

Planning Committee

**9th September 2020 at 5.00pm
Virtual Meeting**

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

Officers: John Baker [Service Manager – Development Planning and
Building Consultancy], Sian Webb [Solicitor], Stephnie
Hancock [Senior Democratic Services Officer].

66/20 **Apologies for Absence**

No apologies were received.

67/20 **Declarations of Interest**

Councillor Dhallu declared an interest in planning application DC/20/64505 (Proposed development of 13 dwellings. Brook Road Open Space, Wolverhampton Road, Oldbury.), however this application had been withdrawn from the agenda about would not therefore be determined at this meeting.

68/20 **Minutes**

The minutes of the meeting held on 5th August 2020 were agreed as a correct record.



69/20 **Planning Application DC/20/64505 - Proposed development of 13 dwellings. Brook Road Open Space, Wolverhampton Road, Oldbury.**

It was reported that the application had been withdrawn from the agenda.

70/20 **Planning Application DC/20/64395 - Proposed two storey side and rear extension. 4 Michael Road, Smethwick B67 7LH.**

The Service Manager – Development Planning and Building Consultancy reported that Highways officers had withdrawn their concerns as parking had been provided on the property and there was sufficient on-street parking available in Michael Road.

There was no objector present.

The Committee noted that the concerns raised by the objector regarding the fence were beyond the scope of the application and not a matter for the Committee.

The Committee was minded to approve the application, subject to approval of external materials.

Resolved that planning application DC/20/64395 (Proposed two storey side and rear extension. 4 Michael Road, Smethwick B67 7LH) is approved, subject to approval of external materials.

71/20 **Planning Application DC/20/64403 - Proposed double storey side/rear and single storey rear extensions. 46 Highland Road, Great Barr B43 7SQ.**

The Service Manager – Development Planning and Building Consultancy reported that Highways officers had proposed an additional condition requiring submission of a parking layout plan showing three off-street car parking spaces that were to be retained.

A further objection had been received relating to the impact on foundations, however, this was not a matter for the Committee and would be addressed under Building Regulations.

There was no objector present.

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

- Work on extensions had been suspended for six weeks, this had extended the finishing date. Further details would cause distress to the applicant and his elderly neighbour.
- The applicant had worked with the planning department to ensure that the application met requirements.
- There was space for three cars on the driveway.

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

- This was a large extension, but the property had a large garden and was located at the top of a cul-de-sac.
- The single storey element of the extension went beyond the 45degree projection guideline, however, because the neighbouring property had an open-plan layout light and outlook would not be compromised.

Resolved that Planning Application DC/20/64403 (Proposed double storey side/rear and single storey rear extensions. 46 Highland Road, Great Barr B43 7SQ) is approved, subject to the following conditions:-

- i) approval of external materials and implementation thereafter;
- ii) all first-floor windows in the eastern side elevation being obscurely glazed and retained as such;
- iii) submission of a parking layout plan showing three off-street car parking spaces (to be retained).

72/20

Planning Application DC/20/64405 - Proposed single/two storey side extension. 59 Hembs Crescent, Great Barr B43 5DG

There was no objector present.

The applicant addressed the Committee and reported that the application was before it because he was an elected member of the Authority.

No objections had been submitted.

The Committee was minded to approve the application, subject to approval of external materials matching the existing property.

Resolved that planning application DC/20/64405 (Proposed single/two storey side extension. 59 Hembs Crescent, Great Barr B43 5DG) is approved, subject to the external materials matching the existing property.

73/20

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.

74/20

Decisions of the Planning Inspectorate

The Committee noted that, following its decision not to grant planning permission in respect of planning application DC/19/63418 (57 Broadway, Oldbury, B68 9DP) the Planning Inspectorate had dismissed the applicant's appeal.

(The meeting ended at 5.47pm,
following an adjournment between 5.22pm and 5.28pm)

[Watch the recording of the meeting.](#)