

Sandwell Metropolitan Borough Council

Planning Committee - Amendments

8th July 2020

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/19/63652 Cradley Heath & Old Hill Page 14	Proposed 13 two bedrooms apartments and 2 No. houses (outline application for access, layout, appearance and scale) (Amendment to previously refused application DC/19/62665). Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath Mr Jason Shaw	Grant Permission Subject to Conditions The applicant's agent is employee of the Council and works with the Directorate of Regeneration and Growth Reserved matters of appearance will require further approval together with landscaping. Additional condition (xiii) Approval of finished floor levels.
DC/19/63818 Wednesbury South Page 30	Retention of single storey rear extension and new staff and visitor parking area. 121 Witton Lane West Bromwich B71 2AE	Grant Retrospective Permission Subject to Conditions Further comments received from one of the objectors requesting a site visit following deferral at the last meeting and challenges the transportation note submitted by the applicant.

		A transport statement has been tabled by the objector
DC/20/64042 & DC/20/6685A Tipton Green Page 43	Proposed retention of 2 No. car park ANPR management systems (DC/20/64042). And Retention of four car park sites management signage, 9 No. signs mounted on lighting columns, 12 No. signage poles and 12 No. wall building signs (DC/20/6685A) Car Park Albion Street Tipton Mr Jaden Fish	Grant Retrospective Permission And Grant advertisement consent No further comments
DC/20/64077 Blackheath Page 62	Proposed 10 No new dwellings. Vacant Land Off Junction Of Britannia Road/Greenwood Avenue Rowley Regis Mr Alan Martin	Grant Permission Subject to Conditions No design objections following receipt of amended plans Change recommendation to read: 'That planning permission is granted subject to no objection from the Lead Local Flood Authority and to conditions concerning:'

<p>DC/20/64149 Tividale</p> <p>Page 77</p>	<p>Further temporary approval of micro bar use for one year with external areas to be open to customers between 12:00 to 21:00hrs daily; subsequent to temporary approval of planning application DC/18/61502 (change of use from a convenience store to a micro bar (drinking establishment)). 45 - 47 Regent Road Oldbury B69 1TR Mr Delwyn Sharpe</p>	<p>Grant Conditional Temporary Permission</p> <p>Discrepancies regarding red line boundary.</p> <p>Amend recommendation to read:</p> <p>‘Subject to receipt of an amendment plan showing correct red line boundary’</p>
<p>DC/20/64152 Oldbury</p> <p>Page 87</p>	<p>Proposed Development of 152 No.2,3,4 bedroom dwellings and 82 No.1 and 2 bedroom apartments together with associated roads, car parking, open space and associated works.</p>	<p>Grant Permission Subject to Conditions</p> <p>No objections from Public Health or Highways.</p> <p>Amend recommendation to read:</p> <p>‘That planning permission is granted subject to FULL COUNCIL and the comments regarding viability for the provision of affordable housing’</p>

	<p>Land At West Bromwich Street Oldbury B69 3AT</p>	<p>Amend Conditions to read:</p> <p>(vi) levels to include cross sections in relation to the public highway</p> <p>xxii) Removal of permitted development rights for:</p> <p>Class A – enlargement, improvement or other alteration</p> <p>Class B – additions etc to the roof</p> <p>Class D – porches</p> <p>Class E - garden buildings</p>
<p>DC/20/64215 West Bromwich Central Page 136</p>	<p>Proposed 15m high Monopole, wraparound Cabinet at base and associated ancillary works. Land At Garratt Street West Bromwich</p>	<p>Prior Approval is Required and Granted</p> <p>No further comments</p>

Report Responding to Mayer Brown's Transport Note

- 1 Eurobrass commissioned Mayer Brown (MB) to prepare a Transport Note (TN) in consideration of the proposed extension of existing commercial premises at Eurobrass Limited, located at 121 Witton Lane, West Bromwich.
- 2 The Eurobrass site currently accommodates approximately 1522 sqm of B8 warehousing. The proposals incorporate a net increase of 148 sqm of B8 accommodation (32 sqm of existing accommodation will be demolished and 180 sqm constructed) to give a total of 1670 sqm of B8 warehousing. Therefore, as a result of the planning proposals, B8 accommodation will increase in area by approximately 9.72%.
- 3 MB considers a typical workday of lasting between 05:00 and 22:00. In my report, I will also consider **a more realistic typical workday** for Eurobrass of between 05:00 and 18:30.
- 4 MB's TRICS data (see MB TN Section 1.15, Appendix B and see Appendix 1 in this report) shows that for B8 warehousing there is an expected
 - 2.157 vehicle uses between 05:00 and 22:00,
 - 1.951 vehicle uses between 05:00 and 18:30.

This means that based on current B8 (1522 sqm) warehousing use it is expected that there should be

- 38.2 vehicle uses between 05:00 and 22:00,
- 29.7 vehicle uses between 05:00 and 18:30.

Section 1.6 of MB's TN details the **actual vehicle uses** at the Eurobrass site:

- 1.6 The following presents a schedule for the number and type of vehicle arrivals and departures that occur Monday to Friday (no movements occur on Sundays):

Vehicles	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Cars	24	26	16	20	22	22
Rigid Lorries	20	24	12	18	16	18
Articulated Lorries	2	4	2	2	2	2
LGVs	8	11	16	8	10	11
Total	54	65	46	48	50	53

MB's data (section 1.6) shows **that for each weekday** the vehicle use at Eurobrass is **significantly greater** than what is expected **for current B8 warehousing use**.

Using MB's data, it has been calculated in Table 1 (see below) that currently there are

- 60.2% more vehicle uses at Eurobrass between 05:00 and 22:00,
- 77.1% more vehicle uses at Eurobrass between 05:00 and 18:30.

when compared to expected trip rates associated with 1522 sqm B8 warehousing use.

Table 1: Analysis of Trip Rates Calculated for Current Use and for Proposed Use

		Vehicles	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
		Current Use	A	Cars	24	26	16	20	22
Rigid Lorries	20			24	12	18	16	18	
Articulated Lorries	2			4	2	2	2	2	
LGVs	8			11	16	8	10	11	
Total	54			65	46	48	50	53	
Expected total based on current B8 use of 1522 sqm	32.8			32.8	32.8	32.8	32.8	32.8	
B1 05:00 – 22:00	Calculation used = 15.22×2.157								
	Excess (percentage) total vehicle use at Eurobrass		64.5	98.0	40.1	46.2	52.3	61.4	
	Average Mon - Fri predicted excess (percentage) total vehicle use at Eurobrass		60.2						
C1 05:00 – 18:30	Expected total based on current B8 use of 1522 sqm		29.7	29.7	29.7	29.7	29.7	29.7	
	Calculation used = 15.22×1.951								
	Excess (percentage) total vehicle use at Eurobrass	81.9	118.9	54.9	61.6	68.4	78.5		
	Average Mon - Fri predicted excess (percentage) total vehicle use at Eurobrass	77.1							
Proposed Use	D	Current Total	54	65	46	48	50	53	
		Current Mon-Fri Average Total	52.6						
		Total * [1670/1522]	59.3	71.3	50.5	52.7	54.9	58.2	
		[Average Total]*[1670/1522]	57.7						
	B2 05:00 – 22:00	Average Mon - Fri predicted excess (percentage) total vehicle use at Eurobrass based on a 9.22% increase in B8 use	75.9						
		Calculation used = $\frac{(57.7 - 32.8)}{32.8} \times 100$							
	C2 05:00 – 18:30	Average Mon - Fri predicted excess (percentage) total vehicle use at Eurobrass based on a 9.22% increase in B8 use	94.3						
		Calculation used = $\frac{(57.7 - 29.7)}{29.7} \times 100$							

- 5 Section 4 of this report shows that current vehicle use at the Eurobrass site is significantly greater than what is expected for its current B8 warehousing use.

There are (see Section D, Table 1) currently 52.6 average daily vehicle uses at Eurobrass on a weekday.

An average of **at least** 57.7 daily vehicle uses (see Section D, Table 1) is predicted as a result of the planning proposal. This is because increasing B8 area by 9.72% should reasonably result in at least a 9.72% increase in average weekday vehicle use.

Therefore, based on this prediction, it has been calculated in Table 1 that there will be

- 75.9% more vehicle uses at Eurobrass between 05:00 and 22:00,
- 94.3% more vehicle uses at Eurobrass between 05:00 and 18:30.

when compared to expected trip rates associated with 1522 sqm B8 warehousing use.

- 6 The proposals will accommodate an additional six onsite car parking spaces for the use of staff and visitors. These parking spaces should result in a further additional increase in vehicle use. There is no modelling for the this additional vehicle use in the MB TN.

- 7 Eurobrass acknowledge (Committee Report, Section 6.3(i)) the concerns of the situation in respect of HGV manoeuvrability into their site. Sandwell Highways (Committee Report, Section 7.3) have reiterated their concerns that currently the manoeuvring space/yard **is not fit for purpose**. The Committee Report also acknowledges (Section 7.3) that it is not ideal that HGVs reverse into and out of the site and have, on occasion, damaged street furniture.

There were other concerns regarding Highway Safety (e.g. HGVs parking on the road; HGVs parking on the pavement and so preventing pedestrian access; deliveries of metal pipes from HGVs located on the road onto the site) raised in objection to the proposal.

This report shows that current vehicle use at the Eurobrass site is significantly greater than what is expected for its current B8 warehousing use. The proposals will result in a further additional vehicle use (see Section 5) at the Eurobrass site.

It is noted that NPPF states that:

'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.'

There is nothing in the proposals, the TN or in the Committee Report to mitigate the ongoing concerns with respect to Highway Safety at the Eurobrass site.

LC 08/07/20

Appendix 1

TRIP RATE for Land Use 02 - EMPLOYMENT/F - WAREHOUSING (COMMERCIAL)

VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Interval	ARRIVALS			DEPARTURES			TOTALS			
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	
05:00 - 05:30	1	22270	0.013	1	22270	0.018	1	22270	0.031	
05:30 - 06:00	1	22270	0.004	1	22270	0.022	1	22270	0.026	
06:00 - 06:30	1	22270	0.018	1	22270	0.022	1	22270	0.040	
06:30 - 07:00	1	22270	0.040	1	22270	0.04	1	22270	0.080	
07:00 - 07:30	3	12326	0.054	3	12326	0.03	3	12326	0.084	
07:30 - 08:00	3	12326	0.059	3	12326	0.027	3	12326	0.086	
08:00 - 08:30	3	12326	0.059	3	12326	0.03	3	12326	0.089	
08:30 - 09:00	3	12326	0.049	3	12326	0.038	3	12326	0.087	
09:00 - 09:30	3	12326	0.051	3	12326	0.027	3	12326	0.078	
09:30 - 10:00	3	12326	0.046	3	12326	0.03	3	12326	0.076	
10:00 - 10:30	3	12326	0.051	3	12326	0.035	3	12326	0.086	
10:30 - 11:00	3	12326	0.054	3	12326	0.041	3	12326	0.095	
11:00 - 11:30	3	12326	0.035	3	12326	0.027	3	12326	0.062	
11:30 - 12:00	3	12326	0.038	3	12326	0.057	3	12326	0.095	
12:00 - 12:30	3	12326	0.022	3	12326	0.027	3	12326	0.049	
12:30 - 13:00	3	12326	0.043	3	12326	0.035	3	12326	0.078	
13:00 - 13:30	3	12326	0.035	3	12326	0.032	3	12326	0.067	
13:30 - 14:00	3	12326	0.043	3	12326	0.081	3	12326	0.124	
14:00 - 14:30	3	12326	0.022	3	12326	0.049	3	12326	0.071	
14:30 - 15:00	3	12326	0.038	3	12326	0.041	3	12326	0.079	
15:00 - 15:30	3	12326	0.035	3	12326	0.051	3	12326	0.086	
15:30 - 16:00	3	12326	0.027	3	12326	0.016	3	12326	0.043	
16:00 - 16:30	3	12326	0.030	3	12326	0.032	3	12326	0.062	
16:30 - 17:00	3	12326	0.019	3	12326	0.032	3	12326	0.051	
17:00 - 17:30	3	12326	0.046	3	12326	0.073	3	12326	0.119	
17:30 - 18:00	3	12326	0.014	3	12326	0.051	3	12326	0.065	
18:00 - 18:30	2	17735	0.017	2	17735	0.025	2	17735	0.042	
18:30 - 19:00	2	17735	0.023	2	17735	0.023	2	17735	0.046	
19:00 - 19:30	1	22270	0.027	1	22270	0.013	1	22270	0.040	
19:30 - 20:00	1	22270	0.009	1	22270	0.018	1	22270	0.027	
20:00 - 20:30	1	22270	0.004	1	22270	0.018	1	22270	0.022	
20:30 - 21:00	1	22270	0.009	1	22270	0.013	1	22270	0.022	
21:00 - 21:30	1	22270	0.018	1	22270	0.009	1	22270	0.027	
21:30 - 22:00	1	22270	0.013	1	22270	0.009	1	22270	0.022	
Total Rates 05:00 - 22:00			1.065				1.092			2.157
Total Rates 05:00 - 18:30			0.962				0.989			1.951