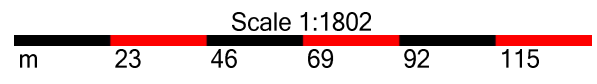
Site Plan
Context Plan
Plan No.
TW/182/501A
TW/182/502

DC/19/63157
Gurdwara Guru Harogbind Sahib



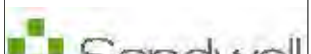
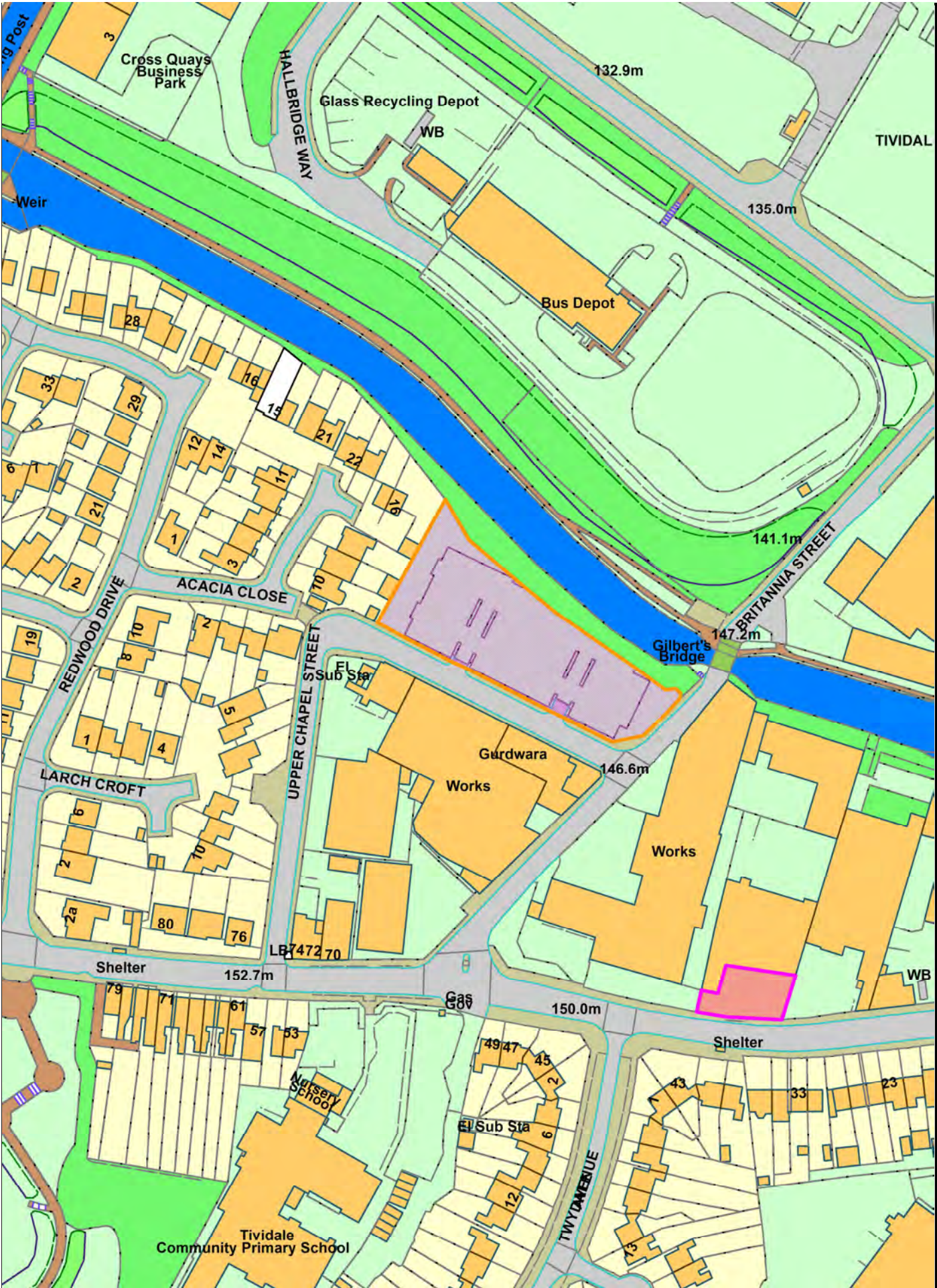
Legend

Scale 1:1802

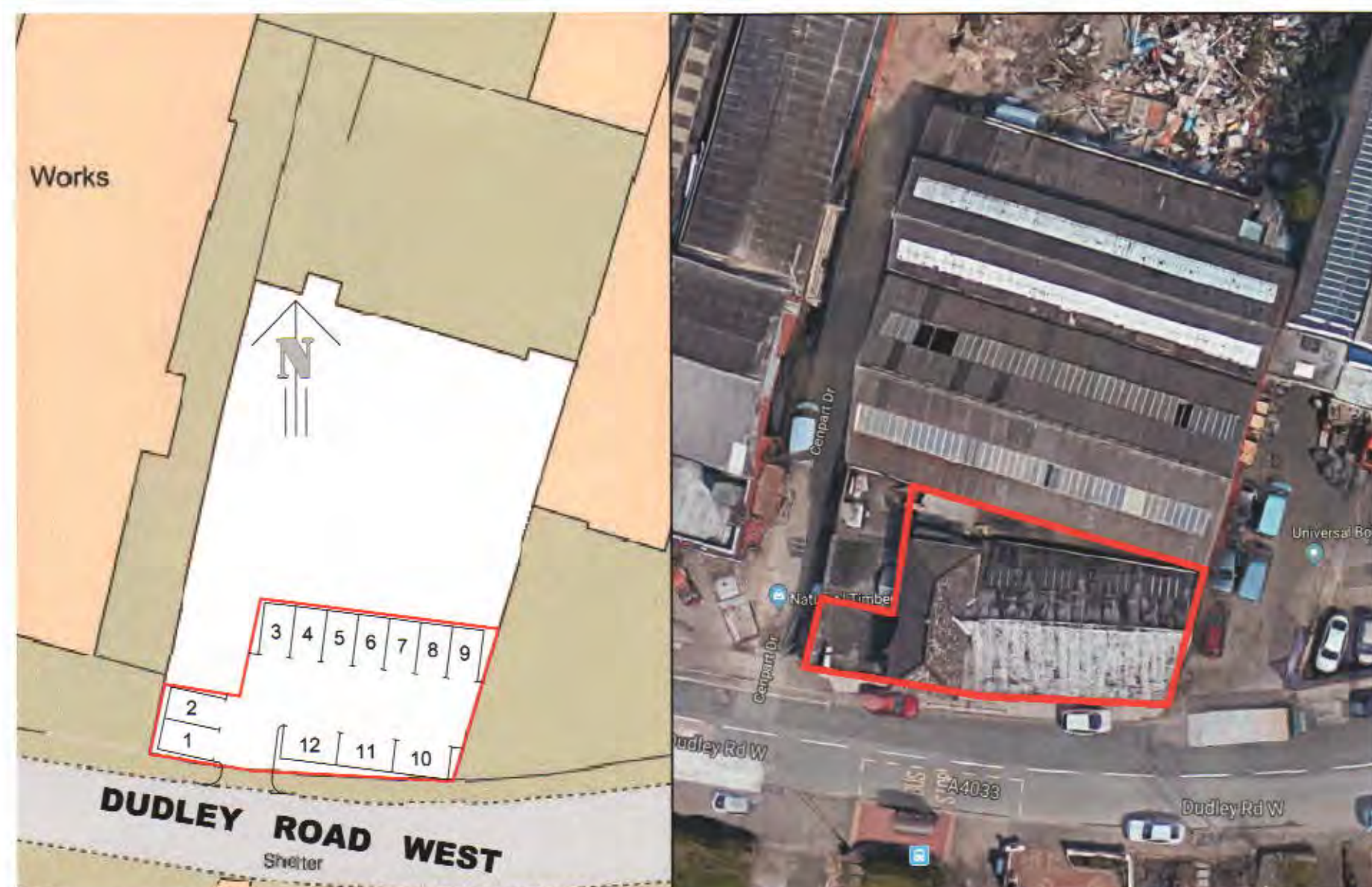


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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	28 May 2020
OS Licence No	

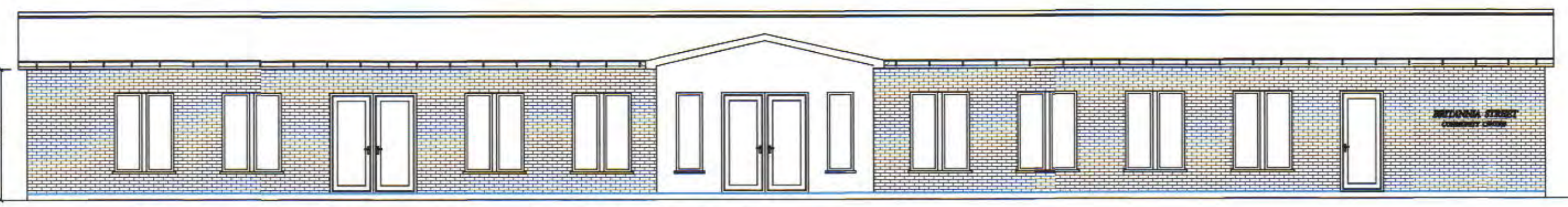


AMENDED PLAN
RECEIVED
 27/11/19
 DC/19/63157

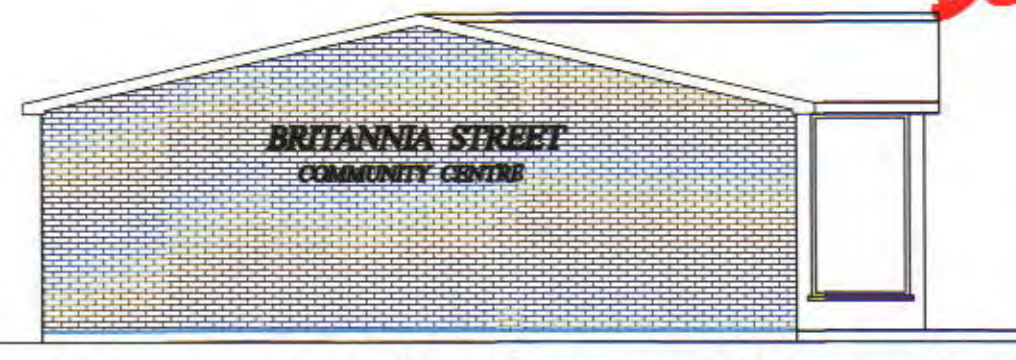


Additional Parking Layout 1:500

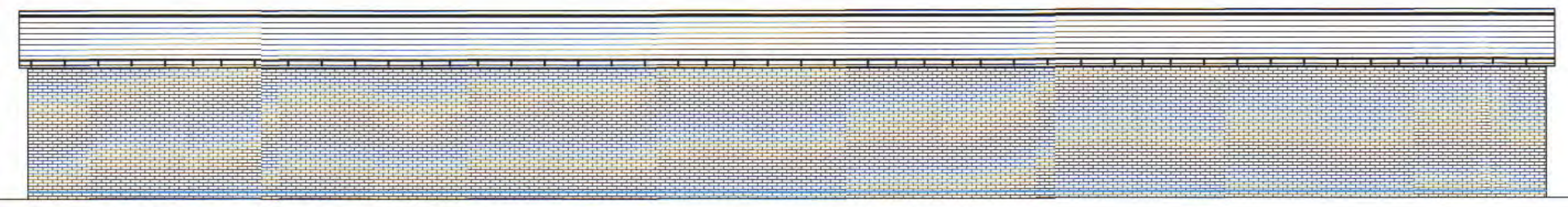
S1 = 30mm thick porous 10mm asphalt top layer on
 75mm thick 20mm porous base layer on
 150mm thick porous hardcore sub-base.
 All car park area laid to 1:60 falls with kerb edgings laid level at top surface of tarmac
 and surrounding grassed areas.
 All surrounding disturbed grassed areas reinstated.
 No line markings proposed
 NLP = New lighting pole galvanised m.s painted black with Abacus Orion 4 LED
 Asymmetric 3 sides distribution on 3m high post. Lighting switched from main building
 with optional time controls.
 --- = New lighting cable buried 450mm below G.L to feed lighting poles.
 - - - = Existing timber post mesh fence.



Proposed Front Elevation 1:100



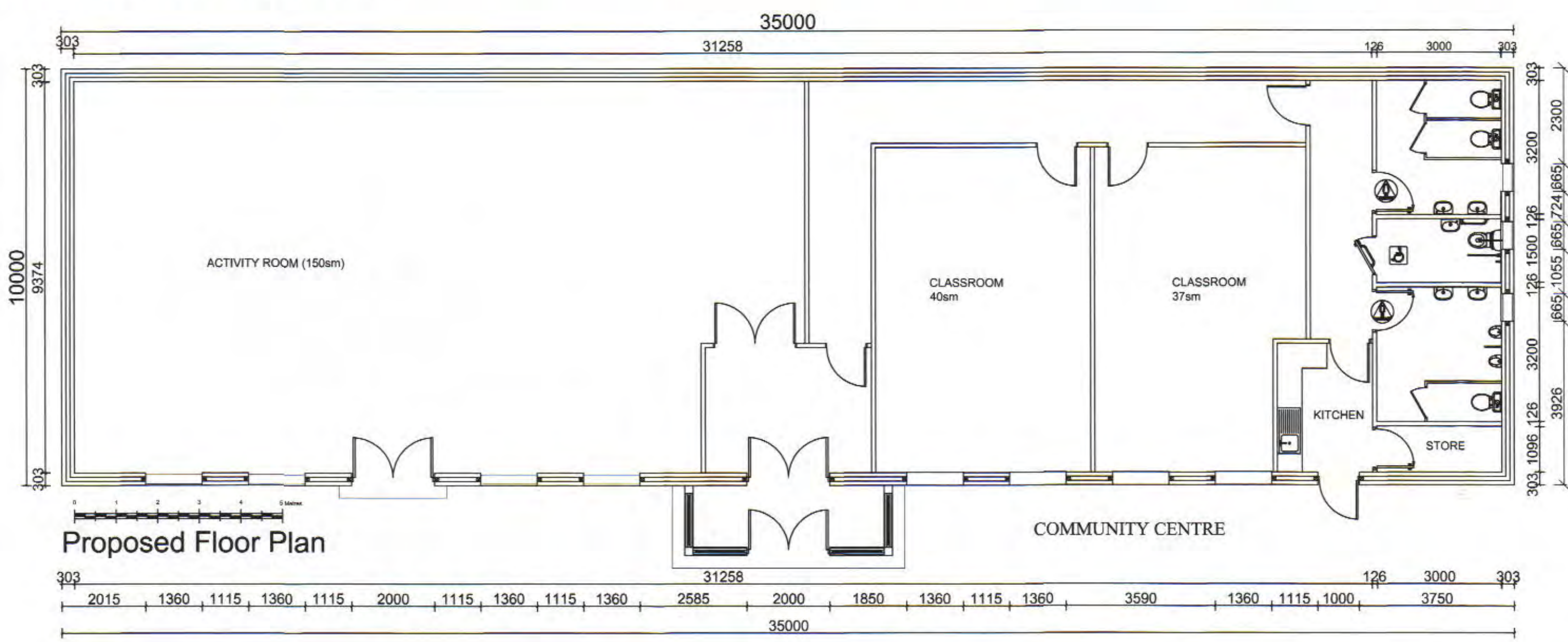
Side Elevation (facing Upper Chapel Street)



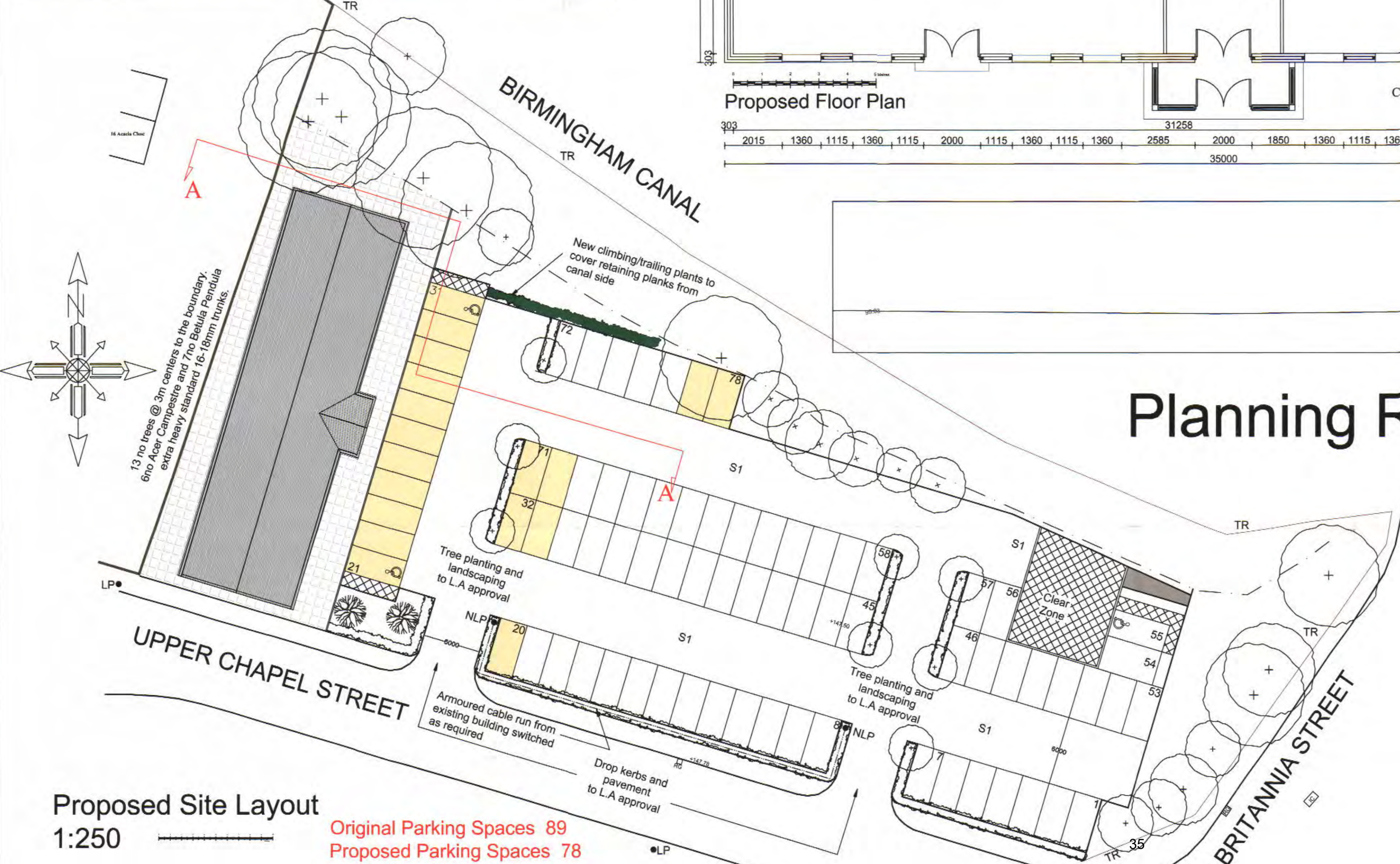
Proposed Rear Elevation



Side Elevation (facing the canal)



Proposed Floor Plan



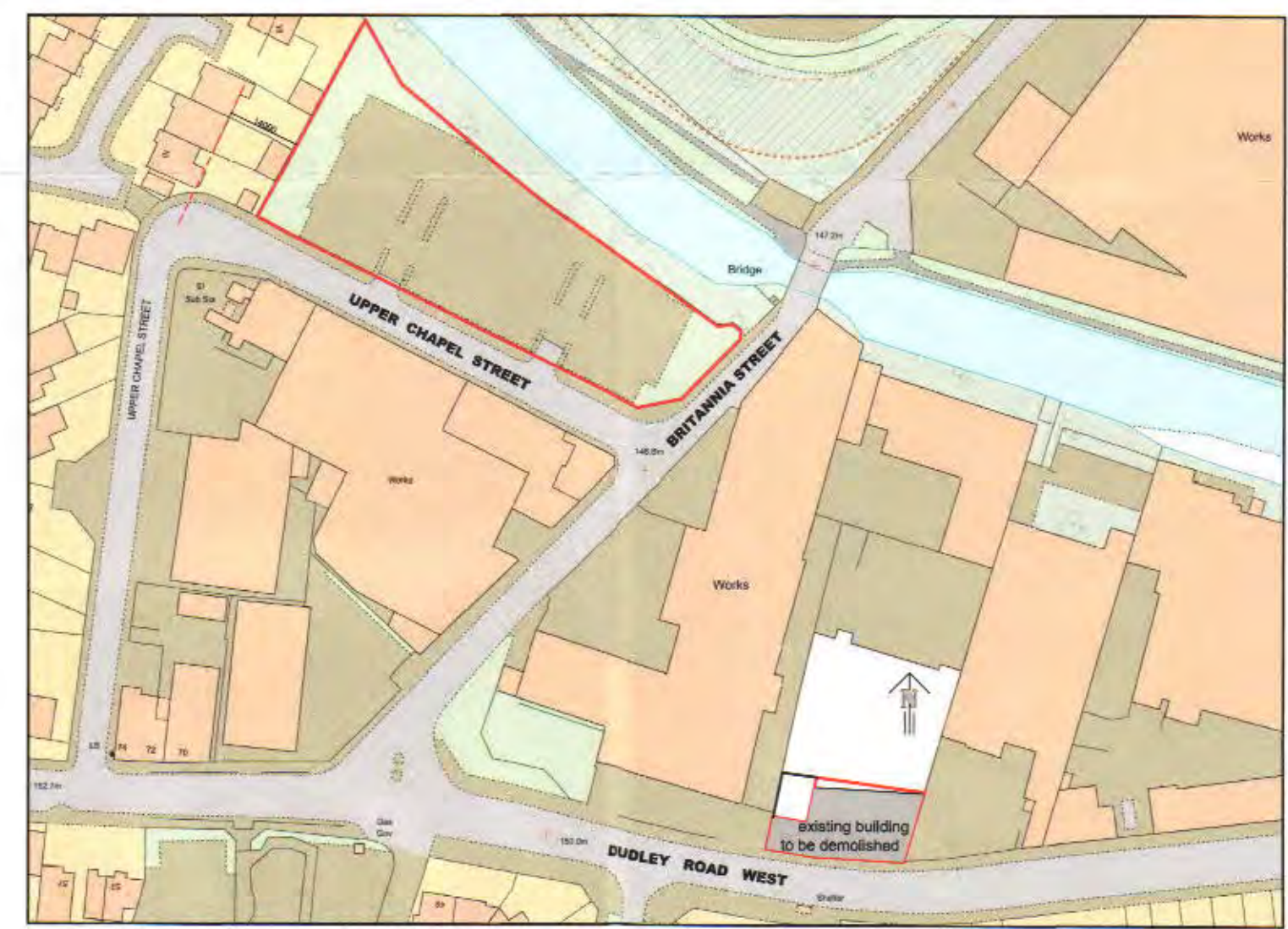
Proposed Site Layout
 1:250

Original Parking Spaces 89
 Proposed Parking Spaces 78



Section A-A 1:200

Planning Refusal DC/17/61185



Location Plan 1:1250



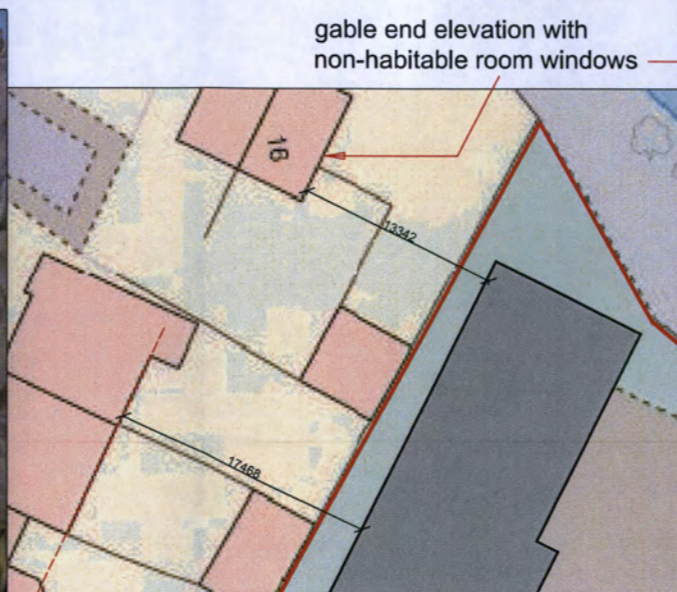
36 Old Walsall Road,
 Great Barr,
 Birmingham, B42 1NP
 Tel: 0121 356 2233
 Fax: 0121 357 7492
 Email: contact@integratedesigns.co.uk

Party Wall Act 1996 - The client is the building owner, and as such should take necessary steps to comply with the act where applicable.
 CDM - It is the client's responsibility to take all necessary steps to fully comply with the CDM regulations 2007. The designer has taken necessary action to avoid injury / illness within the specification and reasonable & practicable steps in the design of the building.
 These drawings are for Planning and Building Regulations approval only. Further dimensions may be taken in preference to notes.
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 Advice of any discrepancies before commencing work is highly recommended. For any variation or any unapproved variations (done on site prior or during work) is in progress.
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Project:
 Britannia Street Community Centre
 Planning Re-submission
 Location:
 Britannia Street
 Tipton
 Oldbury B69 2PG
 Client:

Scale:	1:100 / 1:250 / 1:500 @ A1
Drawing No:	TW/182/501A
Date:	22 May 2019
Checked:	TW
A	Floor plan revised 25/11/19 TW

DC/19/63157 RECEIVED: 27/11/19



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ARCHITECTURAL SERVICES & CONSULTANT ENGINEERS

38 OLD WALSALL ROAD
GREAT BARR
BIRMINGHAM B42 1NP
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FAX: 0121 357 7492


PROPOSED:
Britannia Street Community Centre
Britannia Sreet, Tipton, Oldbury B69 2PG

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CLIENT: ---	SCALE NTS @ A3
DWG: TW/182/502	Revision -
DATED: 25 Nov 2019	

REPORT TO PLANNING COMMITTEE

10th June 2020

Application Reference	DC/19/63409
Application Received	12th August 2019
Application Description	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.
Application Address	Royal Oak Inn, 1 Causeway Green Road, Oldbury, B68 8LA
Applicant	Mr Avninder Grewal
Ward	Langley
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) The approval of external materials
- (ii) Car parking to be laid out and retained as such (including details of an Electric vehicle charging point)
- (iii) Cycle parking
- (iv) Bin store, and maintenance/service plan
- (v) Security measures plan – entrance details, locks, etc
- (vi) Air quality report, mitigation measures, mechanical ventilation

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the application has generated significant local interest, and from John Spellar, Member of Parliament.

- 1.2 To assist members with site context, a link to google maps is provided below:

[Royal Oak Inn, 1 Causeway Green Road, Oldbury](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The site was used as a public house for many years, but from 2016 the building has been lying empty. A shop used as bookmakers was attached to the public house until approximately 2017 but has since been demolished.
- 2.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Asset of Community Value
Planning history
Living space standards
Overlooking/loss of privacy
Parking, highway safety and traffic generation
Noise and disturbance

3. THE APPLICATION SITE

- 3.1 The application site is situated on the corner of Causeway Green Road and Langley Green Road, Oldbury. The application site relates to a former public house known as The Royal Oak and is within a predominately residential area.
- 3.2 Opposite the site is another public house, and to the north of the site lies Langley High Street.
- 3.3 **Asset of Community Value**
- 3.4 The site is not listed as an asset of community value and there are no records of one ever being applied for to retain the building as a public house. Therefore, the conversion of the public house to a retail unit benefits from the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), meaning that Planning Permission would not be required in this instance.

4. PLANNING HISTORY

- 4.1 Permission was granted in 2017 for an extension to the existing building to bring the public house back into use, however during the construction

phase, ownership of the property changed hands, and works were not undertaken.

4.2 Relevant planning applications are as follows: -

4.3	DC/17/61345	Proposed first floor side extension, and glass roof over court yard.	Approved 29.03.2018
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5. APPLICATION DETAILS

5.1 The applicant proposes to retain the loft extension (with dormer windows to front and rear) to create:

- A single retail unit (A1 – no end user has yet to be identified) covering a total of 107sqm over two floors (one that includes the basement),
- A 13-bedroom house in multiple occupation (HMO) – (originally submitted 14-bedroom HMO with disjointed access to the shared facilities), with each room having access to their own private bathroom facilities. There will be a communal bike store, and two shared kitchen facilities, and
- An external a bin store area, four parking spaces and delivery manoeuvring area (to be shared between the retail staff, and occupiers of the HMO) separated from the highway by a new dwarf wall with railings on top.

5.2 The property is not classed a community asset (point 3.3), therefore the change of use from the public house to the retail unit is considered permitted development. Hence the focus of the report will be on HMO element only.

6. PUBLICITY

6.1 Amended plans have been received reducing the number of bedrooms from 14 to 13, in addition, a second kitchen would be provided. Therefore, the Council have re-publicised the application by sixteen neighbour notification letters. In total six objections were received, which includes a 210-signature petition of objection submitted from the wider community, and a communication from John Spellar MP.

6.2 Objections

Objections have been received on the following grounds: -

HMO:

- (i) The location of the car park entrance is too close to the existing junction, which combined with the lack of available parking would cause congestion in the area and also increase safety issues for pedestrians. The objector requests that if approved, the existing double yellow lines are extended;
- (ii) Residents of the HMO are likely to smoke outside causing a nuisance. Any smoking shelter would reduce the parking spaces further;
- (iii) The HMO is out of character with the local area;
- (iv) The HMO would affect the privacy of neighbours;
- (v) The potential future occupiers of the HMO may have different lifestyles to that of the other residents in the area, lacking community integration, potentially causing noise and general disturbances to residents, and anti-social behaviour problems;
- (vi) Residents feel that having a HMO within the area would increase crime or the fear of crime within the area;
- (vii) Concerns have been raised over the lack of good public transport within the area,
- (viii) Lack of outdoor space for residents; and
- (ix) The police's observations should be sought as other HMO's in the area have had drug related problems.

Retail:

- (i) The area does not need a further retail until in the area. An introduction to one would cause an increase of litter and nuisance;
- (ii) The lack of storage space for waste would exacerbate the existing fly-tipping problems in the area; and
- (iii) The introduction of a new retail element would result in other businesses and trades declining or having to close.

6.3 Responses to objections

I respond to the objector's comments in turn;

HMO:

- (i) The Council's Highways Department have been consulted and have raised no objections to the proposal (refer point 7.2 below). Any request for a revised traffic order will need to be made to the highway department,
- (ii) No covered smoking shelter has been provided. However, most residential properties do not have such facility and there is no requirement to provide these under environmental health regulations.

- (iii) A HMO is a residential use, the area is residential in nature with a mixture of housing types and hence the use would complement the character of the existing area.
- (iv) The building is at least 24m away from properties on New Henry Street, and 26m from properties on Langley Green Road, complying with the Council's minimum requirements of 21m separation for privacy. It should also be noted that the previous use of the upper floor served as a residential flat for the landlord of the public house.
- (v) Subject to appropriate security measures, the police have raised no objections to the proposal (refer to point 7.3). In addition, the HMO will need to be licenced by private sector housing and under the terms of the licence, standards are required to be maintained which include management regulations regarding how the HMO is managed. These include:
 - a) allowing landlords access at reasonable times to occupied rooms;
 - b) complying with arrangement made by the landlord in respect of fire precaution and litter storage/disposal;
 - c) take reasonable care to avoid damaging items; and
 - d) do not take part in anti social behaviour that affects occupiers/residents.
- (vi) See point (v) above.
- (vii) The site has good access to public transport with bus and train routes being available within walking distance of the site, serving local towns and the greater Birmingham City transport hub.
- (viii) Limited outdoor space has been provided, however; Barnford Park, and Langley Park are within walking distance of the site, as well as the Canal network which is also used for recreation purposes,
- (ix) The police have been consulted and have raised no objections (refer to point 7.3).

Retail:

(i,ii,iii)The concerns of residents are noted, however, the retail unit does not require Planning Permission (see point 3.4).

7. STATUTORY CONSULTATION

7.1 Planning and Transportation Policy

Details of cycle storage should be provided in accordance with the Black Country Core Strategy policy TRAN4.

Planning policy have concerns over the retail element as it could undermine the existing shopping facilities in the area. However, this element is permitted development (see point 3.3 above). With regards to

the HMO element, the public house was likely to have a residential use, therefore there are no objections.

The proposal is liable for Community Infrastructure Levy (CIL).

7.2 Highways

The HMO requires one parking space per two bedrooms; several amended plans have been provided, reducing the number of bedrooms (from 14 to 13), along with a transport statement that addresses the shortfall in off-street parking spaces, resulting in the Council's highways department withdrawing their original objection.

7.3 West Midlands Police

The Police recommend security measures be conditioned as part of any approval and the Police confirm that despite the location of the off-licence adjacent they have no objection to this application.

7.4 Healthy Urban Development Officer (Public Health)

Details and approval of secure cycle parking and bin stores should be provided and retained during the life of the development. Requests have also been made over air quality and mechanical ventilation information which can be provided by way of condition.

7.5 Private Sector Housing

Comments raised are covered by other legislation.

8. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY

8.1 National Planning Policy Framework (NPPF) promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

8.2 Paragraph 109 of the adopted NPPF states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Following amended plans, the Council's Highways Department has raised no concerns.

9. LOCAL PLANNING POLICY

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

ENV3: Design Quality
SAD EOS9: Urban Design Principles
SAD DM6: Community Facilities
Revised Residential Design Guide

9.2 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 parking layout, refuse storage and secure cycle storage.

9.3 The application site is unallocated in the adopted development plan. The provision of a HMO is therefore considered in accordance with adopted supplementary guidance set out in paragraph 9.1 above. The internal space standards and provisions set out in the HMO Annex (minimum 10sq.m for a single occupancy room with separate shared kitchen facilities) have been met by the applicant in this case.

10. MATERIAL CONSIDERATIONS

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

10.2 Asset of Community Value

Public houses can be afforded greater protection as local community assets. This property has been closed for several years and has not been considered as a local asset.

10.3 Planning history

There is extensive planning history relating to the site and the property has been extended significantly. The current proposal has been amended following the original submission to reduce the intensity of the proposal.

10.4 Living space standards

Minimum internal living space standards have been met (paragraph 9.3 above).

10.4 Overlooking/loss of privacy

Refer to paragraph 6.3 (iv) above. No issues arising.

10.5 Parking, highway safety and traffic generation

The proposed parking provision is deemed appropriate following amended plans.

10.6 Noise and disturbance

As indicated in paragraph 6.3 (vi) above, these matters can be controlled through the HMO licensing process

10.7 Other considerations – means of escape (Fire Safety)

Material planning considerations are determined through case law, however matters that can be dealt with through the control of other legislation are not considered to be material considerations. Furthermore paragraph 55 of the National Planning Policy Framework states that conditions should not be used which require compliance with other regulatory bodies, namely Building Regulations and Private Sector Housing [see 6.3 (v) b) above].

11. IMPLICATIONS FOR SANDWELL'S VISION

11.1 The proposal supports Ambitions 7, 8 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 is policy compliant and there are no other unsatisfactory material considerations to warrant refusal of the application.

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 The compliance with security conditions will result in there being 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).

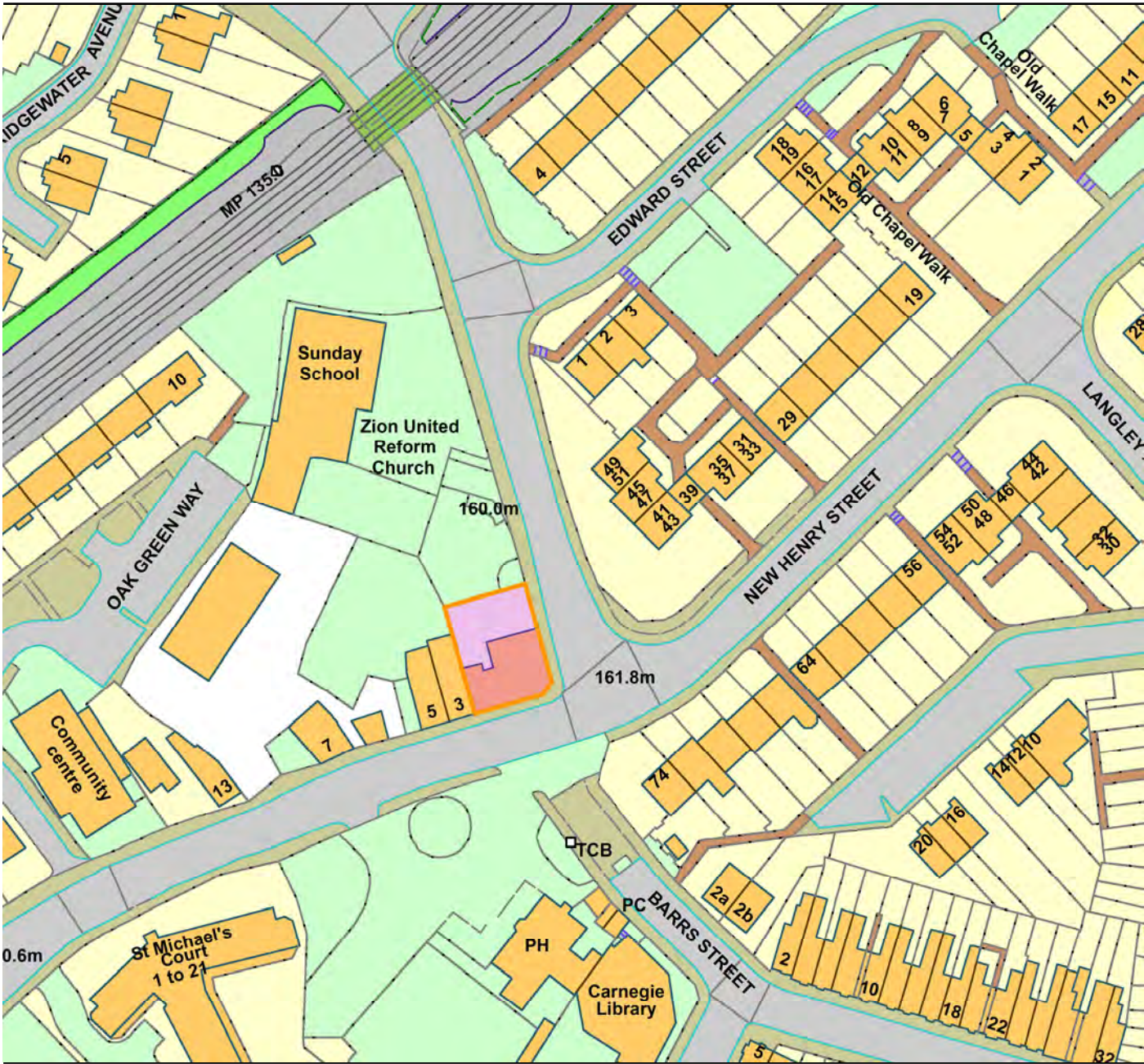
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 20.1 There will be no impact.

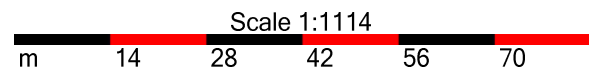
21. APPENDICES:

Site Plan
Context Plan
Plan No. 30855 006 Rev B
Plan No. 30855 007 Rev B
Plan No. 30855 008 Rev C

DC/19/63409
Royal Oak Inn, 1 Causeway Green Road

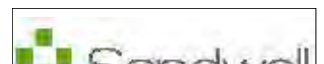
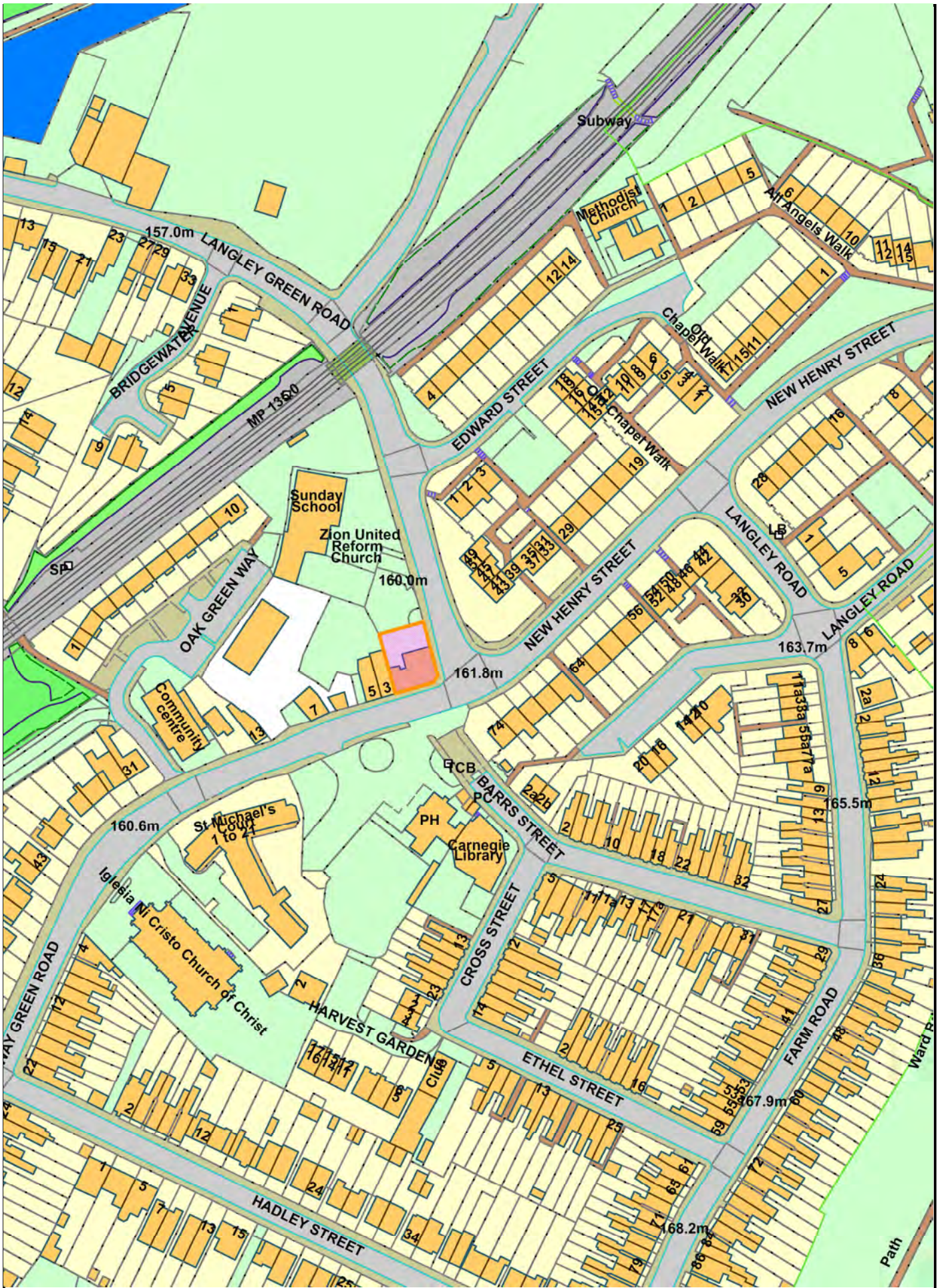


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Organisation	Not Set
Department	Not Set
46 Comments	Not Set
Date	21 May 2020



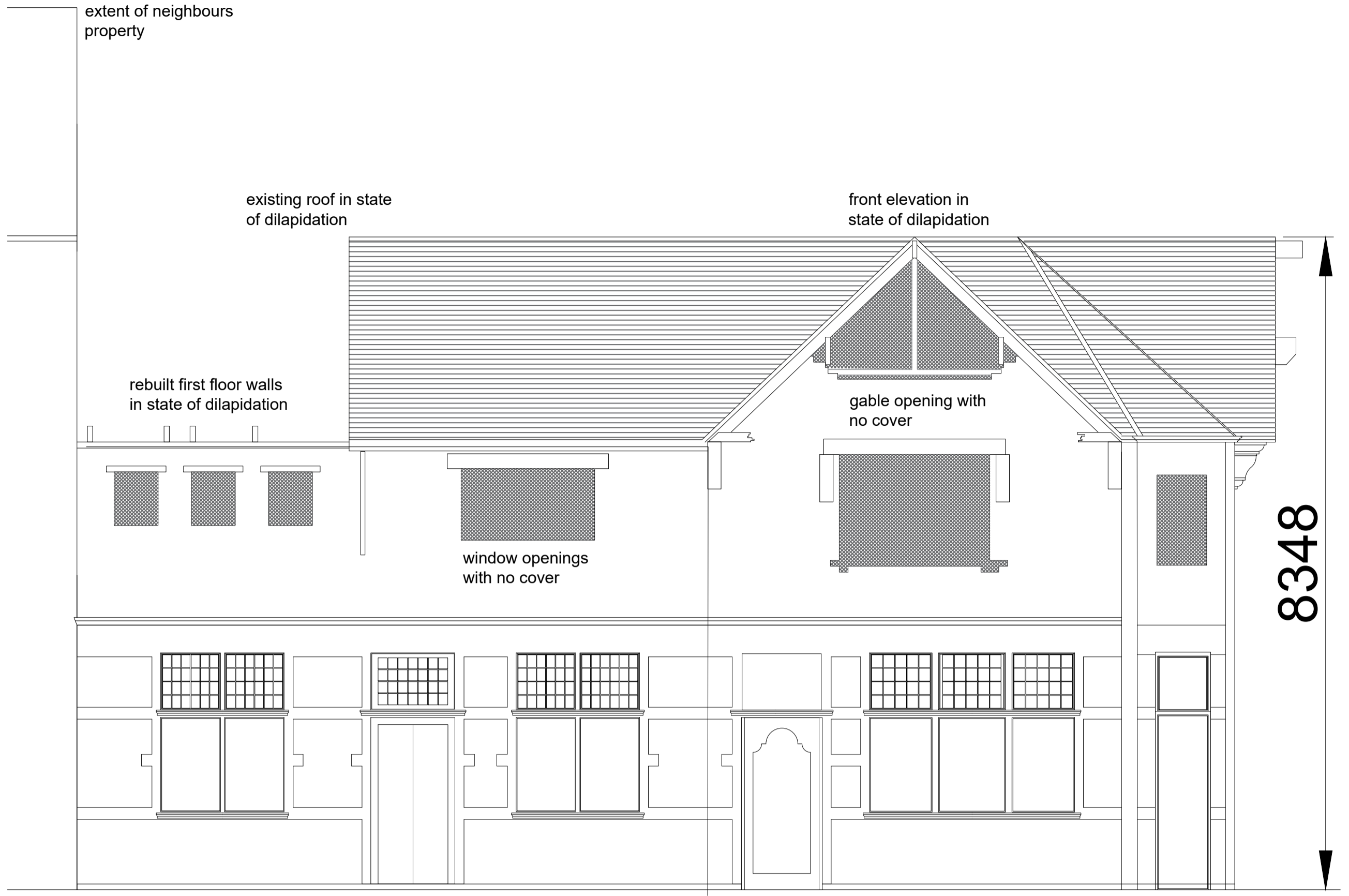
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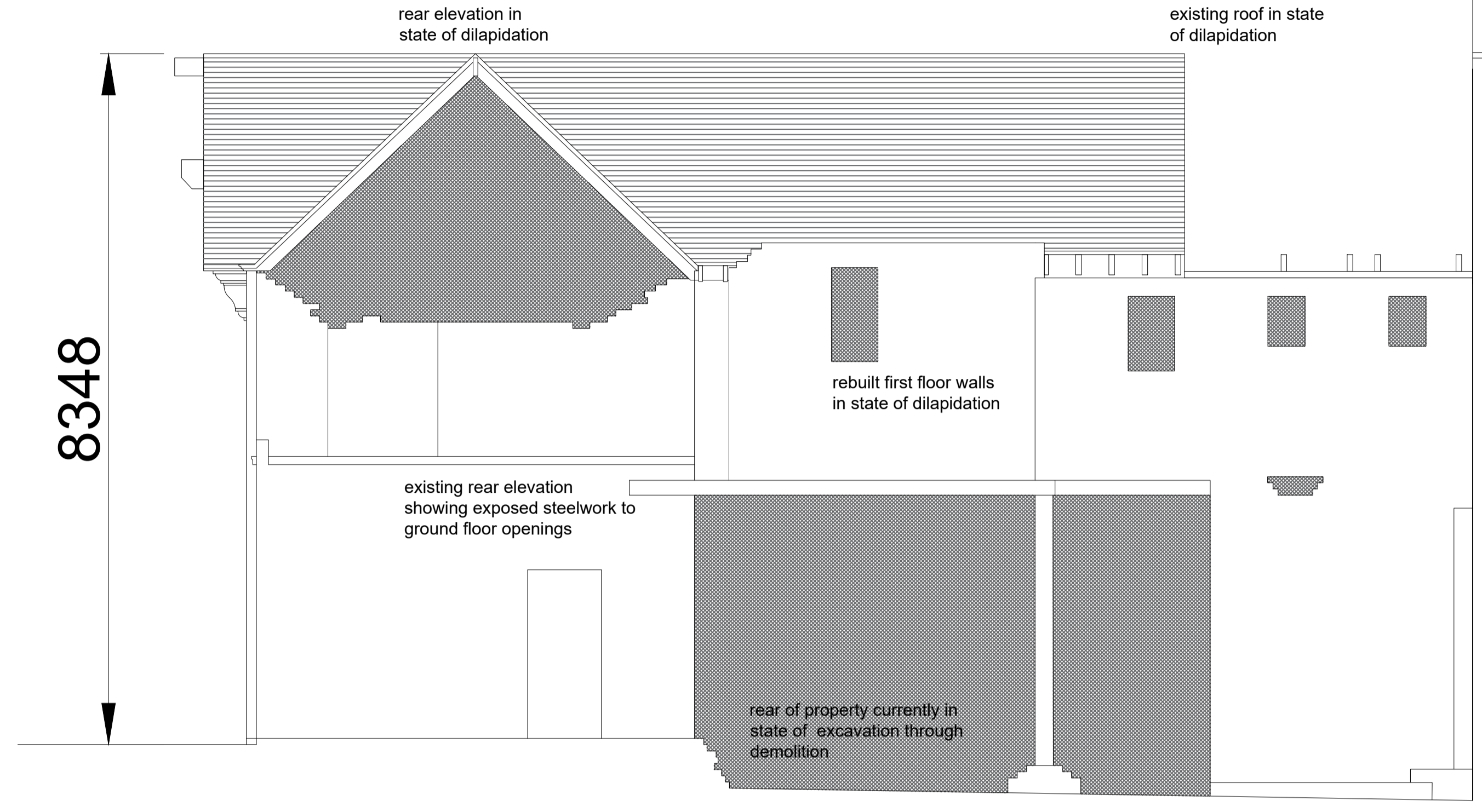
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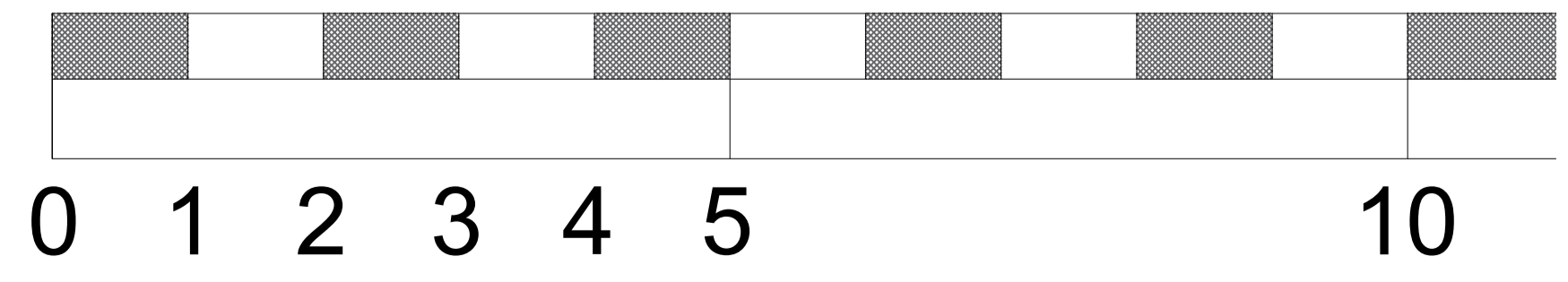
EXISTING ELEVATION A



EXISTING ELEVATION C



EXISTING ELEVATION B



State of building shown as of at time of application

REVISIONS

A	28.08.19	Scale bar added
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TEL: 01543 262444
WEB: WWW.N-B-A.CO.UK

CLIENT:
Mr Grewal

PROJECT:
The Royal Oak
1 Causeway Green
Oldbury
B68 8LA

DRAWING TITLE:
Existing Elevations

PLANNING DRAWING

SCALE 1:50	SHEET A1
DATE July 2019	DRAWN BY JCM

DRAWING.NO 30855	005	REV. A
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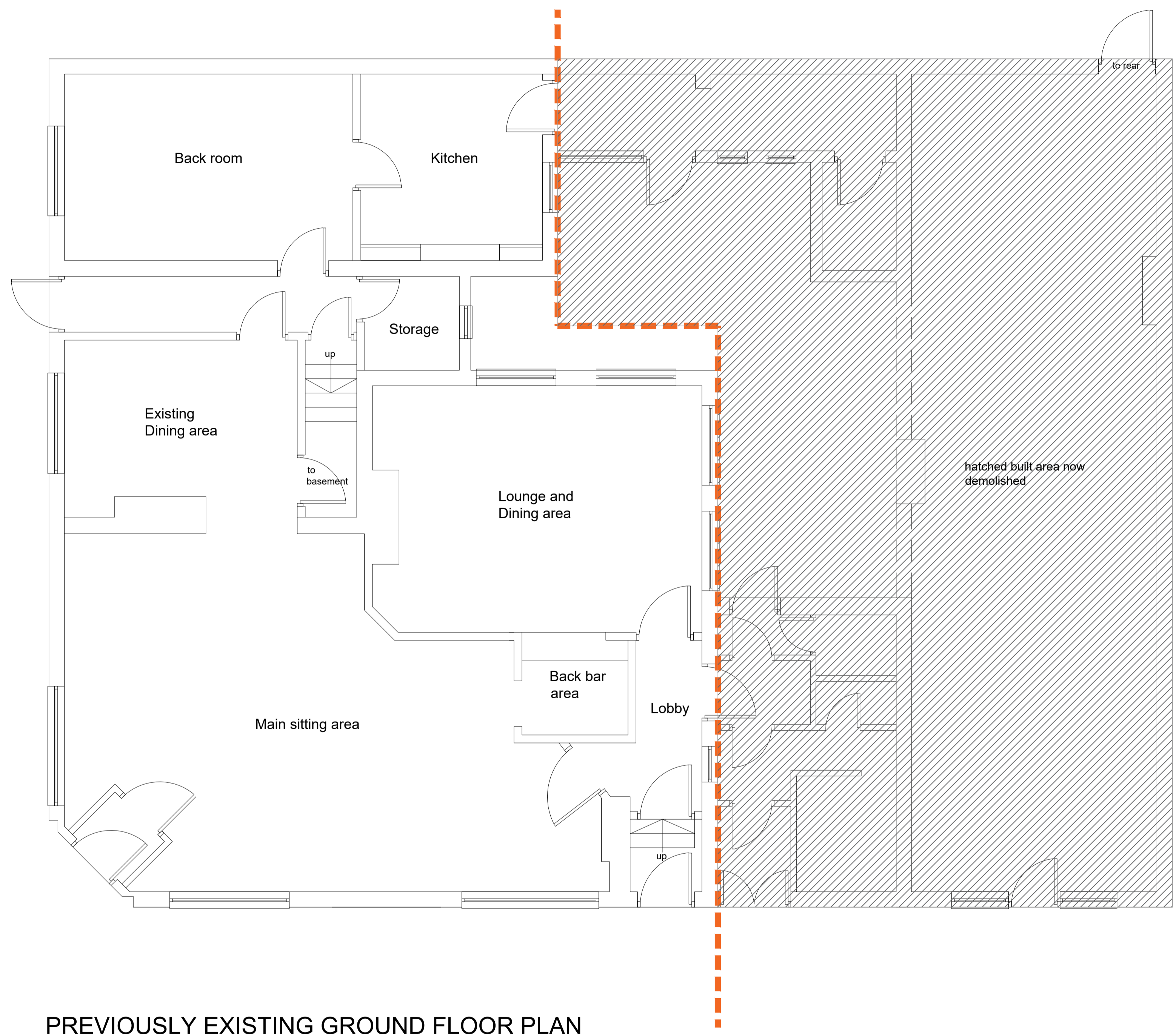
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PREVIOUSLY EXISTING GROUND FLOOR PLAN

REVISIONS		
A	28.08.19	Scale bar added

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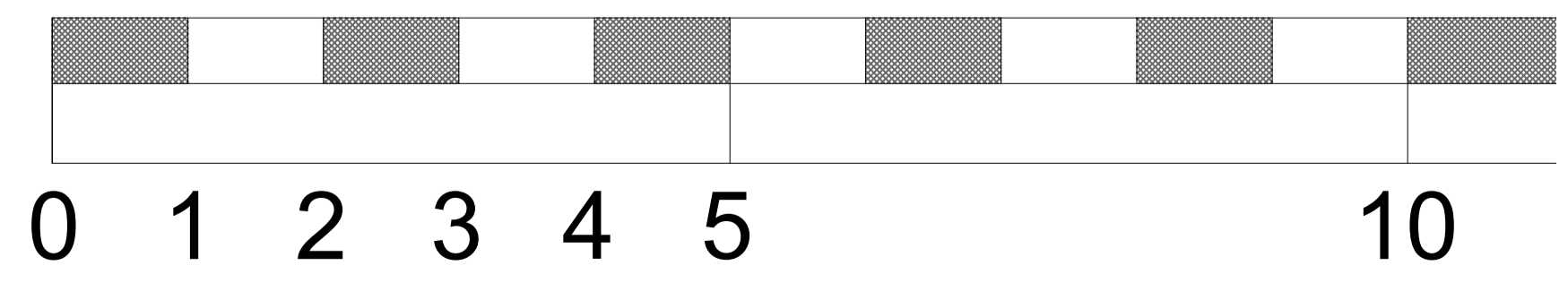
PROJECT:
The Royal Oak
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Oldbury
B68 8LA

DRAWING TITLE:
Existing Ground Floor Plan

PLANNING DRAWING

SCALE 1:50	SHEET A1
DATE July 2019	DRAWN BY JCM

DRAWING.NO 30855	REV. 003	A
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State of building shown as previously existing prior to demolitions and building works

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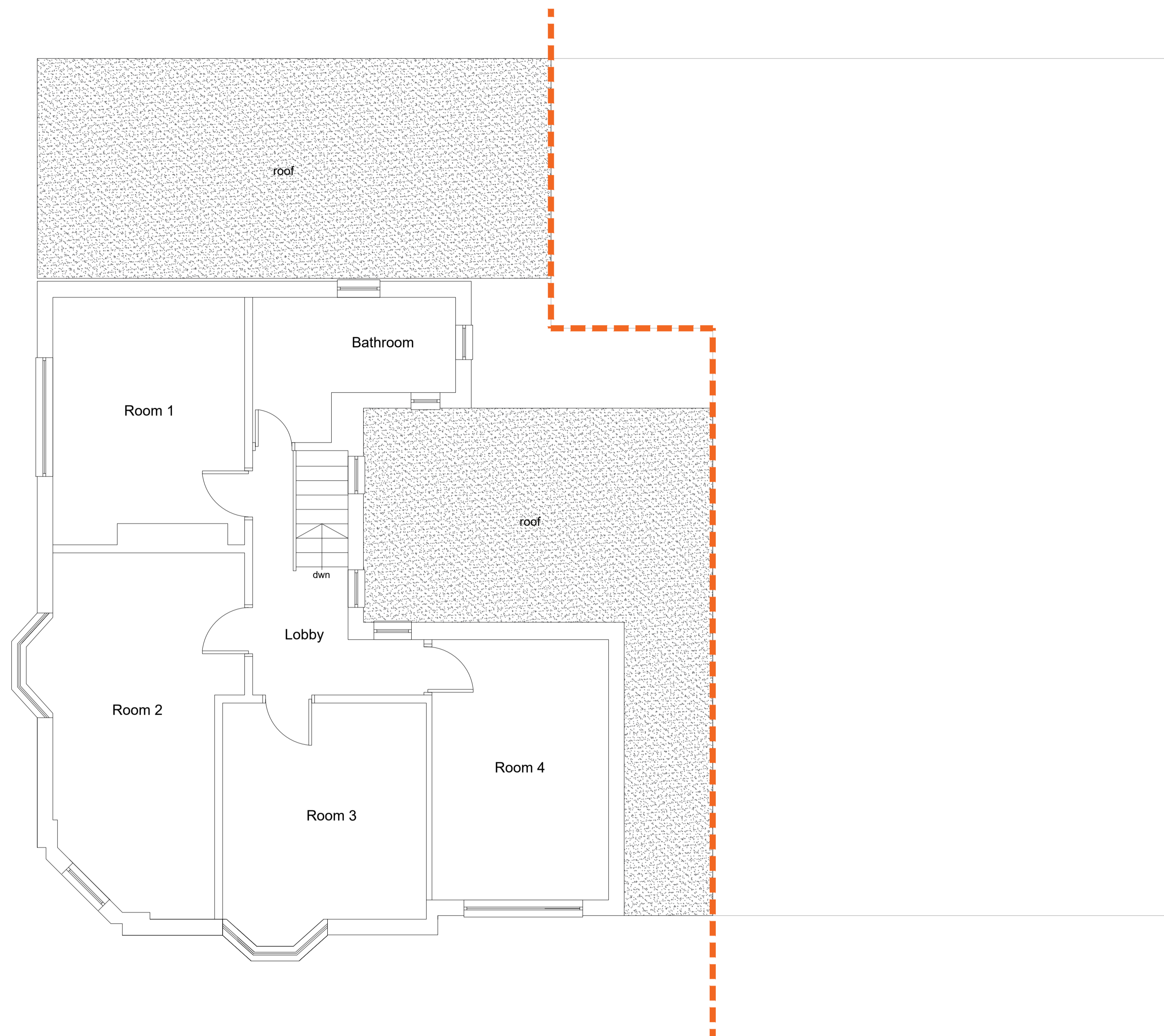
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PREVIOUSLY EXISTING FIRST FLOOR PLAN

REVISIONS

A	28.08.19	Scale bar added
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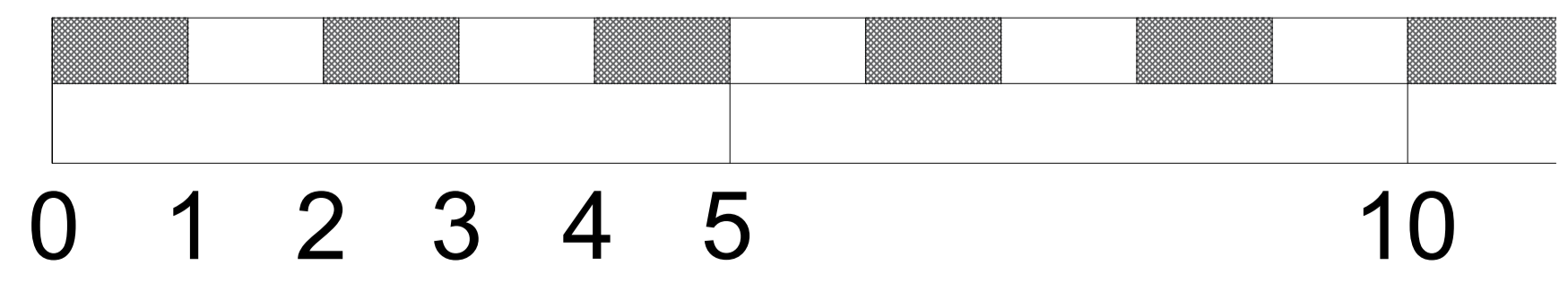
PROJECT:
 The Royal Oak
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DRAWING TITLE:
 Existing First Floor Plan

PLANNING DRAWING

SCALE 1:50	SHEET A1
DATE July 2019	DRAWN BY JCM

DRAWING.NO 30855	004	REV. A
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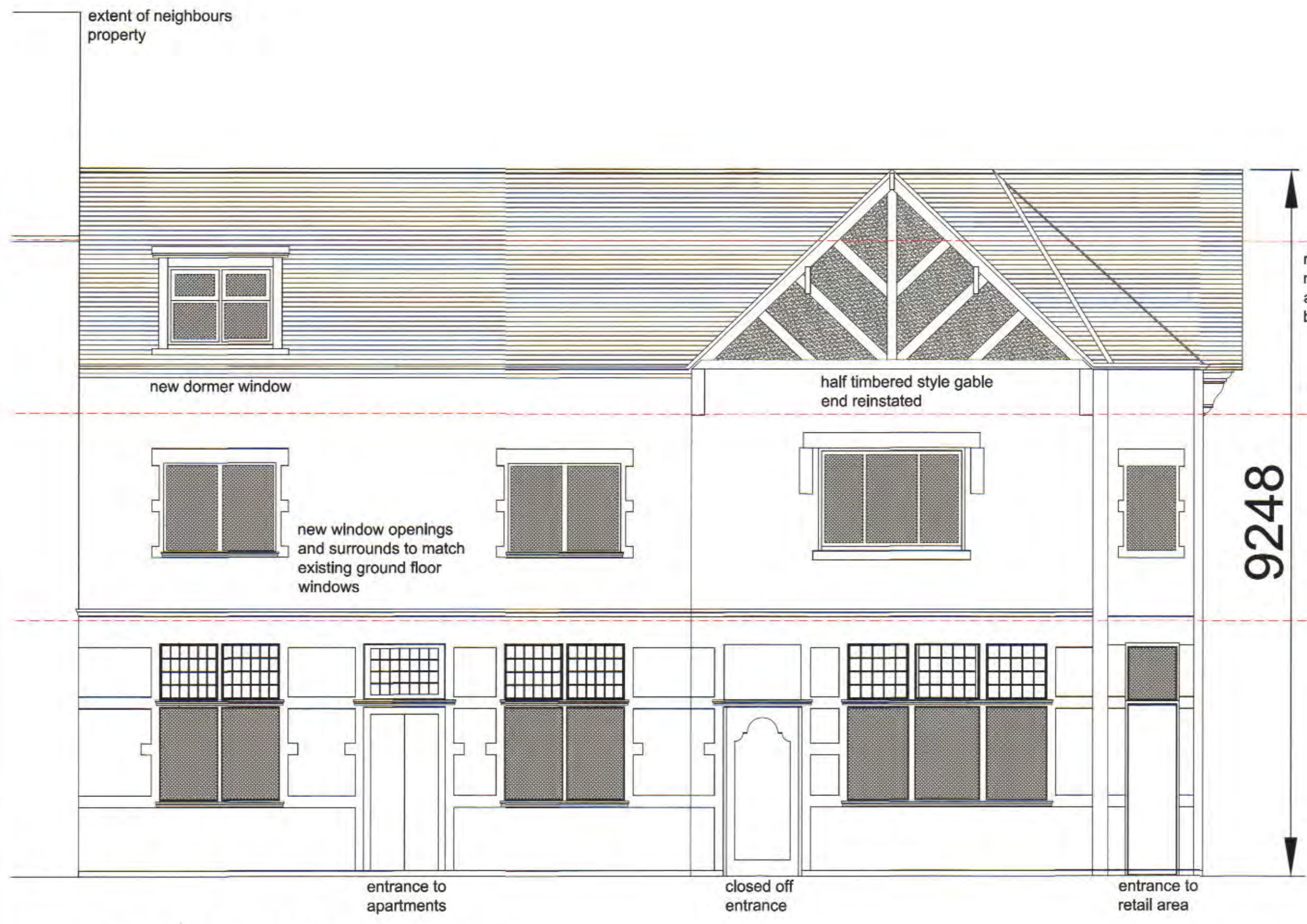
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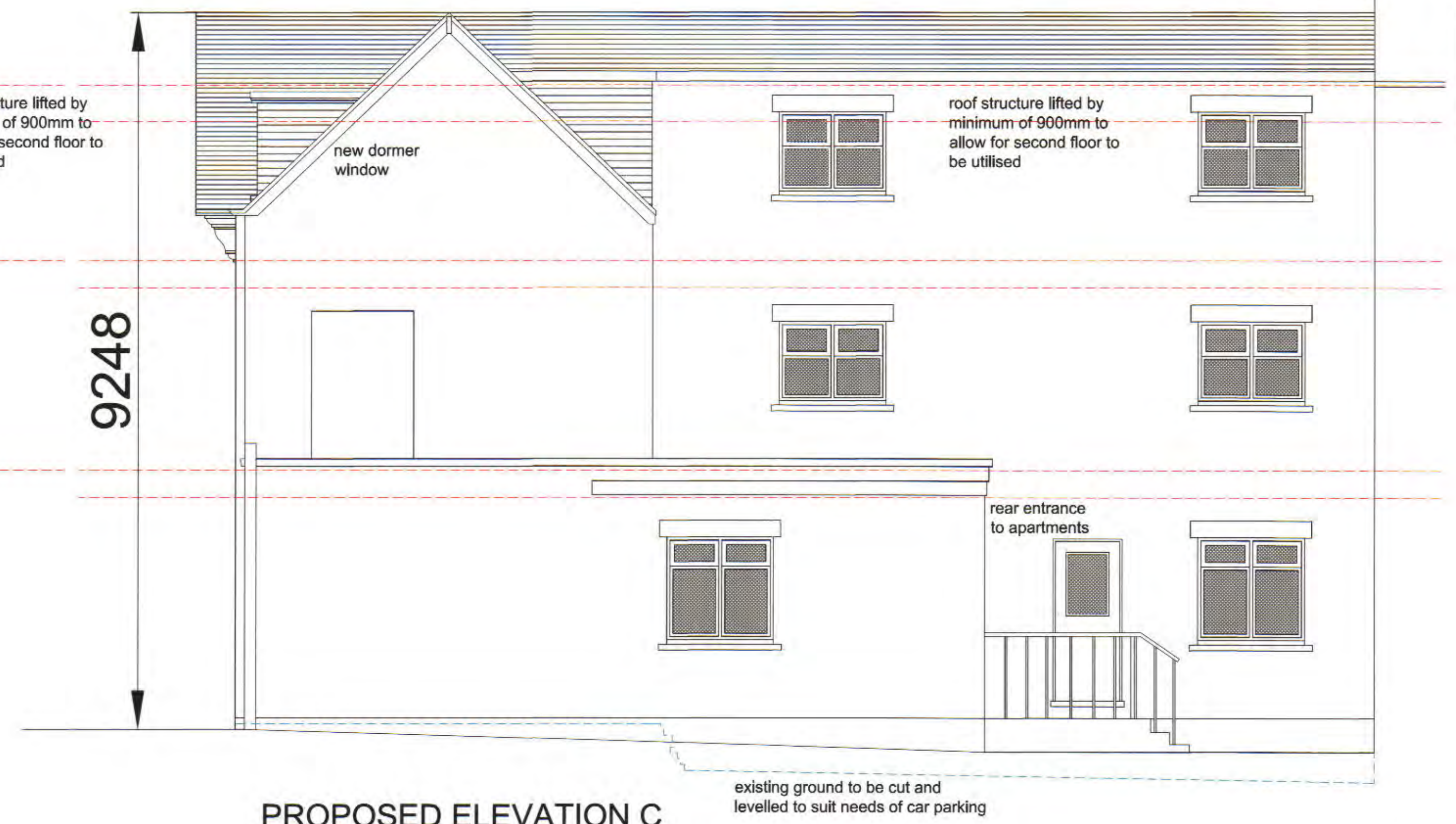
DC119/63409
 AMENDED
 PLAN

03/10/20

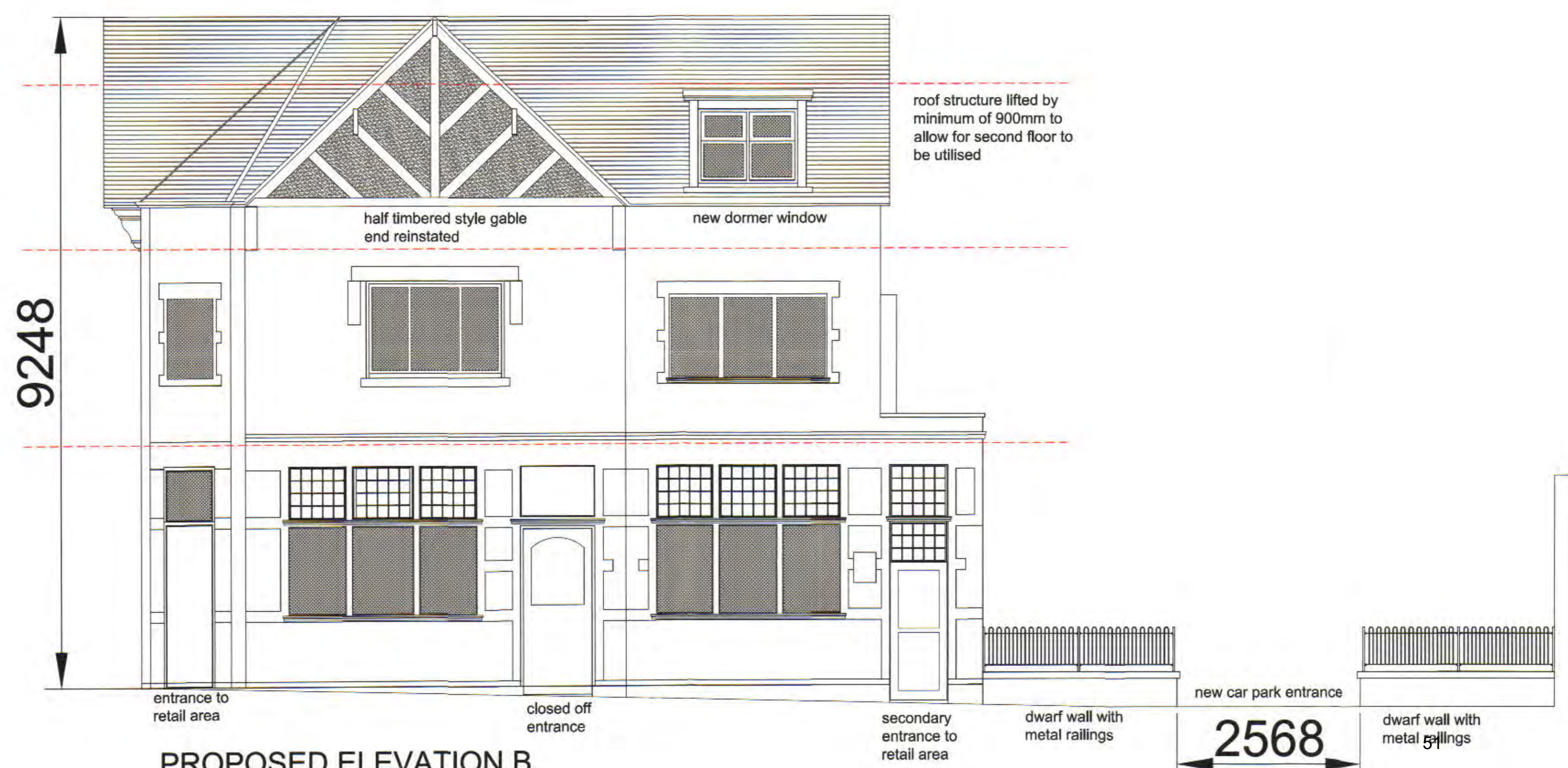
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PROPOSED ELEVATION A



PROPOSED ELEVATION C



PROPOSED ELEVATION B

REVISIONS

B	29.11.19	Elevations C amended
A	28.08.19	Scale bar added

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CLIENT:
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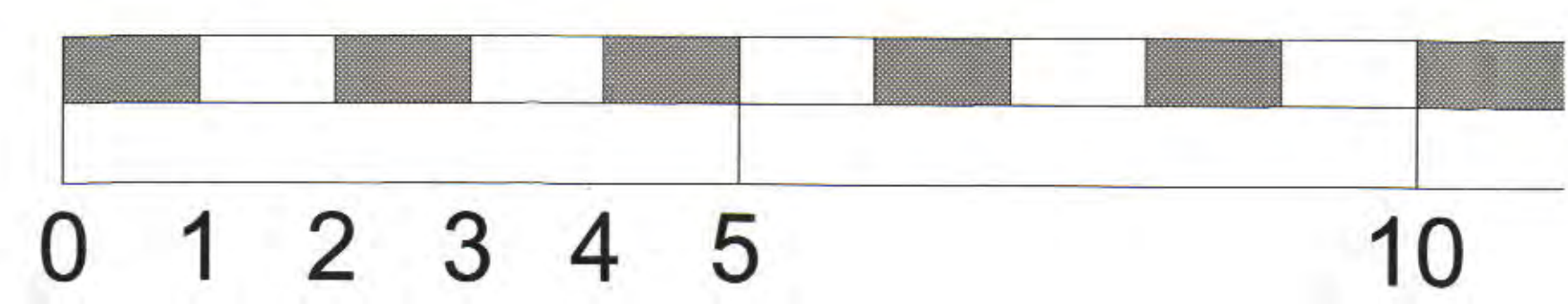
PROJECT:
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DRAWING TITLE:
 Proposed Elevations

PLANNING DRAWING

SCALE 1:50	SHEET A1
DATE July 2019	DRAWN BY JCM

DRAWING NO 30855	REV. 006	B
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AMENDED
PLAN
03/11/20

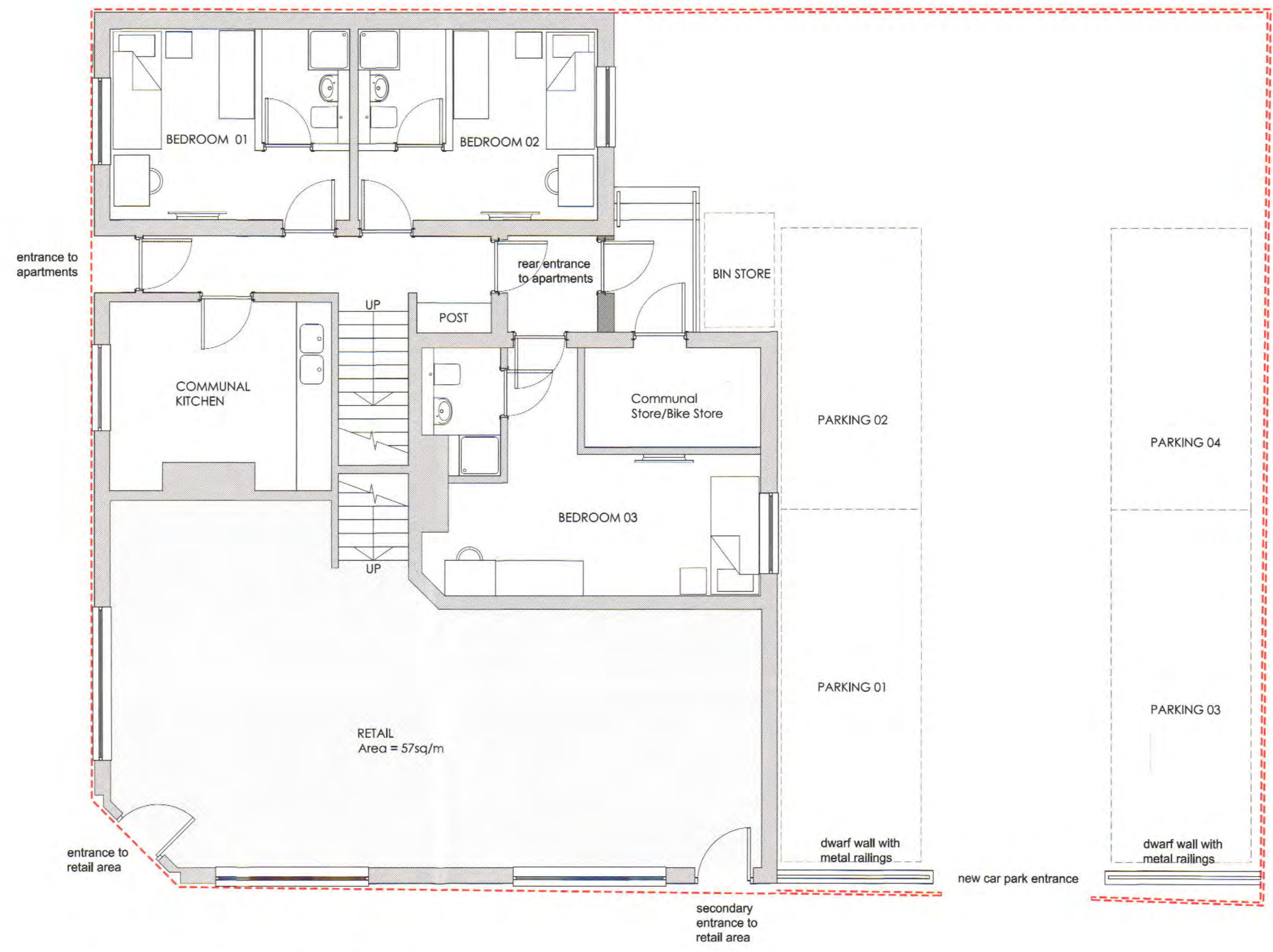
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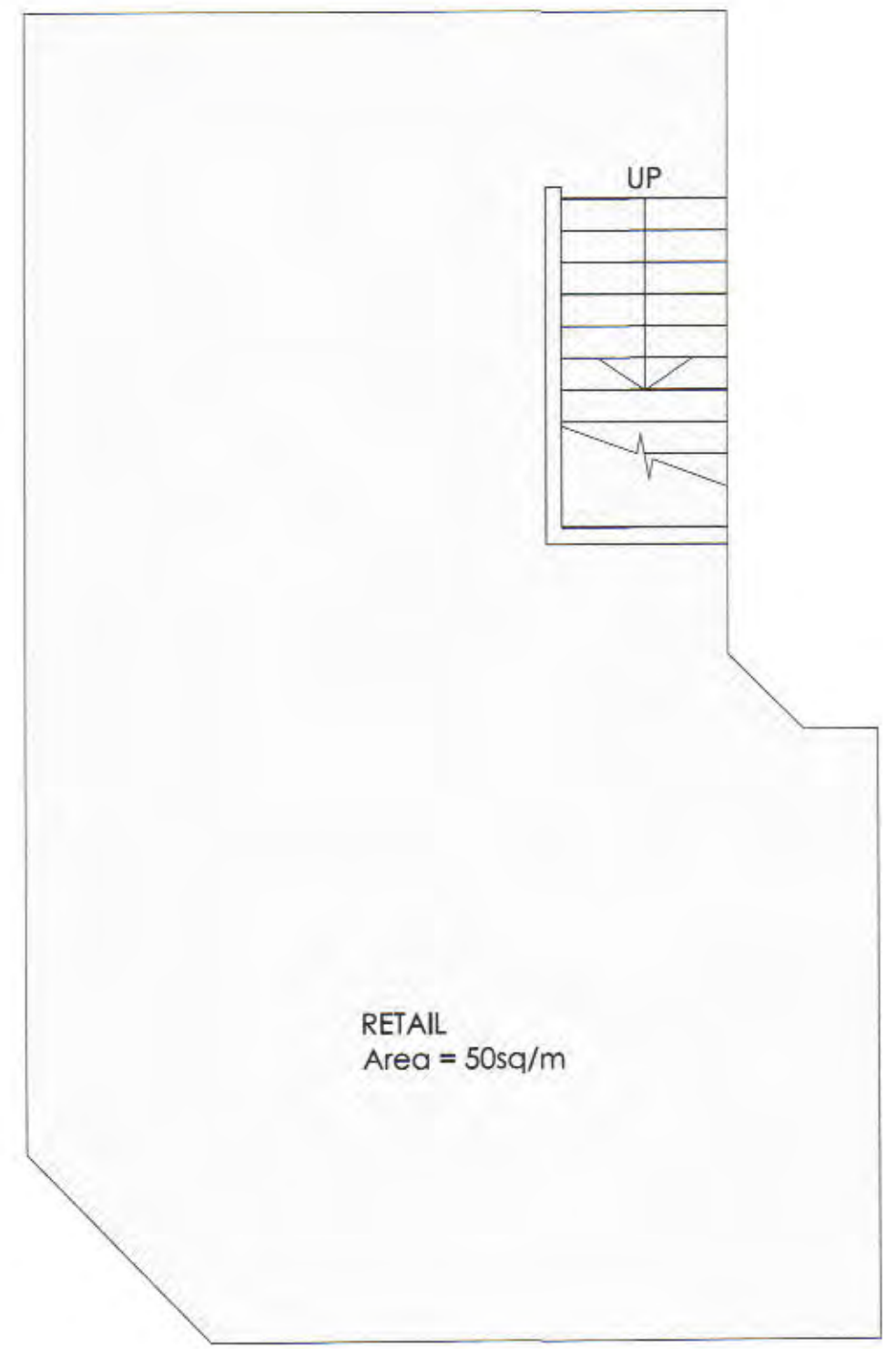
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Proposed Ground Floor Plan
Scale 1:50



Proposed Basement Plan
Scale 1:50

REVISIONS

B	29.11.19	Rear entrance and bedroom 3 amended
A	28.08.19	rooms relabeled, windows added

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CLIENT:
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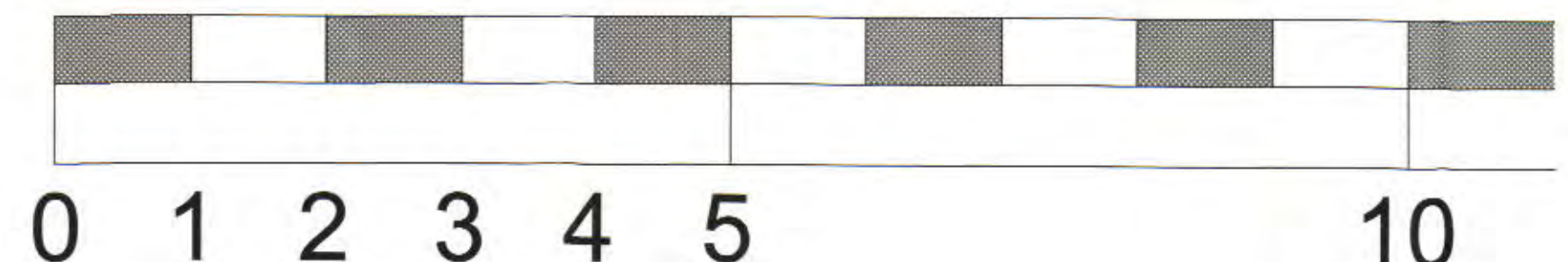
PROJECT:
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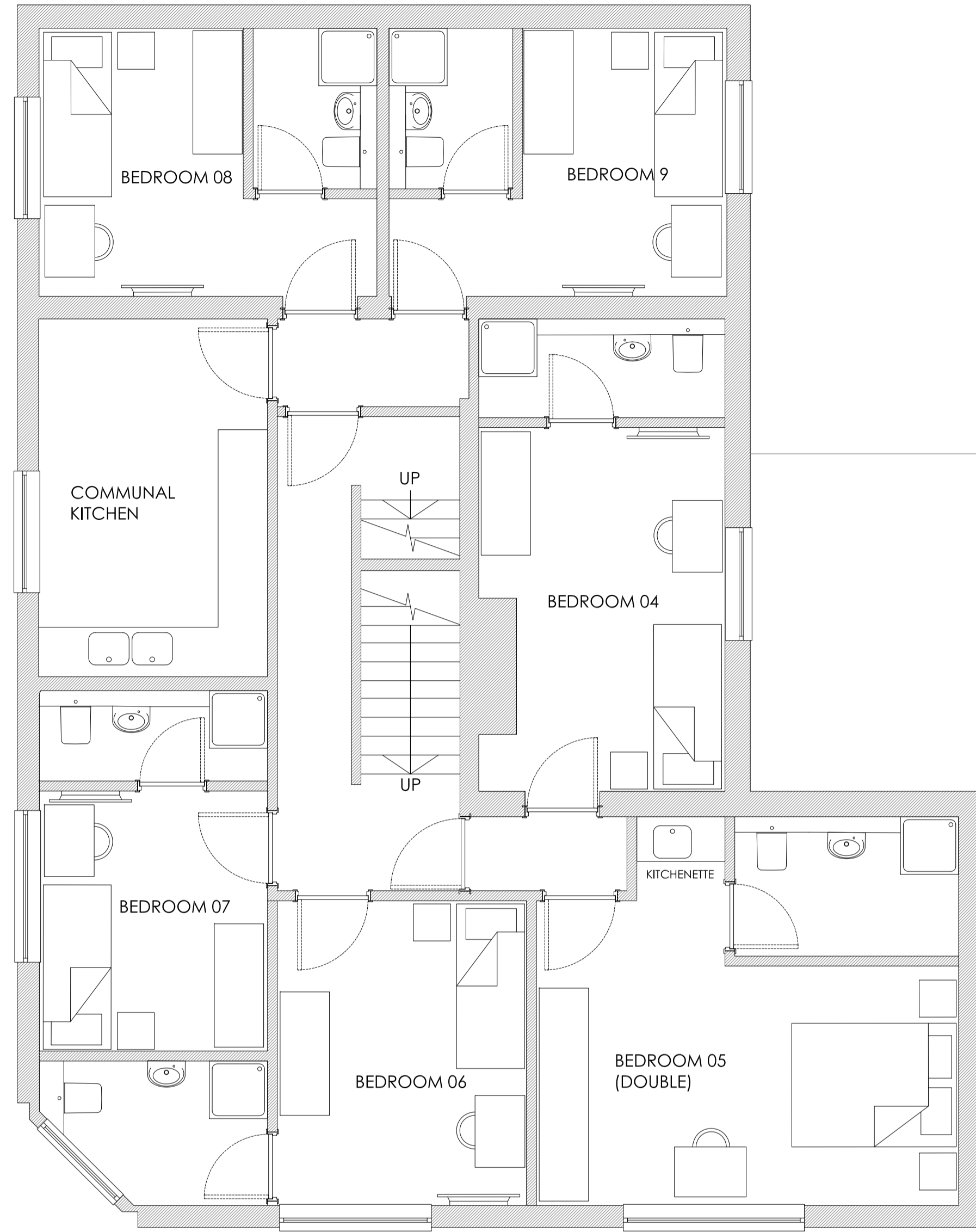
DRAWING TITLE:
Proposed Ground & Basement Floor Plans

PLANNING DRAWING

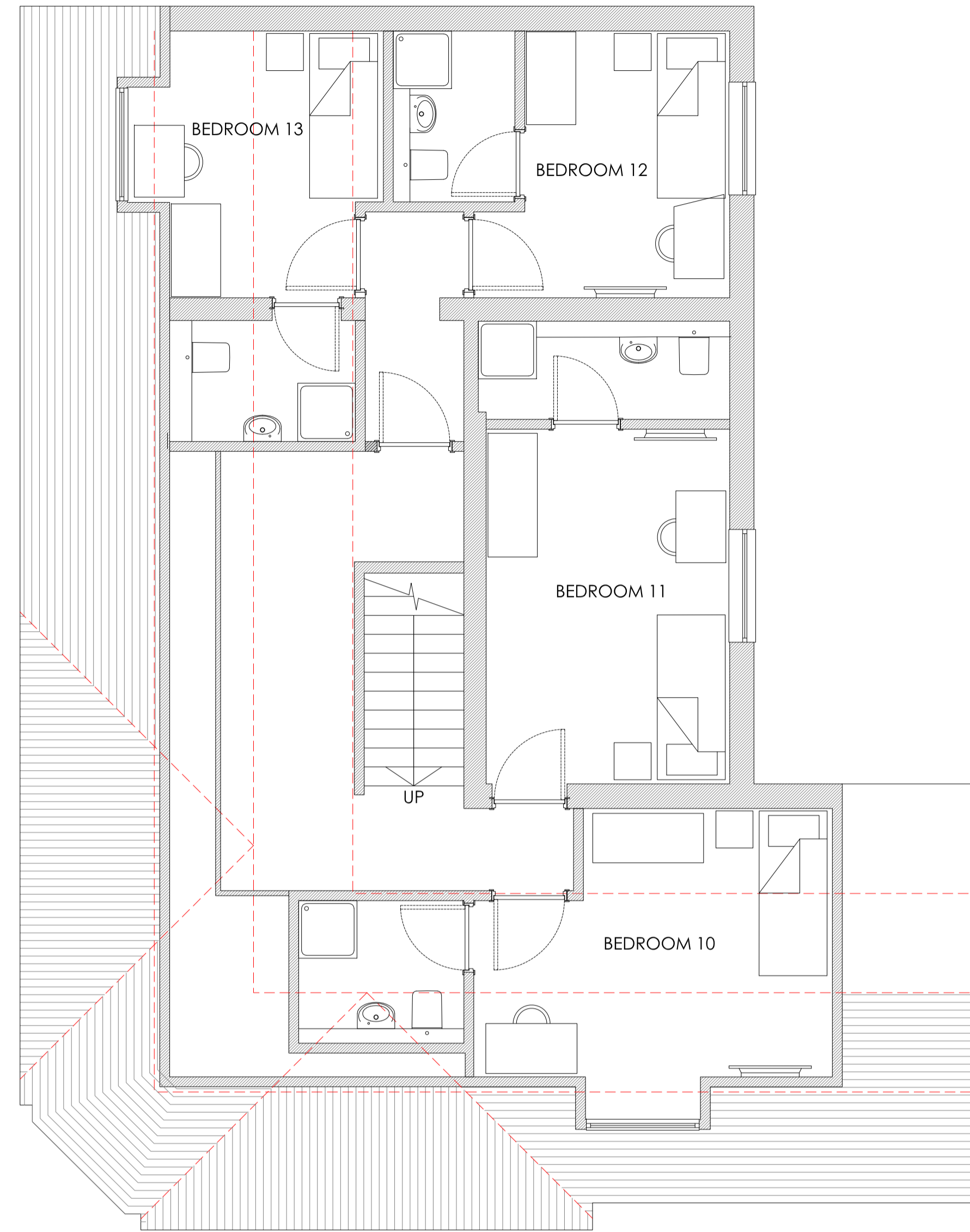
SCALE 1:50	SHEET A1
DATE July 2019	DRAWN BY JCM

DRAWING.NO 30855	REV. B
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Proposed First Floor Plan
Scale 1:50



Proposed Second Floor Plan
Scale 1:50

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REVISIONS

C	23.01.20	second communal kitchen added
B	29.11.19	landing lobbies added
A	28.08.19	rooms relabeled, windows added

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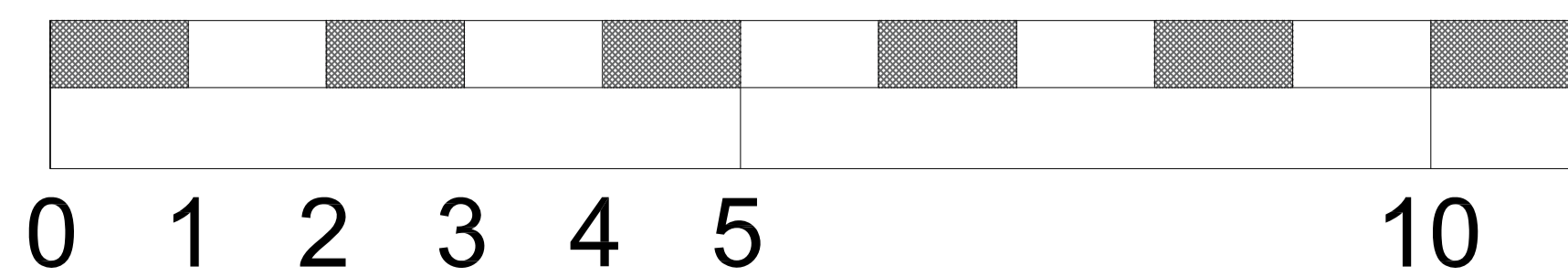
PROJECT:
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DRAWING TITLE:
Proposed First & Second Floor Plans

PLANNING DRAWING

SCALE 1:50	SHEET A1
DATE July 2019	DRAWN BY JCM



DRAWING.NO 30855	008	REV. C
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REPORT TO PLANNING COMMITTEE

10th June 2020

Application Reference	DC/19/63440
Application Received	9 th September 2019
Application Description	Proposed change of use to part of ground floor to create a self-contained flat on the ground floor with HMO on first floor and second floors, together with associated parking.
Application Address	10 - 12 Park Hill Wednesbury WS10 0PL
Applicant	Mr Balachandran Thiyagrajah
Ward	Friar Park
Contribution towards Vision 2030:	 
Contact Officer(s)	Mr William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to: -

- (i) The approval of external materials;
- (ii) Provision and retention of parking with an electric vehicle charging point;
- (iii) Refuse storage enclosure details, implementation and retention of approved details;
- (iv) Details of security measures,
- (v) Details of bin storage, and service plan,
- (vi) Footway crossing extension, and
- (vii) Provision of secure cycle storage.

1. BACKGROUND

1.1 This application was originally reported to your Planning Committee in March because it had generated several objections and was recommended for approval.

1.2 Members will recall visiting the site and a link to google images has been provided:

[10-12 Park Hill, Wednesbury](#)

1.3 At your meeting in March, Committee Members deferred the application in order for the applicant to provide additional information. Section 2 below provides this information.

2.0 Additional Information

2.1 This information has been provided by the applicant. The questions and answers are detailed below:-

i) Please can you clarify the plans? How many rooms are being proposed?

Seven bedrooms are proposed. The existing flat has a total of 9 bedrooms, however this has been reduced to allow for shared kitchen and living facilities for the tenants.

ii) Do the plans show exactly all works/ extensions proposed?

Yes, the plans do show exactly all works proposed. The property is not being extended.

iii) There is a large structure in the back garden, reports suggest that there is a bed in it? Can you comment and provide photos please?

This is false. The property is currently occupied by the shops tenant, wife and young child. It is used for storage as stated on the submitted plans. (Please see photograph below).



iv) Please provide details of any fire escape/fire escape measures?

The proposals show a dedicated protected route from the HMO stairs to the outside of the building.

v) What fire prevention measures are in place?

The proposals will be fitted with a fire alarm system including emergency lighting. Fire doors were shown on the planning drawing 2155 P10B which was submitted with the planning application.

vi) Car parking is potentially inadequate. Please confirm spaces (for the flat and HMO) and what measures are in place to protect these and prevent customers parking there?

Signage will be in place stating reserved car park spacing for HMO & flat tenants.

vii) Members are concerned about HMO's have the potential for Anti-Social Behaviour issues. Please can you tell me what the landlord proposes to do to control this?

If any of the residents were to commit anti-social behaviour the landlord would serve them notice to leave.

viii) Depending of the numbers of bedrooms, would your client consider reducing the number of bedrooms in order to reduce the need for parking, reduce any potential ASB issues and provide more internal shared facilities, increasing the standard of living for occupants?

All of the bedrooms are existing therefore we would not be prepared to reduce them.

ix) Over-development? – would the applicant consider reducing the numbers especially to assist with parking as well?

We cannot presume every tenant will own a vehicle, therefore we do not believe parking will be an issue.

x) Concerns have been raised of the main access to the HMO being right next to No. 14 Park Hill creating noise/ nuisance? Could you comment on this please?

The proposed HMO entrance is an existing entrance to the Lifestyle express shop, therefore we are not proposing a new entrance. There is also a gap of approximately 5 meters between this entrance (white door in photograph) and the side of the property 14 Park Hill (please see photograph below)

3. SUMMARY OF KEY CONSIDERATIONS

- 3.1 The site is unallocated in the adopted development plans.
- 3.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Policies in the adopted development plans BCCS and SAD
Planning history
Living space standards
Overlooking/loss of privacy
Parking, highway safety and traffic generation.
Noise and disturbance

- 3.3 Other considerations - Means of Escape (fire safety)

4. THE APPLICATION SITE

- 4.1 The application refers to an existing retail convenience store with living accommodation on the south side of Park Hill close to the junction with Woden Road East, in a residential area.
- 4.2 The application building comprises of a two and a half storey property combining retail and residential use. The residential element is one dwelling (9 bedrooms). The existing ground floor has a shop and storage areas together with a lounge, dining room and kitchen for the dwelling. The first floor has 6 bedrooms (4 with en-suites) and a family bathroom. The loft contains 3 bedrooms and a bathroom. There is a hard-surfaced yard (81.5sq.m) at the rear with a detached garden room and store. At the front of the property there is a forecourt parking area.

5. PLANNING HISTORY

- 5.1 The property has been substantially extended in the past to maximise the floor space of what was originally two semi-detached properties.
- 5.2 Relevant planning applications are as follows: -

DC/15/58184	Proposed door and window to existing shop front elevation and veranda to the rear for storage.	Approved 26/6/15
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DC/13/56272	Proposed revision to DC/12/54776 To increase size of rear dormer	Refused 24/10/13 Appeal Dismissed.
DC/12/55146	Proposed conservatory, and new shed.	Approved 7/11/12
DC/12/54776	Retention of rear dormer window (revisions to planning approval DC/09/51689)	Refused 07/06/12 Appeal Allowed 18/12/12
DC/12/54714	Variation of condition 1 of DC/09/51689 - Proposed flat roofed garage/store, and a higher eaves height to allow appropriate internal access.	Approved 27/7/12
DC/09/51689	Proposed ground floor extension, First floor extension with loft Conversion.	Approved 05/07/10

6. APPLICATION DETAILS

- 6.1 The existing ground floor dining, kitchen and lounge would be converted to a 1-bed flat (88sq.m). When the application was originally submitted it was proposed to convert part of the existing ground floor storage area into a hairdressing salon. However, during the processing of the application this has been deleted from the proposal as has a small single-storey extension along the boundary with number 8 Park Hill.
- 6.2 The first and second floors would be converted into a 7 bedroomed HMO, accessed off a separate entrance at the front of the building. There would be shared lounge and kitchen facilities. Each of the rooms would be single occupancy and range in size between 10 and 18sq.m. No other external alterations to the building are proposed.
- 6.3 Parking for 4 cars would be provided on the forecourt along with enclosed refuse storage areas.
- 6.4 **Outbuilding**
- 6.5 Concerns have been raised over the existing outbuilding being used for sleeping accommodation (see point 11.1 iii). The occupation of this

building is not part of this application, and any reports of these activities would require planning permission and would be investigated accordingly

7. PUBLICITY

7.1 The application has been publicised by an extended neighbour notification letter process, writing to 51 individual properties; 18 objections have been received.

7.2 Objections

Objections have been received on the following grounds: -

- (i) Concern about the proposed hairdressing salon and increased parking problems from staff, residents and customers;
- (ii) There are too many salons already in the area;
- (iii) Concern about the type of clientele living in the HMO, and community cohesion;
- (iv) Loss of privacy from additional residents overlooking nearby gardens and houses;
- (v) Increased noise;
- (vi) Increased refuse and dust;
- (vii) The HMO would cause significant parking problems;
- (viii) The HMO detracts from the Council's "Ambitions";

Other points have been raised which have been taken into consideration but are not planning related matters.

7.3 Responses to objections

I respond to the objector's comments in turn;

- (i) The originally proposed hairdressing salon has been deleted from the proposal to reduce demands on parking. Highways has no further objections.
- (ii) The fact that there are several salons in the area is not a material reason to refuse a planning application. The salon element however, has been deleted.
- (iii) The local planning authority has no control over the prospective occupants of the HMO. West Midlands Police has raised no objections. Furthermore, the HMO will need to be licenced by private sector housing and under the terms of the licence, standards are required to be maintained which include management regulations regarding how the HMO is managed. These include:-
 - a) allowing landlords access at reasonable times to occupied rooms;

- b) complying with arrangement made by the landlord in respect of fire precaution and litter storage/disposal;
 - c) take reasonable care to avoid damaging items; and
 - d) do not take part in anti social behaviour that affects occupiers/residents.
- (iv) It could be argued that the property would be more intensively used than currently because individuals would reside in the property rather than a single family.
- (v) Given that the proposed salon has been deleted and that the development would be in residential use, I do not consider that there would be an appreciable noise impact.
- (vi) Refuse storage is proposed as part of the planning submission and can be controlled by planning conditions. I do not consider that this proposal would generate any dust. Public Health has raised no objection in this regard.
- (vii) The Council's Highway Safety Team have raised no objections (see 8.2).
- (viii) It is considered that Homes in Multiple Occupation contribute to the range of housing needs that are required within our community as stated in Ambition 7. With the right design and layout and appropriate management through private sector housing licensing they can make a positive contribution to an area.

8. STATUTORY CONSULTATION

8.1 The Coal Authority

No objections. The originally proposed extension to the building has been deleted from the scheme.

8.2 Highways

No objections following the deletion of the proposed hairdressing salon from the proposal.

8.3 Public Health (Air Quality)

No objections.

8.4 Private Sector Housing

No objections but point out that the HMO would require Building Regulations Approval. Comments have been forwarded to the applicant as this would be dealt with under separate legislation.

8.5 West Midlands Police

No objections subject to secured by design measures being employed. The advice has been forwarded to the applicant and a condition recommended that details of the proposed security measures be submitted to the local planning authority for approval.

8.6 Public Health - Healthy Urban Development Officer

No objections subject to secure cycle storage for the HMO occupants.

9. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY

9.1 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.

10. LOCAL PLANNING POLICY

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

BCCS policy ENV3
SADD policy SADEOS9
Sandwell's Supplementary Revised Residential Design Guide (HMO Annex)

10.2 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 parking layout, refuse storage and secure cycle storage.

10.3 The application site is unallocated in the adopted development plan. The provision of a HMO is therefore considered in accordance with adopted supplementary guidance set out in paragraph 9.1 above. The internal space standards and provisions set out in the HMO Annex (minimum 10sq.m for a single occupancy room with separate shared kitchen facilities) have been met by the applicant in this case.

11. MATERIAL CONSIDERATIONS

11.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 9 and 10. With regard to the other considerations these are highlighted below:

11.2 Planning history

There is extensive planning history relating to the site and the property has been extended significantly. The current proposal has been amended following original submission to reduce the intensity of the proposal (deletion of the salon and of the small extension).

11.3 Living space standards

Minimum internal living space standards have been met (paragraph 9.2 above). Concerns have been raised over the lack of fire escape details; these are covered by other legislation such as Building Control and the Licencing Team.

11.4 Overlooking/loss of privacy

Refer to paragraph 6.3 (iv) above. No issues arising.

11.5 Parking, highway safety and traffic generation

The proposed parking provision is deemed appropriate following the deletion of the hair salon from the proposal resulting in no objections from Highways.

However, I note that the footway crossing would need to be extended in order to accommodate the extra spaces. This can be controlled by condition.

11.6 Noise and disturbance

Refer to paragraph 6.3 (vi) above. No issues arising.

11.7 Other considerations – means of escape (Fire Safety)

Material planning considerations are determined through case law, however matters that can be dealt with through the control of other legislation are not considered to be material considerations. Furthermore paragraph 55 of the National Planning Policy Framework states that conditions should not be used which require compliance with other regulatory bodies, namely Building Regulations and Private Sector Housing [see 7.3 (iii) b) above].

12. IMPLICATIONS FOR SANDWELL'S VISION

- 12.1 The proposal supports Ambitions 7 and 10 of the Sandwell Vision 2030: -
- 12.2 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.
- 12.3 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.

13. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 13.1 The proposal is policy compliant and there are no other unsatisfactory material considerations to warrant refusal of the application.

14. STRATEGIC RESOURCE IMPLICATIONS

- 14.1 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.

15. LEGAL AND GOVERNANCE CONSIDERATIONS

- 15.1 This application is submitted under the Town and Country Planning Act 1990.

16. EQUALITY IMPACT ASSESSMENT

- 16.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

17. DATA PROTECTION IMPACT ASSESSMENT

- 17.1 The planning application and accompanying documentation is a public document.

18. CRIME AND DISORDER AND RISK ASSESSMENT

- 18.1 Objections have been received regarding the clientele of the proposed HMO. West Midlands Police has raised no objections.

19. SUSTAINABILITY OF PROPOSALS

19.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

20. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

20.1 Refer to the summary of the report (13).

21. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

21.1 There will be no impact.

22. APPENDICES:

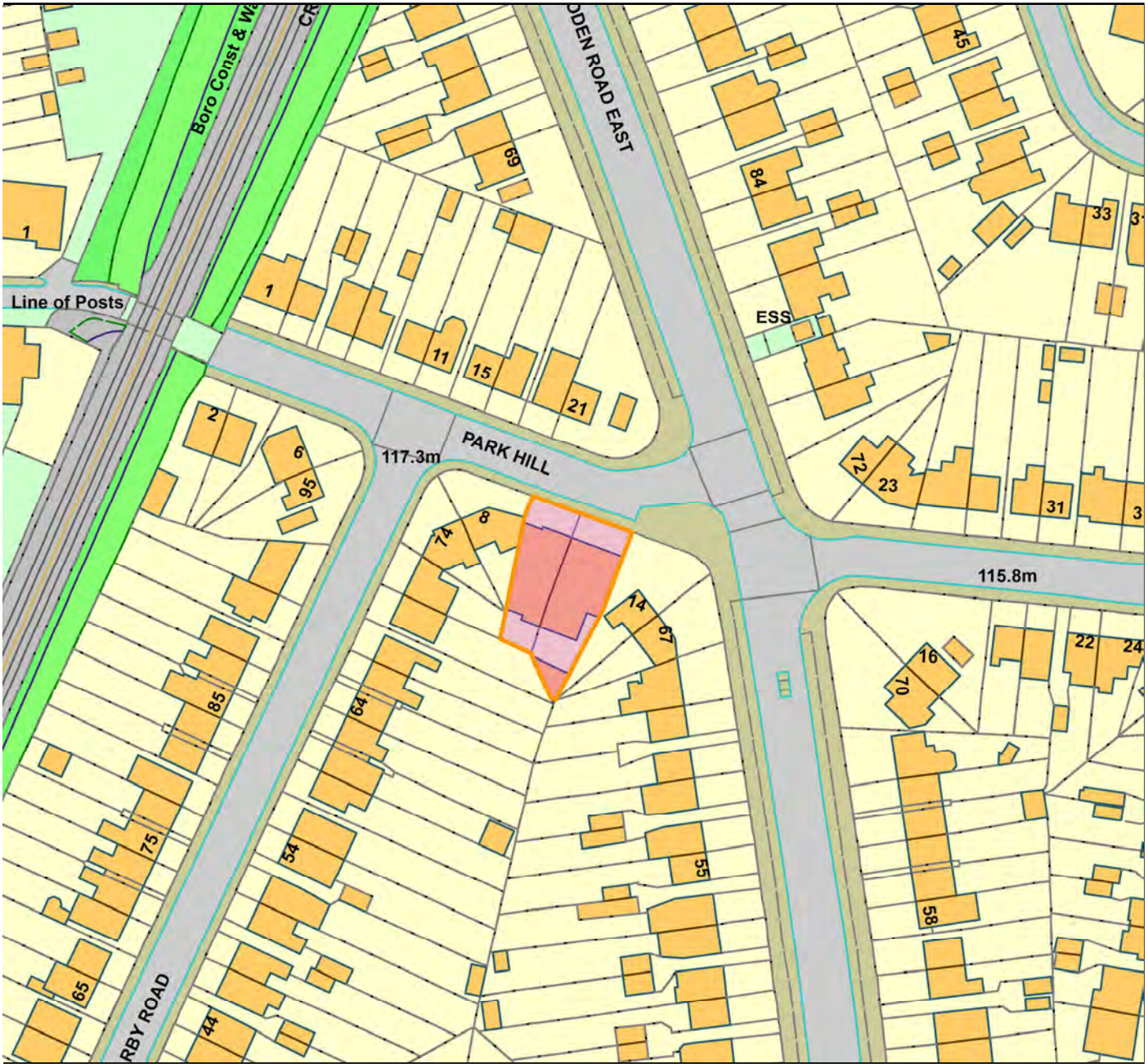
Site Plan

Context Plan

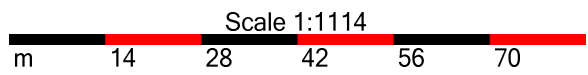
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Plan No. 2155/P10 Rev B

DC/19/63440
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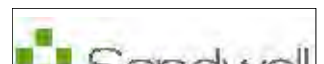
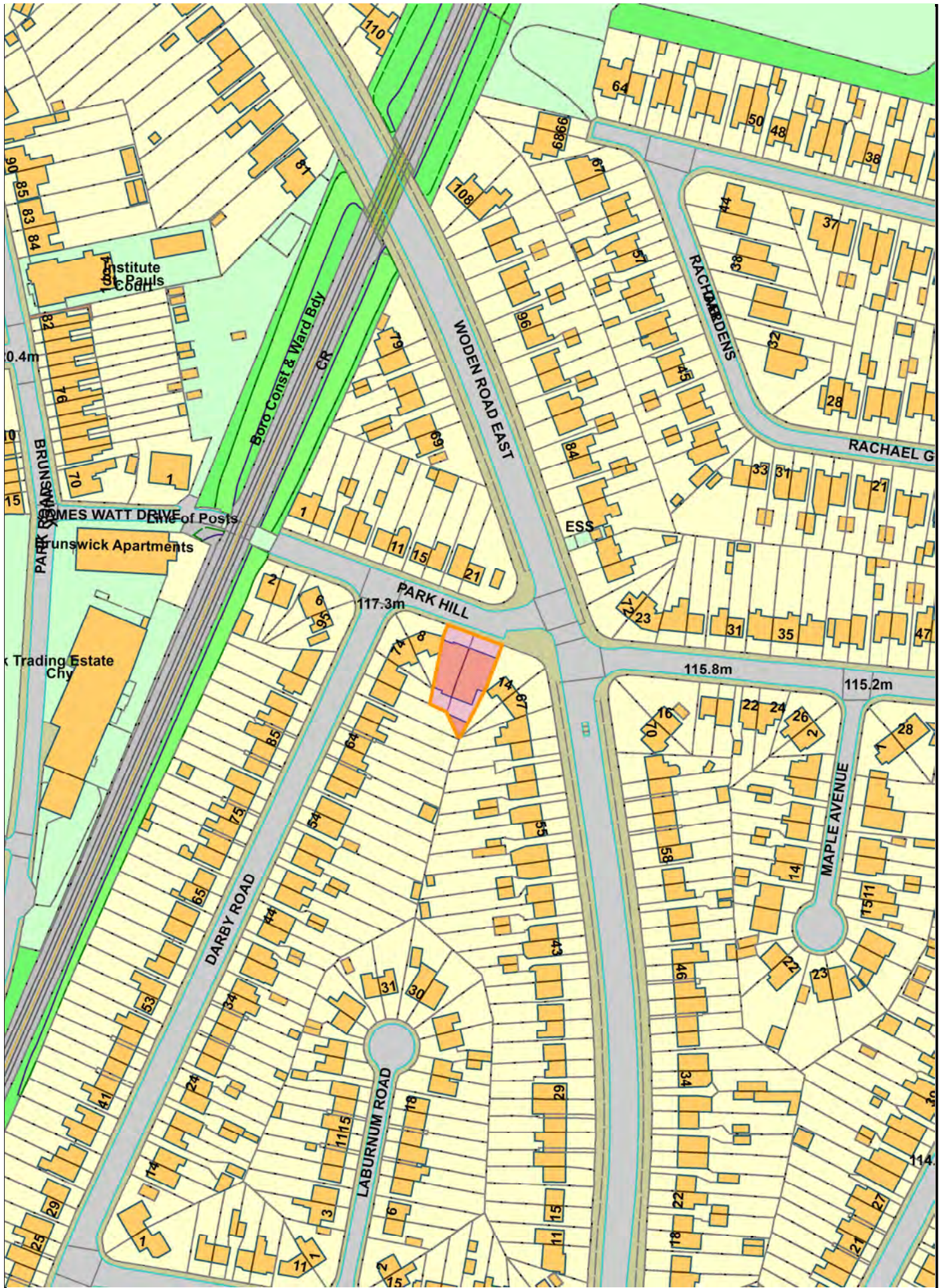


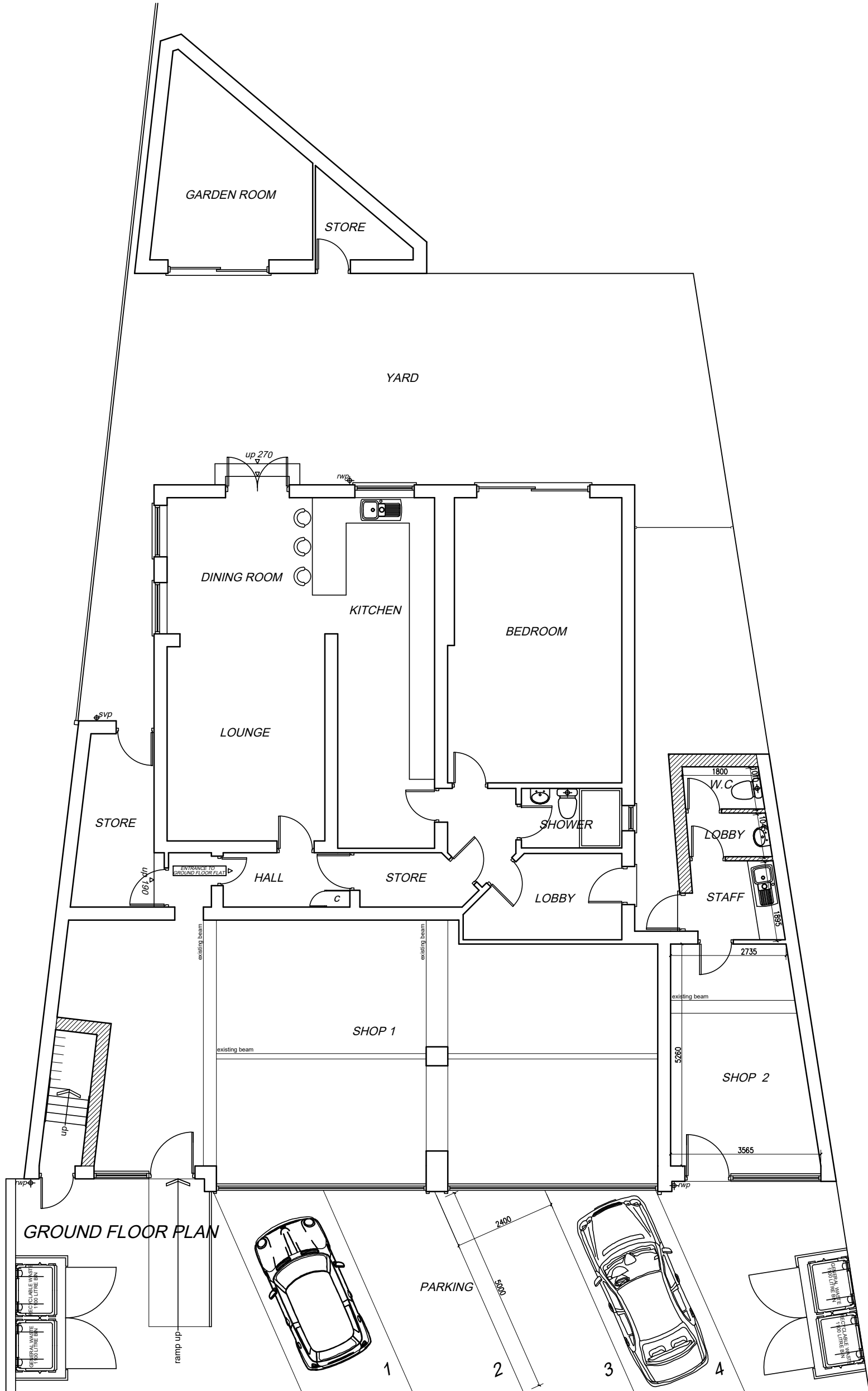
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Department	Not Set
Comments	Not Set
Date	21 May 2020





GROUND FLOOR PLAN

FOOTPATH

○ LAMP POST

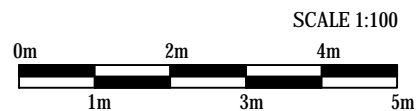
existing drop curb

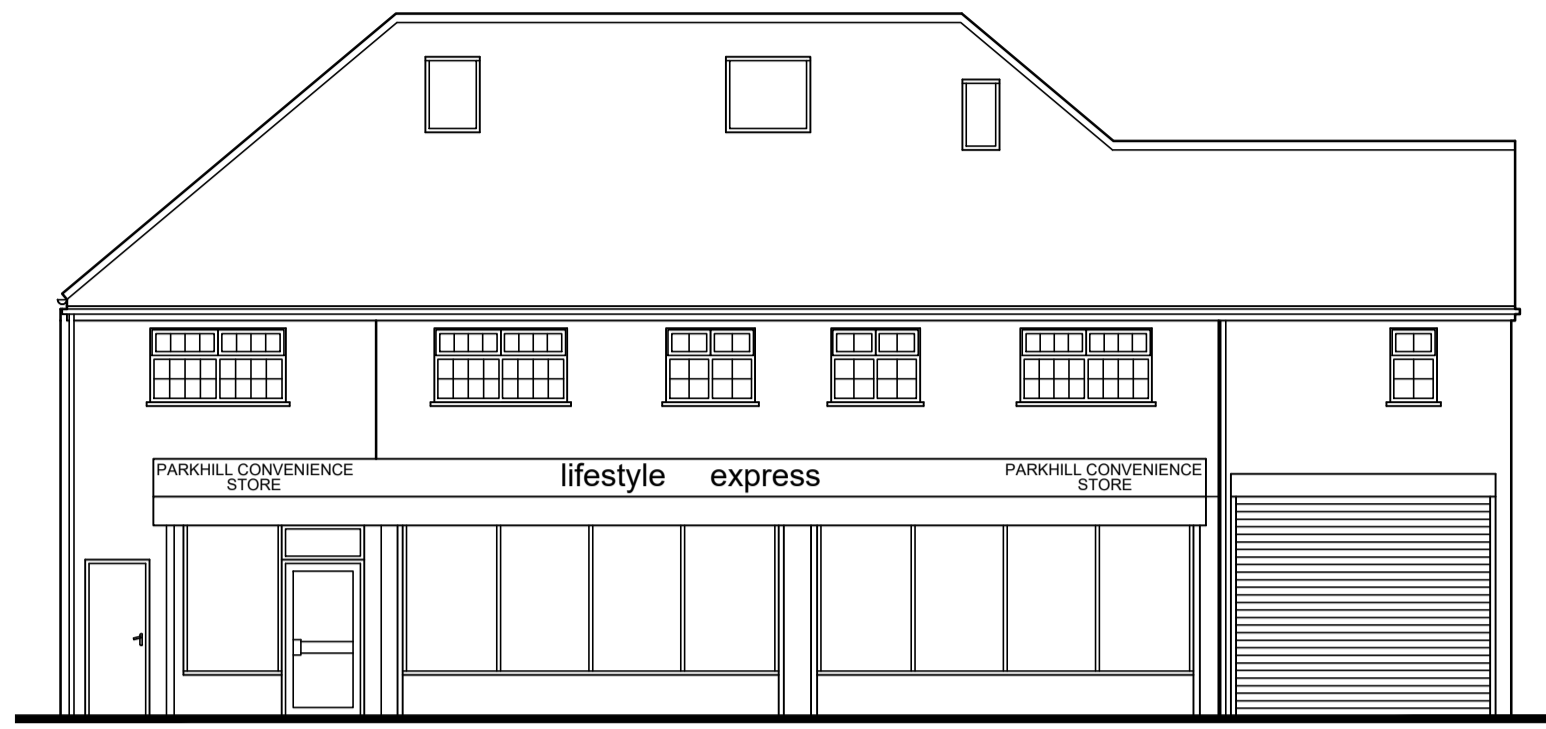
proposed drop curb

existing drop curb

PARK HILL

SITE PLAN SCALE 1:100

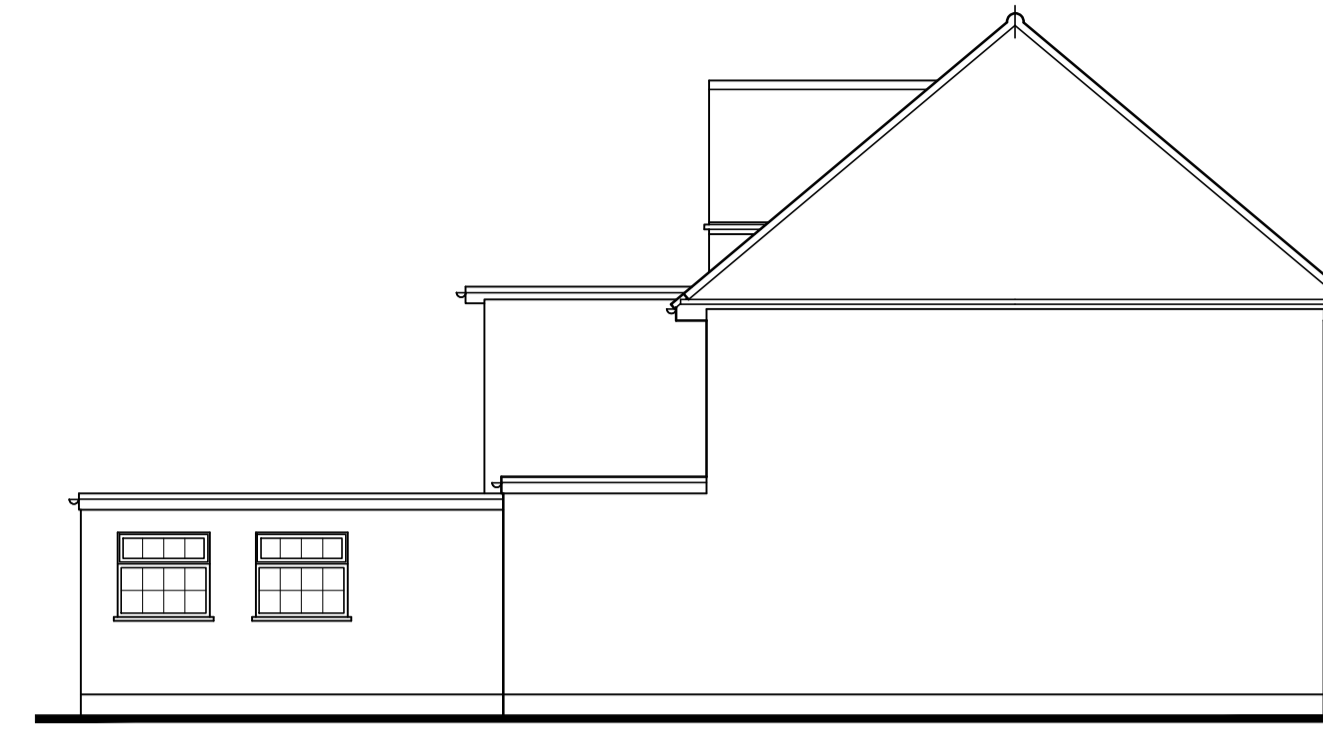




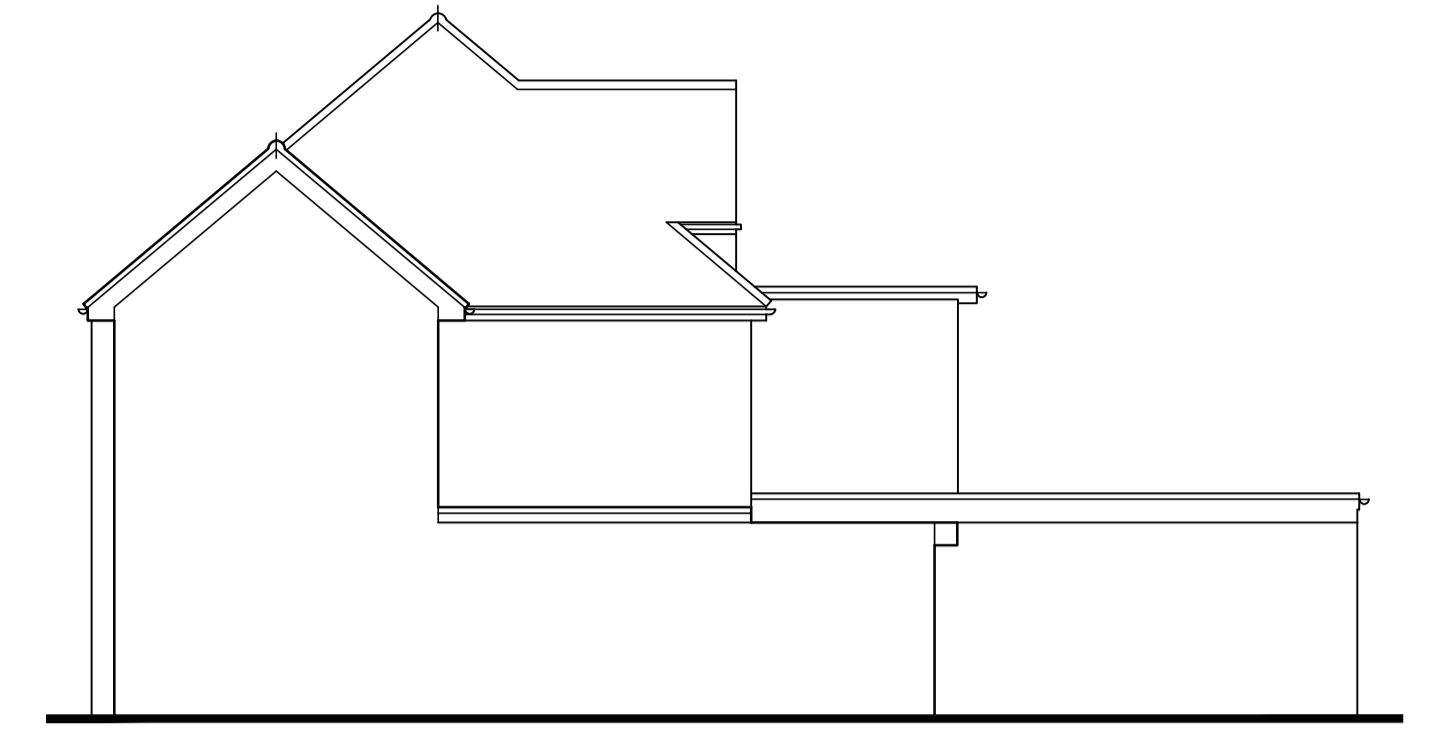
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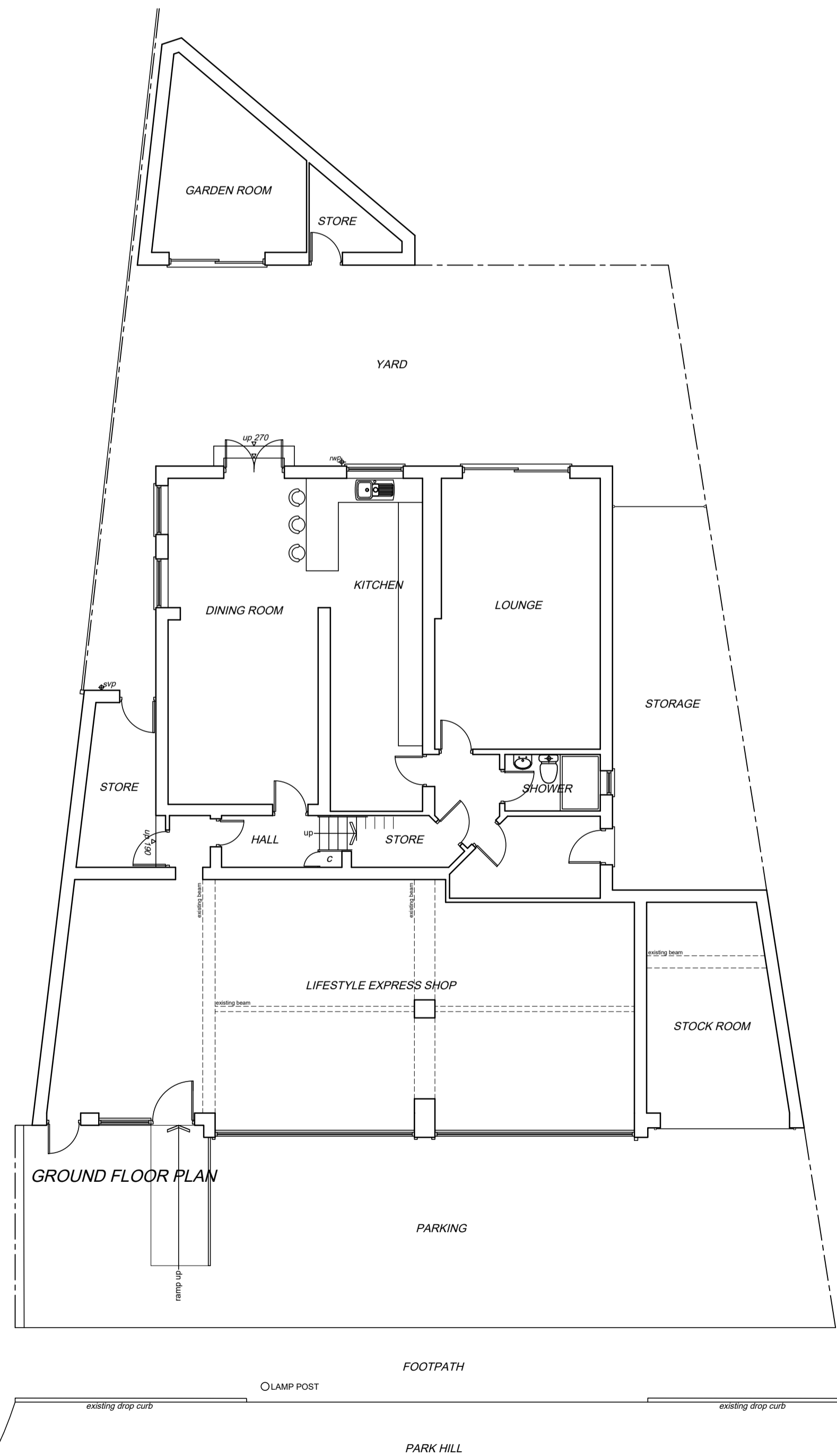
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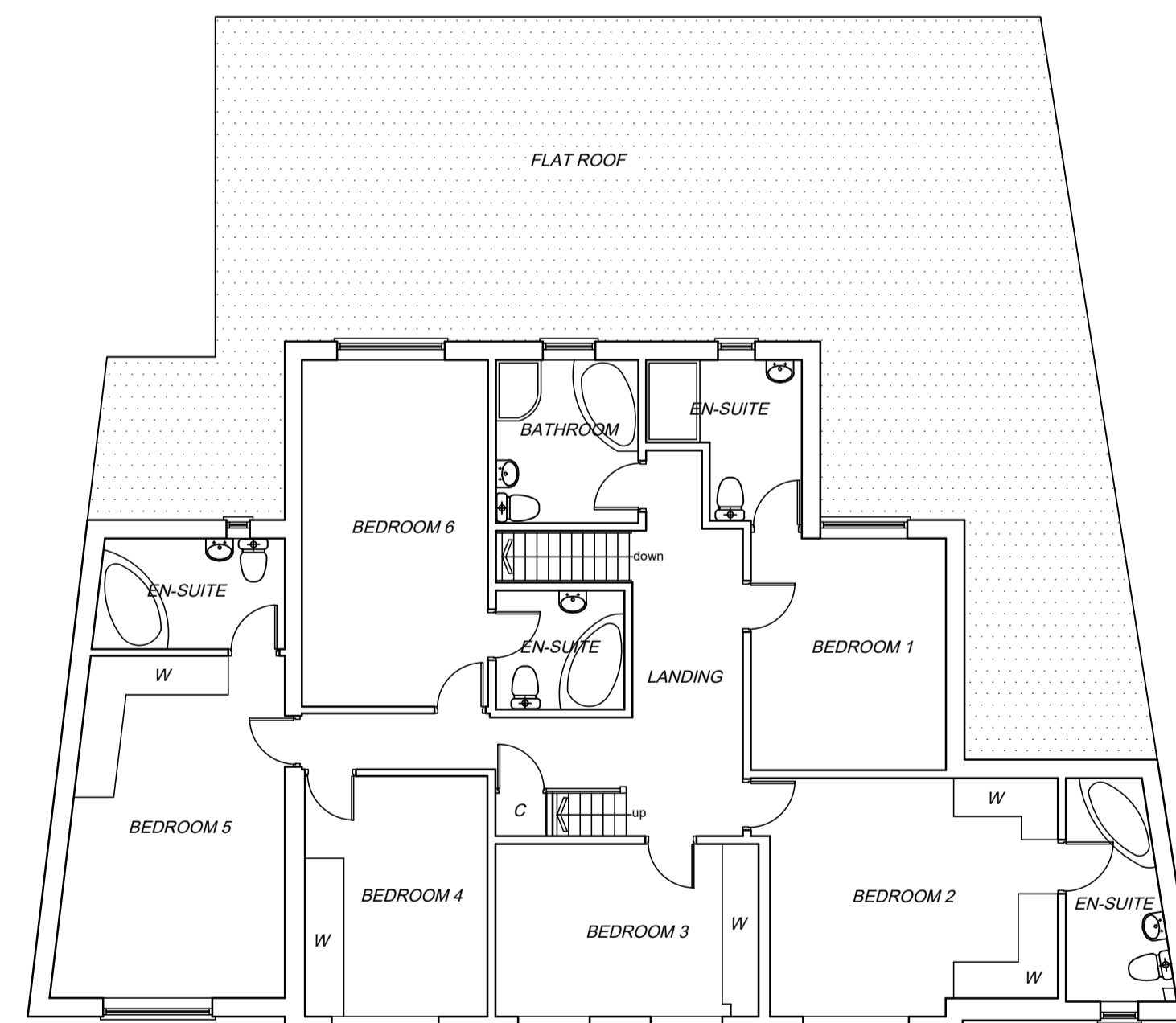
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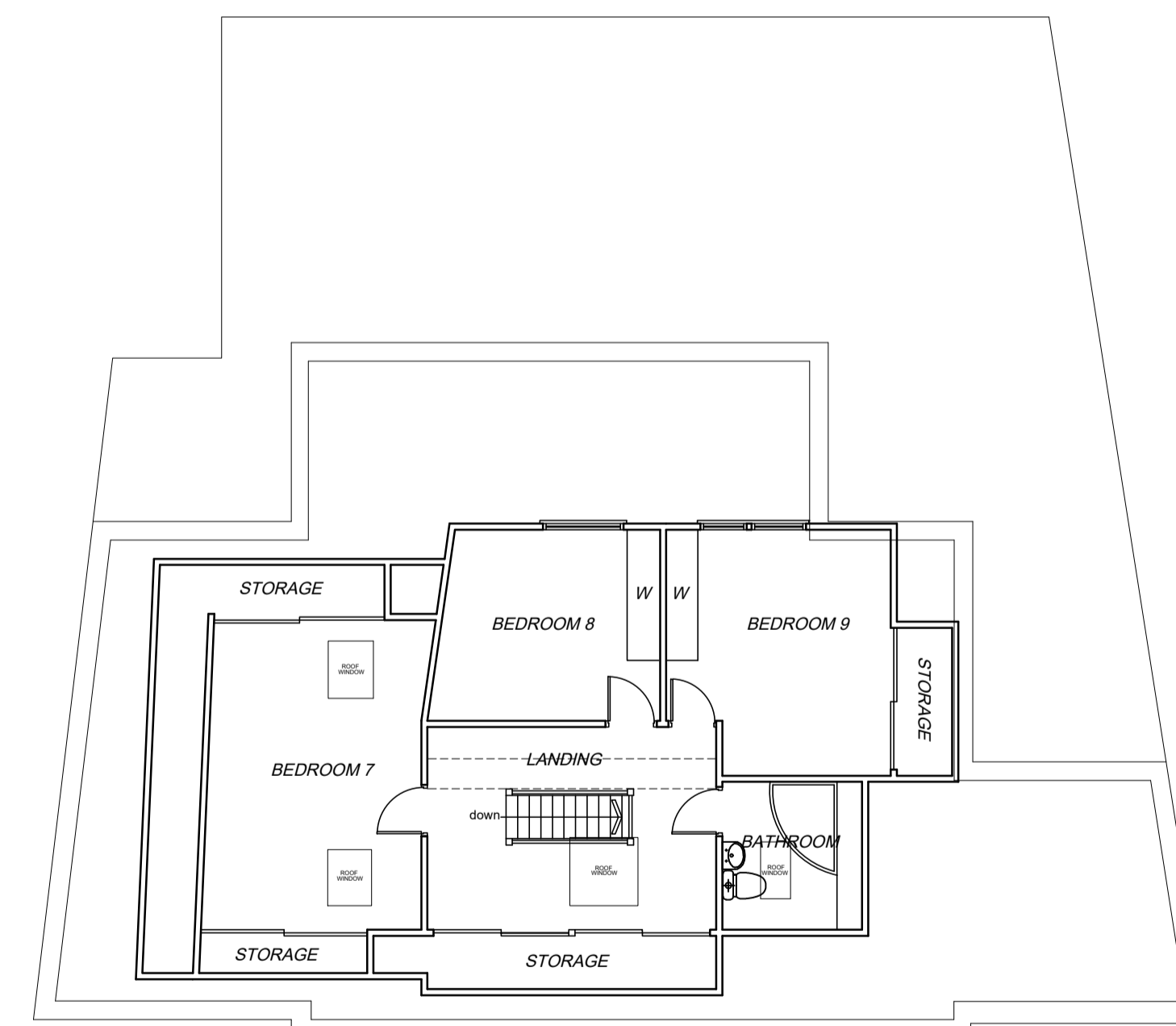
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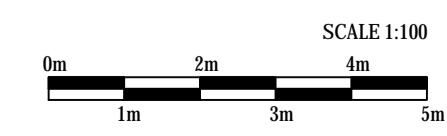
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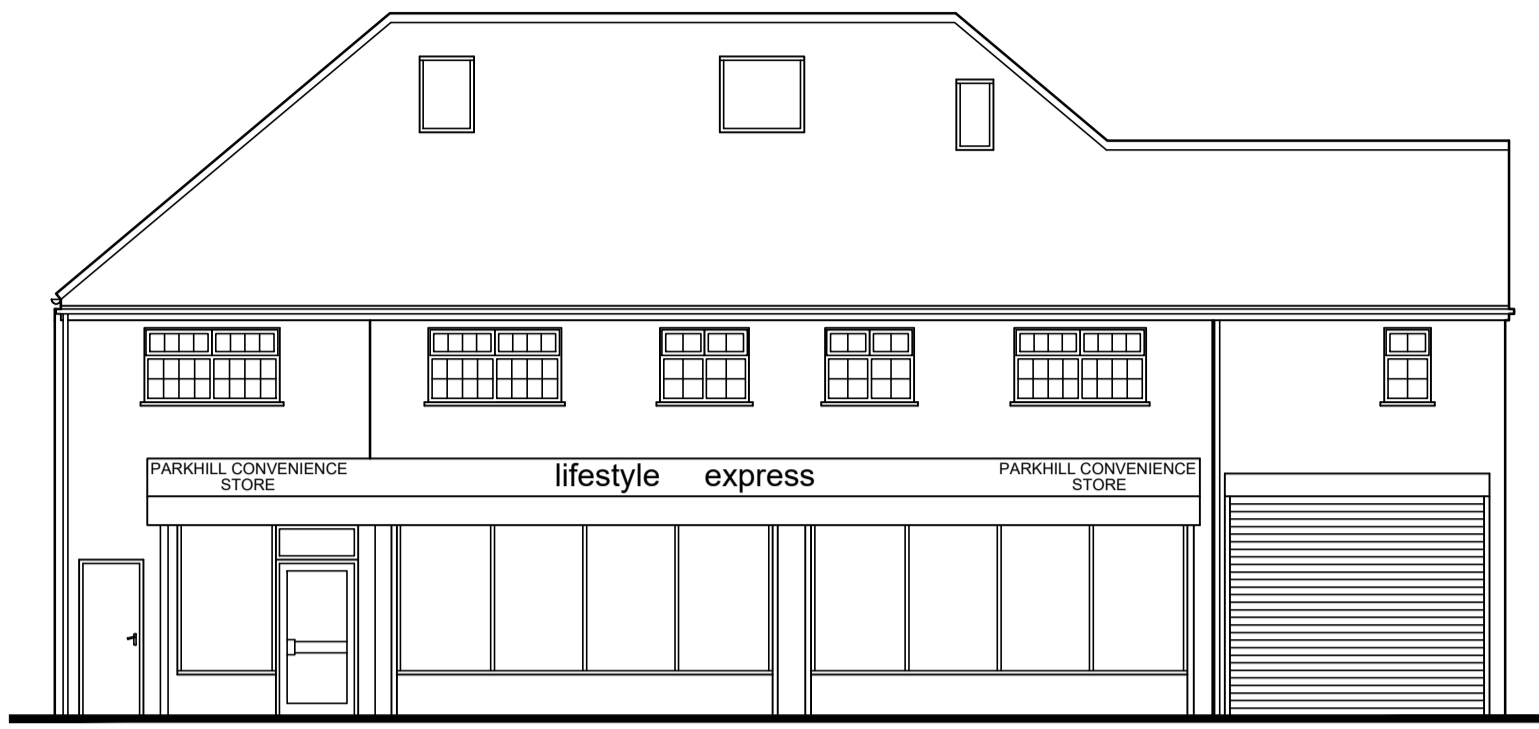
FIRST FLOOR PLAN



SECOND FLOOR PLAN



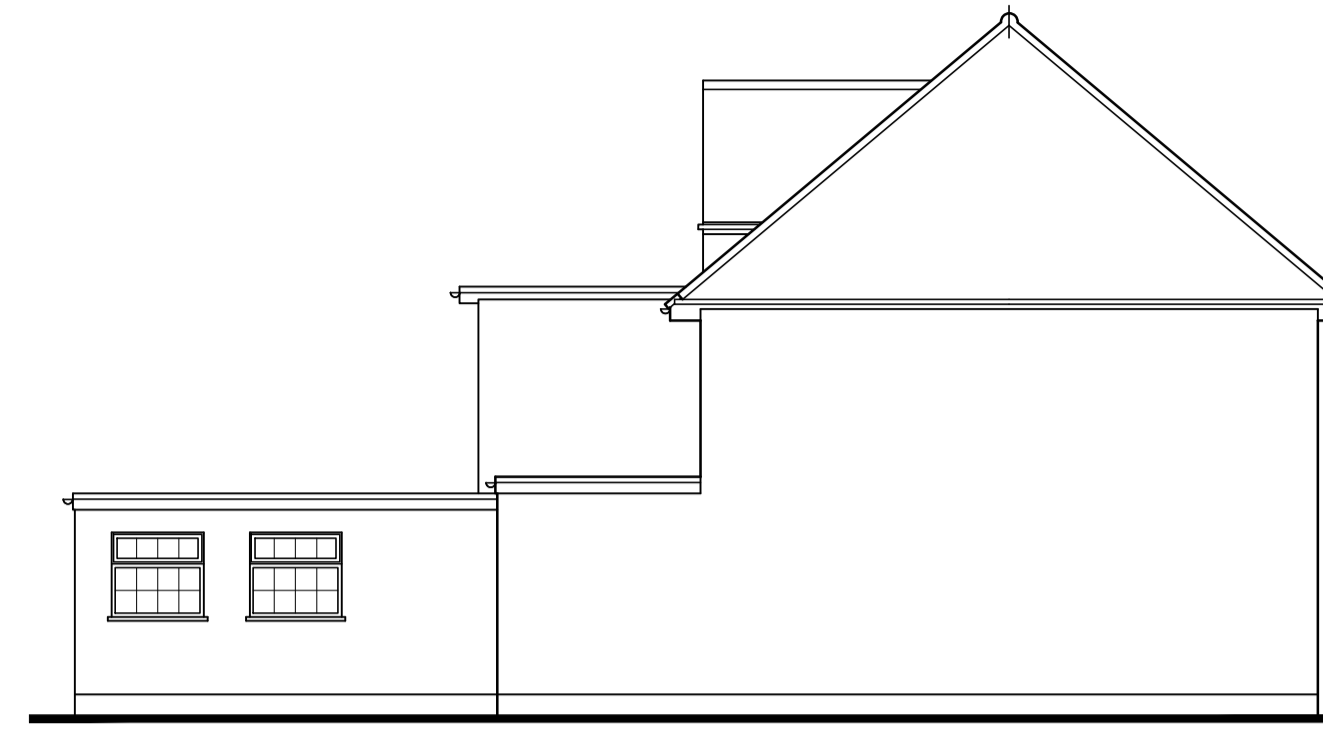
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 Sdb architecture DESIGN, PLANNING & PROJECT MANAGEMENT 20 B&Ignorth Road, Wombourne, Staffs. WV5 0AA Tel: 01902 894517 Mob: 07866454194 Email: petertyle@sevendesignbuild.com		
PROJECT PROPOSED GROUND FLOOR SALON & HMO ON FIRST AND SECOND FLOORS PARK HILL CONVENIENCE STORE, 10-12 PARK HILL, WEDNESBURY, WS10 0PL		
CLIENT MR BALACHANDRAN THIYAGARAJAH		
DRAWING SURVEY		
DRAWN	CHECKED	APPROVED
CAD	SCALE 1/100@A1	DATE 12.06.19
DRAWING No:	2155/S1	
		REV



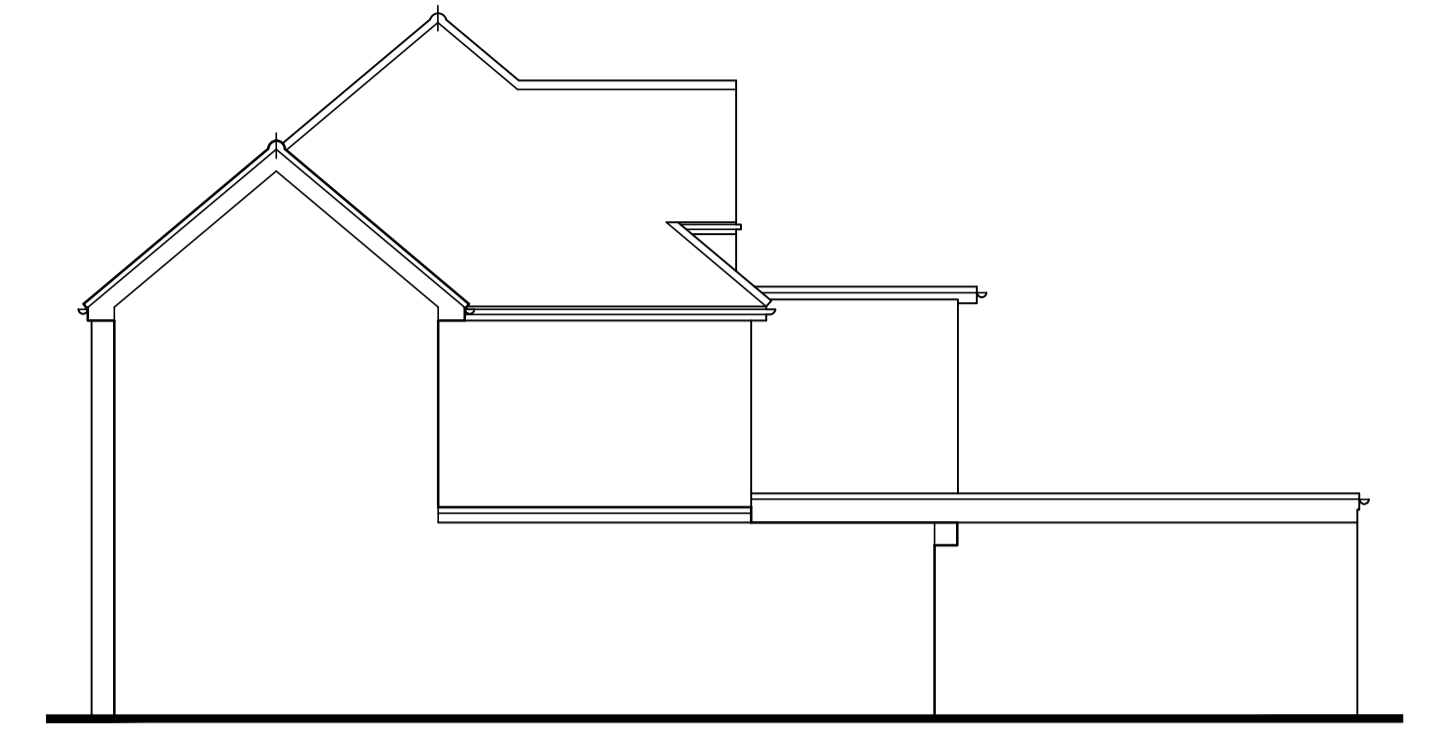
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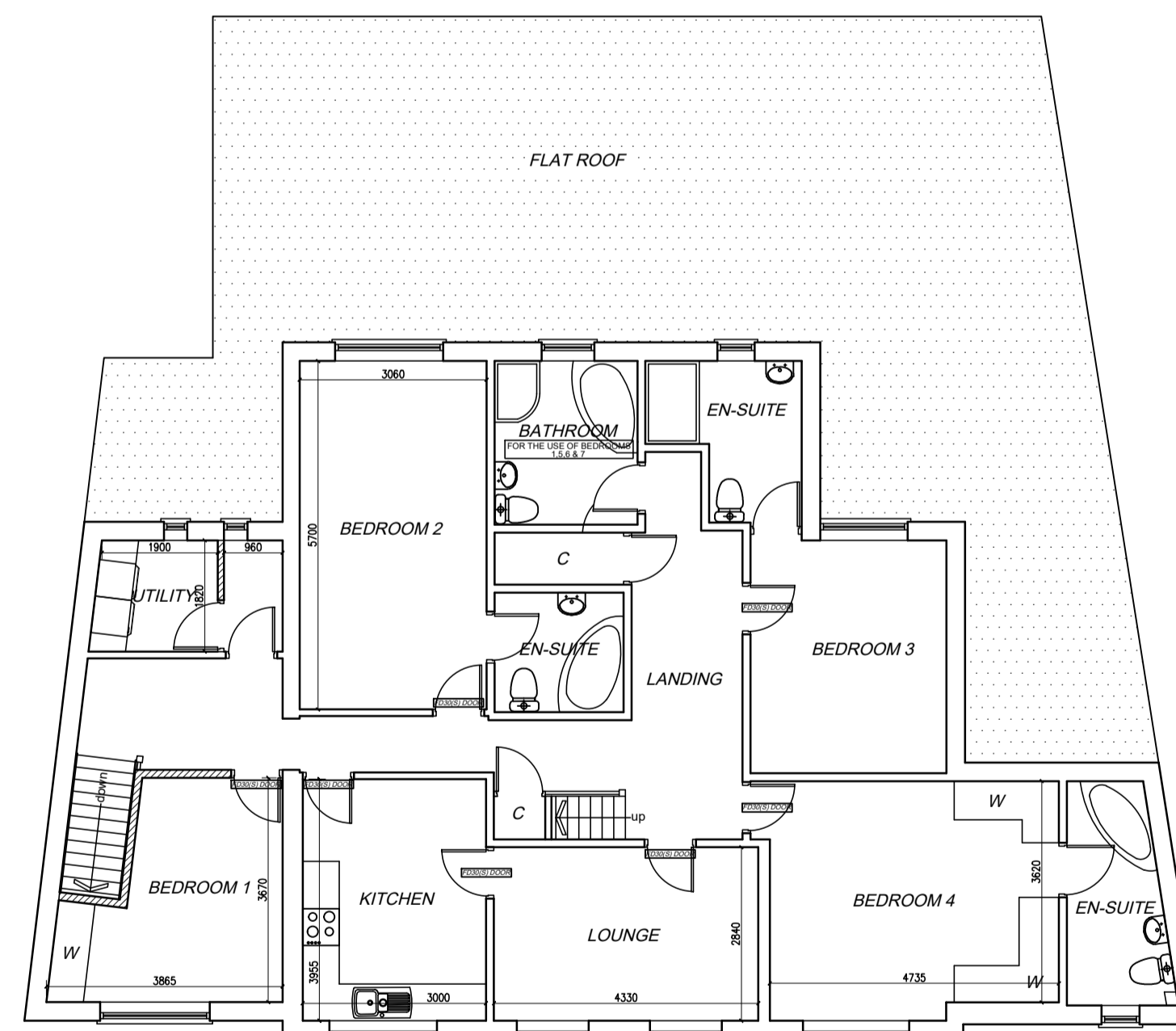
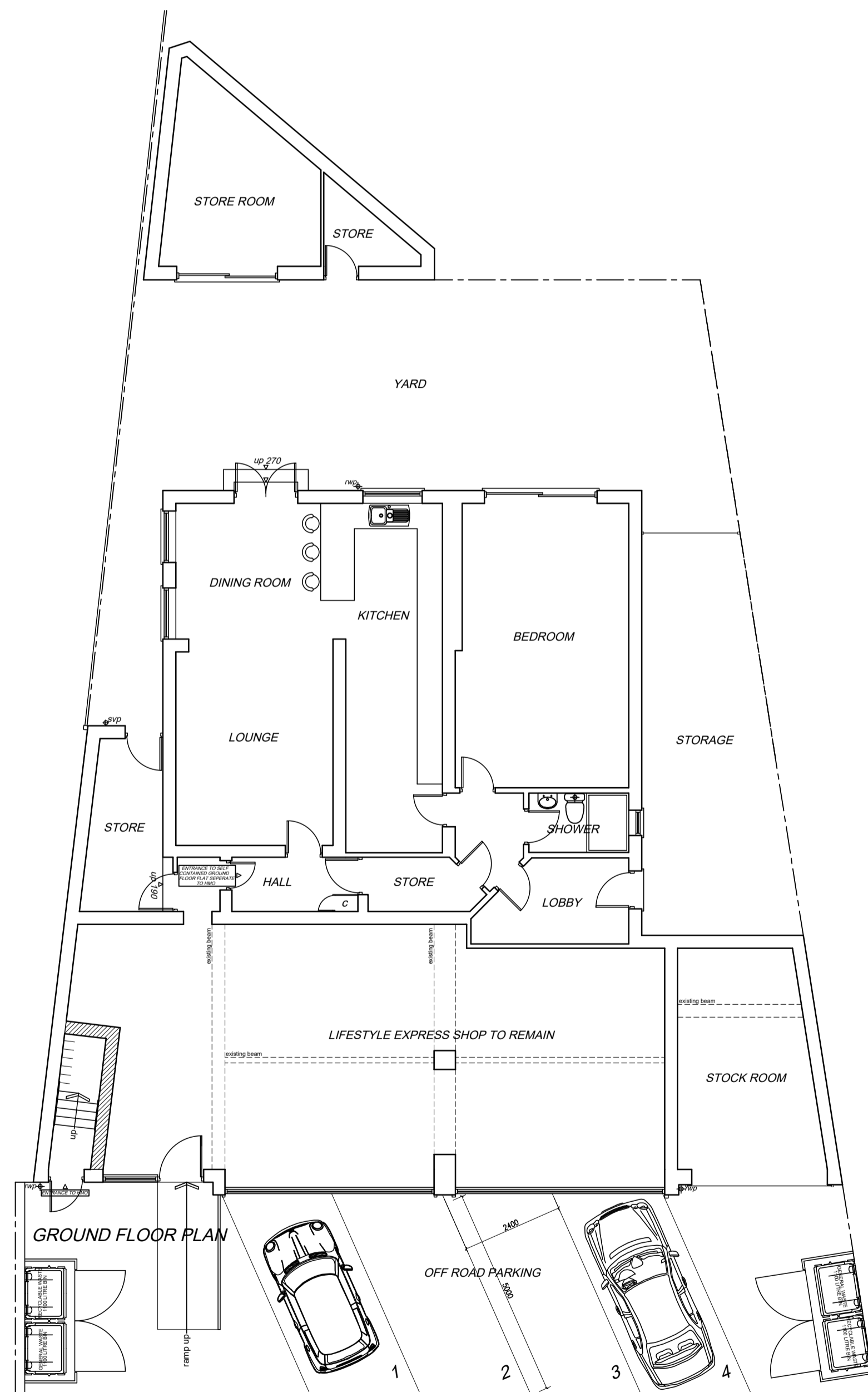
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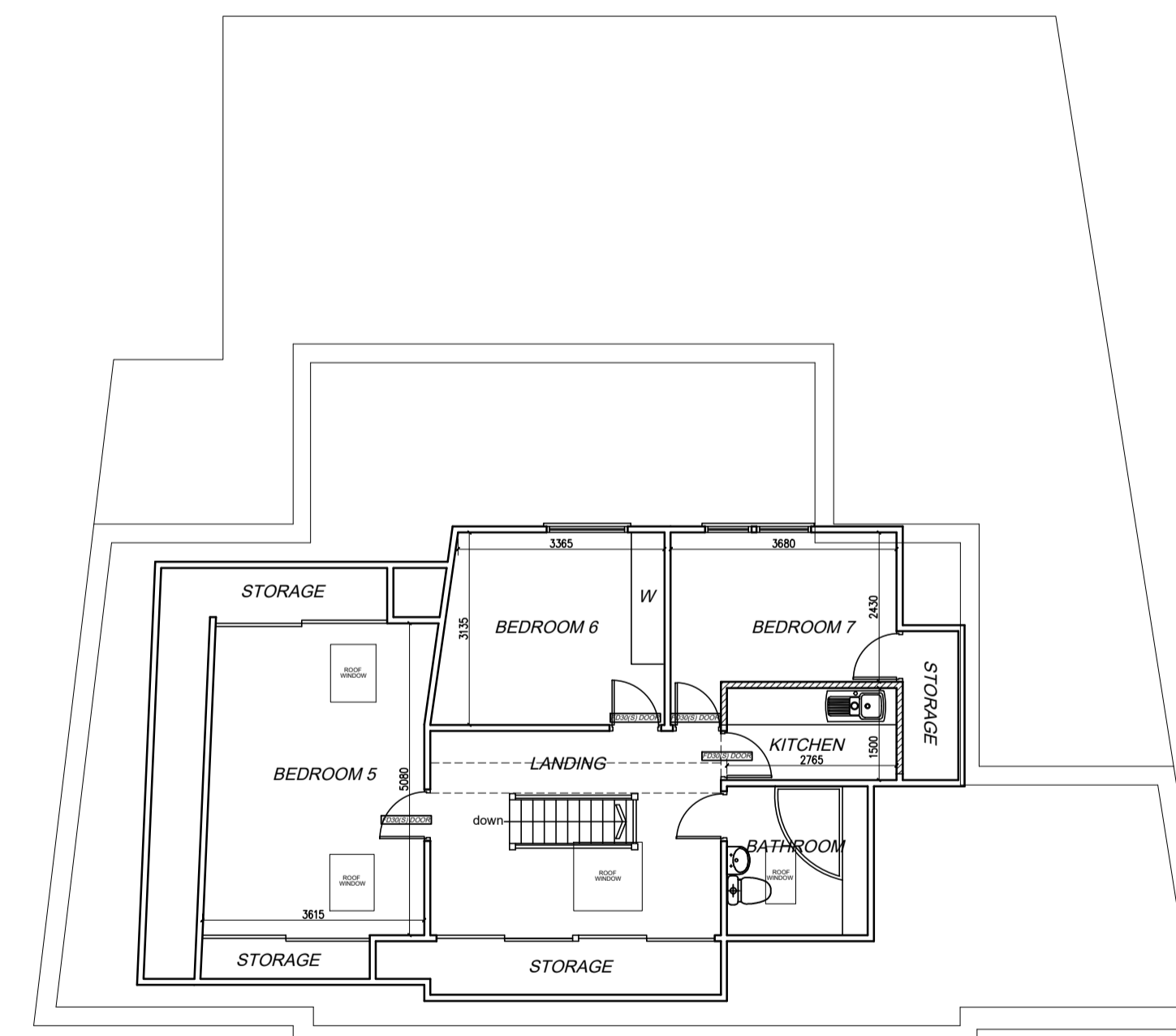
SIDE ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR AREAS:

FLOOR	ROOM	AREA (sq.m)
GROUND FLOOR	SHOP 1	88.10 sq.m
	FLAT	99.80 sq.m
HMO FIRST FLOOR	BEDROOM 1	11.00 sq.m
	BEDROOM 2	17.44 sq.m
	BEDROOM 3	12.23 sq.m
	BEDROOM 4	18.31 sq.m
	KITCHEN	11.90 sq.m
	LOUNGE	12.30 sq.m
	UTILITY	5.60 sq.m
HMO SECOND FLOOR	BEDROOM 5	18.00 sq.m
	BEDROOM 6	11.30 sq.m
	BEDROOM 7	9.53 sq.m
	KITCHEN	4.14 sq.m

Notes for the Client and Contractor:

sdb Architecture
 (Seven Design Build) take no responsibility for checking any building works on site.
 The contractor must check and verify all building and site dimensions, levels, a drain/sewer and IC locations.
 The contractor must check that they are working from the latest drawing revisions.
 Prior to commencement of the work on site, the client must ensure that Planning Approval where necessary has been obtained and has not expired.
 Planning Conditions (listed on planning approval) which are required to be discharged prior to commencement of work must be dealt with otherwise the planning approval could be lost and a fresh application required.
 Where the building is listed then the Local Authority Conservation officer must be informed of the commencement of the works, and kept fully informed of progress.
 Facing materials must be approved by the Local Planning Authority ie facing bricks, roof tiles, window frames etc.
 Written approval to the materials must be obtained from the Local Authority prior to commencement.
THE PARTY WALL ACT:
 It is a legal requirement (of the Party wall act) that home owners give the required notice to their neighbours when intending to build on or adjacent to the site boundary.
BUILDING REGULATIONS:
 The contractor must comply with the current Building Regulations whether specifically stated on this drawing or not. All necessary stage Building Inspections must be requested at the appropriate times. On completion, a Completion Certificate must be requested from building control, and supplied to the Building owner.

REV	DRAWN	DATE	DESCRIPTION
B		12/11/19	Local authority amendments - GF Salon removed

Sdb architecture
 DESIGN, PLANNING & PROJECT MANAGEMENT
 20 B&Igroth Road, Wombourne, Staffs, WVS 0AA
 Tel: 01902 894517 Mob: 07866454194 Email: petertyle@seven-design-build.com

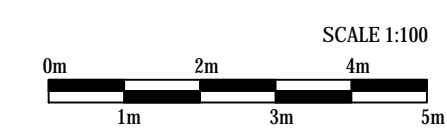
PROJECT
PROPOSED HMO ON FIRST & SECOND FLOORS PARK HILL CONVENIENCE STORE, 10-12 PARK HILL, WEDNESBURY, WS10 0PL

CLIENT
MR BALACHANDRAN THIYAGARAJAH

DRAWING
PLANNING DRAWING



DRAWN	CHECKED	APPROVED
CAD	SCALE 1/100@A1	DATE 12.06.19

DRAWING No: **2155/P10**



REPORT TO PLANNING COMMITTEE

10th June 2020

Application Reference	DC/19/63745
Application Received	22 nd November 2019
Application Description	Proposed new unit and open storage bays.
Application Address	Princes Foundry Bradleys Lane Tipton DY4 9EZ
Applicant	Mr John Cullen Richards and Jerrom Limited Princes Foundry Bradleys Lane Tipton DY4 9EZ
Ward	Princes End
Contribution towards Vision 2030:	 
Contact Officer(s)	Douglas Eardley 0121 5694892 douglas_eardley@sandwell.gov.uk

RECOMMENDATION

Subject to the application being referred to Full Council as a departure from the adopted development plan, approval is recommended subject to the following conditions: -

- (i) External materials;
- (ii) Site investigation and remediation;
- (iii) Development carried out in accordance with Operational Statement;
- (iv) Hard and soft landscaping; and
- (v) Boundary treatment details.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the proposal is on a site allocated as Housing in the Sandwell Site

Allocations and Delivery Development Plan Document; and therefore, represents a departure from the development plan. Also, Councillor Stephen Jones has requested that the application be determined at Planning Committee, as there is public opposition to the proposal/concerns from pollution. Furthermore, the proposal has generated 6 objections.

- 1.1 To assist members with site context, a link to google maps is provided below:

[Princes Foundry, Bradleys Lane, Tipton, DY4 9EZ](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is allocated for Housing in the adopted development Plans.
- 2.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Proposals in the Local Plan
Noise
Pollution/environmental concerns
Overdevelopment of the site

3. THE APPLICATION SITE

- 3.1 The application relates to an existing scrap metal yard on the north-eastern side of Bradleys Lane, Tipton. The site is predominantly bounded by industry to the north (Applicants site), east and south, with open space to the west; with residential properties/school (Wallbrook Primary School) situated further west of the application site.

4. PLANNING HISTORY

- 4.1 Relevant planning applications are as follows: -

DC/06/46420	Portal framed & clad structure to part encase new smelting/foundry plant with new stack & stand alone filter plant.	Approved 23.11.2006
DC/03/41695	Proposed erection of boundary fence.	Refused 25.02.2004
DC/00/37025	Proposed new access and retention/improvement of boundary fencing.	Approved 19.12.2000

DC/32033	New fencing.	Approved 23.02.1996
DC/29407	Application for a Certificate of Lawfulness for an existing use for the dismantling of scrap car and lorry engines and the recovery of aluminium from the dismantled parts using sloping hearth furnaces.	Approved 11.10.1993
DC/06235	Raising of 3 chimneys from 40ft to 60ft.	Approved 11.01.1978

5. APPLICATION DETAILS

- 5.1 The Applicant proposes to construct a new unit to house existing plant securely; the dimensions of which would measure 12.2 metres deep by 30.2 metres wide by 6.8 metres high from ground floor level to the height of the sloping roof. The Applicant also proposes 8 open storage bays for segregation of ferrous and non-ferrous materials; the maximum height of each storage bay would be 4.5 metres high from ground floor level.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification, press and site notice. Six objections have been received.

6.2 Objections

Objections have been received on the following grounds: -

- (i) Pollution/Environmental concerns
- (ii) Noise
- (iii) Overdevelopment of the site
- (iv) Contrary to Policy

Immaterial objections have also been received on the basis that the proposal could affect their property value.

6.3 Responses to objections

I respond to the objector's comments in turn;

- (i) The Environment Agency and Public Health (Air Pollution and Noise) both have no objection to the proposal. The Applicant has confirmed within their submitted Operational Statement that the

- proposal would not increase existing operations on site. It is considered that the proposal would improve the current situation of open storage on site by ensuring the segregation and storage of the ferrous and non-ferrous materials within the proposed storage bays and would also enable existing plant to be housed securely in the new unit. When these points are coupled together, it is considered that there would not be justifiable planning grounds to warrant refusal of this application in this instance on pollution/environmental grounds.
- (ii) The Environment Agency and Public Health (Air Pollution and Noise) have no objection to the proposal. As indicated above the submitted Operational Statement has confirmed that the proposal would not increase existing operations. Notwithstanding this it is recommended that the proposal is carried out in accordance with the submitted Operational Statement. Given the above, it is considered that the proposal would improve the site as it currently stands and would result in noise reduction of activities by providing acoustic shielding through the proposed new unit and open storage bays.
 - (iii) The dimensions of the proposed new unit and open storage bays are considered acceptable in relation to the size of the site, surroundings and the process they are related to; and would accord with the provisions of Policies ENV3, SAD EOS9 and SAD EOS10.
 - (iv) Planning Policy have no objection to the proposal. It is noted that the proposal is on a site allocated as Housing in the Sandwell Site Allocations and Delivery Development Plan Document; and therefore, represents a departure from the development plan. However, Planning Policy have no issue with the proposal and the Housing allocation on the site, as firstly, the proposed development involves the upgrading of the existing waste site, which could help improve operational efficiency and help increase throughput capacity; and secondly, there is a shortage of available employment sites to relocate the company to.

7. STATUTORY CONSULTATION

7.1 Planning Policy – No objection.

7.2 Highways – No objection.

7.4 Public Health (Contaminated Land) – No objection, subject to imposition of a condition relating to site investigation and remediation.

7.5 Public Health (Air Pollution and Noise) – No objection.

7.6 Environment Agency – 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: -

HOU1: Delivering Sustainable Housing Growth

DEL2: Managing the Balance between Employment Land and Housing

ENV3: Design Quality

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

ENV8: Air Quality

WM2: Protecting and Enhancing Existing Waste Management Capacity

WM4: Locational Considerations for New Waste Management Facilities

SAD H1: Housing Allocations

SAD EOS9: Urban Design Principles

SAD EOS10: Design Quality & Environmental Standards

- 9.2 Policies ENV3, SAD EOS9 and SAD EOS10 refer to well-designed schemes that provide quality proposals. In the main, the proposal is considered to be acceptable subject to conditions relating to external materials and boundary treatment details.
- 9.3 Following on from the above, it is considered that the proposal would be compliant with the provisions of policy ENV5 and the proposal is considered acceptable subject to conditions relating to hard and soft landscaping details.
- 9.4 In regard to policy ENV8, the Environment Agency, Head of Public Health and Planning Policy has no objection to the proposal. Furthermore the proposal would be improving operations on site, hence it is considered that the proposal would be compliant with the provisions of policy ENV8.
- 9.5 As the proposed development is for the redevelopment of an existing waste facility, policy WM2 is applicable. Under this policy, the guidance states that the upgrading of an existing waste site will be supported in principle subject to locational guidance in policy WM4. The redevelopment of site could be considered as an improvement to the design and layout of the site and would help to maintain or increase the through capacity of waste. It is also recognised that there is a shortage of new employment sites for these facilities to relocate to.

- 9.6 The site of the proposed development is situated in a wider area that is allocated as a housing allocation on the SAD Policies Map, policies HOU1 and SAD H1 would be applicable; Planning Policy has no objection to the proposal.
- 9.7 DEL2 is also applicable and guidance under this states that areas identified for new housing will be positively planned for by resisting new development that may restrict the development of the area for new housing. This site, is an existing waste site which is seeking to improve its operations. Furthermore there are limited available employment sites within the borough where the company could relocate to; therefore, the provisions of this policy could not be imposed in this instance.

10. MATERIAL CONSIDERATIONS

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

10.2 Noise

There are no objections from the Environment Agency and Head of Public Health. It is considered that the proposal would improve the site as it currently stands and would contribute to noise reduction of activities by providing acoustic shielding.

10.3 Pollution/environmental concerns

The Environment Agency and Head of Public Health (Air Pollution and Noise) both have no objection to the proposal. The Applicant has confirmed within their submitted Operational Statement that the proposal would not increase existing operations on site. It is considered that the proposal would improve the current situation of open storage on site by ensuring the segregation and storage of the ferrous and non-ferrous materials within the proposed storage bays and would also enable existing plant to be housed securely in the new unit.

10.4 Overdevelopment of the site

The dimensions of the proposed unit and storage bays are considered acceptable in relation to the size of the site and the process they are related to; and would also accord with the provisions of Policies ENV3, SAD EOS9 and SAD EOS10.

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 It is considered that the proposal could be accommodated in this area without having a significant impact upon the amenities of the neighbouring properties; and would also improve the overall operation of the existing site. The proposal would be policy compliant and 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 equality 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 Policy Framework (8), 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 There will be no impact.

21. APPENDICES:

Site Plan

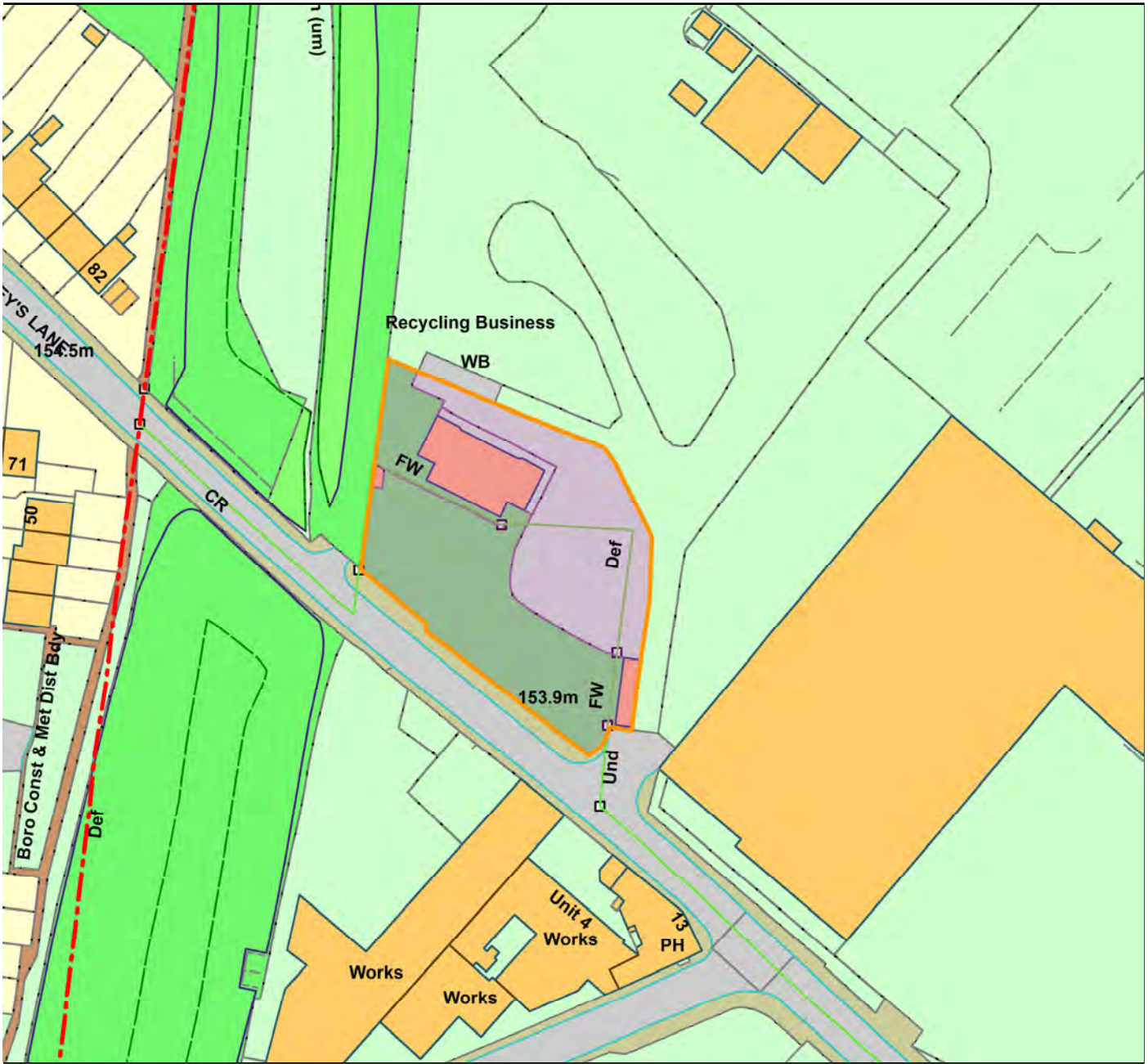
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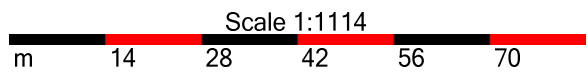
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DC/19/63745
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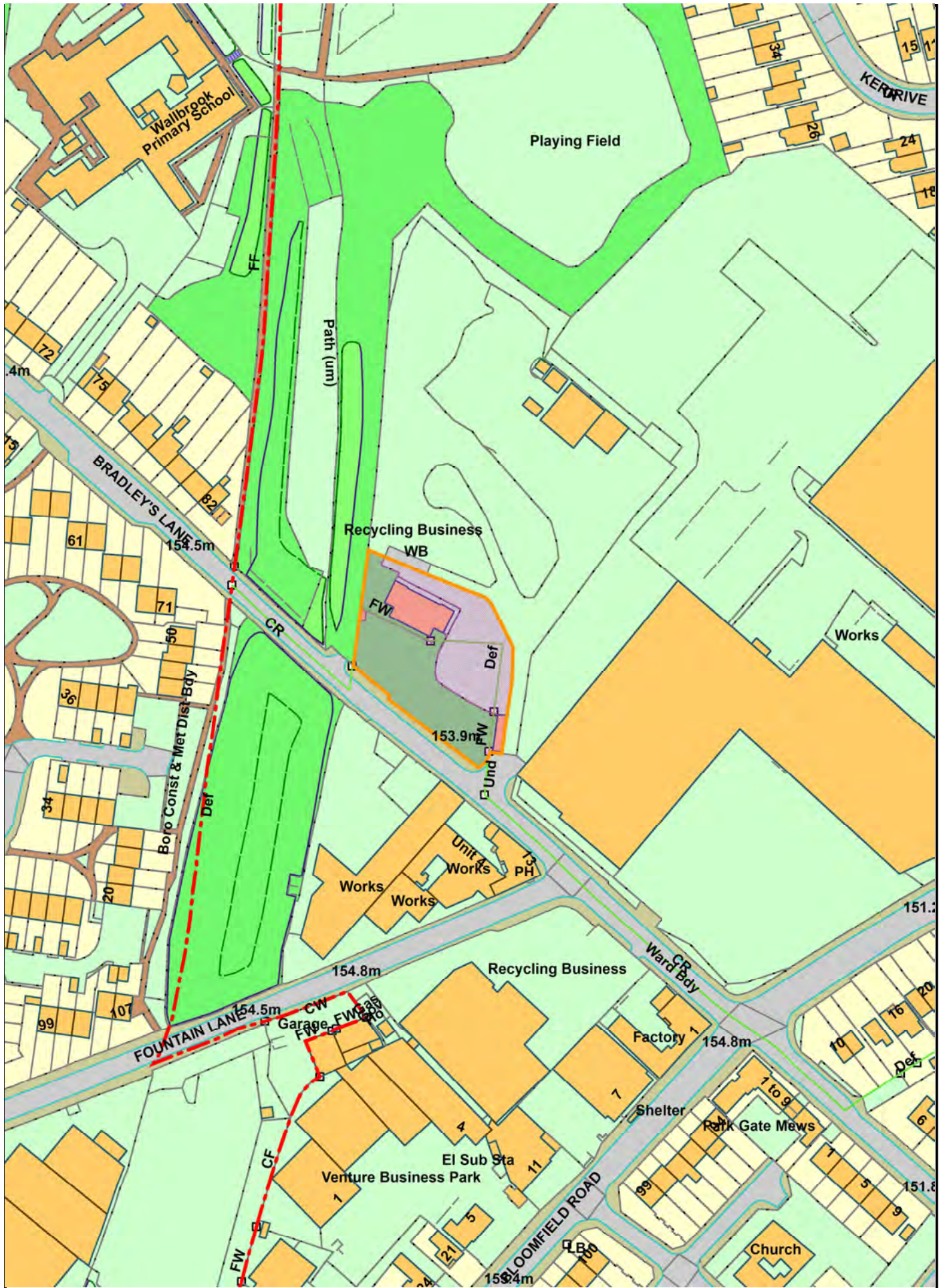


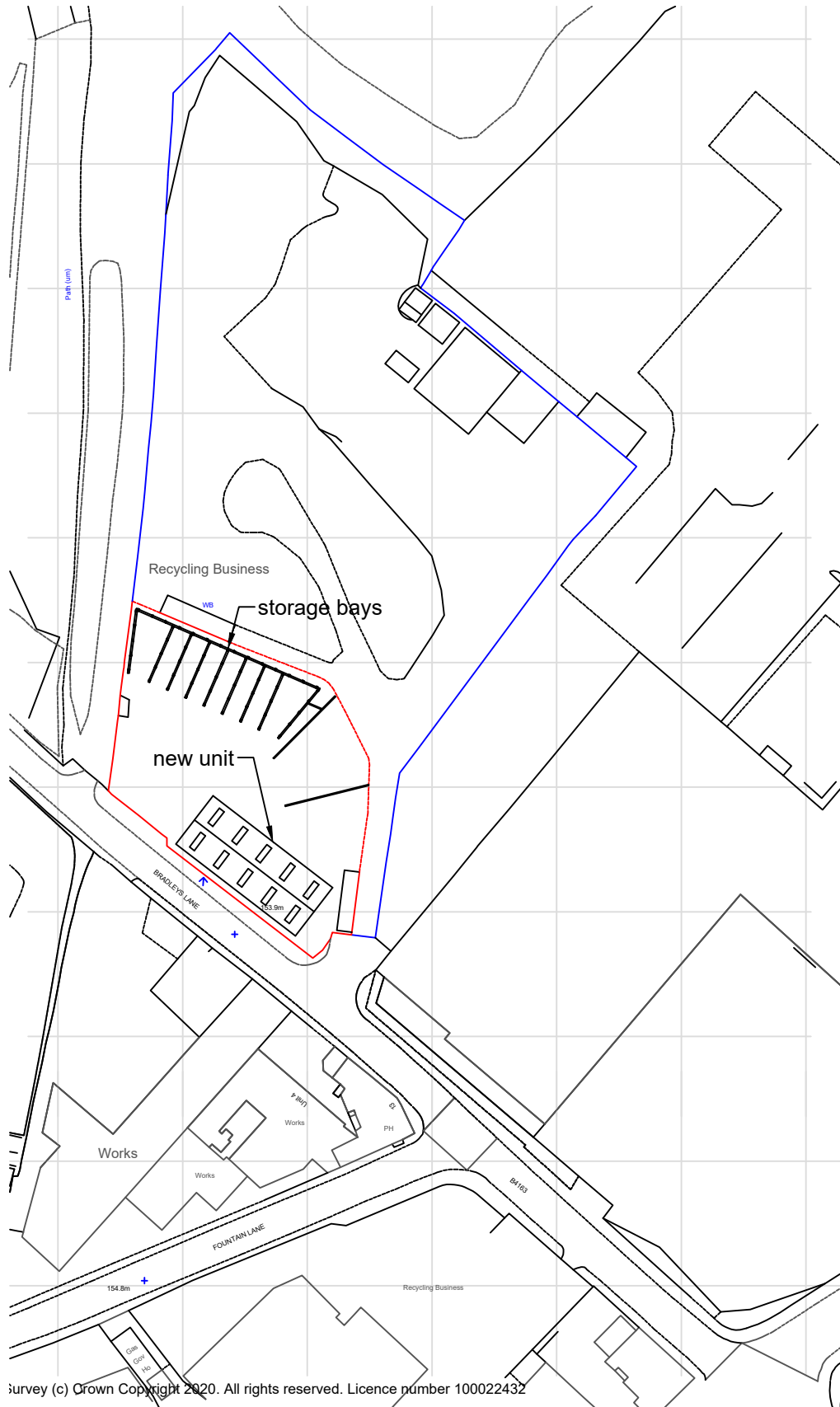
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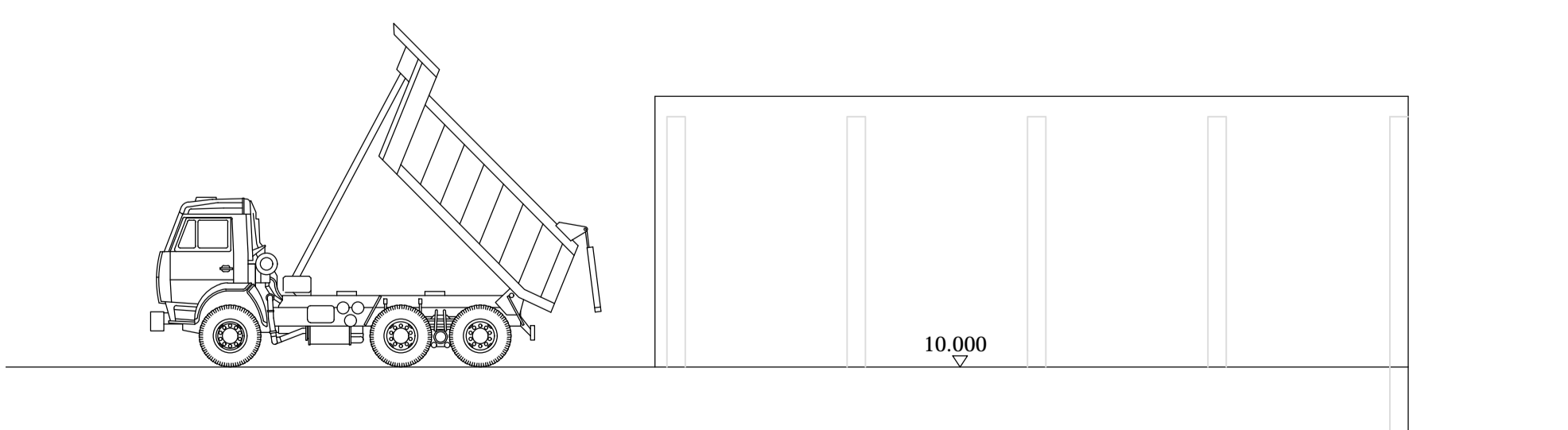
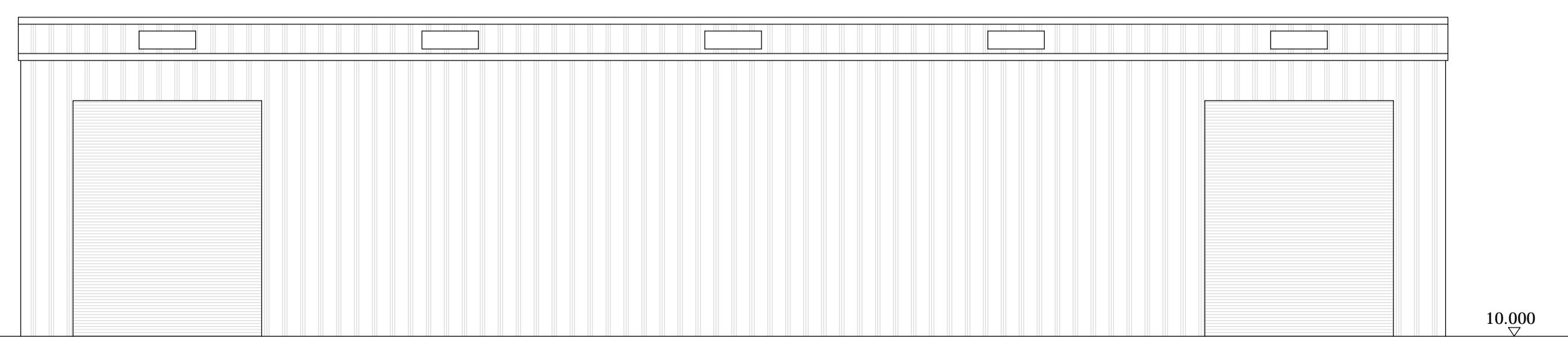
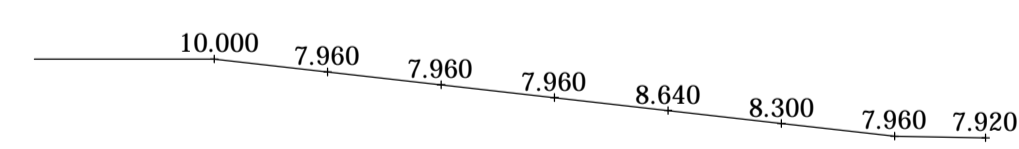
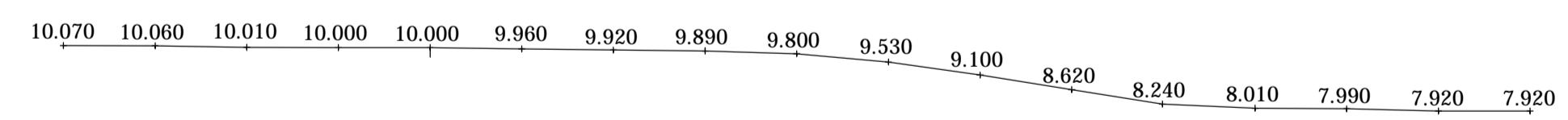
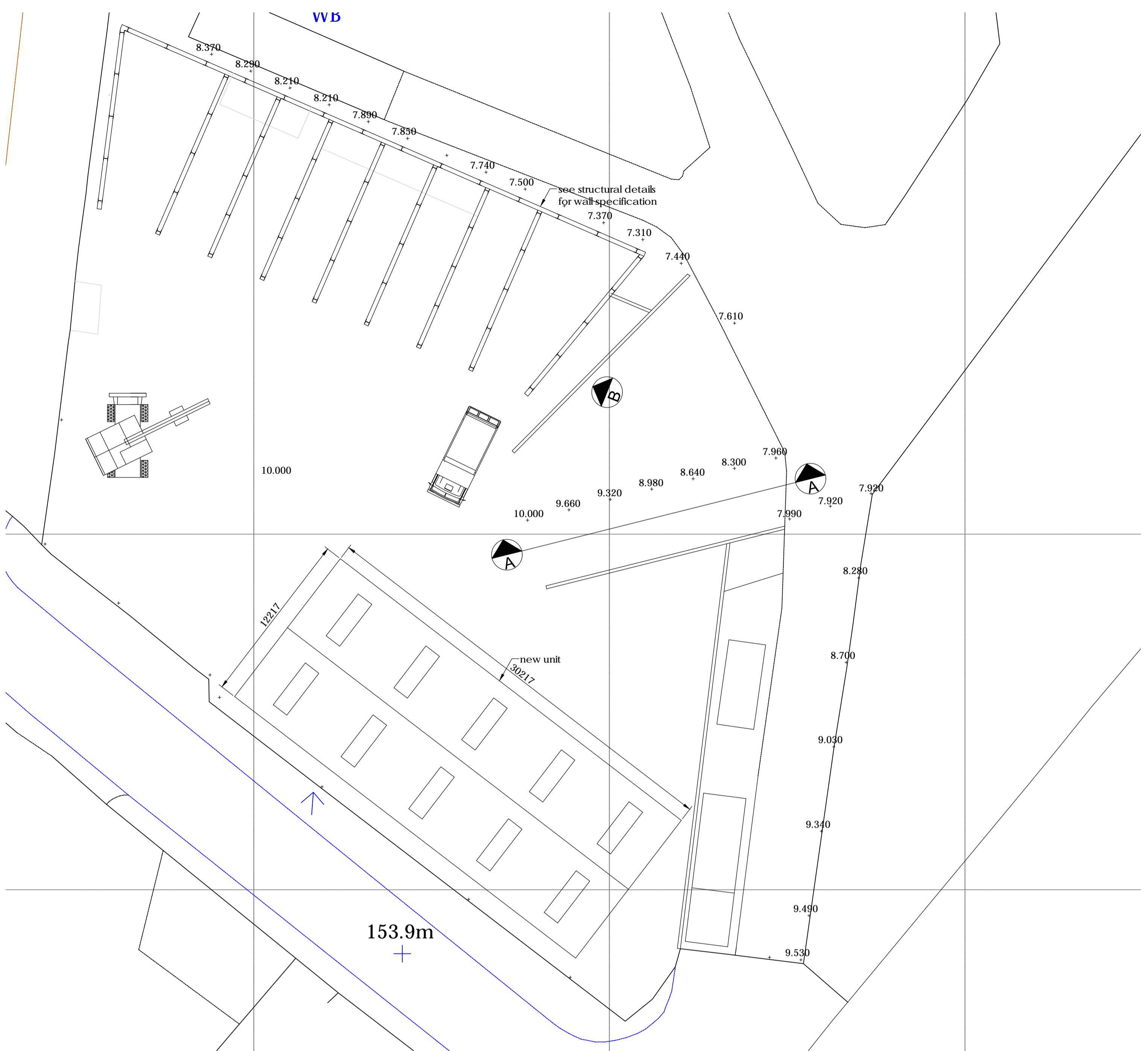
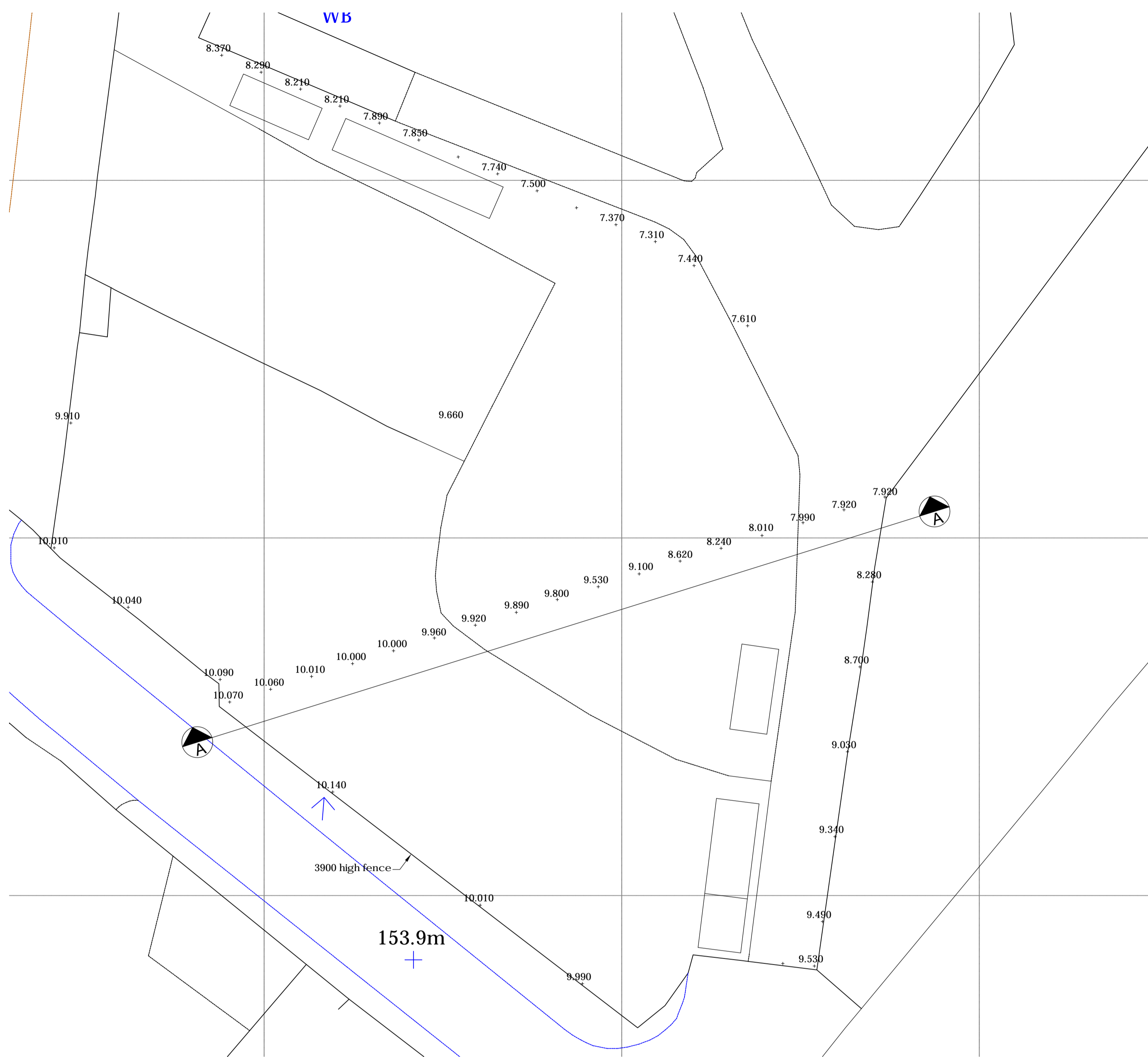
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79 Comments	Not Set
Date	21 May 2020





location plan 1:1250

SCALE 1:1250	DATE November 2019	Media A4	
DRAWING No. Richards and Jerrom DY4 9EZ LOCATION PLAN		REV. A 81	



Job: Retaining wall & new unit
 Richards & Jerrom
 Bradleys Lane
 Tipton
 DY4 9EZ

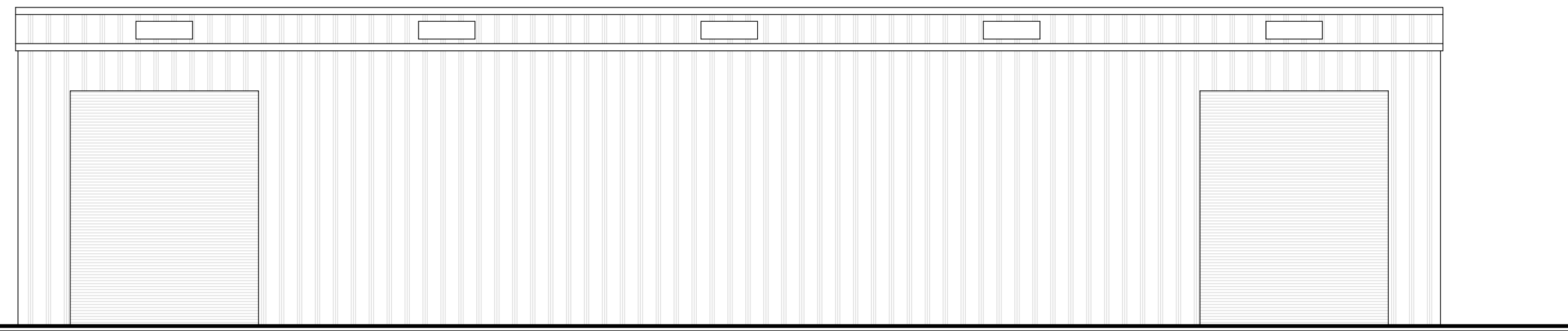
Client: Richards & Jerrom

Title: site plans

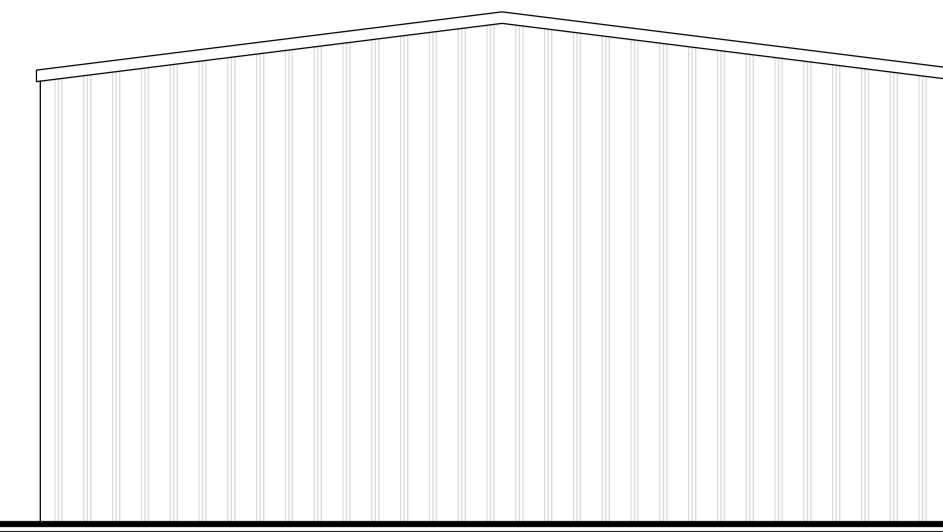
Scale: 1:100 & 1:200 on A1
 Date: October 2019

ppp
 PURVIS DAWES & PARTNERS LTD
 BUILDING DESIGN AND PROJECT MANAGEMENT
 178a Lower High Street Stourbridge DY8 1TG
 Tel: 01384 905058 e: enquiries@pdp-ltd.co.uk

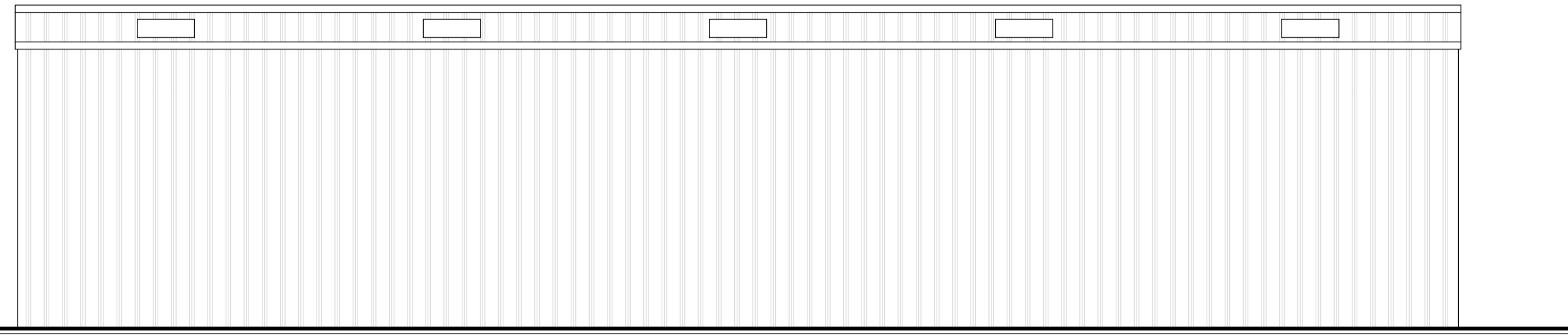
Drawing No. 1954-1



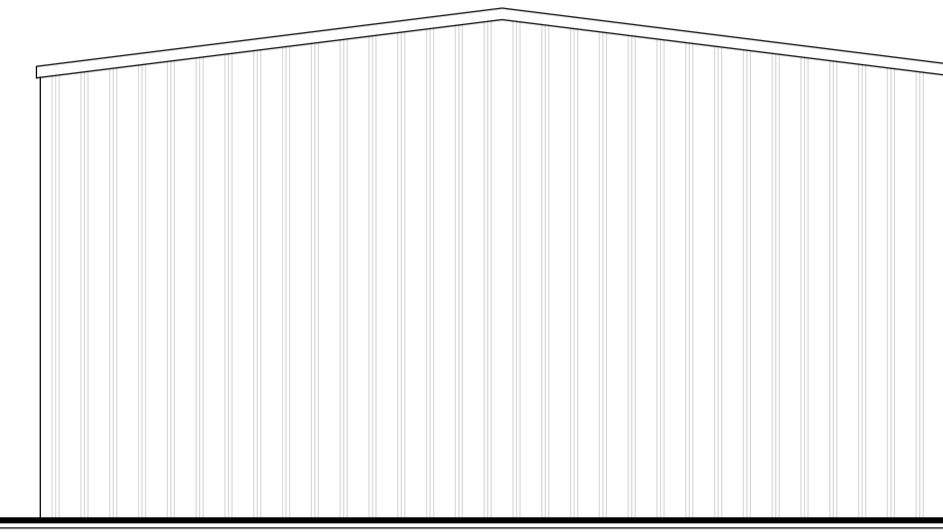
front elevation of proposed unit 1:100



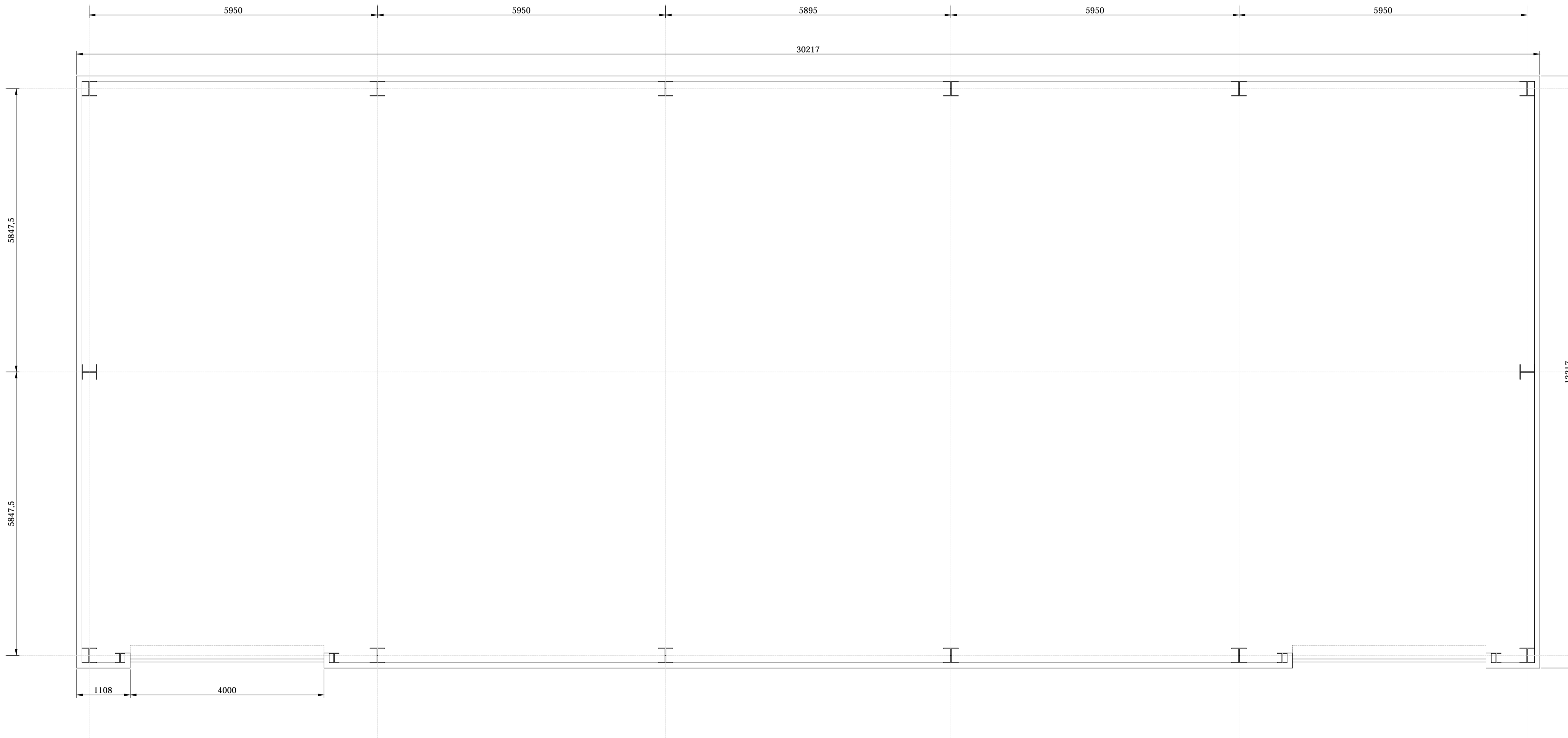
side elevation of proposed unit 1:100



rear elevation of proposed unit 1:100

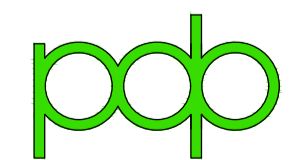


side elevation of proposed unit 1:100



ground floor plan 1:50

Job: Retaining wall & new unit
 Richards & Jerrom
 Bradleys Lane
 Tipton
 DY4 9EZ
 Client: Richards & Jerrom
 Title: site plans & garage



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Scale: 1:50 & 1:100 on A1

Date: August 2019

Drawing No.
 1954-2a

REPORT TO PLANNING COMMITTEE

10th June 2020

Application Reference	DC/20/63913
Application Received	2 nd February 2020
Application Description	Proposed 1 No. 4 bedroom dwelling with associated car parking and boundary fencing.
Application Address	Land To The Rear Of Churchills, 8 Walsall Street, Wednesbury, WS10 9BZ
Applicant	Mr Chris Wardle
Ward	Wednesbury North
Contribution towards Vision 2030:	
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

Subject to no adverse comments from West Midlands Police, the Fire Service, or the Ambulance Service, approval is recommended subject to:

- (i) The approval of external materials,
- (ii) Details of levels changes, retaining walls and finished floor levels,
- (iii) Details of the proposed drainage works,
- (iv) Archaeology investigation, and recording,
- (v) Parking space retention,
- (vi) Electric vehicle charging point details, and retention,
- (vii) Secure cycle store details, retention,
- (viii) Permitted Development Rights removed for loft conversions with dormer windows, and new external windows and doors,
- (ix) Hard and soft landscaping scheme,
- (x) Boundary Treatment,
- (xi) Refuse storage,
- (xii) Site management plan including wheel washing, noise mitigation measures and hours of construction,
- (xiii) Coal Authority investigation, mitigation measures,
- (xiv) Ground conditions, mitigation measures

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the application has generated significant interest.
- 1.2 To assist members with site context, a link to google maps is provided below:

[Rear 8, Walsall Street, Wednesbury](#)

- 1.3 Members may also recall visiting the site in 2019 when determining application DC/19/62695.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The site is unallocated but was last used as a bowling green to the then local public house, now known as Churchills.
- 2.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Previous Reasons for Refusal
Overlooking/loss of privacy
Loss of light and/or outlook
Overshadowing
Design, appearance and materials
Access, highway safety, and parking
Noise and disturbance from the scheme
Archaeology
Loss of trees

3. THE APPLICATION SITE

- 3.1 Churchills is located on the north side of Walsall Street, close to Wednesbury Town Centre. Its former bowling green, located at the rear of the club building, is surrounded by housing off Squires Walk and Hollies Drive. Only pedestrian access exists to the application site via the existing club premises. However, there is an existing private un-adopted drive serving as a vehicular access to 5 houses in Hollies Drive and Squires Walk which extends along the northern boundary of the former bowling green. There is a pedestrian gate into the application site from the private drive but no vehicular access into the site. There is a significant (2-3m)

drop in levels from the access drive down to the level of the former bowling green and the embankment is covered in existing self-setting shrub and tree planting.

4. PLANNING HISTORY

4.1 Planning Committee refused Planning Permission in 2019 (DC/19/62695) for 2 No. 3 bedroom dwellings for the following reasons:

- i) The development would be out of character with surrounding historic street scene by reason of its modern design, contrary to the Adopted Revised Residential Design Guide.
- ii) The development would be Detrimental to the amenities of neighbouring residential property by reason of loss of light, outlook and privacy.
- iii) The development would be contrary to the provisions of the Adopted Revised Residential Design Guide (Appendix 3 – Highways Guide) and therefore would be detrimental to highway safety on the grounds that it would (a) exceed the number of dwellings that can be served off a private drive; (b) the private drive is insufficient in width to allow two vehicles to pass, (c) that the proposed parking spaces are below recommended standard sizes, and (d) visibility on exit/egress from the drive is unsatisfactory.

4.2 Relevant planning applications are as follows: -

4.3	DC/19/62695	Proposed 2 No. 3 bedroom dwellings.	Refused 9 th May 2019
	DC/17/60987	Retention of 2 bed flat, storage shed, decking and fencing at first floor, and of part of former bowling green as a beer garden/play area with play equipment at rear.	Refused 25 th January 2018

5. APPLICATION DETAILS

5.1 The applicant has submitted a revised planning application in order to address the previous reasons for refusal (points 4.1 and 10.3).

5.2 The applicant proposes to erect one, 4 bedroom dwelling with associated car parking and boundary fencing, resulting in the increase in levels to the north of the site.

- 5.3 The dwelling would be of irregularly L-shaped and measure a maximum width of 11.0m a maximum depth of 11.0m and a maximum height of 8.1m.
- 5.4 Properties in Hollies Drive are between 22m and 34m away from windowed elevations of the development and the nearest properties facing the site in Brunswick Terrace and Squires Walk are 17m and 10.5m respectively, however no habitable windows are proposed on these elevations. The Council's minimum separation distances for windowed elevations is 21m.

6. PUBLICITY

- 6.1 The application was publicised by neighbour notification letters and 11 objections have been received including a 38-signature petition objecting to the proposal.

6.2 Objections

Objections have been received on the following grounds: -

- i) Inadequate access, narrowness and inadequate visibility;
- ii) Insufficient parking causing parking problems;
- iii) Noise;
- iv) Loss of light;
- v) Loss of privacy;
- vi) Over-shadowing and loss of outlook;
- vii) Problems with drainage and other service provision;
- viii) Loss of greenspace;
- ix) The land should only be used for recreational purposes as identified in the deeds;
- x) Residents do not believe that the applicant has a right of vehicular access over the private drive;
- xi) Concern that any new occupants would be eligible for the residents parking scheme, already at capacity;
- xii) Removal of established tree/hedge planting would damage the character of the area;
- xiii) The development would detract from this old and historical part of Wednesbury as the surrounding property are Victorian in character;
- xiv) Damage to the private access drive, particularly during construction;
- xv) Difficulty for emergency vehicles to gain access;
- xvi) The development does not constitute affordable housing;
- xvii) The applicant has not addressed the previous reasons for refusal,
- xiv) Concerns over the Coal Report as the one submitted refers to the previous scheme.

6.3 Responses to objections

I respond to the objector's comments in turn;

- i) The amended plans allow the applicant's vehicles to turn around on site and leave and enter the site in a forward gear. Therefore, the Council's Highways Department has raised no objections (point 7.2 below).
- ii) The applicant is to provide three off-street parking spaces in accordance with the Council's Revised Residential Design Guide.
- iii) It is not considered that a single dwelling on the site would cause undue noise in the long term. There would undoubtedly be some disruption during construction, but this would be temporary.
- iv) The proposal is unlikely to create any significant loss of light, privacy, overshadowing to the existing surrounding properties due to the orientation of the proposed development to neighbouring property and the separation distance mentioned in point 5.4 above.
- v) See point 6.3 iv).
- vi) See point 6.3 iv).
- vii) Drainage of the development would be dealt with by planning condition and via Building Regulations should your Committee be minded to approve the application. Any other issues arising with other underground services fall outside the remit of the determination of this application.
- viii) Whilst the loss of the bowling green is unfortunate it is not a publicly accessible or designated green space. It was a private bowling green linked to Churchills and has become overgrown due to lack of use. There is no requirement for Sport England to be consulted on the matter given that it has been out of use for over 5 years. The owner is attempting to establish a suitable alternative use/development for the land.
- ix) Specific clauses contained in private property deeds cannot be challenged by the local planning authority. Planning permission does not override these issues and this would be a matter for the objectors to pursue separately with the applicant.
- x) The applicant was asked about their right to use this access, and they state that they have the legal rights over this land.
- xi) The site now provides adequate off-street parking. Any request for a parking permit will need to be approved by the relevant department.
- xii) The self-setting hedging/trees within the application site are unprotected. They do support wildlife, but the applicant could remove this landscaping without prior planning consent. The proposal does show that some planting would be retained and could be enhanced with a suitable landscaping condition.
- xiii) It is not disputed that this area of Hollies Drive has a distinctive historic character, however the proposed development is set back

- from the road and would therefore not be seen in context to this street scene.
- xiv) Any damage caused to the private access drive during the construction phase would be a private matter for the applicant to resolve with the residents concerned.
 - xv) Emergency services were consulted on the previous application DC/19/62695 without objection. This application is a reduction in numbers, however the Police, West Midlands Fire Service and the Ambulance Service have been consulted and at the time of writing this report no comments had been received.
 - xvi) The affordable housing policy within the adopted development plan only applies where a development is 10 dwellings or more.
 - xvii) See point 10.3,
 - xviii) The Coal Authority have raised no objections refer to 7.4 below

7. STATUTORY CONSULTATION

7.1 Planning and Transportation Policy

The site is unallocated within the development plan and would therefore be assessed as Windfall Development (Policy SAD H2) and is considered acceptable from this policy context. The development is liable for the Community Infrastructure Levy.

7.2 Highways

No objections raised and that the applicant has now addressed the previous reasons for refusal.

7.3 Public Health (Air Quality and Air Pollution Noise)

Based on the previous application the Air Quality Team recommends the installation of an electric vehicle charging point. The Noise Team has no objections subject to construction hours being controlled.

7.4 The Coal Authority

No objections raised subject to the standard site investigation and remediation works condition being attached to any approval.

7.5 West Midlands Fire Service

Comments to be tabled once received.

7.6 West Midlands Police

Comments to be tabled once received.

7.7 West Midlands Ambulance Service

Comments to be tabled once received.

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.

8.2 Paragraph 109 of the adopted NPPF states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council's Highways Department has raised no concerns.

9. LOCAL PLANNING POLICY

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

ENV3: Design Quality

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

SAD EOS9: Urban Design Principles

Revised Residential Design Guide

9.2 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 parking layout, refuse storage and secure cycle storage. With regards to policy ENV5 any approval would require a drainage condition.

9.3 The application site is unallocated in the adopted development plan. The provision of a new dwelling is therefore considered in accordance with adopted supplementary guidance set out in paragraph 9.1 above. The internal space standards and provisions set out in the Revised Residential Design Guide have been met by the applicant in this case.

10. MATERIAL CONSIDERATIONS

10.1 The material considerations relating to Government Policy (NPPF) and proposals within the local plan have been referred to above in Sections 8

and 9. With regards to the other considerations these are highlighted below:

10.2 Previous Reasons for Refusal

In my opinion, the applicant has addressed the three reasons for refusal mentioned in 4.1 i), ii), and iii)

4.1 i) See point 10.6

4.1 ii) See points 10.3, 10.4 and 10.5

4.1 iii) See points 7.2 and 10.7

10.3 Overlooking/loss of privacy

The proposal accords with the Council's Revised Residential Design Guide separation distances (point 5.4), therefore it is anticipated that the proposal would not cause any significant loss of privacy, light, outlook or overshadowing to occupiers of nearby residential properties.



The original application DC/19/62695 had the potential for overlooking issues, with plot 2 in particular overlooking the rear wing of Squires Walk.



Plot 2 of DC/19/62695 has been replaced with parking, removing the potential overlooking and privacy issues of the previous scheme.

It is recommended that Permitted Development rights are removed for dormer windows to safeguard the overlooking issues, this also includes further windows and doors in the north elevation.

10.4 **Loss of light and/or outlook**

See point 10.3

10.5 **Overshadowing**

See point 10.3

10.6 **Design, appearance and materials**

The design of the building has been changed to match the style of other properties in the area. However, it is important that high quality, matching external materials are approved by condition that complement the existing properties.

10.7 **Access, highway safety, and parking**

The Council's Highways Department has raised no objections.

10.8 **Noise and disturbance from the scheme**

It is not considered that a single dwelling on the site would cause undue noise in the long term. There would undoubtedly be some disruption during construction, but this would be temporary.

10.9 Archaeology

The area is classed as having potential archaeological importance. Therefore, the standard, archaeological condition would be attached to any approval.

10.10 Loss of trees

None of the trees have Tree Preservation Orders (TPOs) on them and could be felled without Planning Permission. However, in order to retain some greenspace, it is anticipated that any approval will have a landscaping condition attached, seeking to enhance the quality of green space on site.

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 is policy compliant and there are no other unsatisfactory material considerations to warrant refusal of the application.

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 equality 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 West Midlands Police have been consulted, and Members will be updated accordingly.

18. SUSTAINABILITY OF PROPOSALS

18.1 Refer to the National Planning Policy Framework (8), 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 There will be no impact.

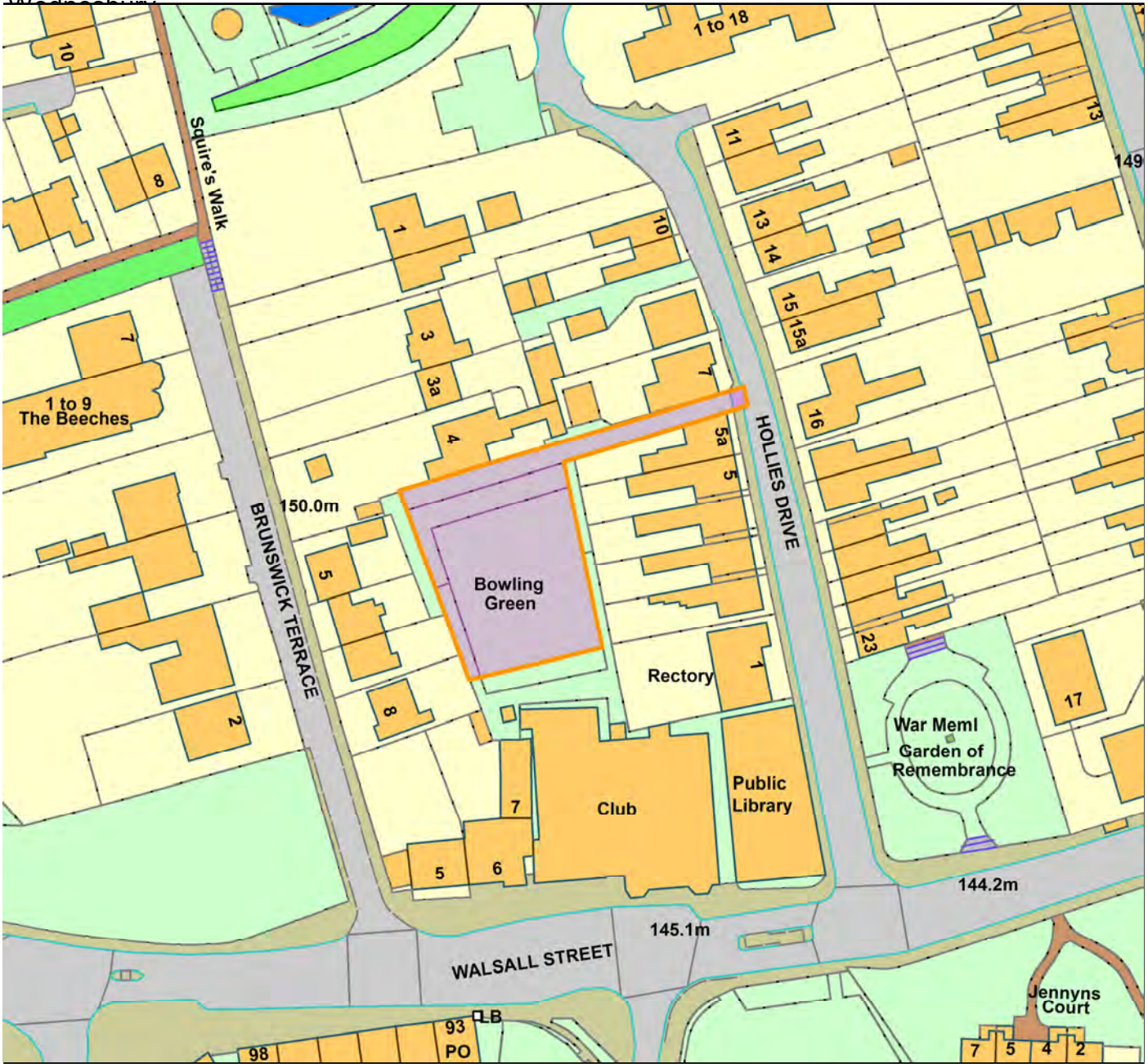
21. APPENDICES:

Site Plan
Context Plan
17-34-30A
17-34-31
17-34-32
17-34-23A
17-34-24A
17-34-22A

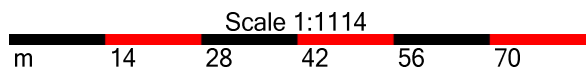
DC/20/63913

Land to the rear of Churchills, 8 Walsall Street,

Walsall

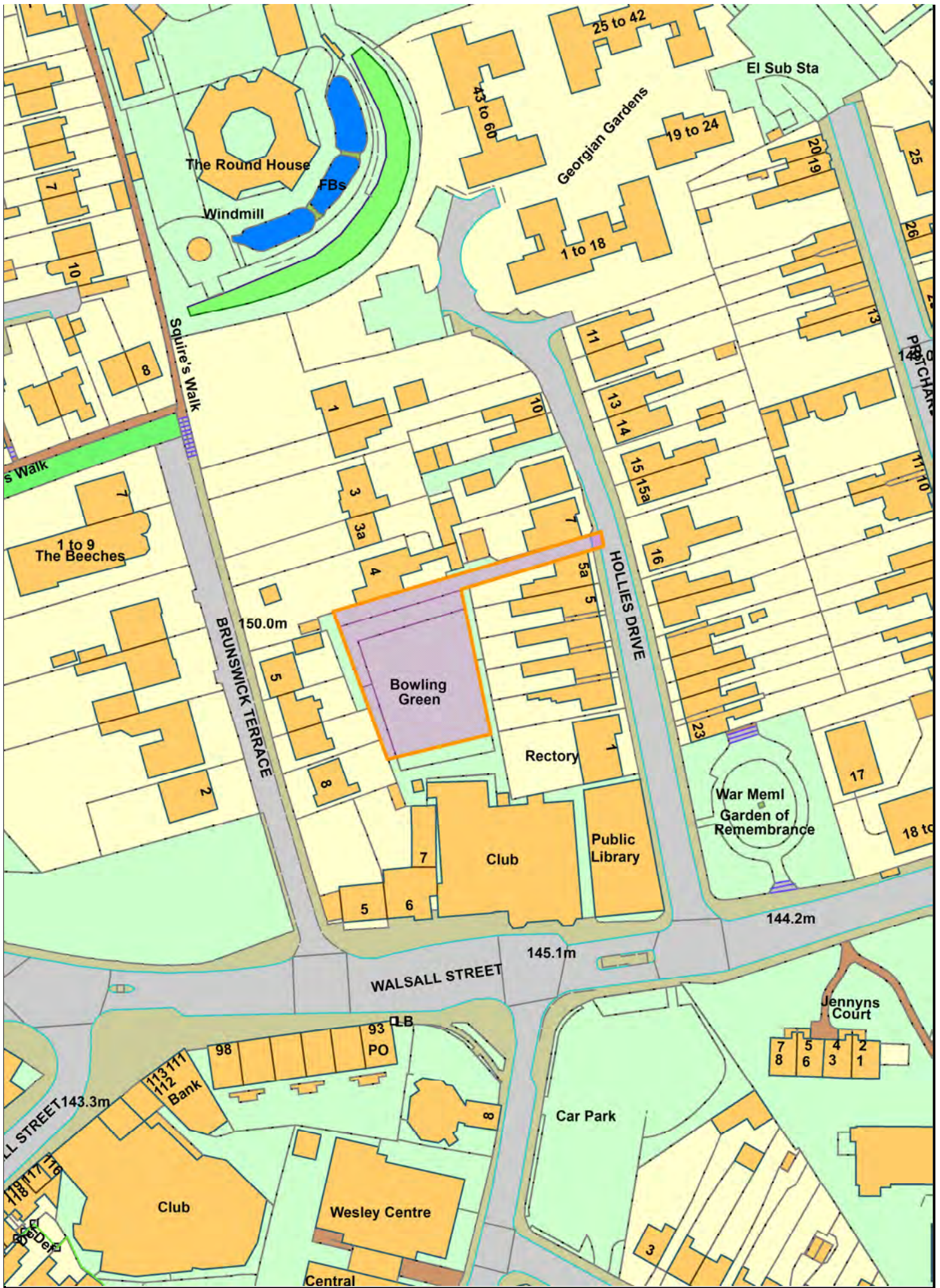


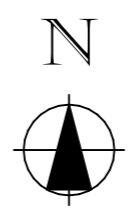
Legend



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Organisation	Not Set
Department	Not Set
95 Comments	Not Set
Date	21 May 2020





BLOCK PLAN

SCALE 1:500

Based on Ordnance Survey 1:1250 scale mapping
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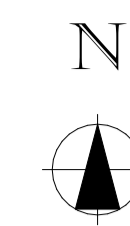
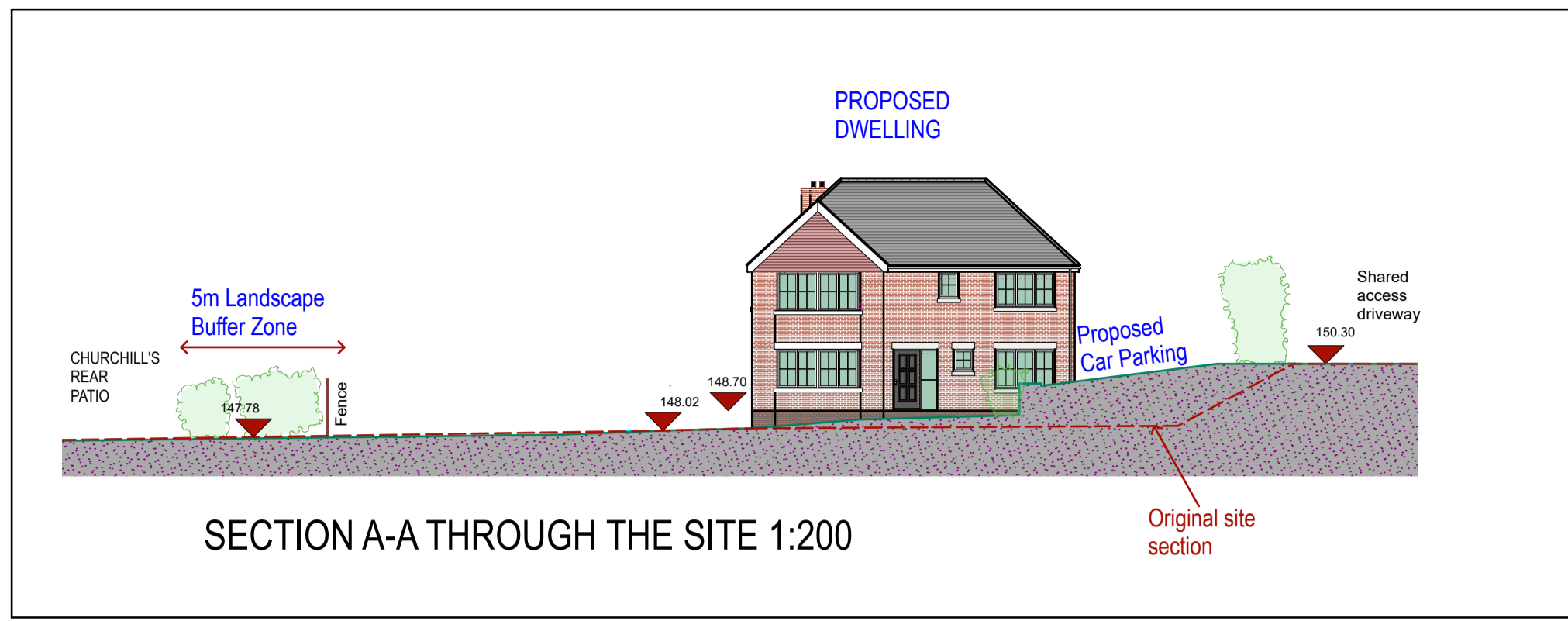


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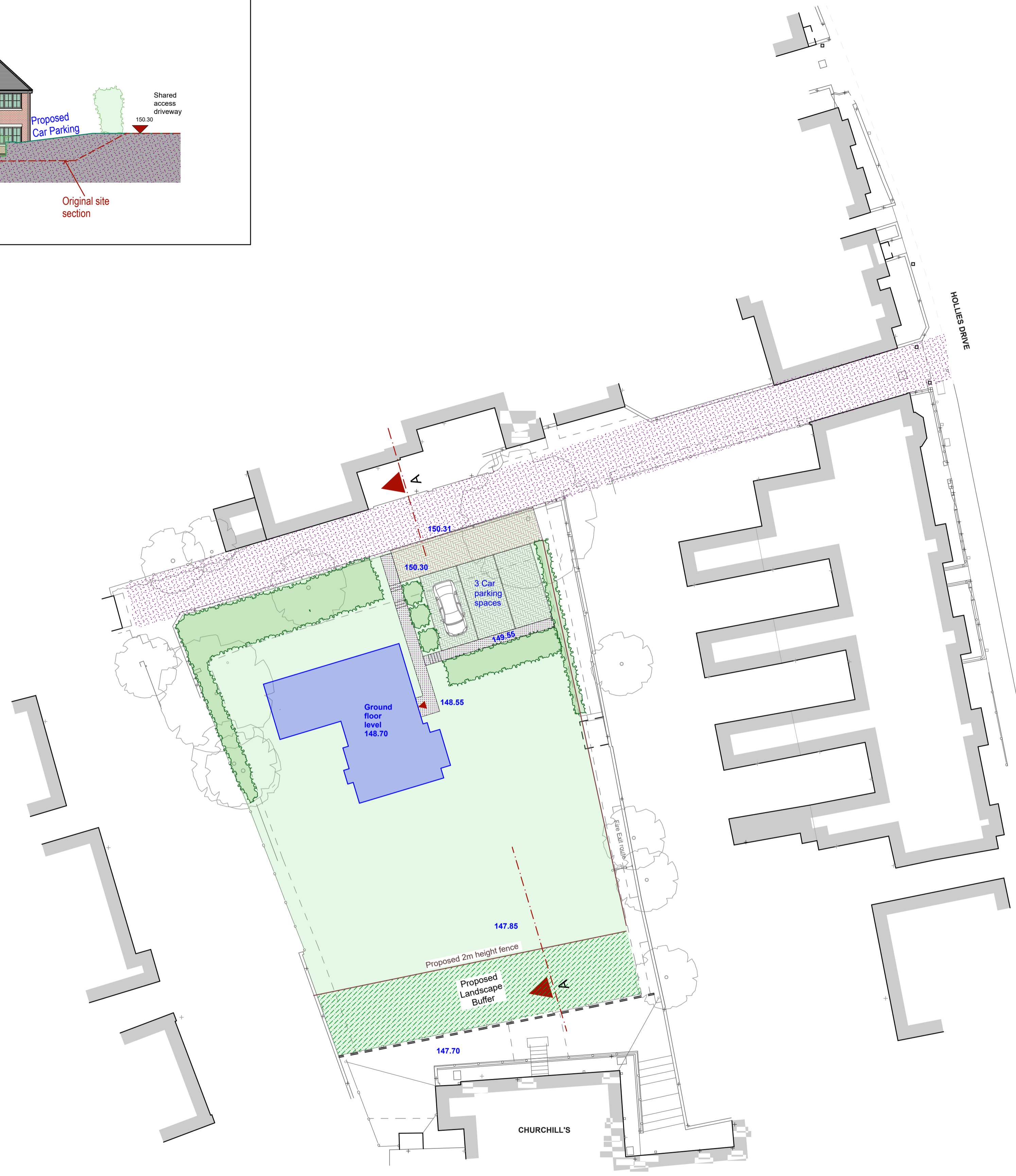
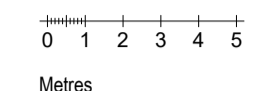
KEY

- Indicates proposed new two storey dwelling
- Indicates car parking space 3m x6m
- Indicates private road
- Indicates single storey building
- Indicates two storey building

Steve Haskey Design Ltd.		Use Only Written Dimensions From This Drawing DO NOT SCALE
20 St. John Street Bromsgrove Worcestershire B61 8QY		TEL: 01527 832587 E-MAIL: steve@haskey.co.uk
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Sheet	Block Plan Scheme	
Project	Proposed Residential Development Land to rear of Churchill's Bar and Restaurant 8 Walsall Street Wednesbury WS10 9BZ	
Client	CHRIS WARDLE	
Drawn By	G.G. Pugh	Drawing Number
Date	Jan 2020	17-34-30A
REVISIONS: A- Description added for proposed close boarded fencing GGP 04/02/2020		Sheet Size A3



SITE PLAN
SCALE 1:200



- KEY**
- PROPOSED NEW DWELLING
 - PROPOSED 3 CAR PARKING SPACES
 - PEDESTRIAN ACCESS
 - PROPOSED PRIVATE GARDEN AREAS
 - PROPOSED LANDSCAPE BUFFER ZONE
 - 148.00 PROPOSED LEVELS



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Sonsgrove
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E-MAIL: steve@haskey.co.uk

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Drawn By **G.G. Pugh**

Project **Proposed Residential Development
Land to rear of Churchill's Bar and Restaurant
8 Walsall Street
Wednesbury
WS10 9BZ**

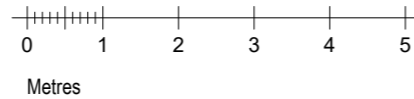
Client **CHRIS WARDLE**
Sheet **SCHEME DRAWINGS**
Site Scheme
Sheet Size **A1**

Scale **1:200**
Date **Jan 2020**
Drawing Number **17-34-31**

Notes:
This Drawing is based upon Topographical survey carried out by Bury Associates Limited
Drg No BA27350818_01 Dated 28/08/2018



EAST ELEVATION
SCALE 1:100



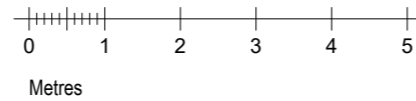
SOUTH ELEVATION
SCALE 1:100

REVISIONS:
A- Stair Window on the West Elevation amended on plan and elevation drawings.
GGP 04/02/2020

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Sheet	Elevations 1	
Project	Proposed Residential Development Land to rear of Churchill's Bar and Restaurant 8 Walsall Street Wednesbury WS10 9BZ	
Client	CHRIS WARDLE	
Drawn By	G.G. Pugh	Drawing Number
Date	Sept 2019	17-34-23A
		Sheet Size A3



NORTH ELEVATION
SCALE 1:100

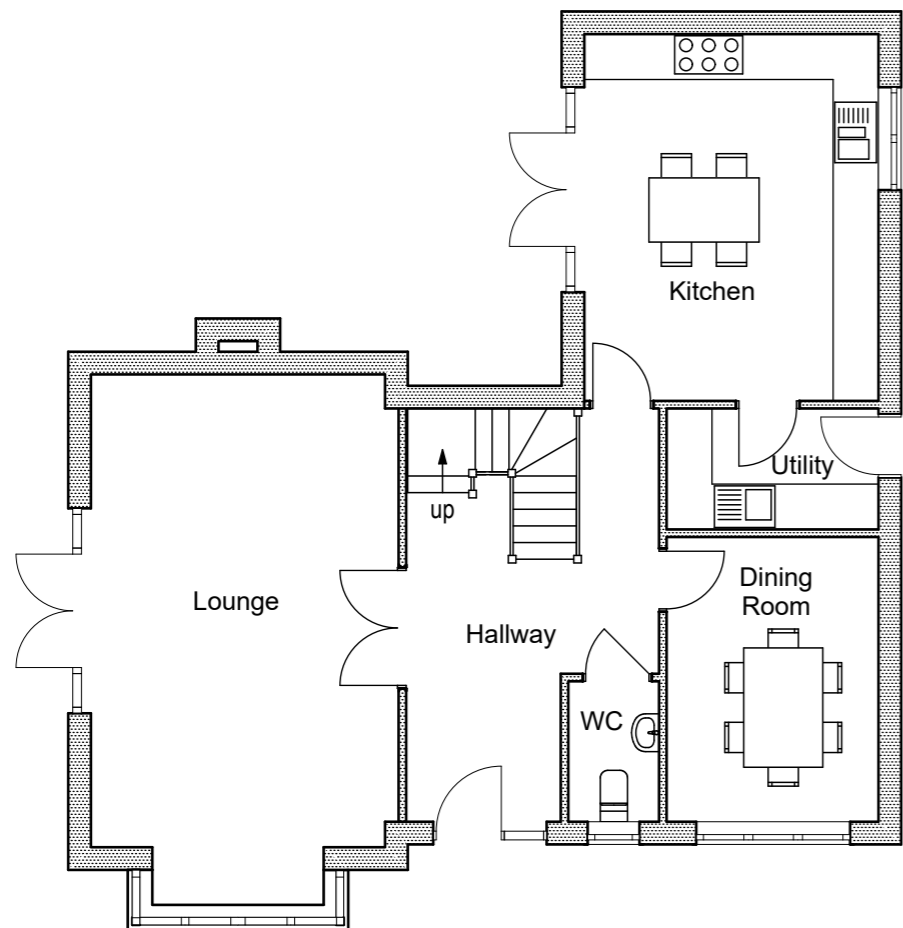
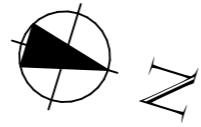
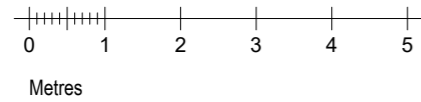


WEST ELEVATION
SCALE 1:100

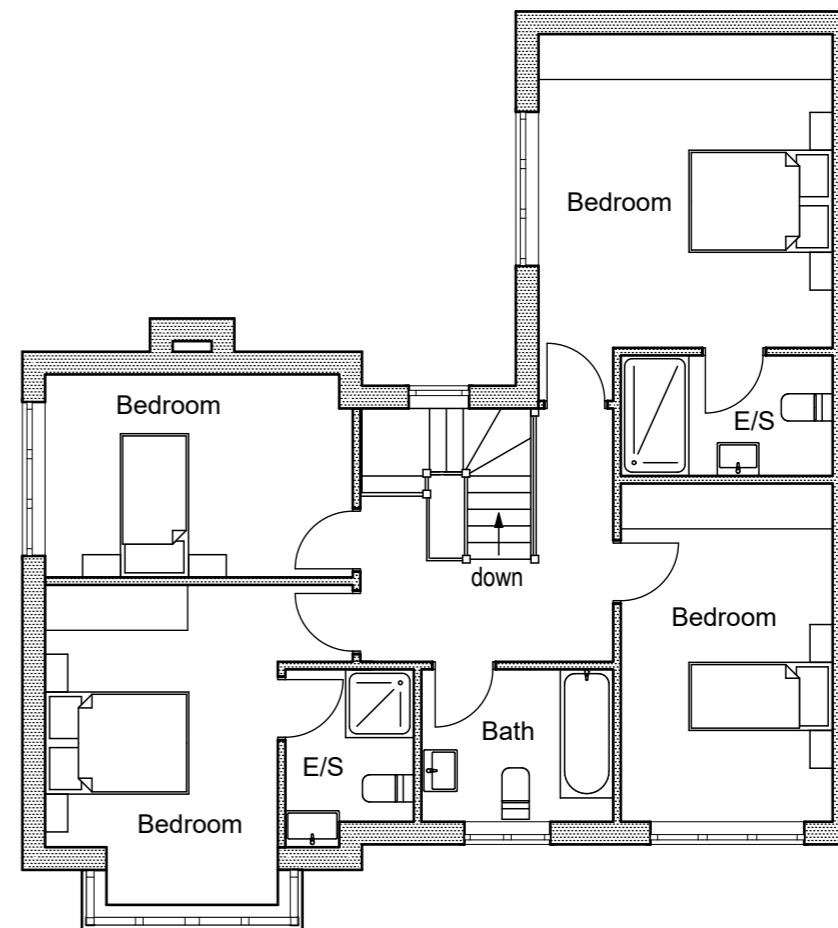
REVISIONS:
A- Stair Window on the West Elevation amended on
plan and elevation drawings.
GGP 04/02/2020

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Sheet	Elevations 2	
Project	Proposed Residential Development Land to rear of Churchill's Bar and Restaurant 8 Walsall Street Wednesbury WS10 9BZ	
Client	CHRIS WARDLE	
Drawn By	G.G. Pugh	Drawing Number
Date	Sept 2019	17-34-24A
		Sheet Size A3

GROUND FLOOR PLAN SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100



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Sheet Floor Plans

Project Proposed Residential Development
 Land to rear of Churchill's Bar and Restaurant
 8 Walsall Street
 Wednesbury
 WS10 9BZ

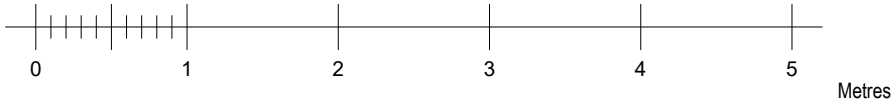
Client CHRIS WARDLE

Drawn By G.G. Pugh Drawing Number 17-34-22A Sheet Size A3

Date Sept 2019

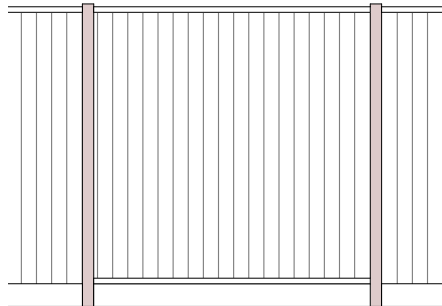
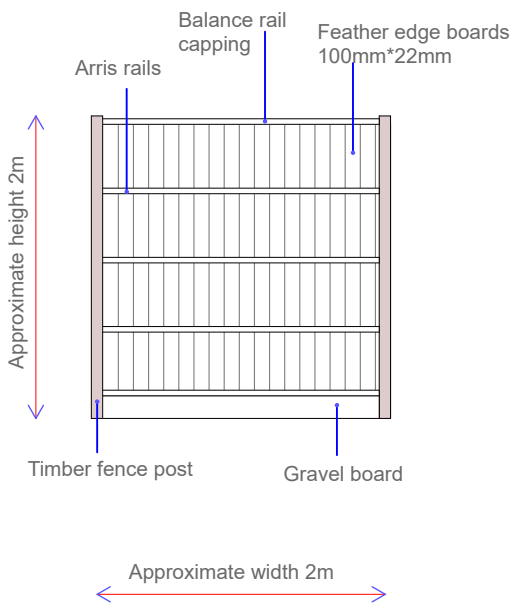
REVISIONS:
 A- Stair Window on the West Elevation amended on
 plan and elevation drawings.
 GGP 04/02/2020

PROPOSED CLOSE BOARDED TIMBER FENCE DETAIL SCALE 1:50



BACK

FRONT



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Sheet Timber Fence Detail

Project Proposed Residential Development
Land to rear of Churchill's Bar and Restaurant
8 Walsall Street
Wednesbury
WS10 9BZ

Client CHRIS WARDLE

Drawn By G.G. Pugh

Drawing Number

Sheet Size


Date Feb 2020

17-34-32

A4

REPORT TO PLANNING COMMITTEE

10th June 2020

Application Reference	DC/20/64117
Application Received	17 th March 2020
Application Description	Proposed two storey side/rear extensions, single storey front/rear extensions, roof enlargements with rear facing gable and dormer window to rear.
Application Address	188 Farm Road Oldbury B68 8PN
Applicant	Miss S Arif
Ward	Bristnall
Contribution towards Vision 2030:	
Contact Officer(s)	Alison Bishop 0121 569 4039 Alison_bishop@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to:-

- (i) The alternations hereby approved by this permission shall be carried out within 3 months of the grant of permission;
- (ii) External materials shall be constructed in accordance with the approved plan;
- (iii) No additional windows shall be incorporated into the extension; and
- (iv) Details of three off road parking spaces shall be provided and retained as such following approval.

1. BACKGROUND

- 1.1 This planning application is being reported to your Planning Committee because we have received four objections. Members will also recall visiting this site at your last committee meeting in February and subsequently refusing the planning application that was before you (ref: DC/19/63722). A detailed planning history is provided in Section 4.0 below.

- 1.2 To assist members with site context, a link to google maps is provided below:

[188 Farm Road, Oldbury](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The planning application 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,
Overshadowing
Public visual amenity,
Overbearing nature of proposal,
Design, appearance and materials, and
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. The proposal was larger in width than approved plans and incorporated an increase height to the roof and dormer.
- 4.2 The applicant was asked to regularise various elements of the development as per the Enforcement Notice, which included the rear dormer. The elements that have been regularised relate to the roof. However, the applicant argued that a rear dormer window was 'Permitted Development'. To achieve this, he needed to have clad the dormer with roof tiles, or equivalent, and carried out other minor alterations. These works have not been done so therefore the dormer is not 'Permitted

Development'. Furthermore, the width and height of the rear extension is still not in accordance with the original approved permission.

- 4.3 The applicant employed a private building inspector, and hence the deviation from the plans was not brought to the Council's attention during the initial build process and only following complaints from residents. The enforcement team then investigated the matter resulting in the serving of the Enforcement Notice.
- 4.4 A retrospective planning application (ref: DC/19/63722) was submitted which sought to retain the changes that had not been complied with under the Enforcement Notice. Those in the main related to works to the rear of the property which were as follows:-
- i) The originally approved dormer window had a width of 3.1m, this has almost doubled in size to 6.0m (W), built off the main wall of the house, and in brick;
 - ii) The two-storey rear roof originally had a pitched roof however, the height of the eaves has been increased and a flat roof created in order to create a sixth bedroom where the original plans show storage; and
 - iii) Changes to window location and sizes.

The Planning Committee resolved to refuse this application and directed their officers to meet with the applicant to try to seek a suitable amended scheme for the works to the rear of the property. The reason for refusal was as follows:-

'The extension presents over-development of the plot due to its footprint, the dormer and roof design are out of keeping with the local area and result in a negative impact on the visual amenity of the area, contrary to the National Planning Policy Framework, the Black Country Core Strategy policy ENV3 (Design Quality), the Council's Site Allocations and Delivery Development Plan Document policy ESO9 (Urban Design Principles) and the Council's Supplementary Planning Document (Revised Residential Design Guide).'

A meeting took place with the applicant, his agent and relevant planning officers on 24th February 2020 to discuss solutions to the extension with a view to resubmitting a revised scheme.

4.5 Relevant planning applications are as follows: -

4.6	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
	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.	Refused 13.02.2020

5. APPLICATION DETAILS

5.1 The current application is seeking to make amendments to the rear of the property which are as follows:-

- (i) Clad the rear dormer with roof tiles to match the roof; and
- (ii) Reduce the height of the rear extension, remove the rear window second floor window from this element, clad this section with roof tiles and add a skylight to the side elevation facing Farm Avenue.

5.2 See below images of the proposed changes compared to the recently refused scheme.

Proposal rear



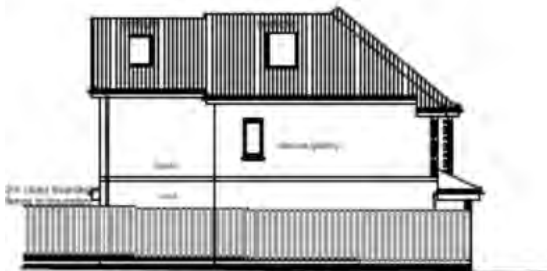
Rear Elevation 1:100

Refused rear



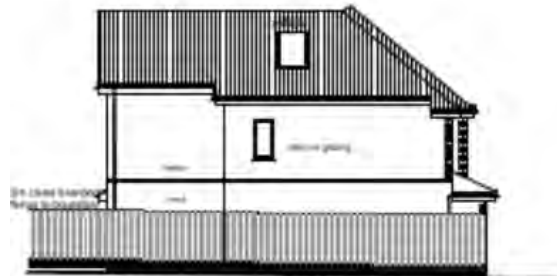
Rear Elevation 1:100

Proposed side



Side Elevation 1:100

Refused side



Side Elevation 1:100

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letters and by site notice. Four objections have been received from neighbouring residents.

6.2 Objections

Objections have been received on the following grounds:-

- (i) The side elevation is right to the back of pavement, the plans state it is 1800mm away when it is more like 150mm;
- (ii) The extension is totally out of proportion with existing/surrounding area;
- (iii) Overlooks properties on Farm Avenue and is way too high;

- (iv) Removal of the rear window within the loft and tiling over the apex of the gable end will have no bearing on reducing the over-development of the plot or the negative impact on the visual amenity of the area; and
- (v) Parking concerns as three vehicles cannot be accommodated.

Immaterial planning considerations have been raised relating to devaluing properties in the area.

6.3 Responses to objections

I respond to the objector's comments in turn:

- (i) At the time of the original enforcement proceedings, when an enforcement notice was served, it was noted that the side element differed from the approved drawings, however the set back even on the original drawings was only 400mm and the changes that have been undertaken as part of the compliance with the Enforcement Notice have largely brought the side and front elements in line with the original consent.
- (ii) It is not disputed that the extensions to the property are considerable, however the alterations that were carried out to comply with the Enforcement Notice did set down the roof to the side and frontage to accord with design guidance set out in the Council's SPD on Residential Design. The outstanding issues related to the massing of the extension to the rear which the applicant has again lessened by reducing the height, removing a window and proposing to incorporate matching roof materials. Therefore, it is considered that the combination of these changes ensures that the extension is in scale and proportion with the surrounding area.
- (iii) The enlarged rear extension and dormer largely overlooks the front of the properties in Farm Avenue, however the proposal has now removed the rear window to the second floor to reduce overlooking. Turning to the dormer, whilst it is accepted that the dormer to the main roof remains in situ, firstly a dormer was indicated on the approved permission, albeit smaller in size. Secondly dormers within original roof spaces can be constructed under permitted development rights and hence the local planning authority would have no control.
- (iv) Whilst the comments of the objector are noted, in my opinion, it is considered that by reducing the roof height and cladding the rear components to match the existing roof, the proposal is now in keeping with a traditional domestic extension and, when viewed in context to the street now matches with extensions in the local area.
- (v) The plans indicate that the development has five bedrooms. The Council's residential design guidance states that 5-6 bedroom

properties should provide three dedicated parking spaces. Two parking spaces can be provided at the front, and the applicant benefits from a dropped kerb serving the rear garden which would provide the third space. This can be conditioned as part any consent that details of three parking spaces are provided and thereafter retained as such.

7. STATUTORY CONSULTATION

7.1 Highways

No objections subject to the provision of three parking spaces.

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.

8.2 Paragraph 130 of the adopted National Planning Policy Framework states:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to the development.'

8.3 It is considered that the changes proposed to the rear elevation and side elevation now broadly accord with design policies and there is not sufficient justification to refuse on these grounds.

9. LOCAL PLANNING POLICY

9.1 The following polices of the Council's Local Plan are relevant:-

ENV3: Design Quality

SAD EOS9: Urban Design Principles

9.2 ENV3: Design Quality and SAD EOS9: Urban Design Principles states that development should be of high quality and that the Council will reject poor designs, particularly those that are inappropriate in their locality, for example, those clearly out of scale with or incompatible with their surroundings.

- 9.3 The Council's adopted Supplementary Planning Document – Revised Residential Design Guide (SPD) states that poor quality domestic extensions which require planning consent that do not fit in visually or are clearly out of keeping with their surroundings, by virtue of their scale, architectural design, proposed materials and impact on neighbouring properties will be resisted these include, being proportionate to the existing dwelling, providing suitable private amenity, appropriate roof designs.
- 9.4 It is not disputed that the proposal is a large family extension, however the alterations to the extension now ensure that the extension is subservient to the main house through the reduction in roof height. Furthermore, the materials are now in keeping with the host property and suitable private amenity space remains for the occupiers. Therefore, it is considered that these changes now comply with national and local policy.

10. MATERIAL CONSIDERATIONS

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

10.2 Planning history

Previous approval was given for a substantial extension, however through the serving of the Enforcement Notice and subsequent negotiations with the applicant following the most recent refusal, the design has now been reduced to accord with relevant design policy considerations.

10.3 Overlooking/loss of privacy

The enlarged rear extension and dormer largely overlooks the front of the properties in Farm Avenue, however the proposal has now removed the rear window to the second floor to reduce overlooking.

10.4 Overshadowing

The development may cause overshadowing of the public highway, but not to private properties.

10.5 Public visual amenity

The front view (Farm Road) is a typical two-storey side extension, set back at first floor level, in accordance with the Council's adopted Residential Design Guide. Whilst the side element results in the first floor extension being directly to back of pavement along Farm Avenue, by

reducing the roof height and incorporating materials to the second floor/dormer that reflect the character of the surrounding properties, this now lessens the impact to an acceptable level.

10.6 Overbearing nature of proposal

Originally, the first floor was stepped in from the ground floor along Farm Avenue, whilst it is acknowledged that the applicant has built this extension flush, the reduction in height along the whole side boundary, use of materials and removal of the rear window at second floor reduces the impact along Farm Avenue.

10.8 Highway safety, and parking

Complaints have been received over the parking of construction vehicles (the developer has been made aware of this). However, post completion of the extension, the site can accommodate three off-street parking spaces, with a mixture of front and rear garden parking. This can be conditioned accordingly.

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 The key determining issue is whether the proposed changes, following both enforcement action and subsequent negotiations with the planning department, have now resulted in an extension which is in keeping with the surrounding area.

12.2 It is considered that the proposed changes to the unauthorised extension reduce the impact on the street scene, limits overlooking, incorporates materials that are compatible with the surrounding area and would not have a detrimental effect on the amenity of adjoining residents.

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 equality 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 Policy Framework (8), 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).

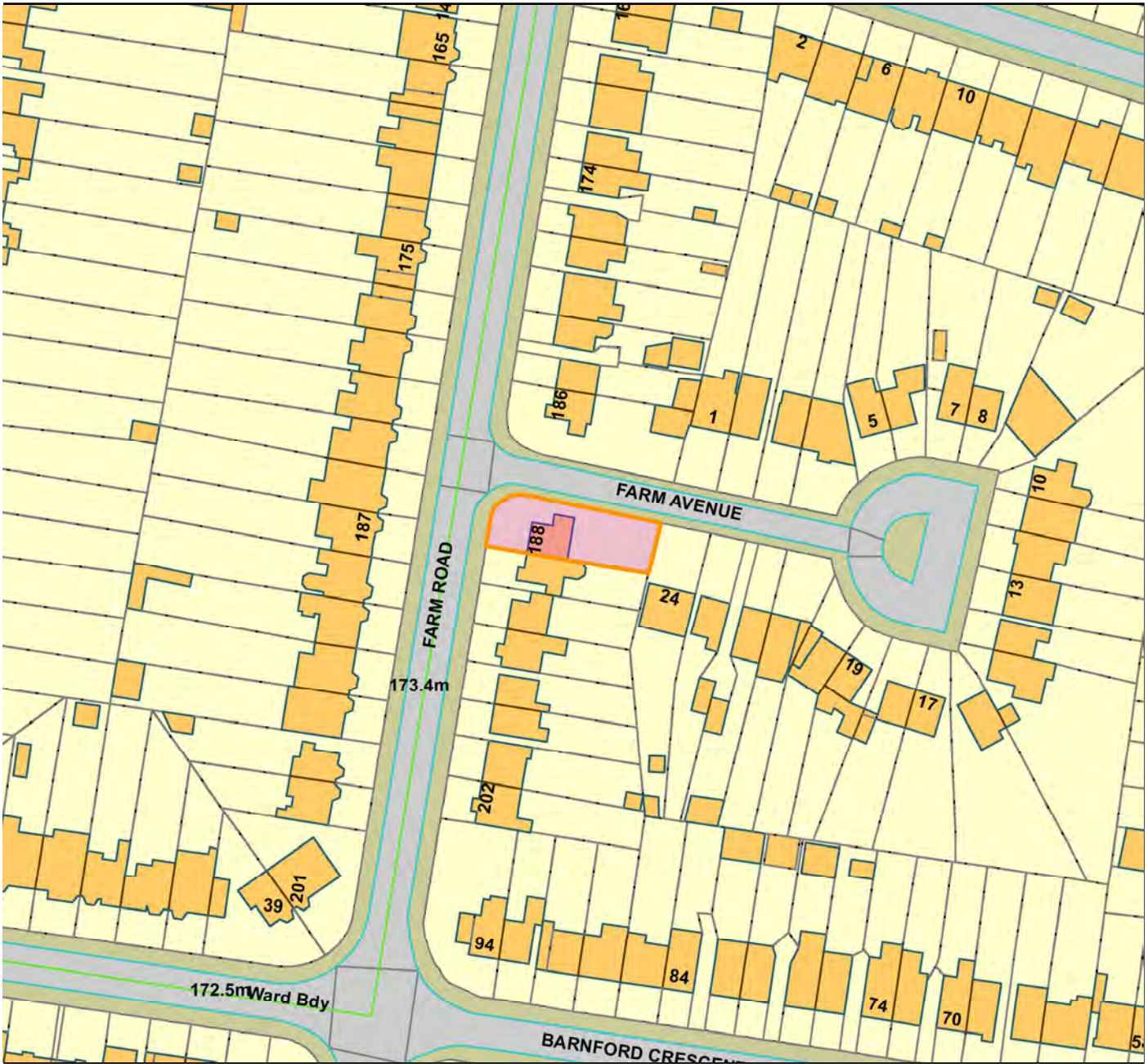
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 There will be no impact.

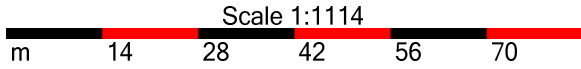
21. APPENDICES:

Site Plan
Context Plan
1.18.101
1.18.102

DC/20/64117
188 Farm Road, Oldbury, B68 8PN

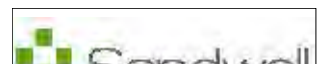
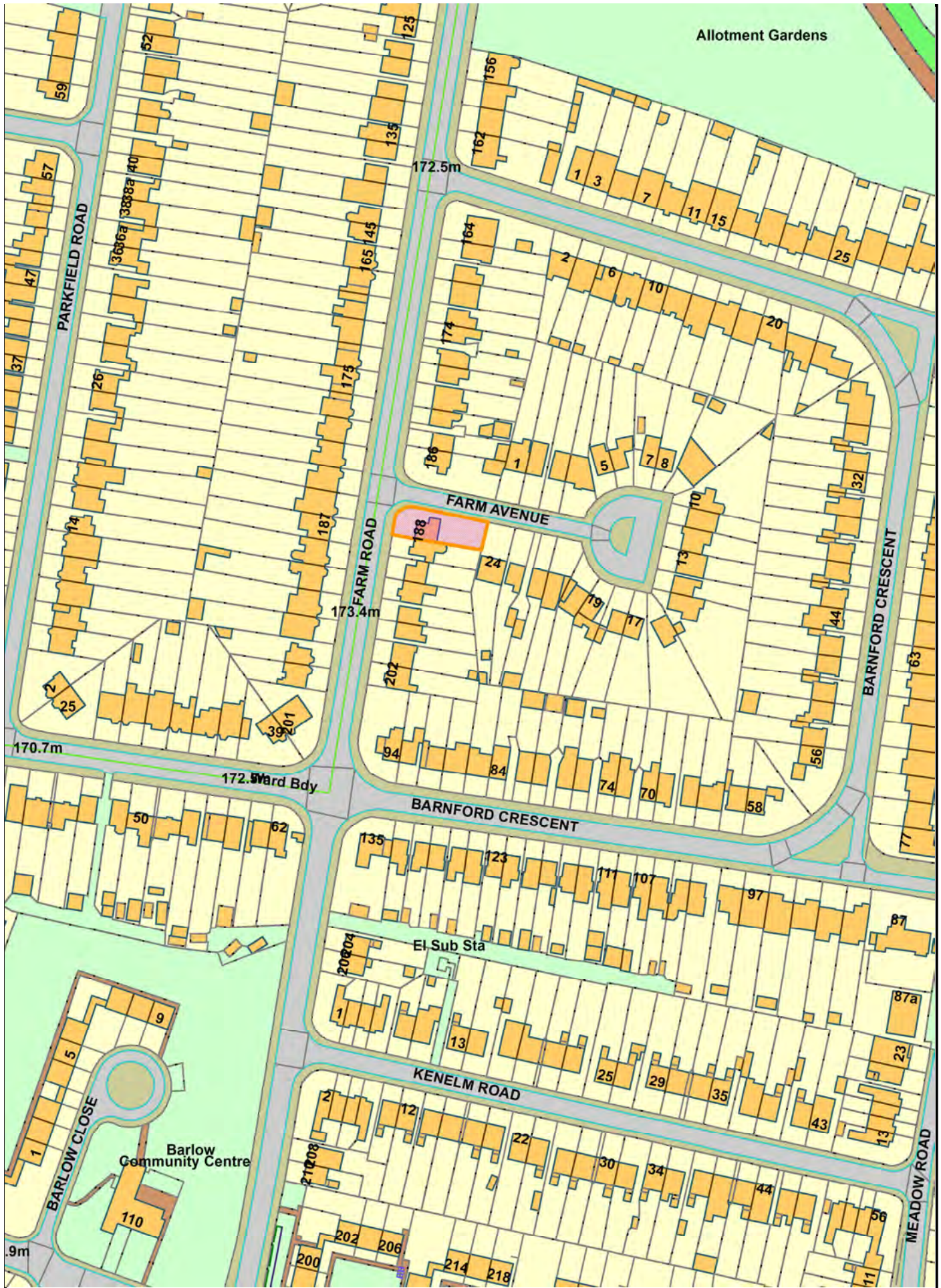


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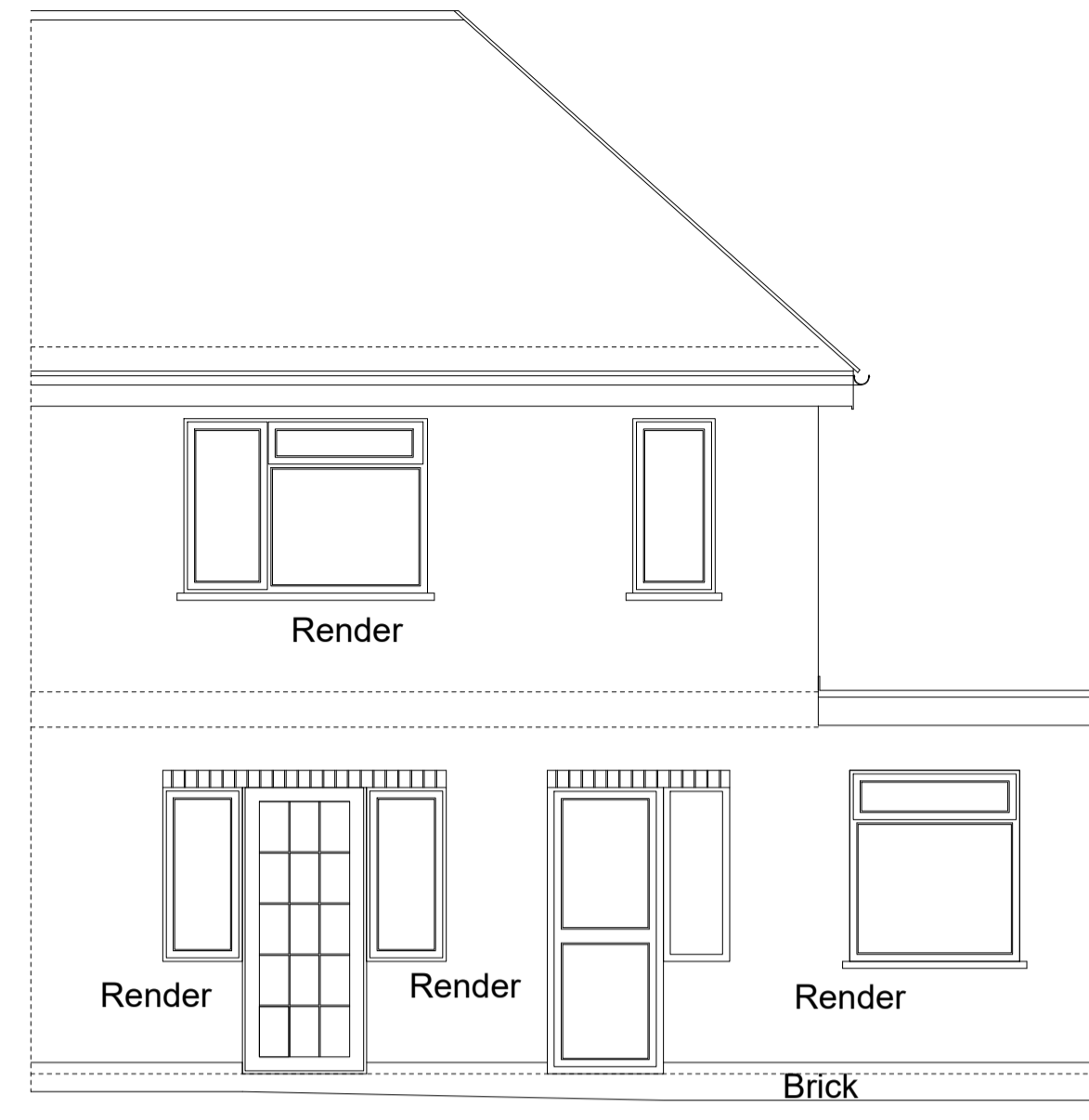
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Department	Not Set
Comments	Not Set
Date	28 April 2020

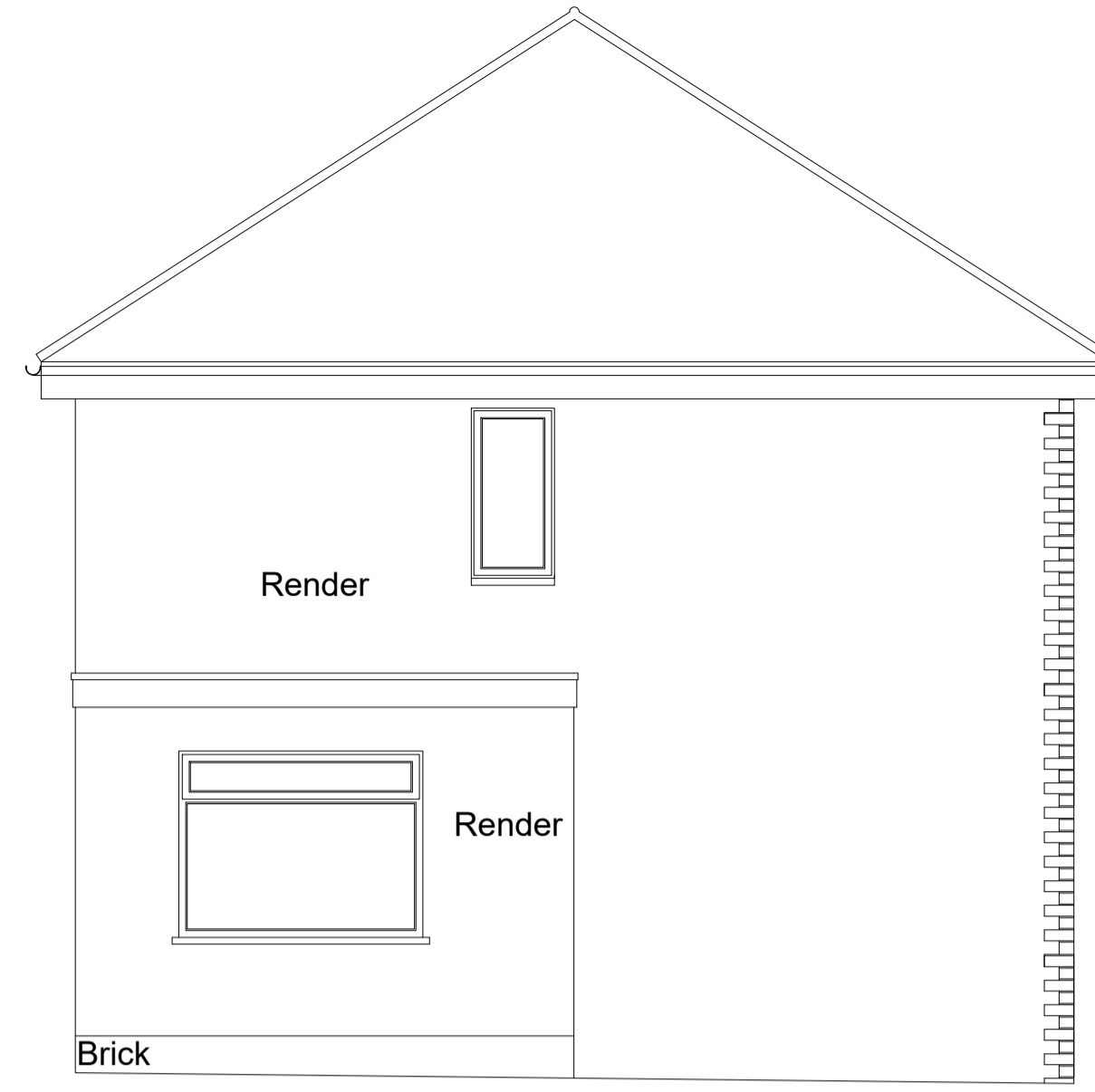




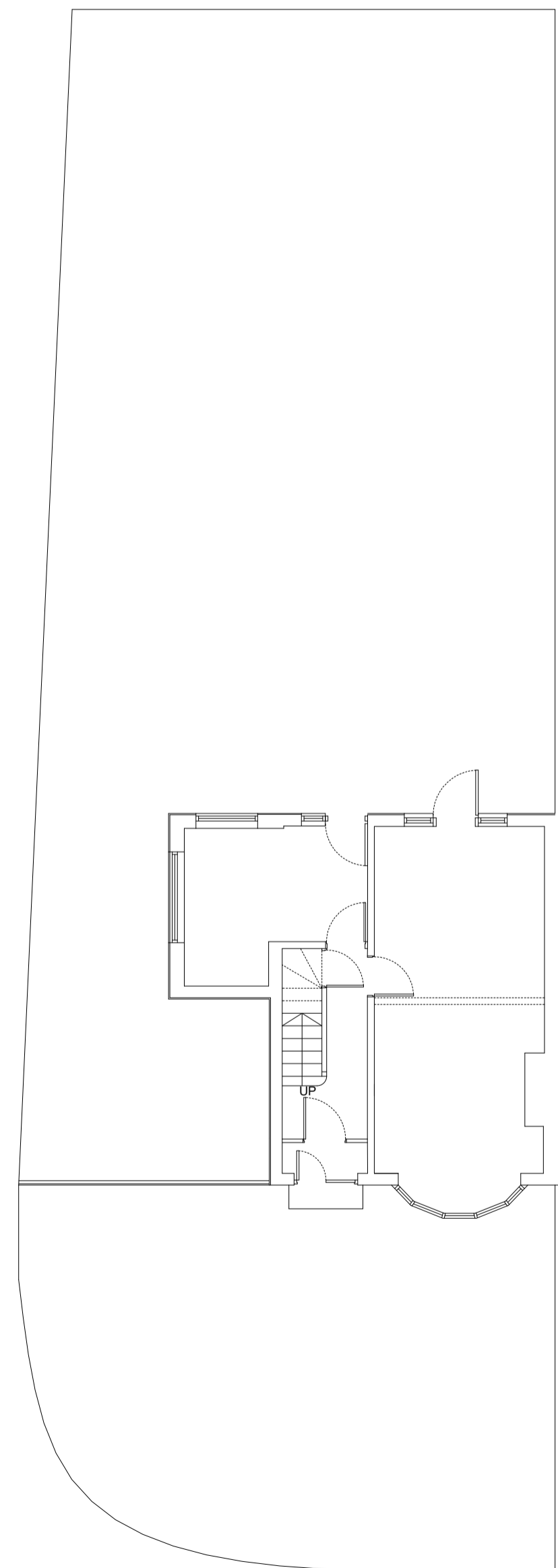
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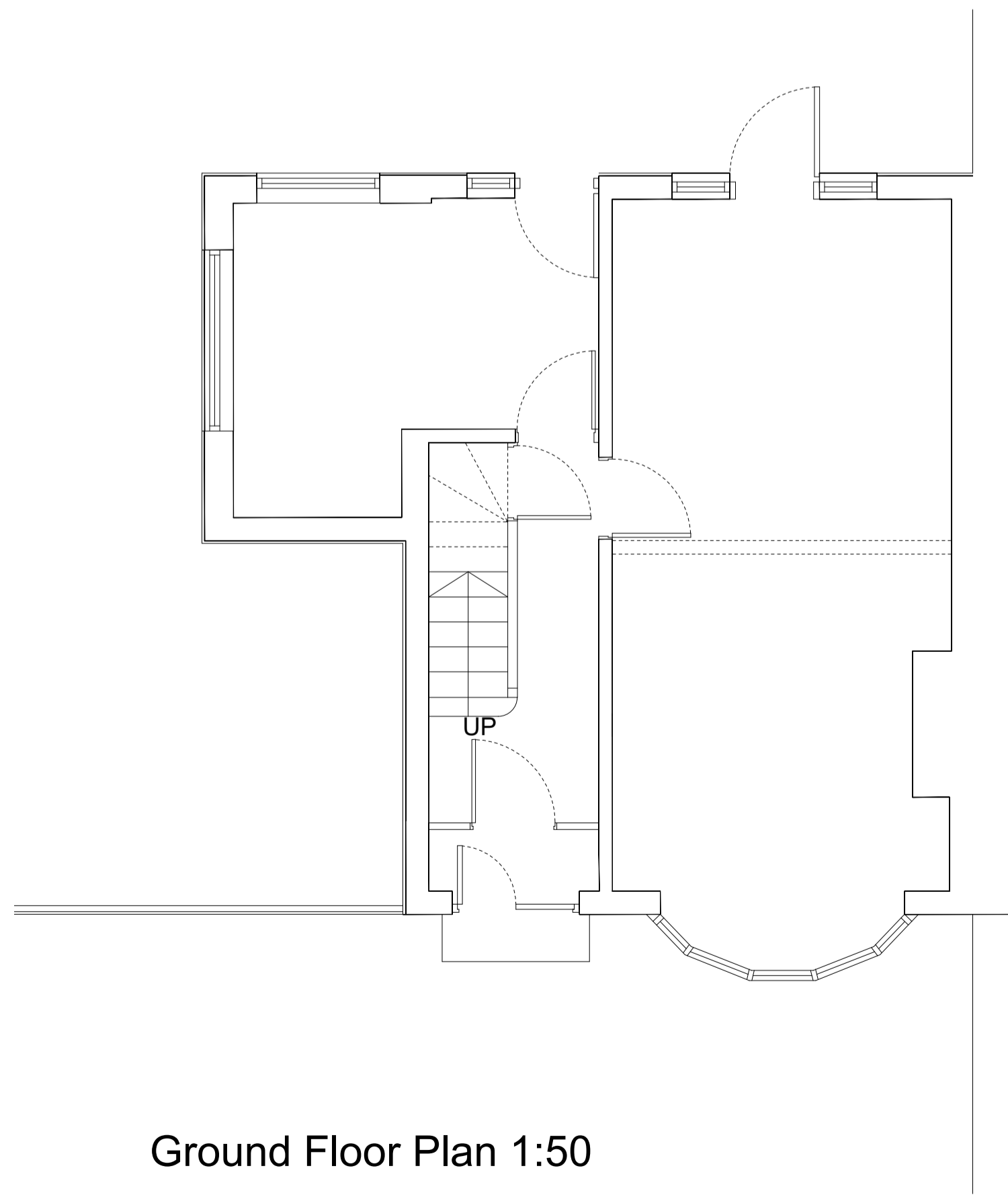
Rear Elevation 1:50



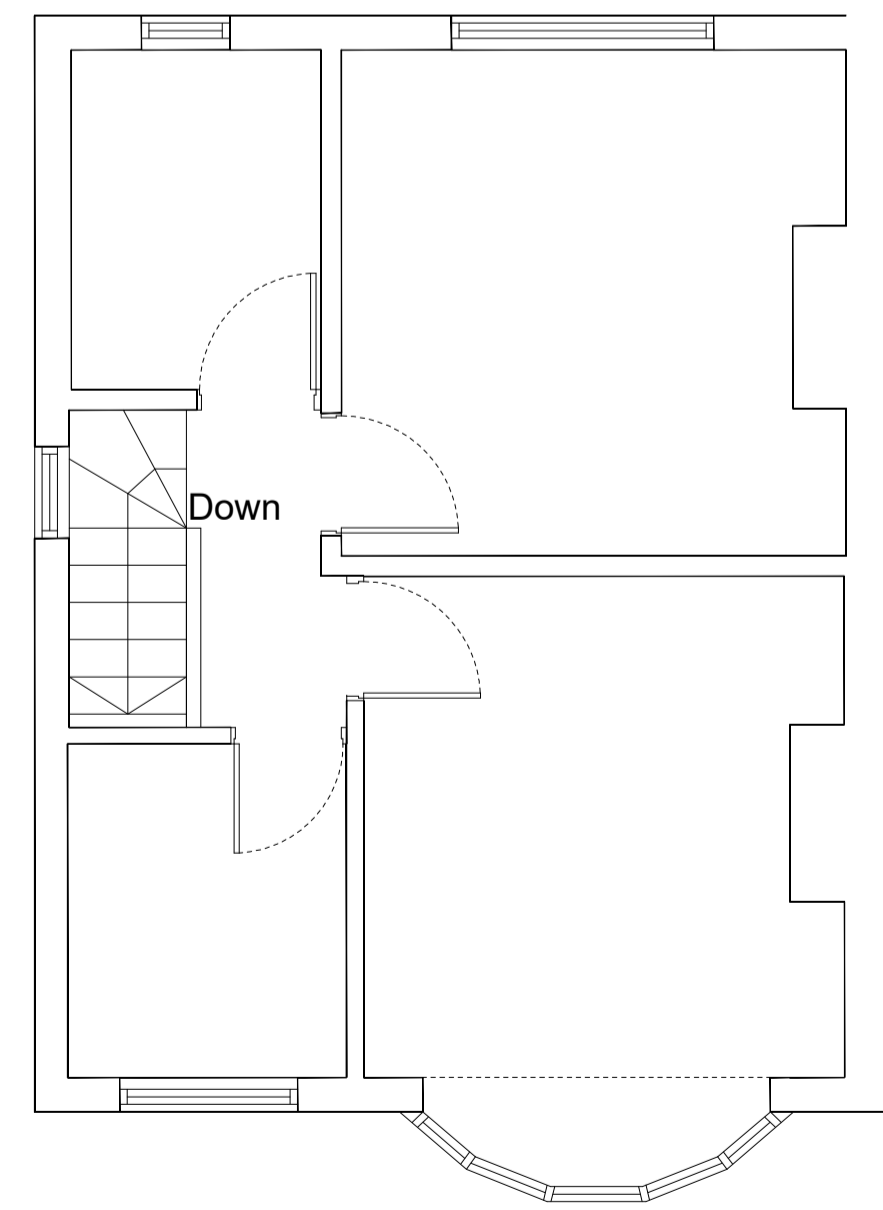
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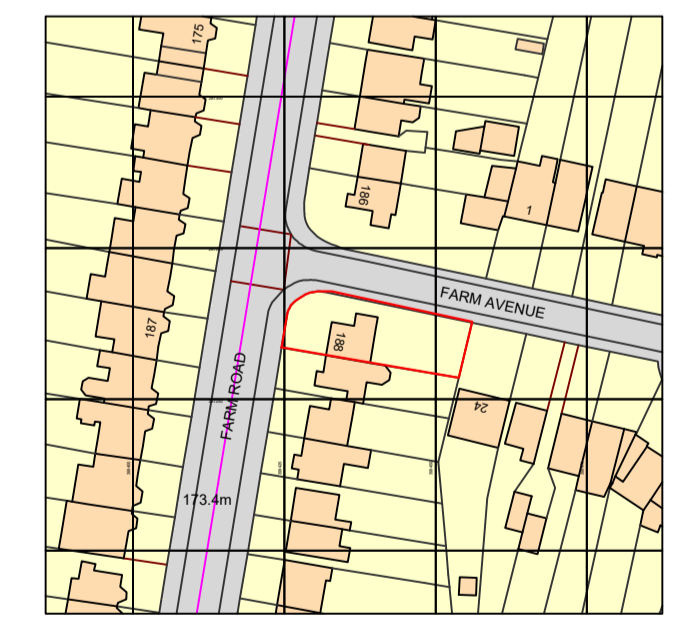
Boundary plan 1:100



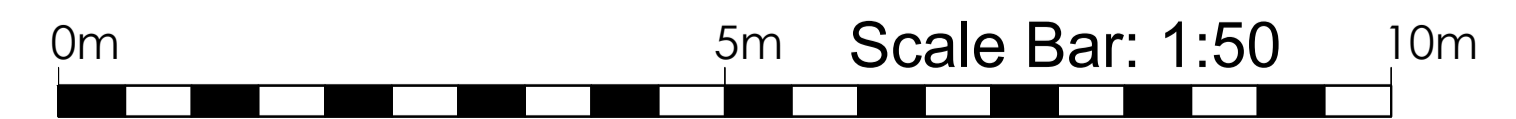
Ground Floor Plan 1:50



First Floor Plan 1:50



Location Plan 1:1250



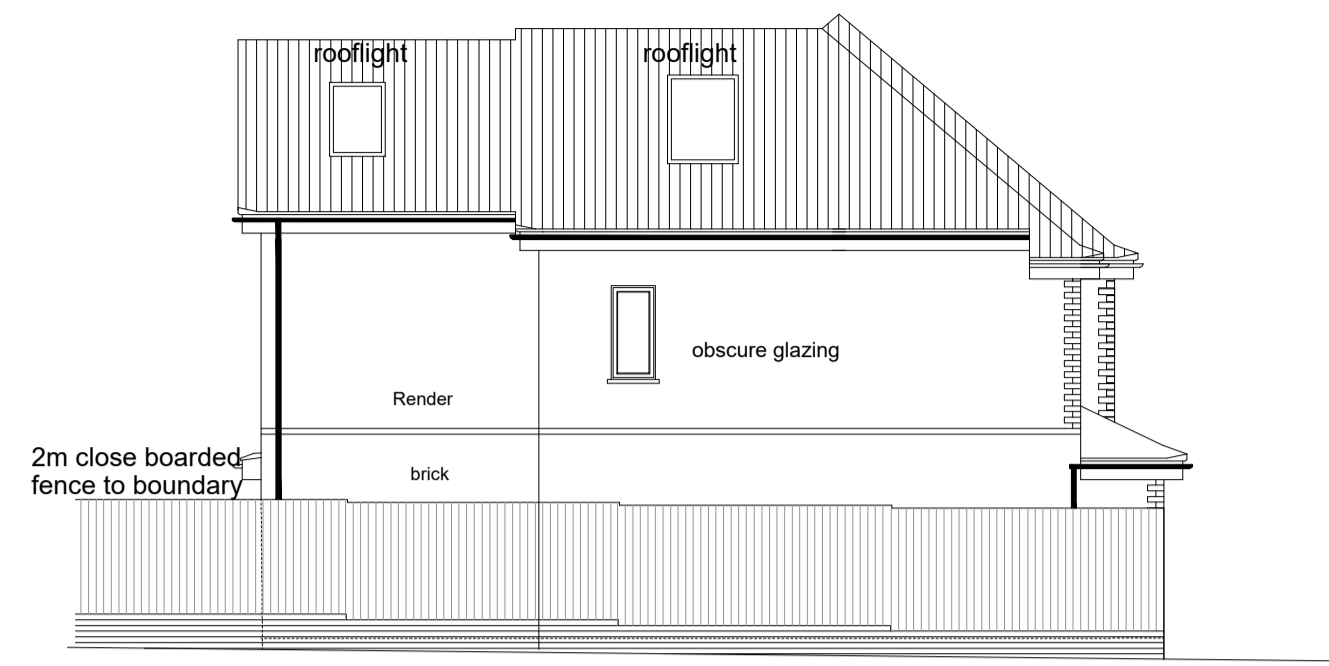
<p>Drawing Title: Existing Plans and Elevations</p>	<p>Project: 188 Farm Road</p>	<p>Client: Miss S Arif</p>
<p>13A Randall Close Kingswinford West Midlands DY6 8QJ T: 01384 404057 m: 07966405087 e: enquiries@anthony-hope.com</p>	<p>13A Randall Close Kingswinford West Midlands DY6 8QJ T: 01384 404057 m: 07966405087 e: enquiries@anthony-hope.com</p>	<p>Rev: Date: Drawn: Check: Description:</p>
<p>Architectural Consultation • Space Planning • Photo Realistic Visualisations •</p>	<p>Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432</p>	<p>Scales @ A1:1:50 / 1:1250</p>
<p>Dwg No: 1.18.101</p>	<p>Anthony Hope MCIAT</p>	<p>All dimensions to be checked on site and not scaled from drawing. Report any conflicts before commencing works on site.</p>



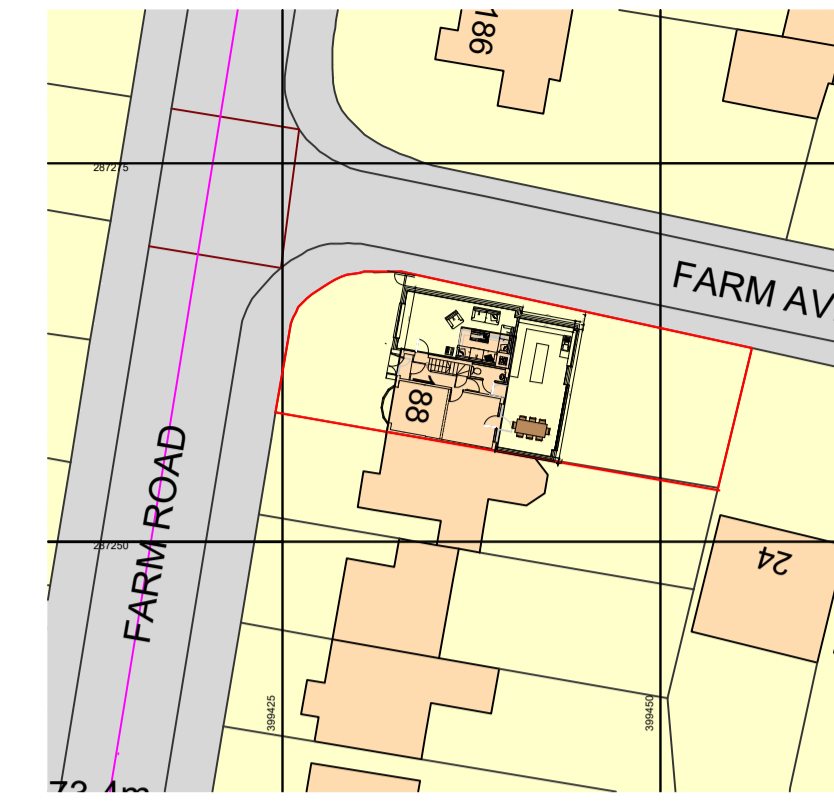
Front Elevation 1:100



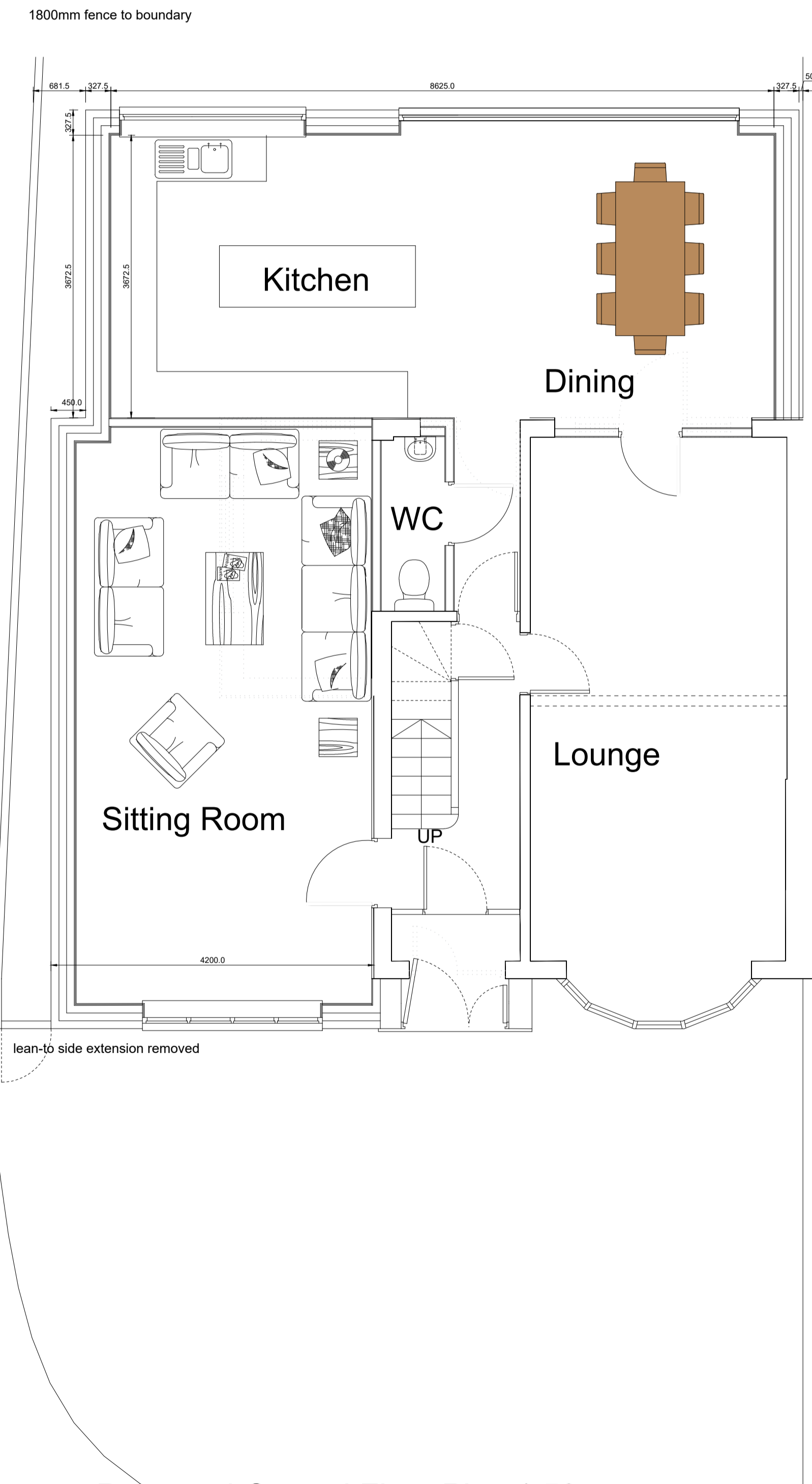
Rear Elevation 1:100



Side Elevation 1:100



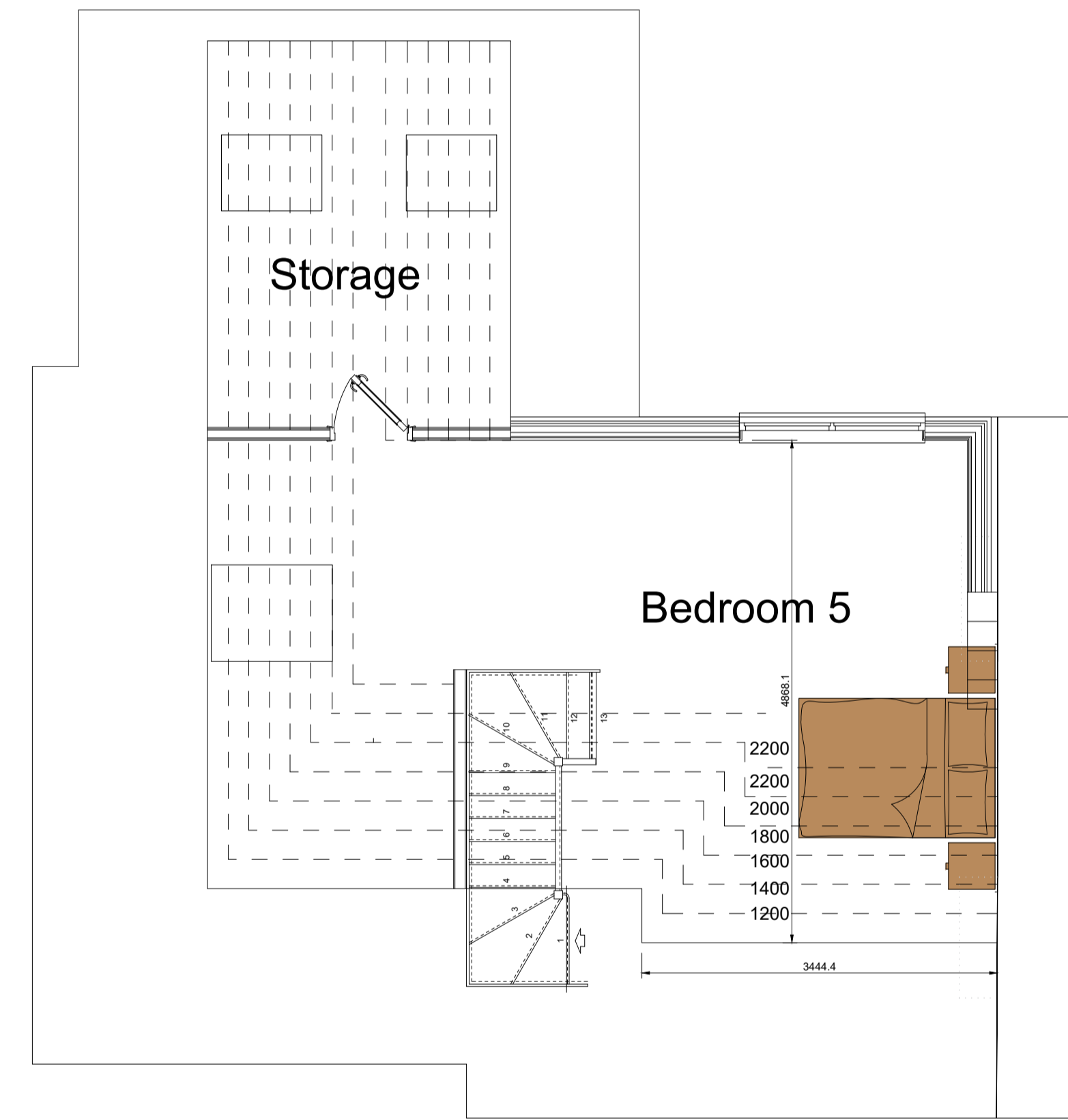
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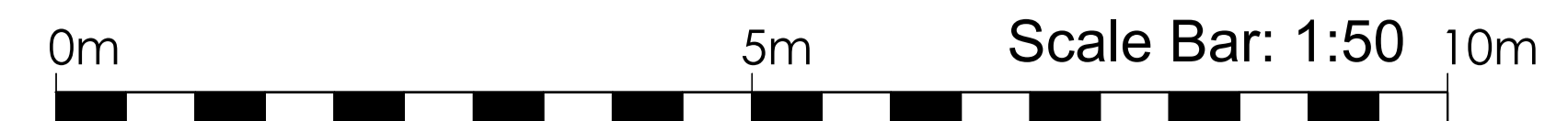
Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Loft Plan 1:50



Drawing Title: Proposed Plans and Elevations



Dwg No: 1.18.102 Rev G

Scales @ A1:1:50

Project: Farm Road

13A Randall Close Kingswinford West Midlands DY6 8QJ
T: 01384 404057 m: 07966405087 e: enquiries@anthony-hope.com


Client: Miss S Arif

Rev: Date: Drawn: Check: Description:

All dimensions to be checked on site and not scaled from drawing. Report any conflicts before commencing works on site.

Planning Committee

10 June 2020

Subject:	Applications Determined Under Delegated Powers
Director:	Interim Director – Regeneration and Growth Tammy Stokes
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, since the last meeting of the Committee on 11th March 2020, as 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/19/63554 Hateley Heath	The Phoenix Collegiate Clarkes Lane West Bromwich B71 2BX	Proposed floodlit multi use games area.	Grant Permission Subject to Conditions 5th March 2020
DC/19/63686 Oldbury	Land At The Junction Of Lower City Road And Dudley Road East Tividale Oldbury	Proposed 14 new residential dwellings with associated parking and access.	Grant Permission Subject to Conditions 12th March 2020
DC/19/63732 St Pauls	100 Crosswells Road Oldbury	In addition to the existing car wash use, proposed change of use to car repair and tyre changing with external alterations.	Grant Conditional Temporary Permission 2nd March 2020
DC/19/63780 Charlemont With Grove Vale	131 Newton Road Great Barr Birmingham B43 6BE	Proposed single and two storey rear and side extensions, porch to front, raising of ground levels to create patio with railing at rear and roof alterations.	Grant Permission Subject to Conditions 28th February 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63781 Abbey	137 Park Road Smethwick B67 5HR	Proposed conversion of existing house to 2 No. self contained flats with dormer window to rear.	Grant Permission with external materials 2nd March 2020
DC/19/63787 Abbey	9 Hurst Road Smethwick B67 5NZ	Retention of single storey rear extension.	Grant Retrospective Permission 10th March 2020
DC/19/63789 Princes End	28 Hyett Way Bilston WV14 8NR	Proposed loft conversion with rear dormer window.	Grant Permission with external materials 27th February 2020
DC/19/63792 Smethwick	50 Crawford Avenue Smethwick B67 6RT	Proposed single storey side and rear extension.	Grant Permission with external materials 11th March 2020
DC/19/63795 Abbey	Anatolia 518 Bearwood Road Smethwick B66 4BX	Proposed part conversion of cafe at ground floor with 1. No flat at rear and conversion of 2. No flats on first and second floors.	Refuse permission 12th March 2020
DC/19/63797 West Bromwich Central	46 Temple Street West Bromwich B70 9AA	Proposed two storey side and single storey rear extension with front canopy.	Grant Permission with external materials 2nd March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63800 St Pauls	Land Rear Of 113 St Pauls Road Smethwick B66 1EZ	Demolition of existing garage and proposed 1 No. 4 bedroom house with associated parking.	Refuse permission 10th March 2020
DC/19/63806 Greets Green & Lyng	Unistrut Limited Unistrut House Delta Point Greets Green Road West Bromwich B70 9PL	Retention of building for storage.	Grant Retrospective Permission 6th March 2020
DC/19/63804 Hateley Heath	17 Peel Street West Bromwich B71 1EJ	Proposed two storey side and rear extension, single storey rear extension, front porch with canopy and removal of existing render/outer skin of blockwork of dwelling and replacement with new facing brickwork.	Grant Permission Subject to Conditions 10th March 2020
DC/19/63814 St Pauls	109 Sydenham Road Smethwick B66 2DF	Proposed single storey side extension, single storey rear extension and removal of rear garden outbuildings.	Grant Permission with external materials 4th March 2020
DC/19/63811 West Bromwich Central	26 Dudley Street West Bromwich B70 9LR	Proposed change of use to create 2 No. self contained flats.	Grant Permission 19th March 2020
DC/19/63812 Tividale	71 Darbys Hill Road Oldbury B69 1SD	Proposed ground floor rear extension.	Grant Permission with external materials 2nd March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63813 Soho & Victoria	Former Atlas Metals Site Cranford Street Smethwick B66 2RX	Proposed variation of Condition 1 of planning permission DC/11/53259 (Demolition and clearance of existing buildings and structures, redevelopment of site for 182 residential dwellings (Use class C3), together with landscaping and associated infrastructure) to redesign the pathway at the south-east of the development.	Refuse permission 16th March 2020
DC/19/63829 Old Warley	90 Oak Road Oldbury B68 0BD	Proposed single storey rear, and single and two storey side extensions.	Grant Permission with external materials 4th March 2020
DC/19/63833 Greets Green & Lyng	29 Tapestries Avenue West Bromwich B70 9NP	Proposed first floor side and rear extension, new pitched roof to single storey rear extension and front porch with canopy.	Grant Permission with external materials 12th March 2020
DC/19/63832 Tipton Green	Burcot Works Spring Street Tipton DY4 8TF	Proposed single storey side extension to include a covered walkway linking to a new modular building at rear.	Grant Permission Subject to Conditions 13th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63834 Princes End	1 Attwell Road Tipton DY4 9LP	Proposed change of use from a residential dwelling (Use Class C3) to a residential home for three children (Use Class C2 - Residential Institutions).	Grant Permission 13th March 2020
DC/19/63847 Newton	132 Newton Road Great Barr Birmingham B43 6BL	Proposed erection of a detached 6 No bedroom dwelling with associated parking.	Grant Permission Subject to Conditions
DC/19/63848 West Bromwich Central	28 Nicholls Street West Bromwich B70 6HW	Proposed change of use from residential dwelling to 2 No. self contained flats and single storey rear extension.	Grant Permission Subject to Conditions 27th February 2020
DC/19/63840 Newton	2 And 4 Ennerdale Road Great Barr Birmingham B43 5NP	Proposed change of use from two residential dwelling houses (Class use C3) to children's day nursery (Class use D1) and erection of two storey side extensions and single storey front extension.	Grant Permission Subject to Conditions 20th March 2020
DC/19/63843 St Pauls	6 Hanson Close Smethwick B66 2BY	Proposed two storey side and rear extension.	Grant Permission with external materials 5th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63849 Charlemont With Grove Vale	12 Grove Vale Avenue Great Barr Birmingham B43 6BZ	Proposed single and two storey rear extension and first floor extension to the front.	Grant Permission with external materials 3rd March 2020
DC/20/63853 Oldbury	19 Lower City Road Tividale Oldbury B69 2HA	Retention of increase to roof height, front extension and rear dormer (amendment to previously approved application DC/16/59855).	Grant Retrospective Permission 19th March 2020
DC/20/63856 Smethwick	3 North Street Smethwick B67 7DA	Retention of use of a hotel for temporary accommodation.	Grant Conditional Temporary Permission 26th February 2020
DC/20/63862 Newton	6 Denton Grove Great Barr Birmingham B43 5HT	Proposed single storey side extension.	Grant Permission with external materials 4th March 2020
DC/20/63864 St Pauls	48 Doulton Drive Smethwick B66 1RA	Proposed single storey front extension.	Refuse permission 26th February 2020
DC/20/63865 Wednesbury South	22 - 24 Lower High Street Wednesbury WS10 7AQ	Proposed change of use of ground floor to create 4 No. 1 bed residential units with external alterations to frontage.	Refuse permission 9th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63866 Bristnall	54 Elizabeth Crescent Oldbury B68 9PS	Proposed lift to front of property.	Grant Permission 25th February 2020
DC/20/63867 Oldbury	Garage Adjacent 4 Century Road Oldbury B69 4AT	Proposed change of use from garage to beauty and nails salon, new shop front and external works to frontage (concrete block paving and installation of steps and handrail).	Refuse permission 20th March 2020
DC/20/63868 Charlemont With Grove Vale	41 Pear Tree Close Great Barr Birmingham B43 6JB	Proposed two storey side extension, single storey front/porch extension and single storey rear extension.	Grant Permission with external materials 4th March 2020
DC/20/63869 Newton	51 Shenstone Road Great Barr Birmingham B43 5LW	Proposed single storey rear extension.	Grant Permission with external materials 9th March 2020
DC/20/63870 Smethwick	13 Pear Tree Road Smethwick B67 6RB	Proposed two storey rear extension with pitched roof.	Grant Permission with external materials 2nd March 2020
DC/20/6673A Greets Green & Lyng	Network West Midland Bus Shelter 305620 Bromford Road Oldbury	Proposed double-sided illuminated digital advertising panel on bus shelter.	Grant Conditional Advertisement Consent 26th February 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63875 Abbey	90 Pargeter Road Smethwick B67 5HZ	Proposed two storey side and rear extension.	Grant Permission with external materials 19th March 2020
DC/20/63877 Soho & Victoria	Aniss Sweet And Spicy 32 Waterloo Road Smethwick B66 4JW	Proposed first floor rear extension to provide storage area for existing ground floor shop.	Grant Permission with external materials 3rd March 2020
DC/20/63879 Newton	882 Walsall Road Great Barr Birmingham B42 1TH	Existing hip-to-gable roof extension with dormer window to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 13th March 2020
DC/20/63880 Newton	882 Walsall Road Great Barr Birmingham B42 1TH	Proposed single and two storey extensions to side and rear (amendment to previously approved application DC/17/60282).	Grant Permission with external materials 13th March 2020
DC/20/63882 Newton	70 Jayshaw Avenue Great Barr Birmingham B43 5SA	Retention of canopy, hip to gable roof, increase of roof height of dwelling and garage conversion with increased roof height.	Grant Retrospective Permission 19th March 2020
DC/20/63883 Wednesbury South	2 Bells Moor Road West Bromwich B70 0JS	Proposed single storey side extension.	Grant Permission with external materials 10th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63884 Rowley	20 Pennant Road Rowley Regis B65 8DE	Proposed new garage to side elevation with pitched roof, front porch and canopy.	Grant Permission with external materials 9th March 2020
DC/20/63886 St Pauls	189 Middlemore Road West Bromwich B71 4LS	Proposed single storey side and rear extension.	Grant Permission with external materials 19th March 2020
DC/20/63890 Wednesbury North	14 Meeting Street Wednesbury WS10 7PW	Proposed erection of single storey rear extension and part garage conversion to shower room.	Grant Permission with external materials 12th March 2020
DC/20/63891 St Pauls	2 Narel Sharpe Close Smethwick B66 1TU	Proposed two storey rear extension.	Grant Permission with external materials 19th March 2020
DC/20/63893 Abbey	134 Pottery Road Oldbury B68 9HB	Proposed two storey rear extension, alterations to shopfront and new roller shutters.	Grant Permission Subject to Conditions 13th March 2020
DC/20/63899 Bristnall	76 Landswood Road Oldbury B68 9QW	Proposed two storey side extension with single storey front & rear extensions	Grant Permission with external materials 11th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/20/01375 Oldbury	13 Seymour Road Oldbury B69 4EP	Proposed single storey rear extension measuring: 3.7m L x 3.27m H (2.66m to the eaves)	P D Householder not required 10th March 2020
DC/20/63895 Old Warley	66 Forest Road Oldbury B68 0EF	Proposed single storey side and rear extension (Resubmission of DC/19/63410).	Grant Permission with external materials 11th March 2020
DC/20/63898 Abbey	Clarendon Beauty Clinic 515 Hagley Road Smethwick B66 4AX	Retention of ATM.	Grant Retrospective Permission 2nd March 2020
DC/20/63901 Rowley	K F C 132 Halesowen Road Cradley Heath B64 5LS	Proposed installation of two rapid electric vehicle charging stations with associated equipment in car park.	Grant Permission 2nd March 2020
DC/20/63902 Tividale	3 Sunningdale Drive Tividale Oldbury B69 1PX	Proposed two storey rear extension.	Refuse permission 12th March 2020
DC/20/63905 West Bromwich Central	45 Beeches Road West Bromwich B70 6HJ	Proposed change of use of HMO to 5 No. self-contained flats with associated car parking.	Refuse permission 10th March 2020
DC/20/63909 Langley	38 Grafton Road Oldbury B68 8BP	Proposed single storey rear extension and ramped access to front with railings.	Grant Permission with external materials 4th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63910 St Pauls	16 Jacmar Crescent Smethwick B67 7LE	Proposed first floor side and rear extension.	Grant Permission with external materials 12th March 2020
PD/20/01377 Langley	31 Grafton Road Oldbury B68 8BP	Proposed ground floor rear extension measuring: 6.0m L x 3.9m H (2.9m to the eaves)	P D Householder not required 11th March 2020
DC/20/63912 Soho & Victoria	12 Raglan Road Smethwick B66 3NE	Proposed conversion of existing dwelling to 2 No. self contained flats.	Grant Permission 20th March 2020
DC/20/63914 Tividale	22 Aston Road Oldbury B69 1TN	Proposed single storey rear extension.	Grant Permission Subject to Conditions 12th March 2020
DC/20/63915 Greets Green & Lyng	Cohort Learning Centre Pennington Close West Bromwich B70 8BG	Proposed staff parking to frontage, parents drop-off area at rear, 1.8m high fencing to play area at rear, and access ramp.	Grant Permission Subject to Conditions 4th March 2020
DC/20/63917 Oldbury	JCDecaux Advertisemet Hoardings 017701 To 017703 Junction Britannia Street Dudley Road West Tividale Oldbury	Proposed installation of a 17.5m monopole supporting 3No. antennas, 1No. transmission dish, 2No. equipment cabinets, 1No. meter cabinet & ancillary development.	Prior Approval is Required and Granted 17th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63921 West Bromwich Central	Allied Bakeries Limited 1 Birmingham Road West Bromwich B71 4JH	Proposed storage extension.	Grant Permission 13th March 2020
DC/20/63854 St Pauls	103 Hugh Road Smethwick B67 7JR	Proposed single storey rear extension.	Grant Permission with external materials 12th March 2020
DC/20/63928 Great Barr With Yew Tree	47 Hillcrest Road Great Barr Birmingham B43 6LU	Proposed porch to front, single storey side extension, garage conversion and pitched roof over bathroom/utility.	Grant Permission with external materials 20th March 2020
DC/20/63933 Bristnall	78 Landswood Road Oldbury B68 9QW	Proposed front porch, two storey side/rear extension, single storey rear extension and detached single storey outbuilding at rear of garden.	Grant Permission Subject to Conditions 20th March 2020
DC/20/63935 Charlemont With Grove Vale	43 Ingestre Drive Great Barr Birmingham B43 6QW	Proposed front extension to include bay window, front porch and new lean- to tiled roof.	Grant Permission with external materials 20th March 2020
DC/20/63938 Cradley Heath & Old Hill	30 Beauty Bank Cradley Heath B64 7HZ	Proposed two storey side and single storey rear extension	Grant Permission with external materials 20th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/6676A Oldbury	Land At The Junction Of Churchbridge/Eel Street Oldbury B69 2BX	Proposed replacement poster panels (replacement of existing 48 sheet and 96 sheet poster panels in back to back formation with new illuminated digital 48 and 96 sheet size poster panels).	Grant Conditional Advertisement Consent 19th March 2020
DC/20/6677A Wednesbury South	The Croft Hydes Road Wednesbury WS10 0DF	Proposed 1 No. double sided aluminium bullnose pictorial sign, illuminated by linolite lights with 2 No. A2 aluminium poster cases, 1 No. aluminium disclaimer tray sign with vinyl text, 1 No. new double sided corex post sign, 2 No. text on wall signs with 8 No. LED floodlight to illuminate, 2 No. portland lanterns.	Grant Advertisement Consent 23rd March 2020
DC/20/63940 Friar Park	2 Rachael Gardens Wednesbury WS10 0RW	Proposed single storey side extension.	Grant Permission with external materials

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/6678A Oldbury	Unit E Oldbury Green Retail Park Oldbury Ringway Oldbury	Proposed 1 No. internally illuminated menu board, 1 No. internally illuminated pre-order menu board, 1 No. non-illuminated drive-thru height restrictor, 1 No. internally illuminated Burger King roundel sign, 2 No. internally illuminated drive-thru traffic management signs. 1 No. non-illuminated text to drive-thru OCU.	Grant Advertisement Consent
DC/20/63951 Greets Green & Lyng	54 Mason Street West Bromwich B70 9NN	Proposed two storey side, single storey rear extension and dormer to rear.	Grant Permission with external materials
PD/20/01384 Old Warley	85 Apsley Road Oldbury B68 0QY	Proposed single storey rear extension measuring: 4.0m L x 3.80m H (2.45m to the eaves)	P D Householder not required 10th March 2020
DC/20/63953 Great Barr With Yew Tree	ALDI Birmingham Road Great Barr Birmingham B43 6NR	Proposed removal of condition 4 of planning permission DC/15/58222 to change the hours of delivery times to 07:00-22:00 Mon-Sat and 09:00-17:00 on Sundays (revised application DC/17/60874).	Grant Permission Subject to Conditions 19th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/20/01386 Old Warley	32 Walters Road Oldbury B68 0QA	Proposed single storey rear extension measuring: 4m L x 3.6m H (2.6m to eaves)	P D Householder not required 19th March 2020
DC/20/63963 Great Barr With Yew Tree	23 Birchfield Way Walsall WS5 4DX	Proposed single storey side and rear extension	Grant Permission with external materials 12th March 2020
DC/20/63977 Soho & Victoria	17 Barrett Street Smethwick B66 4SE	Proposed single storey rear extension.	Grant Permission with external materials 23rd March 2020
PD/20/01388 Soho & Victoria	17 Barrett Street Smethwick B66 4SE	Proposed single storey rear extension measuring: 5.0m L x 3.8m H (2.4 to the eaves)	P D Householder not required 23rd March 2020
PD/20/01390 Wednesbury South	15 Poultney Street West Bromwich B70 0LD	Proposed single storey extension measuring: 5.0m L x 3.9m H (2.4m to eaves)	P D Householder not required 16th March 2020
DC/20/63999 Great Bridge	33 Blades Road West Bromwich B70 0HA	Proposed two storey side and single storey front and rear extensions.	Grant Permission with external materials 19th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/20/01393 Friar Park	48 Bassett Road Wednesbury WS10 0HW	Proposed single storey conservatory extension measuring 3m L x 2.50m H (2.3m to the eaves)	P D Householder not required 18th March 2020
PD/20/01394 Langley	7 All Angels Walk Oldbury B68 8RJ	Proposed single storey rear extension measuring: 4m L x 4m H (2.5m to the eaves)	P D Householder not required 18th March 2020
PD/20/01395 Soho & Victoria	25 Capethorn Road Smethwick B66 4LY	Proposed single storey rear extension measuring: 5.50m L x 3.50m H (2.50m to the eaves)	P D Householder not required 19th March 2020
PD/20/01396 Soho & Victoria	23 Capethorn Road Smethwick B66 4LY	Proposed single storey rear extension measuring: 5.60m L x 3.50m H (2.50m to the eaves)	P D Householder not required 18th March 2020
PD/20/01397 Tividale	63 Ascot Close Oldbury B69 1HA	Proposed single storey rear extension measuring: 6.0m L x 3.9m H (2.9m to the eaves)	P D Householder not required
PD/20/01399 Hateley Heath	22 Sandfield Road West Bromwich B71 3NH	Proposed single storey rear extension measuring: 5.0m L x 3.9m H (2.4m to the eaves)	P D Householder not required

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/19/63324 Greets Green & Lyng	Delta House Greets Green Road West Bromwich	Proposed demolition of existing building, erection of new building for use within Classes B1c (Industrial Process), B2 (General Industrial) and B8 (Storage and Distribution) with mezzanine floor, access and servicing arrangements, car parking and associated works.	Grant Permission Subject to Conditions 31st March 2020
DC/19/63685 Wednesbury South	51 James Watt Street West Bromwich B71 2AJ	Retention of boundary fence, including additional land at rear, and proposed new garage.	Grant Permission Subject to Conditions 9th April 2020
DC/19/63688 Tipton Green	Land Adj To 67 Menin Road Tipton DY4 8DN	Proposed 1 No. dwelling with boundary wall to front, side and rear.	Grant Permission Subject to Conditions 27th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/19/63805 St Pauls	289 St Pauls Road Smethwick B66 1HF	Proposed change of use from 6 person house in multiple occupation (HMO) (Class C4) to 8 person HMO (sui generis).	Grant Permission Subject to Conditions 30th March 2020
DC/19/63836 Tipton Green	14 Peel Street Tipton DY4 8RG	Proposed single storey rear extension.	Grant Permission with external materials 31st March 2020
DC/19/63847 Newton	132 Newton Road Great Barr Birmingham B43 6BL	Proposed erection of a detached 6 No bedroom dwelling with associated parking.	Grant Permission Subject to Conditions 27th March 2020
DC/19/63839 West Bromwich Central	369 - 371 High Street West Bromwich B70 9QL	Proposed change of use of first floor and attic space to house in multiple occupancy (HMO) providing 9 No. en-suite rooms with external alterations to side at first floor.	Grant Permission Subject to Conditions 1st April 2020
DC/19/63845 Wednesbury South	2 Smith Road Wednesbury WS10 0PD	Proposed two storey office extension and single storey locker room extension.	Grant Permission Subject to Conditions 7th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63878 Greets Green & Lyng	155 Clifford Road West Bromwich B70 8JS	Proposed two storey side & rear extensions, single storey front and rear extensions, single storey garage extension & retaining walls to rear garden.	Grant Permission Subject to Conditions 9th April 2020
DC/20/63881 Cradley Heath & Old Hill	Former Garage Block Applewood Grove Cradley Heath	Proposed conversion of former garage block to 2 No. self-contained bungalows for temporary accommodation.	Grant Permission Subject to Conditions 9th April 2020
DC/20/63888 Oldbury	L And R Storage Unit 10 Percy Business Park Rounds Green Road Oldbury B69 2RD	Proposed external alterations to facilitate internal changes to provide ancillary office space to existing warehouse use.	Grant Permission 9th April 2020
DC/20/63889 Great Barr With Yew Tree	112 Birmingham Road Great Barr Birmingham B43 7AE	Proposed variation of condition 1 of planning permission DC/19/63389 (Proposed self-contained annex at rear). Variation of condition 1 to increase the height of the building to 3140mm, alter windows/door arrangement in front and side elevations and alter internal layout.	Grant Permission Subject to Conditions 28th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63900 Newton	Hamstead Sons Of Rest Broome Avenue Great Barr Birmingham	Demolition of existing front entrance and proposed change of use from sons of rest community building to a 2 No. bedroom bungalow, and a new pitched roof.	Grant Permission Subject to Conditions 24th April 2020
DC/20/63903 Princes End	6 Hopton Close Tipton DY4 0DJ	Proposed two storey side and rear extension.	Grant Permission with external materials 1st April 2020
DC/20/63904 West Bromwich Central	Latifah Fultali Complex Lodge Road West Bromwich B70 8NX	Proposed new one-way access to allow single direction traffic to flow to and from the parking area with exit gates onto the High Street with pavement crossing.	Refuse permission 3rd April 2020
DC/20/63916 St Pauls	24 St Pauls Road Smethwick B66 1EG	Proposed retention of two storey rear extension to create 2 No. self contained flats (Revision of previously approved planning application DC/17/61008).	Grant Permission Subject to Conditions 3rd April 2020
DC/20/63918 Soho & Victoria	Vacant Land Wilson Road Smethwick B66 4NL	Proposed erection of 2.4 metre high mesh fencing and gates to the perimeter of the site.	Grant Permission 1st April 2020
DC/20/63919 Great Barr With Yew Tree	54 Whitecrest Great Barr Birmingham B43 6EL	Proposed two storey side extension.	Grant Permission with external materials 3rd April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63923 Oldbury	101 Dudley Road East Tividale Oldbury B69 3DU	Proposed new site layout incorporating landscaping and procession roadworks.	Grant Permission Subject to Conditions 9th April 2020
DC/20/63924 Great Barr With Yew Tree	2 Rosehip Close Walsall WS5 4RJ	Proposed single storey rear and two storey side extension.	Grant Permission with external materials 7th April 2020
DC/20/63925 West Bromwich Central	Santander UK Plc 230 - 232 Duchess Parade High Street West Bromwich B70 7QB	Proposed shop front.	Grant Permission 9th April 2020
DC/20/63932 Wednesbury South	Unit 1-2 Market Place Wednesbury WS10 7AG	Proposed change of use from a restaurant (Use Class A3) to a hot food takeaway (Use Class A5) with external alterations.	Grant Permission Subject to Conditions 3rd April 2020
DC/20/63937 Soho & Victoria	118 Beech Way Smethwick B66 3RF	Proposed two storey side extension	Grant Permission with external materials 26th March 2020
DC/20/63940 Friar Park	2 Rachael Gardens Wednesbury WS10 0RW	Proposed single storey side extension.	Grant Permission with external materials 27th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63941 Cradley Heath & Old Hill	Jays Bar 3 Graingers Lane Cradley Heath B64 6AH	Proposed change of use from a public house (Class use A4) to 3 No. retail units (Class use A1).	Grant Permission Subject to Conditions 27th March 2020
DC/20/63943 Bristnall	3 Keanscott Drive Oldbury B68 9QD	Proposed single storey front and rear extensions.	Grant Permission with external materials 3rd April 2020
DC/20/63944 West Bromwich Central	Nationwide Building Society 265 Duchess Parade High Street West Bromwich B70 7LX	Proposed reposition of existing ATM Machine.	Grant Permission 9th April 2020
DC/20/63945 Great Bridge	52 Horseley Heath Tipton DY4 7AA	Proposed change of use to 39 bedroom House in Multiple Occupancy (HMO) with ensuite facilities and external alterations.	Grant Permission Subject to Conditions 24th April 2020
DC/20/63948 Charlemont With Grove Vale	77 Pear Tree Drive Great Barr Birmingham B43 6HT	Proposed first floor rear extension.	Grant Permission with external materials 27th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/6678A Oldbury	Unit E Oldbury Green Retail Park Oldbury Ringway Oldbury	Proposed 1 No. internally illuminated menu board, 1 No. internally illuminated pre-order menu board, 1 No. non-illuminated drive-thru height restrictor, 1 No. internally illuminated Burger King roundel sign, 2 No. internally illuminated drive-thru traffic management signs. 1 No. non-illuminated text to drive-thru OCU.	Grant Advertisement Consent 27th March 2020
DC/20/6679A West Bromwich Central	Nationwide Building Society 265 Duchess Parade High Street West Bromwich B70 7LX	Proposed new internally-illuminated ATM surround.	Grant Advertisement Consent 9th April 2020
DC/20/63951 Greets Green & Lyng	54 Mason Street West Bromwich B70 9NN	Proposed two storey side, single storey rear extension and dormer to rear.	Grant Permission with external materials 27th March 2020
DC/20/63954 Langley	3 Bredon Road Oldbury B69 1EP	Proposed single storey rear extension.	Refuse permission 3rd April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63955 Cradley Heath & Old Hill	Family Shopper 54 Surfeit Hill Road Cradley Heath B64 7EB	Proposed first floor extensions to create 2No 2 bed flats and management offices to first floor; extension and conversion of existing ground floor storage area to form a new shop.	Refuse permission 3rd April 2020
DC/20/63959 Wednesbury South	The Croft Hydes Road Wednesbury WS10 0DF	Proposed extended smoking shelter with canopy, additional decking with balustrading.	Grant Permission 6th April 2020
DC/20/63960 Abbey	91 Barclay Road Smethwick B67 5JY	Proposed refurbishment of existing rear extension, new pitched roof, boundary wall and internal alterations (Lawful development certificate)	Refuse Lawful Use Certificate 3rd April 2020
DC/20/63961 Rowley	2 Midhill Drive Rowley Regis B65 9SD	Proposed first floor rear extension.	Grant Permission with external materials 9th April 2020
DC/20/63962 Cradley Heath & Old Hill	47 The Crescent Cradley Heath B64 7JS	Proposed single storey rear/side extension; first floor side extension; raising of roof heights and rear dormer roof extension.	Refuse permission 3rd April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63965 Oldbury	AK Off Licence & Convenience Store 124 Tividale Road Oldbury B69 2LQ	Proposed single and two storey rear extensions and first floor side extension with loft dormer window at rear. (Revision to approved planning permission DC/19/63519).	Grant Permission with external materials 3rd April 2020
DC/20/63973 Old Warley	270 Wolverhampton Road Oldbury B68 0TF	Proposed two storey rear extension and new footway crossing to front of property.	Grant Permission with external materials 3rd April 2020
DC/20/63974 St Pauls	74 Bertram Road Smethwick B67 7NZ	Retention of single storey rear extension and detached outbuilding in rear garden.	Refuse permission 7th April 2020
DC/20/63976 Charlemont With Grove Vale	321 Walsall Road West Bromwich B71 3LW	Proposed single storey detached outbuilding.	Grant Permission Subject to Conditions 3rd April 2020
DC/20/63984 Newton	Side Of 151 Hamstead Road Great Barr Birmingham B43 5BB	Proposed 1 No. 4 bed dwelling (Renewal of previously approved application DC/17/60207).	Grant Permission Subject to Conditions 24th April 2020
DOC/20/00173 Cradley Heath & Old Hill	Bevlyn Limited Oldfeild Works Oldfields Cradley Heath B64 6BS	Discharge of planning conditons 3(a) and 3(b) of planning permission DC/19/63206.	Discharged 24th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63970 Great Bridge	181 Horseley Heath Tipton DY4 7DS	Proposed single storey side and rear extension with front bay window.	Grant Permission with external materials 9th April 2020
DC/20/63975 Great Bridge	3 Spring Meadow Tipton DY4 7BA	Proposed side and rear conservatory.	Refuse permission 27th March 2020
DC/20/63978 Newton	195 Hamstead Road Great Barr Birmingham B43 5BD	Proposed two storey side and rear extension.	Grant Permission with external materials 24th April 2020
DC/20/63985 Smethwick	126 Stanhope Road Smethwick B67 6HP	Retention of single storey front and rear, two storey side extension and loft conversion with rear dormer windows.	Refuse permission 8th April 2020
DC/20/63998 Rowley	58 Midhill Drive Rowley Regis B65 9SE	Proposed single storey front extension.	Grant Permission with external materials 3rd April 2020
PD/20/01392 Rowley	58 Midhill Drive Rowley Regis B65 9SE	Proposed single storey rear extension measuring 8.0m L x 4.0m H (3.0m to the eaves)	P D Householder required and refused 26th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63979 Oldbury	63 Theodore Close Oldbury B69 3EF	Proposed two storey side and rear extension and single storey rear extension.	Grant Permission Subject to Conditions 9th April 2020
DC/20/63986 Soho & Victoria	78 Rolfe Street Smethwick B66 2AR	Proposed change of use from general industrial (Use Class B2) to offices (Use Class B1(a)) - Lawful Development Certificate.	Grant Lawful Use Certificate 24th April 2020
DC/20/63987 Wednesbury South	108 Hill Top West Bromwich B70 0SH	Proposed single storey front and two storey side and rear extensions.	Grant Permission with external materials 9th April 2020
DC/20/63993 St Pauls	The Gables Residential Care Home 109 St Pauls Road Smethwick B66 1EY	Subsequent to planning permission DC/19/62926 (Proposed change of use of existing building from C2 (care accommodation) to a hostel), proposed 4 No. sleeping pods in the rear garden to serve as additional hostel accommodation.	Grant Permission 22nd April 2020
DC/20/63995 Oldbury	Unit 3 Wharfside Oldbury B69 2BU	Proposed erection of a 2.44m high fence to site boundary.	Grant Permission Subject to Conditions 9th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63996 St Pauls	The Gables Residential Care Home 109 St Pauls Road Smethwick B66 1EY	Proposed variation of condition 1 and removal of condition 4 of planning permission DC/19/62926 (Proposed change of use of existing building from C2 (care accommodation) to a hostel) to permit adjustments to internal layout and to allow the hostel to allocate accommodation to 'walk in' occupants and not limited to referrals.	Grant Permission Subject to Conditions 22nd April 2020
DC/20/64003 Bristnall	2 Edmonds Road Oldbury B68 9AS	Proposed single/two storey side, single storey rear extension and rear dormer.	Grant Permission with external materials 24th April 2020
DC/20/6680A Oldbury	Unit E Oldbury Green Retail Park Oldbury Ringway Oldbury	Proposed 3 No. internally illuminated round 'BURGER KING' acrylic logo signs, 3 No. non- illuminated 'DRIVE- THRU' acrylic facing signs, 1 No. internally illuminated 'FLAME GRILLING SINCE 1954' sign; 2 No. non- illuminated projecting 'pay & collect' window number signs.	Grant Advertisement Consent 9th April 2020
PD/20/01397 Tividale	63 Ascot Close Oldbury B69 1HA	Proposed single storey rear extension measuring: 6.0m L x 3.9m H (2.9m to the eaves)	P D Householder not required 27th March 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64008 West Bromwich Central	1 Grange Road West Bromwich B70 8PB	Proposed alterations to fenestration and boundary wall.	Grant Permission Subject to Conditions 17th April 2020
DC/20/64010 Blackheath	124 Buckingham Road Rowley Regis B65 9LE	Proposed single storey side extension.	Grant Permission with external materials 9th April 2020
DC/20/64011 Newton	1 Linden Avenue Great Barr Birmingham B43 5JU	Proposed single storey rear extension, new boundary walls and gate.	Grant Permission with external materials 9th April 2020
DC/20/6681A West Bromwich Central	McDonald's 152 Holyhead Road Birmingham B21 0AP	Proposed 4 no. digital freestanding signs and 1 no. 15" digital booth screen.	Grant Advertisement Consent 9th April 2020
PD/20/01398 Bristnall	6 Bernard Road Oldbury B68 9AP	Proposed single storey rear conservatory extension measuring: 5.0m L 2.7m H (2.4m to the eaves)	P D Householder not required 27th March 2020
DC/20/64012 Cradley Heath & Old Hill	43 Meadow Walk Cradley Heath B64 7EQ	Proposed single storey side/rear extension	Grant Permission with external materials 24th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64013 Great Barr With Yew Tree	16 Avon Grove Walsall WS5 4HQ	Proposed single storey rear extension.	Grant Permission with external materials 17th April 2020
DC/20/64014 Great Barr With Yew Tree	T Mobile Telecommunications Mast 73098 Junction 7 Slip Road M6 Motorway Great Barr West Midlands	Proposed installation of a 20m monopole, 12 no. antenna apertures, equipment cabinets, alongside the removal of the existing 11.7m monopole, 3 no. antennas, redundant equipment cabinets and development ancillary.	Grant Permission 9th April 2020
DC/20/64016 West Bromwich Central	4 Springfield Crescent West Bromwich B70 6LL	Proposed single storey front and rear extensions and first floor side extension.	Grant Permission with external materials 24th April 2020
DC/20/64019 Cradley Heath & Old Hill	Land Adj 3 Barrs Road Cradley Heath B64 7HB	Proposed new detached dwelling with associated access drive and parking (Outline application all matters reserved).	Grant Outline Permission with Conditions 17th April 2020
PD/20/01399 Hateley Heath	22 Sandfield Road West Bromwich B71 3NH	Proposed single storey rear extension measuring: 5.0m L x 3.9m H (2.4m to the eaves)	P D Householder not required 27th March 2020
DC/20/64020 Abbey	185 Barclay Road Smethwick B67 5JZ	Proposed change of wing roof design and reposition of windows and chimney stack to previous approved scheme DC/15/58680.	Grant Permission with external materials 17th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64021 Wednesbury North	12 Wharfedale Street Wednesbury WS10 9AG	Proposed single storey side/rear extension.	Grant Permission with external materials 9th April 2020
DC/20/64039 Newton	12A Jayshaw Avenue Great Barr Birmingham B43 5SE	Retention of two storey side extension.	Grant Retrospective Permission 21st April 2020
DC/20/64045 Oldbury	The Compound Broadwell Road Oldbury B69 4BL	Retention of use as house/office removals yard containing storage containers and site office container.	Grant Conditional Retrospective Consent 17th April 2020
PD/20/01402 Langley	838 Wolverhampton Road Oldbury B69 4RS	Proposed single storey rear extension measuring 2.845m L x 3.700m H (2.325 to the eaves)	P D Householder not required 3rd April 2020
DC/20/64030 Charlemont With Grove Vale	3 Himley Close Great Barr Birmingham B43 6PX	Proposed first floor side extension.	Grant Permission with external materials 27th March 2020
DC/20/64032 Princes End	12 Arthur Jones Close Tipton DY4 0WF	Proposed rear conservatory.	Grant Permission 9th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/20/01400 Oldbury	26 Poplar Road Oldbury B69 4AR	Proposed single storey rear extension measuring 6.00m L x 2.80m H (2.80m to the eaves)	P D Householder required and refused 3rd April 2020
PD/20/01401 Hateley Heath	9 Rydding Lane West Bromwich B71 2EU	Proposed single storey rear extension measuring 4.00m L x 3.404m H (2.500m to the eaves)	P D Householder not required 3rd April 2020
DC/20/64033 St Pauls	Parkrose Industrial Estate Middlemore Road Smethwick B66 2DZ	Proposed demolition of Unit 27A and construction of a new industrial unit for (Class Use B2 General Industrial and Use Class B8 Storage and Distribution) with associated external works.	Grant Permission Subject to Conditions 17th April 2020
DC/20/64034 Friar Park	15 Rachael Gardens Wednesbury WS10 0RW	Proposed first floor rear extension.	Grant Permission with external materials 22nd April 2020
DC/20/64037 Newton	1 Latham Avenue Great Barr Birmingham B43 5QJ	Proposed single storey front extension.	Grant Permission with external materials 3rd April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/6683A Oldbury	McDonald's 81 Halesowen Street Oldbury B69 2AW	Proposed installation of 5 No. new digital freestanding signs and 1 No. 15" digital booth screen.	Grant Advertisement Consent 17th April 2020
PD/20/01403 Great Barr With Yew Tree	51 Cherry Tree Avenue Walsall WS5 4JN	Proposed single storey rear extension measuring 6m L x 4m H (4m to the eaves)	P D Householder not required 27th March 2020
DC/20/64050 Greets Green & Lyng	3 Hayes Street West Bromwich B70 9NE	Proposed single storey side/rear extension.	Grant Permission with external materials 24th April 2020
PD/20/01404 Wednesbury South	35 Woden Road South Wednesbury WS10 0BS	Proposed single storey rear extension measuring; 3.60m L x 3.40m H (2.20m to the eaves)	P D Householder not required 3rd April 2020
DC/20/64052 Princes End	Linear Park West Open Space Farmer Way Bilston Road Tipton	Proposed installation of a 20m monopole, 12 No. antenna apertures, relocation of 1 No. transmission dish, equipment cabinets, alongside the removal of the existing 14.7m monopole, 3 No. antennas, redundant equipment cabinets and development ancillary.	Grant Permission 24th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64053 West Bromwich Central	T Mobile Telecommunications Mast 53127 Layby Newton Road Great Barr Birmingham	Proposed installation of a 20m monopole, 12 No. antenna apertures, equipment cabinets, alongside the removal of the existing 12m monopole, 3 No. antennas, redundant equipment cabinets and development ancillary.	Grant Permission 24th April 2020
DC/20/64054 Friar Park	57 Addison Road Wednesbury WS10 0LW	Proposed step lift to front of property.	Grant Permission Subject to Conditions 3rd April 2020
PD/20/01406 Great Bridge	137 Horseley Road Tipton DY4 7NQ	Proposed single storey rear extension measuring; 6m L x 4m H (2.7m to the eaves)	P D Householder not required 3rd April 2020
DC/20/64060 Charlemont With Grove Vale	53 Grove Vale Avenue Great Barr Birmingham B43 6DB	Proposed bow window to front and two storey side extension.	Grant Permission with external materials 24th April 2020
DC/20/64065 Wednesbury South	45 Windsor Road West Bromwich B71 2NT	Proposed single storey side and rear extension.	Grant Permission with external materials 24th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64066 Old Warley	41 Brennand Road Oldbury B68 0SE	Proposed single storey front/side extension and first floor rear extension.	Grant Permission with external materials 24th April 2020
DC/20/64070 Bristnall	168 Hurst Road Smethwick B67 6NB	Proposed single storey rear conservatory extension.	Grant Permission with external materials 24th April 2020
DC/20/64072 Bristnall	8 Aldridge Close Oldbury B68 9NY	Proposed single storey rear extension.	Grant Permission with external materials 24th April 2020
DC/20/64088 Tividale	55 Pine Road Tividale Oldbury B69 1TY	Proposed single storey side/rear extension	Grant Permission with external materials 17th April 2020
PD/20/01409 Langley	7 All Angels Walk Oldbury B68 8RJ	Proposed single storey rear extension measuring; 6.0m L x 4.0m H (2.5m to the eaves)	P D Householder not required 17th April 2020
DC/20/64084 Cradley Heath & Old Hill	37 Haden Park Road Cradley Heath B64 7HF	Proposed canopy to front of house.	Grant Permission with external materials

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64098 Oldbury	56 Peel Way Tividale Oldbury B69 3JX	Proposed two storey side/rear extension.	Grant Permission with external materials 24th April 2020
PD/20/01411 Langley	337 Birchfield Lane Oldbury B69 1AG	Proposed single storey rear extension measuring; 4.00m L x 3.50m H (2.80m to the eaves)	P D Householder not required 17th April 2020
PD/20/01412 St Pauls	54 Bertram Road Smethwick B67 7NZ	Proposed single storey rear extension measuring; 5.1m L x 2.9m H (2.5m to the eaves)	P D Householder not required 17th April 2020
PD/20/01414 Newton	128 Appleton Avenue Great Barr Birmingham B43 5NB	Proposed single storey rear extension measuring; 4.5m L x 3.46m H (2.26m to the eaves)	P D Householder not required 24th April 2020
PD/20/01415 Greets Green & Lyng	65 Cambridge Street West Bromwich B70 8HG	Proposed single storey rear extension measuring 6m L x 3.727m H (2.6 to the eaves)	P D Householder not required 24th April 2020
DC/20/64118 Wednesbury North	71 Hobs Road Wednesbury WS10 9BW	Proposed single storey rear extension.	Grant Permission with external materials 24th April 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/20/01417 Old Warley	328 Hagley Road West Oldbury B68 0PA	Proposed single storey rear extension measuring; 3.300m L x 3.509m H (2.394m to the eaves)	P D Householder not required 24th April 2020
PD/20/01421 Smethwick	23A Littlemoor Hill Smethwick B67 7BG	Proposed single storey rear extension measuring; 6m L x 2.8m H (2.8m to the eaves)	P D Householder not required 24th April 2020

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/19/63568 Oldbury	4 Lower City Road Tividale Oldbury B69 2HA	Proposed single storey and first floor rear extensions, raising the roof height with dormer windows to side and rear.	Grant Permission Subject to Conditions 22nd May 2020
DC/19/63623 Blackheath	Land Station Road And Grange Road Cradley Heath	Proposed demolition of 12 Grange Road and erection of 42 No. dwellings with associated works.	Grant Permission Subject to Conditions 1st May 2020
DC/19/63802 Greets Green & Lyng	9 Izons Lane Industrial Estate Izons Lane West Bromwich B70 9BY	Retention of use as Shops (Class A1), business (Class B1) and storage or distribution (Class B8).	Grant Retrospective Permission 12th May 2020
DC/19/63851 Oldbury	Site Of 12 - 18 Birmingham Road Oldbury	Retention of change of use to display and sell vehicles (Class Sui Generis) with new access gates.	Grant Permission Subject to Conditions 1st May 2020
DC/20/63857 Princes End	Site Of The Lagoon 159 High Street Princes End Tipton	Proposed residential development comprising of 3 No. three bedroom houses and 6 No. two bedroom apartments with associated parking and boundary treatment.	Grant Permission Subject to Conditions 15th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63894 Abbey	Hagley Road Car Wash 457 Hagley Road Smethwick B66 4AU	Retention of change of use to a restaurant with canopy covered seating area and metal railings/pillars to front and side boundary (temporary car wash use to remain).	Grant Conditional Retrospective Consent 1st May 2020
DC/20/63952 Abbey	17 Thuree Road Smethwick B67 5NH	Proposed single storey side extension.	Grant Permission with external materials 7th May 2020
DC/20/63966 Soho & Victoria	Former Sampson Lloyd Pub 24 - 28 Cape Hill Smethwick B66 4RN	Proposed ground floor remaining as (A1/A2/A3 Use Classes) 1 No. new flat on first floor from existing (A1/A2/A3 Use Class). Second floor roof alterations to include a dormer to flat 3 and 2 No. velux windows to Flat 4. Other internal alterations to include the removal of an internal staircase, reinstatement of a basement access, bin store, minor layout changes and associated works.	Grant Permission Subject to Conditions 15th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/63971 Soho & Victoria	Former Sampson Lloyd Pub 24 - 28 Cape Hill Smethwick B66 4RN	Proposed ground floor remaining as (A1/A2/A3 Use Classes) 1 No. new flat on first floor from existing (A1/A2/A3 Use Class). Second floor roof alterations to include a dormer to flat 3 and 2 No. velux windows to Flat 4. Other internal alterations to include the removal of an internal staircase, reinstatement of a basement access, bin store, minor layout changes and associated works.	Grant Listed building Consent 15th May 2020
DC/20/63964 Great Barr With Yew Tree	1 Beacon Close Great Barr Birmingham B43 6PG	Proposed single storey side and rear extension.	Grant Permission with external materials 1st May 2020
DC/20/63968 Great Bridge	8A, 9 & 11 Market Place Tipton DY4 7AR	Proposed change of use of first and second floors to create 7 No. flats with external alterations and associated parking.	Grant Permission Subject to Conditions 1st May 2020
DC/20/63982 Blackheath	Lloyds Bank Plc 153 High Street Rowley Regis B65 0EB	Proposed replacement of rear external staircase from first floor flat.	Grant Permission 22nd May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64006 Wednesbury South	41 Lower High Street Wednesbury WS10 7AJ	Proposed change of use of the former Barclays Bank into a shop (Class A1) at ground floor and self-contained flats (Class C3) on first and second floors with external alterations to windows and doors.	Grant Permission Subject to Conditions 12th May 2020
DC/20/64026 Bristnall	69 Princess Road Oldbury B68 9PW	Proposed bay window to front and front/side and rear extension.	Grant Permission with external materials 4th May 2020
DC/20/64022 Soho & Victoria	2 Kinsey Road Smethwick B66 4SN	Proposed two storey side extension.	Grant Permission with external materials 7th May 2020
DC/20/64041 Charlemont With Grove Vale	14 Grove Vale Avenue Great Barr Birmingham B43 6BZ	Proposed two storey first floor side and rear extensions.	Grant Permission with external materials 15th May 2020
DC/20/64028 Wednesbury South	50 The Bantocks West Bromwich B70 0PB	Proposed single storey front and rear extensions and two storey rear extension.	Grant Permission with external materials 1st May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64047 Princes End	Site Of Coach And Horses Public House 194 High Street Princes End Tipton	Proposed detached dwelling with vehicular access (Amendment to DC/19/63608).	Grant Permission Subject to Conditions 22nd May 2020
DOC/20/00184 Hateley Heath	Travis Perkins Trading Co Limited John Street North West Bromwich B71 1RZ	Discharge of conditions 3-9 and 11-14 of planning permission DC/19/62932.	Discharged 29th April 2020
DC/20/64051 Charlemont With Grove Vale	3 Rayford Drive West Bromwich B71 3QN	Proposed single/two storey side extension and single storey rear extension.	Grant Permission with external materials 1st May 2020
DC/20/64044 Charlemont With Grove Vale	19 Hollyhedge Road West Bromwich B71 3BP	Proposed single and two storey side extension, single storey rear extension and roof alterations to accommodate loft conversion.	Grant Permission with external materials 22nd May 2020
DC/20/64055 Langley	Land At Grafton Road Oldbury B68 8BL	Proposed 2 No. detached bungalows with side and rear perimeter fencing and new pavement crossing.	Grant Permission Subject to Conditions 13th May 2020
DC/20/64057 Smethwick	215 Thimblemill Road Smethwick B67 6QB	Proposed single storey side/rear extension.	Grant Permission with external materials 7th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64069 Langley	Cakemore Road Rowley Regis B65 0QX	Proposed highway improvement works to existing junction and to provide a new junction onto Cakemore Road (associated with Outline Permission with access at former Excelsior Industrial Estate Ref P15/1767 submitted to Dudley Council).	Grant Permission 15th May 2020
DC/20/64071 Tipton Green	8 Mayfair Gardens Tipton DY4 8RN	Proposed single storey front, first floor side and single and two storey rear extension.	Grant Permission with external materials 7th May 2020
DC/20/64074 Princes End	18 Dawn Drive Tipton DY4 0DT	Proposed single storey side extension with bow window to front.	Grant Permission Subject to Conditions 1st May 2020
DC/20/64076 West Bromwich Central	3 Warstone Drive West Bromwich B71 4BH	Proposed single storey rear extension.	Grant Permission with external materials 1st May 2020
DC/20/64082 Newton	51A Heather Road Great Barr Birmingham B43 5BX	Proposed single storey front and side extension.	Grant Permission with external materials 15th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64079 Oldbury	3 Telecommunication Mast B0089 Wolverhampton Road Oldbury	Proposed installation of a 20m monopole, 12 no. antenna apertures, equipment cabinets, alongside the removal of the existing 12.5m monopole, 3 no. antennas, redundant equipment cabinets and development ancillary.	Grant Permission Subject to Conditions 5th May 2020
DC/20/64080 Princes End	10 Moreton Close Tipton DY4 0DG	Proposed single storey side and rear extension.	Grant Permission with external materials 1st May 2020
DC/20/64089 West Bromwich Central	137 Church Vale West Bromwich B71 4DR	Proposed single storey side/rear extension.	Grant Permission with external materials 5th May 2020
DC/20/64091 Wednesbury North	Land At Corner Dudley Street/ Black Country New Road Wednesbury	Proposed 2m high palisade security fence.	Grant Permission Subject to Conditions 7th May 2020
DC/20/64083 Great Bridge	1 Dovecote Close Tipton DY4 7QZ	Certificate of Lawful Development for proposed single storey rear extension.	Grant Lawful Use Certificate 5th May 2020
DC/20/64085 Abbey	47 Thimblemill Road Smethwick B67 5QP	Proposed loft conversion with rear dormer window.	Grant Lawful Use Certificate 5th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64087 Friar Park	1 Tame Avenue Wednesbury WS10 0RL	Proposed single storey rear extension.	Grant Permission with external materials 7th May 2020
DC/20/64101 Great Barr With Yew Tree	6 Carter Road Great Barr Birmingham B43 6JP	Proposed conversion of existing rear outbuilding for habitable use as 1 No. bedroom and en- suite shower room.	Grant Permission Subject to Conditions 1st May 2020
DC/20/64093 Abbey	602 Bearwood Road Smethwick B66 4BW	Proposed replacement of shopfront.	Grant Permission 13th May 2020
DC/20/64094 Cradley Heath & Old Hill	15 Reddal Hill Road Cradley Heath B64 5JE	Proposed drop kerb to front of property.	Refuse permission 15th May 2020
DC/20/64096 Cradley Heath & Old Hill	The Swan 25 Providence Street Cradley Heath B64 5DR	Proposed change of use from a pub (Use Class A4) to a 4 No. bedroom dwelling (Use Class C3).	Grant Permission Subject to Conditions 22nd May 2020
DC/20/64106 Tividale	18 Beech Road Oldbury B69 1TX	Proposed canopy and porch to front, first floor side and single storey rear extension.	Grant Permission with external materials 7th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64104 West Bromwich Central	Adj McDonald's 152 Holyhead Road Birmingham B21 0AP	Proposed 20-metre monopole, accommodating 6no. antennas, 2no. microwave dishes, the installation of 1no. equipment cabinet, along with ancillary works.	Grant Permission 1st May 2020
DC/20/64107 Charlemont With Grove Vale	11 Whittington Close West Bromwich B71 3EX	Proposed canopy over door.	Grant Permission 7th May 2020
PD/20/01413 West Bromwich Central	9 - 17 Victoria Street West Bromwich B70 8ET	Proposed change of use of an office block to 30 residential properties.	P D Change of Use required and granted 7th May 2020
DC/20/64113 Friar Park	14 Stonehouse Crescent Wednesbury WS10 0DQ	Proposed first floor front/side extension.	Refuse permission 12th May 2020
DC/20/64116 Wednesbury South	Part Verge North Side Blakeley Wood Road Tipton	Proposed installation of a 20m high column supporting 6 no antennas, 2 no. 300mm microwave dishes and the installation of 1no. equipment cabinet.	Prior Approval is Required and Granted 7th May 2020
DC/20/64123 Newton	47 Brookside Great Barr Birmingham B43 5DB	Proposed single storey front extension	Grant Permission with external materials 15th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64124 St Pauls	25 Warley Road Oldbury B68 9RZ	Proposed single storey rear/side extension.	Grant Permission 15th May 2020
DC/20/64131 Cradley Heath & Old Hill	61 Timbertree Crescent Cradley Heath B64 7ND	Proposed two storey rear extension.	Grant Permission with external materials 15th May 2020
DC/20/6686A Wednesbury North	9B Gallagher Retail Park Axletree Way Wednesbury WS10 9QY	Proposed 3 No. internally-illuminated fascia signs.	Grant Advertisement Consent 15th May 2020
PD/20/01418 Wednesbury North	45 Upper High Street Wednesbury WS10 7HJ	Proposed part change of use from ground floor retail shop to self enclosed bedsit.	P D Shops to Resi Not Required 15th May 2020
PD/20/01420 Abbey	P J Wyatt Accountants 37 Abbey Road Smethwick B67 5RA	Proposed conversion to five flats.	P D Change of Use required and granted 22nd May 2020
DC/20/64137 Tipton Green	Land To The Front Of The Tile Warehouse 175A Dudley Port Tipton DY4 7RG	Proposed installation of a 20m high column supporting 6 No. antennas, 2 No. 300mm microwave dishes and 1 No. equipment cabinet.	Prior Approval is Required and Granted 15th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64138 West Bromwich Central	Park House Park Lane Birmingham B21 8LE	Proposed change of use from a mixed use to offices, and external alterations.	Grant Permission Subject to Conditions 19th May 2020
DC/20/64143 Oldbury	58 Birmingham Street Oldbury B69 4DZ	Change of use to physiotherapist practice (D1).	Grant Permission Subject to Conditions 22nd May 2020
PD/20/01422 Great Barr With Yew Tree	122 Birmingham Road Great Barr Birmingham B43 7AE	Proposed single storey rear extension measuring; 8m L x 3m H (3m to the eaves)	P D Householder not required 7th May 2020
PD/20/01424 Smethwick	24 William Road Smethwick B67 6LW	Proposed single storey rear extension measuring; 4.388m L x 2.985m H (2.667m to the eaves)	P D Householder not required 7th May 2020
DC/20/64150 Great Barr With Yew Tree	6 Oxlip Close Walsall WS5 4RD	Retention of conservatory.	Grant Retrospective Permission 7th May 2020
DC/20/6687A Tipton Green	Canalside At The West Of Ryland Aqueduct Dudley Port Tipton	Proposed 1 No. non- illuminated sign.	Grant Advertisement Consent 22nd May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/20/01426 Rowley	162 Throne Road Rowley Regis B65 9LD	Proposed single storey rear extension measuring; 4m L x 3m H (3m to the eaves)	P D Householder not required 7th May 2020
PD/20/01427 Wednesbury North	40 Rooth Street Wednesbury WS10 9QP	Proposed single storey rear extension measuring; 4.3m L x 3m H (3m to the eaves)	P D Householder not required 1st May 2020
DC/20/64160 Wednesbury South	63 The Broadway West Bromwich B71 2QQ	Proposed single storey rear extension	Grant Permission with external materials 7th May 2020
DC/20/64161 Princes End	10 Violet Croft Tipton DY4 0DB	Proposed single storey rear extension	Grant Permission with external materials 7th May 2020
DC/20/64162 Tipton Green	8 Simeon Bissell Close Tipton DY4 8GU	Proposed single/two storey rear extension.	Grant Permission with external materials 7th May 2020
DC/20/64163 Newton	25 Broomhill Close Great Barr Birmingham B43 5BT	Lawful Development Certificate for existing loft conversion with rear and side dormers.	Grant Lawful Use Certificate 22nd May 2020
DC/20/64176 Great Barr With Yew Tree	9 Hillcrest Road Great Barr Birmingham B43 6LT	Proposed single storey rear conservatory.	Grant Permission 7th May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64171 West Bromwich Central	5 St Martins Close West Bromwich B70 6TE	Proposed single storey side extension and new pitched roof over existing house.	Grant Permission with external materials 7th May 2020
DC/20/64173 West Bromwich Central	35 Kyngston Road West Bromwich B71 4DX	Proposed garage conversion to cinema room.	Grant Permission with external materials 15th May 2020
DC/20/64185 Wednesbury South	27 Sydney Close West Bromwich B70 0SR	Proposed single storey side extension.	Grant Permission with external materials 15th May 2020
PD/20/01429 Great Bridge	8 The Square Tipton DY4 0LY	Proposed single storey rear extension measuring 4.00m L x 3.6m H (2.3m to the eaves)	P D Householder not required 22nd May 2020
PD/20/01430 Tipton Green	30 Lindley Avenue Tipton DY4 8JU	Proposed single storey rear extension measuring 6.00m L x 3.20m H (3.00m to the eaves)	P D Householder not required 22nd May 2020
DC/20/64197 Friar Park	24 Gillingham Close Wednesbury WS10 0UD	Proposed single storey side and rear extension	Grant Permission with external materials 22nd May 2020

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/20/64205 Wednesbury South	Network West Midland Metro Depot Great Western Street Wednesbury	Screening opinion for additional stabling at the existing Wednesbury Depot.	Screening opinion - EIA not required 12th May 2020