

Planning Committee

5th August 2020 at 5.00pm
Virtual Meeting

- Present:** Councillor Downing (Chair);
Councillor Hevican (Vice-Chair);
Councillors Ahmed, Allen, Chidley, Dhallu, M Hussain, I Jones, Millar and Rouf.
- Officers:** John Baker [Service Manager – Development Planning and Building Consultancy]
Simon Chadwick [Principal Officer – Development, Highways]
Sian Webb [Solicitor]
Stephnie Hancock [Senior Democratic Services Officer]

55/20 **Apologies for Absence**

Apologies were received from Councillors S Davies, G Gill and Simms.

56/20 **Declarations of Interest**

No declarations of interests were made.

57/20 **Minutes**

The minutes of the meeting held on 8th July 2020 were agreed as a correct record and signed by the Chair.



Planning Application DC/20/63931 - Proposed amendment to site layout and house types of previously approved application DC/16/59277 with the addition of 28 dwellings. Land at Hall Green Road, Hall Green Road, West Bromwich.

The Service Manager – Development Planning and Building Consultancy reported that further comments had been received from objectors, which were already addressed in the report.

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

- What had the applicant done to keep the application alive since its approval in 2016?
- There was concern about the size of the properties and the practicalities of fitting them onto the site.
- There was a 99 year covenant on the trees on the site as part of the Urban Forestry Programme.
- Traffic in and out of the estate would cause gridlock at Crankhall Lane.
- There was no need to dig up the playing field.

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

- The additional properties would be accommodated on the site by changing some of the detached properties into smaller, semi-detached.
- The proposed changes related to the centre of the site so would not affect the boundary conditions.
- The Traffic Impact Assessment addresses concerns about traffic and drainage.
- The principle of the proposal had been established and approved under another planning application.
- The proposal was in accordance with advice received from planning officers and the Council's policy requirements.

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

- 10% of the properties would have electric vehicle charging points.

- The construction and skills plan would detail proposals to engage local apprentices in the construction.
- There had been some issues with land remediation that required additional testing to be done, which had stalled development.
- It was proposed to lay a stone blanket at the excavation level and then extracted soil would be re-engineered back in before normal development could start.
- The foundations to the properties in Hall Green Road were outside of the excavation area.
- Stonework for the first 15metres of the access way was required before development could commence.
- There would be no loss of green space as a result of the additional properties and the required 1.5ha would still be in the same position approved under the previous application.
- A revised drainage plan had been submitted, however there was little difference to the one submitted with the outline planning application.
- There was no objection from the Environment Agency.
- It was estimated that land remediation would take 9-12 months, so at a standard rate of 50 dwellings per year the development would be complete in 5-6 years.
- The existing planning permission had a condition requiring analysis of the surrounding highway network and implementation of any required measures before the dwellings could be occupied.
- All vehicles would enter and exit the site from Hall Green Road and there would be three points of pedestrian access.
- If the applicant chose to have the roads adopted by the Council, there would be standards to meet regarding street lighting and construction of footpaths. An additional condition could be added regarding the layout of external lighting should the road network not be adopted by the Council.
- The Highways Act 1980 required external lighting to be in place before the road network could be adopted by the Council.
- Every property would have parking in line with requirements set out in the Council's supplementary planning guidance.
- There would be a mix of property layouts to cater for a variety of buyers. There was no requirement to provide ensuite rooms.

- None of the trees on the site had Tree Preservation Orders in place and the previous planning permission had established the principle of self-seeding trees being planted.

The Committee was minded to approve the application, subject to an additional condition requiring details of external lighting to be submitted.

Resolved that planning application DC/20/63931 (Proposed amendment to site layout and house types of previously approved application DC/16/59277 with the addition of 28 dwellings. Land at Hall Green Road, Hall Green Road, West Bromwich.) is approved, subject to the following conditions:-

- (i) details of external materials,
- (ii) details of finished floor levels
- (iii) ground conditions and remediation
- (iv) drainage (to include sustainable drainage systems),
- (v) provision of electric vehicle charging points,
- (vi) parking spaces provision and retention,
- (vii) construction management plan controlling noise and dust,
- (viii) a revised noise mitigation assessment is provided,
- (ix) details of a construction employment skills plan,
- (x) renewable energy details,
- (xi) Permitted Development Rights being removed in terms of extensions and outbuildings,
- (xii) details of hard and soft landscaping,
- (xiii) details of boundary treatment,
- (xiv) a revised construction management plan to include management of construction traffic,
- (xv) details of external lighting being submitted.

59/20

Planning Application DC/20/64114 - Proposed construction of a new two storey teaching block within the grounds of Bristnall Hall Academy, including new access to the school, increased parking provision and landscaping. Bristnall Hall Academy, Bristnall Hall Lane, Oldbury.

The Service Manager – Development Planning and Building Consultancy reported that comments from the lead local flood authority had now been received and there was no objection to the proposal.

There was no objector present.

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

- The school would accommodate an additional 150 pupils and additional teaching staff.
- The existing access from Bristnall Hall Road would be used.
- Additional space for pupils with special educational needs would be provided, as well as additional teaching space and dining facilities.
- The western boundary would be limited to single storey to reduce the visual impact on the neighbouring residential properties.
- The existing tree belt would be kept.
- An extra 23 parking spaces would be provided.

Resolved that Planning Application DC/20/64114 (Proposed construction of a new two storey teaching block within the grounds of Bristnall Hall Academy, including new access to the school, increased parking provision and landscaping. Bristnall Hall Academy, Bristnall Hall Lane, Oldbury.) is approved, subject to the following conditions:-

- (i) details of drainage;
- (ii) details of external materials;
- (iii) ground conditions;
- (iv) noise in relation to external plan protection extraction and filtration specification and management plan;
- (v) Method Statement;
- (vi) car parking implemented and retained;
- (vii) hard and soft landscaping;
- (ix) electric vehicle charging points;
- (x) external lighting scheme;
- (xi) gate management plan;
- (xii) staff only entrance signage;
- (xiii) car parking hereby approved shall not be used on weekend or bank holidays;
- (xiv) the development to be constructed in accordance with the fabric first approach;
- (xv) boundary treatment;
- (xvi) implementation of submitted travel plan.

Planning Application DC/20/64188 - Proposed change of use to House in Multiple Occupancy (HMO), including a first floor rear extension, with external alterations and associated car parking. Granville House, 40 Wood Green Road, Wednesbury

There was no objector present.

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

- The site was currently in disrepair and subject to anti-social behaviour.
- Approval had previously been granted for an extension to the property to increase the number of bedrooms.
- The applicant had attempted to market the property for rental but had been unsuccessful.
- The applicant was an experienced social landlord.

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

- The extension would increase the number of bedrooms from 19 to 28.
- It was not financially viable for the applicant to reduce the number, due to the investment required.
- Parking provision was in line with the Council's policy and there were no objections from Highways.
- The site was close to public transport links and within a walkable distance to a local shopping centre.
- Wood Green Road was protected by a Traffic Regulation Order.
- Internal space standards were in accordance with adopted planning policy guidance, with the exception of just one bedroom.
- There would be a caretaker living on site.

Resolved that planning application DC/20/64188 (Proposed change of use to House in Multiple Occupancy (HMO), including a first floor rear extension, with external alterations and associated car parking. Granville House, 40 Wood Green Road, Wednesbury) is approved, subject to the following conditions:-

- (i) details of external materials;

- (ii) details of construction hours/no bonfires;
- (iii) details of security gates;
- (iv) bin storage details; implementation and retention of approved details;
- (v) cycle storage details; implementation and retention of approved details;
- (vi) provision and retention of parking;
- (vii) provision and retention of electric vehicle charging points;
- (viii) retention of existing trees;
- (ix) details of security measures;
- (x) windows indicated on submitted plans as having obscure glazing shall be provided and retained as such;
- (xi) details of how car parking area shall be laid out, graded and surfaced.

61/20

Planning Application DC/20/64318 - Proposed additional lift and enclosure to 5 No. blocks. Conniston, Derwent, Rydal, Ullswater & Windermere Houses, Badsey Road & Bredon Road, Oldbury.

The Service Manager – Development Planning and Building Consultancy reported that 269 letters/emails had been sent to residents with only 2 objections received.

There was no applicant or objector present.

Resolved that Planning Application DC/20/64318 (Proposed additional lift and enclosure to 5 No. blocks. Conniston, Derwent, Rydal, Ullswater & Windermere Houses, Badsey Road & Bredon Road, Oldbury) is approved, subject to:-

- (i) the approval of external materials;
- (ii) details of lift noise and mitigation measures.

62/20

Planning Application DC/20/64341 - Proposed single storey rear extension to provide café use to the rear of existing shop premises. 74 - 76 Cape Hill, Smethwick

There was no applicant or objector present.

Resolved that Planning Application DC/20/64341 (Proposed single storey rear extension to provide café use to the rear of existing shop premises. 74 - 76 Cape Hill, Smethwick.) is approved, subject to

- (i) provision of suitable refuse storage and collection;
- (ii) rear access to café for emergencies, deliveries and collections only;
- (iii) a noise report and implementation of any recommendation;
- (iv) installation of an extraction and ventilation system;
- (v) restriction of opening hours.

63/20

Planning Application DC/20/64422 - Proposed single storey side and rear extension. 8 Alwin Road, Rowley Regis.

The Service Manager – Development Planning and Building Consultancy reported that the publicity period had now ended and therefore the recommendation was that planning permission be granted.

There was not applicant or objector present.

Resolved that Planning Application DC/20/64422 (Proposed single storey side and rear extension. 8 Alwin Road, Rowley Regis.) is approved, to the external materials matching the existing property.

64/20

Applications Determined Under Delegated Powers by the Director – Regeneration and Growth

The Committee noted the planning applications determined by the Interim Director - Regeneration and Growth under powers delegated to her as set out in the Council's Constitution.

Decisions of the Planning Inspectorate

The Committee noted that, following its decision not to grant planning permission in respect of planning application DC/19/63452 (4No 2B/3P flats & 5No 3B/5P houses. Land to the rear 1-29 Sean Dolan Close, Rowley Regis.) the Planning Inspectorate had dismissed the applicant's appeal.

Meeting ended 6.34pm.