

Agenda Planning Committee

**Wednesday 22 March 2023 at 5.00 pm
in the Council Chamber - Sandwell Council House, Oldbury**

1 Apologies for Absence

To receive any apologies for absence.

2 Declarations of Interest

Members to declare any interests in matters to be discussed at the meeting.

3 Minutes

7 - 14

To confirm the minutes of the meeting held on 16 February 2023 as a correct record.

**4 Planning Application - DC/22/67752 - 234
Oldbury Road, Rowley Regis, B65 0QG**

15 - 28

Proposed demolition of existing building and installation of 17 No. storage containers for 24hr self storage use with dropped kerb and vehicle access.



5	Planning Application - DC/22/67785 - Sandwell MBC, Public Car Park, Lower High Street, Cradley Heath	29 - 34
	Proposed 3 storey community skills hub building with 2 No. detached outbuildings for storage, substation, plant room, new vehicular access and gates to front, car parking, cycle storage, enclosed skip/refuse bays, boundary fencing, landscaping and associated works.	
6	Planning Application - DC/23/67838 - Forge Mill Farm, Forge Lane, West Bromwich, B71 3SZ	35 - 40
	Proposed Phase 1 - Conversion and change of use of existing barn 1 into cafeteria and natural play area, proposed single storey building containing support facilities (toilets, kitchen, lobby and draft lobby, classroom, stores and plantroom). Phase 2 - Proposed single storey education block containing 2 no. (30/40 students) classrooms and cloakroom area.	
7	Planning Application - DC/23/67858 - 7 Lochranza Croft, Great Barr, Birmingham, B43 7AA	41 - 54
	Proposed single and two storey side and rear extension.	
8	Committee Site Visits	55 - 60
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Shokat Lal
Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution

Councillor Millar (Chair)
Councillors Kaur, Akhtar, Allcock, Allen, Chapman, Dhallu, Fenton, S Gill,
A Hussain, O Jones, Mabena, Preece, N Singh, J Webb and Williams

Contact: democratic_services@sandwell.gov.uk

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Minutes of Planning Committee

**Thursday 16 February 2023 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors Allen, Chapman, S Gill, Kaur, Preece, N
Singh, and Webb.

Officers: John Baker (Service Manager - Development Planning
and Building Consultancy); Simon Chadwick (Highway
Network Development and Road Safety Manager);
William Stevens (Principal Planning Officer); Andy
Thorpe (Urban Development Officer) Rory Stracey
(Solicitor); Imogen Anderson (Assistant Solicitor); Alex
Goddard (Democratic Services Officer); Connor
Robinson (Democratic Services Officer) and Anthony
Lloyd (Democratic Services Officer).

13/23 **Apologies for Absence**

Apologies were received from Councillors Allcock, Fenton
and A Hussain.

14/23 **Declarations of Interest**

There were no declarations of interest made.

15/23 **Minutes**

Resolved that the minutes of the meeting held on 18
January 2023 are approved as a correct record.

16/23 **Committee Site Visits**

The Committee noted the scheduled planning application site visits.

The Committee was informed that the item Planning Application DC/22/67752: proposed demolition of existing building and installation of 19 No. storage containers for 24hr self-storage use with dropped kerb and vehicle access had attracted a lot of public interest, and Public Health had raised concerns around the proposed use. Planning had therefore decided to recommend a site visit on the grounds of the considerable public interest.

Resolved that planning application DC/22/67752 (Proposed demolition of existing building and installation of 19 No. storage containers for 24hr self storage use with dropped kerb and vehicle access - 234 Oldbury Road, Rowley Regis, B65 0QG.) be deferred to allow a site visit.

17/23 **Planning Application DC/21/66125 - Proposed industrial/warehousing development (use classes B2/B8) together with associated access, servicing, parking and landscaping - Newcomen Drive Open Space, Newcomen Drive, Tipton**

The Service Manager for Development Planning and Building Consultancy informed the Committee that the application had previously been before the Committee and Council (due to it been a departure from the Development Plan). The application in both instances had been approved. The applicant sought to remove the condition around the contribution towards the ecological survey and mitigation methods. The applicant had proposed an alternative condition which would replace the previous condition with a Section 106 Agreement that would secure a substantial financial contribution to enhance the ecological environment around the development.

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

- On approving the application previously members had imposed an additional condition requiring the applicant to demonstrate a 10% bio-diversity net gain prior to the start of development;
- Since the application was approved detailed surveys had been undertaken on the ecology and wildlife of the site and schemes developed to protect and mitigate the impact on those species found;
- The site had been vacant for 35 years which had resulted in a build-up of grassland, its development would result in a net loss of '36.39 units';
- The surveys undertaken indicated that due to the nature of the development, under the draft conditions it would not be possible to satisfy the requirements under the draft conditions to provide a 10% net gain on the site itself;
- Best practice indicated that where mitigation methods cannot be accommodated on site a financial contribution can be made in lieu of the proposed works;
- The Natural England assessment indicated that a contribution of £1.165 million would be required to mitigate the assessed loss of the grassland habitat;
- Due to the nature of the constraints on the site such as mineshafts, topography and access, grants had been sought from the West Midlands Combined Authority to meet the shortfall for the development which had been agreed in principal;
- Value for money and the economic impact of the project are two key features of Sandwell's assessment for supporting projects and use a maximum threshold of £5,700 per full time job created;
- The initial viability exercise confirms that the required gap funding could be accommodated within the West Midlands Combined Authority model – following the completion of the impact assessment the grant application figures had been re-run to include the 10% net gain and contribution of £1.165 million, adding this sum would have increased the viability gap for the development to £10.6 million equating to an intervention rate of nearly £18,000 per job created which was 3,000 per job over the maximum threshold

which West Midlands Combined Authority could or would support;

- Members were asked to support the request to remove the requirement for the 10% net gain on site which would enable the site to come forward for development;
- There was no relevant policy that required the Councils position and the applicant was committed to developing a wildlife zone on the site with the proposed Section 106 Agreement contribution of £350,000;
- Just under six acres would be set aside for developing the ecological zone. Landscape architects had developed a proposal to be submitted;
- There were considerable amounts of Japanese Knotweed present on the site, 13,000 sqm land was impacted by the invasive species and the cost of removal would be around £250,000 (or up to £1 million if the plant was required to be disposed off-site);
- The removal of the Knotweed was a legal obligation which was further complicated due to the Knotweeds presence in the grassland;
- With the noted condition in place the development of the brownfield site was not viable;
- Removal of the condition would allow the scheme to meet the grant parameters for the development.

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

- The Section 106 Agreement funding towards the ecological development would be communicated to the Assistant Director of Green Spaces to ensure it was included in any future green space strategy;
- The £350,000 for the Section 106 was reached through negotiation between the planning officers and the applicant as the amount of spend that was appropriate for the biodiversity habitat. The applicant would have submitted a scheme for approval to the planning officer to demonstrate how that money would be spent within the site. Once the development was completed the applicant would need to demonstrate how the money was spent;
- You cannot quantify the amount of the contribution until you have done the detailed survey, unfortunately when the applicant came to the committee previously the

ultimate contribution was not known leading to the present application;

- The money to remove the Knotweed was an additional sum and not included in the Section 106 agreement which was ringfenced for the ecological work.

Resolved that, subsequent to the signing of a Section 106 regarding a wildlife buffer, that Planning Application DC/21/66125 (Proposed industrial/warehousing development ((use classes B2/ B8)) together with associated access, servicing, parking and landscaping - Newcomen Drive Open Space, Newcomen Drive, Tipton) is approved, subject to conditions previous approved at planning committee on the 19 July 2022 and at Full Council, with the removal of condition titled:

xvi) Ecological survey and mitigation measures.

18/23

Planning Application DC/22/67234 - Proposed 4 No. storey detached building comprising of 28 No. 2 bedroom flats and 2 No. 1 bedroom flats (30 flats in total) with basement parking (Outline application all matters reserved) - Land Adjacent 83 Dudley Port, Tipton

Members of the Committee had been lobbied by Applicants.

The Service Manager for Development Planning and Building Consultancy informed the Committee that there were no updates. However, the Committee was reminded that the application was only an outline application, and the applicant, or any subsequent owner of the land, would be required to come back to Planning with a full reserved matters application to proceed with the plans.

No objectors or the applicant was present at the meeting.

Resolved that, subject to the signing of a section 106 agreement to ensure affordable housing, Planning Application DC/22/67234 (Proposed 4 No. storey detached building comprising of 28 No. 2 bedroom flats and 2 No. 1 bedroom flats ((30 flats in total)) with

basement parking ((Outline application all matters reserved)) - Land Adjacent 83 Dudley Port, Tipton) is approved, subject to conditions relating to the following:

- i) Finished floor levels;
- ii) Ground contamination;
- iii) Noise survey and mitigation measures;
- iv) Odour assessment;
- v) Drainage (foul);
- vi) Drainage (surface);
- vii) 10% renewable energy;
- viii) Electric vehicle charging points;
- ix) Low NOx boilers;
- x) Construction method statement;
- xi) Employment and skills statement;
- xii) The submitted plans are for indicative purposes only.

19/23

Planning Application - DC/22/67817 - Proposed 3 No. dwellings with new rear access, retaining wall/fencing to rear, bin/cycle stores, parking and landscaping (Revision to refused planning application DC/22/66936) - Land At The Junction Of Tippet Green/Dudley Road, Rowley Regis.

The Service Manager for Development Planning and Building Consultancy informed the Committee that there were no updates regarding the application.

There were no objectors present at the meeting.

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

- Quoting the report officers had stated that the application accords with relevant design policies in terms of scale, massing and parking provision and does not cause any harm to amenity in terms of overlooking, loss of light or highway safety;
- The site was not allocated in any Sandwell Local Plan and therefore any development would be a windfall gain for the authority;
- The site was an area of wasteland and had not previously been developed;

- Concerns raised at a previously refused application had been taken on board;
- The application had ensured dwellings were in character to the area, that it respected the viability and safety of the junction on the highway and ensured secure off-road parking;
- The development would provide local family housing;
- Not developing the site would leave the site dormant and undeveloped.

The Committee were happy that concerns that had previously been raised had been addressed.

In response to questions from the Committee, the Highway Network Development and Road Safety Manager confirmed that the nature of the development of the site did not raise any concerns, however, parking restrictions on the corner of the junction was under consideration in order to prevent obstructions to traffic flow.

It was confirmed that renewable energy conditions would be met as was the Councils Policy.

Resolved that planning application DC/22/67817 (Proposed 3 No. dwellings with new rear access, retaining wall/fencing to rear, bin/cycle stores, parking and landscaping (Revision to refused planning application DC/22/66936 - Land At The Junction Of Tippet Green/Dudley Road, Rowley Regis) is approved, subject to conditions relating to the following:

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Parking areas laid out and retained;
- (iv) Site investigation in respect of contaminated land;
- (v) Noise mitigation (acoustic fencing and glazing)
- (vi) Drainage;
- (vii) Boundary treatments (visibility splays maintained);
- (viii) Landscaping;
- (ix) Electric vehicle charging provision;

- (x) Low NOx boilers;
- (xi) Renewable energy details;
- (xii) Site investigation and remediation;
- (xiii) An external lighting scheme;
- (xiv) Construction management plan;
- (xv) Archaeological monitoring.

20/22 **Decisions of the Planning Inspectorate**

The Committee noted the Decisions of the Planning Inspectorate.

Meeting ended at 5.40pm

Contact: democratic_services@sandwell.gov.uk

Report to Planning Committee

22 March 2023

Application Reference	DC/22/67752
Application Received	28 November 2022
Application Description	Proposed demolition of existing building and installation of 19 No. storage containers for 24hr self storage use with dropped kerb and vehicle access.
Application Address	234 Oldbury Road Rowley Regis B65 0QG
Applicant	Mr Onofrio
Ward	Langley
Contact Officer	Name: Dave Paine Email: david_paine@sandwell.gov.uk

1 Recommendation

1.1 That planning permission is granted subject to conditions relating to:


- (i) Hours of operation restricted to 08:00-18:00 Monday to Saturday and 10:00-16:00 Sundays and Bank Holidays.
- (ii) External materials including colour.
- (iii) Retention of vehicle manoeuvring layout.
- (iv) Finished ground levels.
- (v) Boundary treatments.
- (vi) External lighting scheme.
- (vii) CCTV system.
- (viii) Hard landscaping.



2 Reasons for Recommendations

- 2.1 The primary concern with this proposal is the potential for noise and general nuisance caused to nearby residents. However, consideration should be given to the existing adjacent service station, shop, repair workshop and car wash. The impact caused by this would be relatively minor by comparison. It is noted that 24 hour access is proposed, however noise and disturbance to neighbours should be controlled via a planning condition restricting hours of operation to 08:00-18:00.

3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
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4 Context

- 4.1 At the last committee meeting, members resolved to visit the site.
- 4.2 The application is being reported to your Planning Committee because 8 objections have been received.
- 4.3 To assist members with site context, a link to Google Maps is provided below:

[234 Oldbury Road](#)

5 Key Considerations

- 5.1 The site is allocated for housing in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Public visual amenity



Layout and density of building
 Access, highway safety, parking and servicing
 Traffic generation
 Noise and disturbance

6. The Application Site

- 6.1 The application site is 0.06ha in size and situated on the east side of Oldbury Road. The site is currently generally unoccupied except for ad-hoc parking of vehicles. There is a small, single-storey brick building on the site which has previously been used for storage and would be demolished as part of the development.
- 6.2 The character of the surrounding area is mixed. There are residential dwellings to the north, east and west of the application site but this is not a quiet area. The application site faces onto the A4034, a busy main road, and is adjacent to a busy petrol filling station, to the south, with associated services. Approximately 50m to the south is the traffic-light-controlled junction with Penn cricket Lane and this junction has another retail unit situated on the north-west side.

7. Planning History

- 7.1 Planning permission was granted in 1977 for a retail shop on the site.
- 7.2 Planning permission was granted in 2019 for an extension to the brick building with a change of use to a hairdresser, to include a parking area to the rear.
- 7.3 Relevant planning applications are as follows:

DC/05217	New Retail shop.	Grant permission with conditions.
DC/19/63375	Proposed single storey rear extension & change of use to A1 shop (Hairdressers).	Grant permission with conditions



8. Application Details

- 8.1 The proposal was initially for the demolition of the existing brick building and the installation of 19 storage containers for the purposes of self-storage.
- 8.2 The storage containers would be of a steel construction and would measure 6.0m long by 2.4m wide by 2.6m high.
- 8.3 Following discussion with the Highways Officer and the agent, the number of containers would be reduced to 17.
- 8.4 **Since the previous application a brief noise statement was submitted. This stated that the use of the site would be restricted to storage, that no machinery would be used to transport items from vehicles to the containers and that no livestock or other contents which may generate sound would be stored in the containers.**

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter with 8 separate objections received.

9.2 Objections

Objections have been received on the following grounds:

- i) Increased traffic.
- ii) Jeopardises road safety.
- iii) Noise.
- iv) Pollution including light pollution.
- v) Out of character / unsightly / inappropriate.
- vi) Increase in crime.



- vii) Loss of sunlight.
- viii) 24 hour operation is not suitable.
- ix) Potential for damage to street furniture / monopole.

Non-material objections have been raised regarding loss of property value, land ownership / right of access / encroachment / boundary matters and potential storage of hazardous items.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) Highway did not object on the basis of increased traffic. As this is a major A Road, the overall impact on traffic flows would be insignificant.
- ii) Highways did express road safety concerns relating to queuing traffic on the A Road and the potential for vehicles to reverse out onto the A Road without room to turn. Amended plans were requested and submitted showing 2 fewer containers which would allow vehicles arriving and leaving to have adequate space within the site. Following this, Highways withdrew their objection.
- iii) As previously stated in paragraph 6.2, this is not a quiet area. However, the potential for night-time disturbance would exist with this proposal, a condition to limit the hours of operation between the hours of 08:00-18:00 has therefore been included within the recommendation. These are shorter hours than the service station next door and would therefore adequately address noise concerns.
- iv) There is no evidence to suggest ground pollution or air pollution would be significantly impacted by the proposal. Light pollution is a concern but can be adequately controlled through a planning condition for an external lighting scheme.
- v) The proposed containers would be 2.6m high which is considerably lower than any of the neighbouring buildings. The existence of the service station next door creates a precedent for



non-residential development at this location and therefore these proposed containers are not considered inappropriate.

- vi) The Police commented on this proposal. They did not object but did offer suggestions in regard to outside lighting and CCTV as crime prevention measures. Currently the site is unmonitored. This proposal affords the opportunity to improve the security of the site in order to reduce the risk of crime.
- vii) It is not considered that 2.6m high containers positioned around 12m from the nearest dwelling would have any significant impact on natural light.
- viii) A condition to control hours of operation is recommended.
- ix) While it is noted that a monopole supplying telephone lines to nearby properties is just outside the north-west corner of the site, it does not block the proposed access to the site, and there is no evidence to suggest that the proposal would create any significant likelihood of damage.

10. Consultee responses

10.1 Planning Policy

Policy SAD EMP4 - Relationship between Industrial and Sensitive Uses is applicable. This policy states that any industrial development with a potentially adverse effect on neighbours should not be permitted unless those effects can be reduced to an acceptable level. The proposed 24-hour access is therefore of concern.

Policy ENV3 states that the Council will reject poor designs, particularly those that are inappropriate in their locality.

Planning Policy consider that this could be considered an inappropriate use for a residential area and that 24-hour operating times could have an adverse effect and therefore recommend refusal.



10.2 Highways

Highways expressed initial concerns regarding vehicles queuing on the Highway for access and then reversing onto the Highway. The recommended amendments to the scheme. Amended plans were then submitted and Highways no longer objects to the scheme.

10.3 West Midlands Police

Concerns were expressed regarding the site as a target for thieves and anti-social behaviour and recommendations were given for mitigation measures, including locking methods, alarms, lighting, and CCTV. No objection was given.

10.4 Public Health

Public Health noted the intention to add a condition to restrict operating hours, however they expressed concerns regarding potential noise problems, noting that no information had been submitted regarding mitigation measures for noise problems. Public Health therefore objected to the proposal.

As referred to early, a brief noise statement has been submitted following the comments above. Whilst this states that use of the site would be restricted to storage, that no machinery would be used to transport items from vehicles to the containers and that no livestock or other contents which may generate sound would be stored in the containers, It is unclear how these matters could be adequately monitored or enforced by the local planning authority.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be considered to reflect the character, needs and opportunities for each area.



The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.

The same guidance promotes sustainable transport options for development proposal and paragraph 111 states that developments should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

11.2 I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

SAD EMP4: Relationship between Industrial and Sensitive Uses.

12.2 SAD EMP4 gives guidance on the relationship between Industrial and Sensitive Uses and requires that any adverse effects should be reduced to an acceptable level.

12.4 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with no concerns being raised from Urban Design.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:



13.2 Proposals in the Development Plan

The site is unallocated in the local plan.

13.3 Access, highway safety, parking, layout and traffic generation

Highways raised initial concerns with the scheme. They noted that the trip rate was unclear and that the proposed layout could lead to the turning area being blocked and vehicles waiting on the highway to enter the site or reverse onto the highway.

Amended plans were submitted which removed 2 of the containers to create a significantly larger area for vehicles at the entrance to the site. On this basis, Highways have raised no objections to the proposal.

13.4 Public visual amenity

The proposed containers would be 2.6m high. Currently no boundary treatment has been agreed and a condition relating to boundaries including front gates is recommended. These gates would need to be of a good design quality, screening the site, and would be secure and set back from the entrance to allow clear vehicle access from the highway. These measures would improve the visual amenity of the site.

13.5 Noise and disturbance

The primary focus of both neighbours and other consultees regarding noise and disturbance relates the proposed 24 hour operation. The potential for significant noise nuisance and disturbance exists, affecting nearby occupants' peaceful enjoyment of their property. However, various local noise and disturbance sources are established in the area,



including the main road, and the service station and the associated functions on that site. The service station currently operates from 07:00 hours to 23:00hours. A condition to restrict opening of the proposed self storage from 08:00hours to 18:00hours Monday to Saturday and 10:00hours to 16:00hours on Sundays and Bank Holidays to ensure no undue levels of noise and disturbance is recommended.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal would be compliant with relevant policies subject to relevant conditions and there are no material considerations that would justify refusal.

15 Implications

Resources:	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.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and

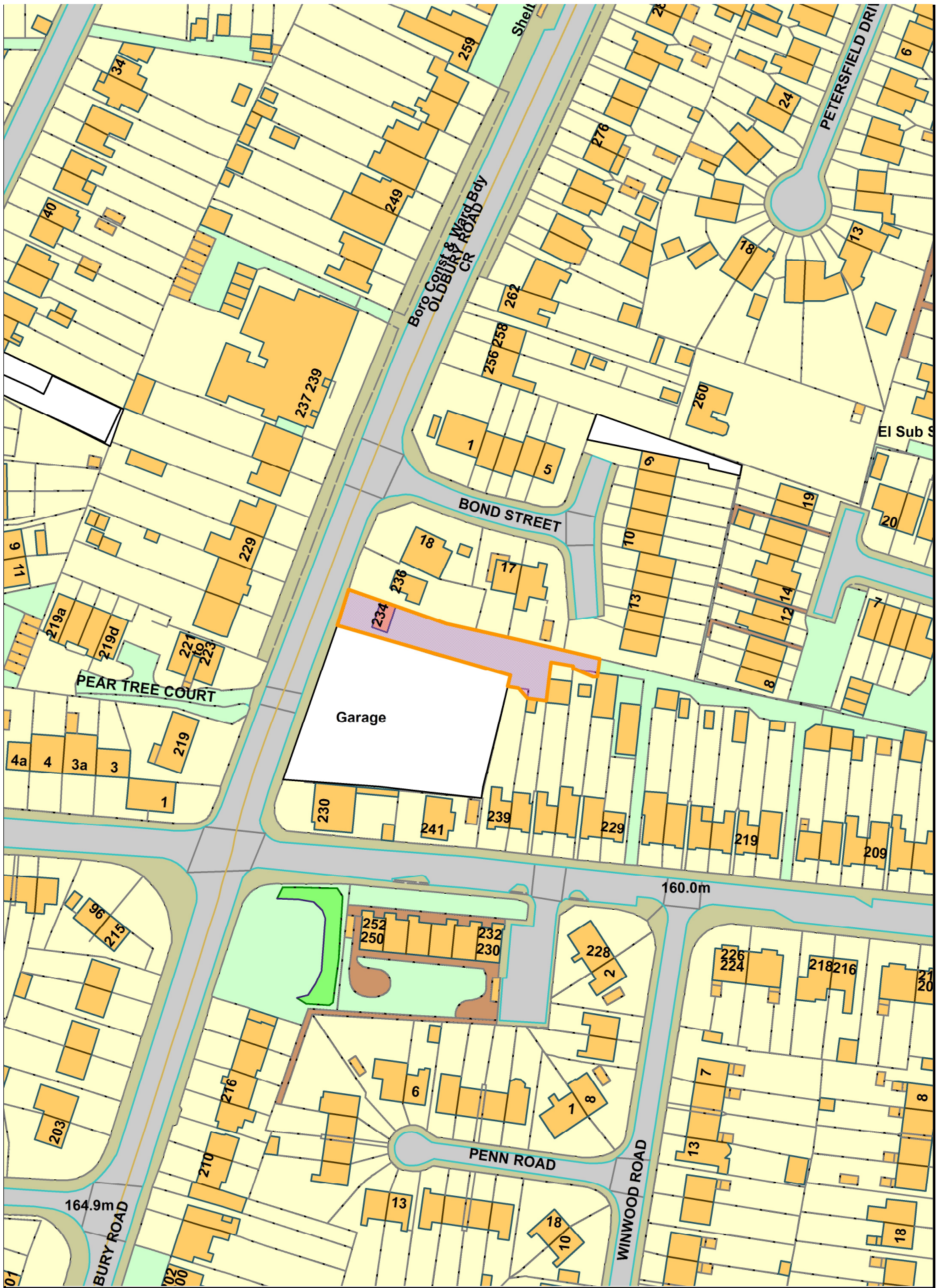


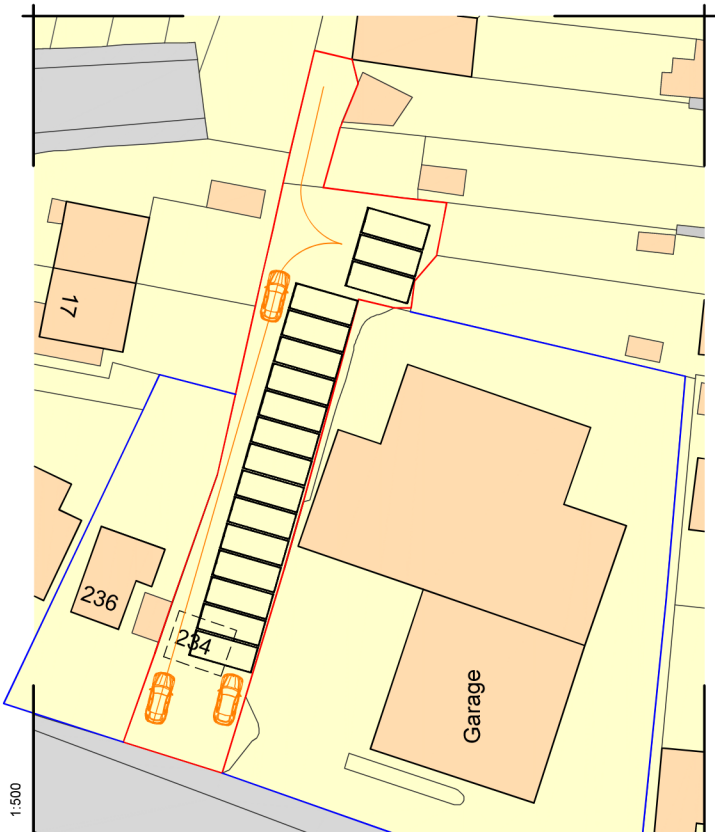
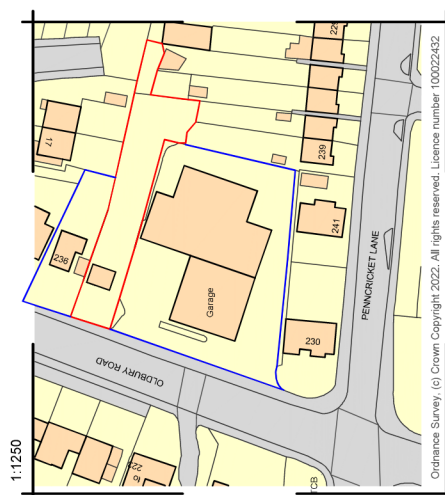
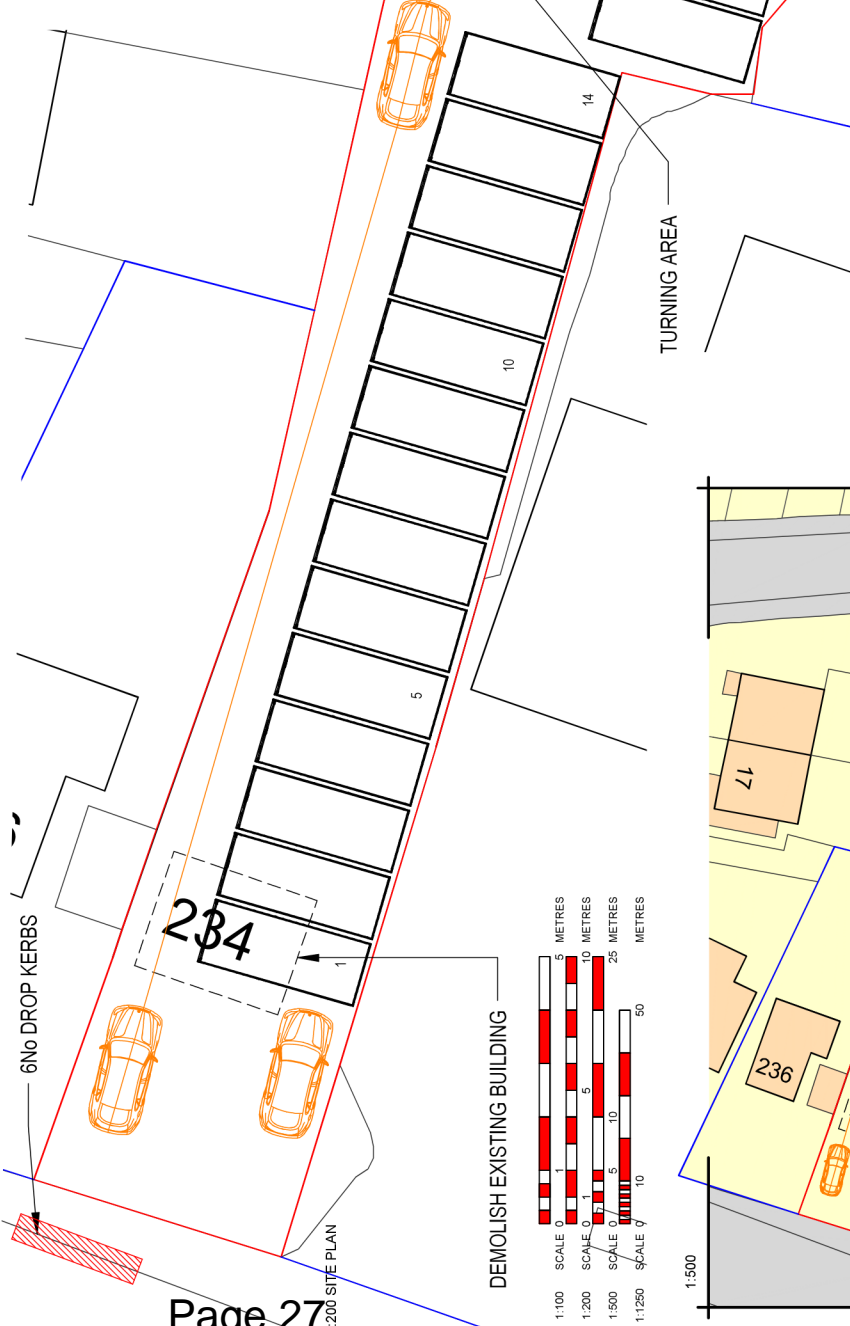
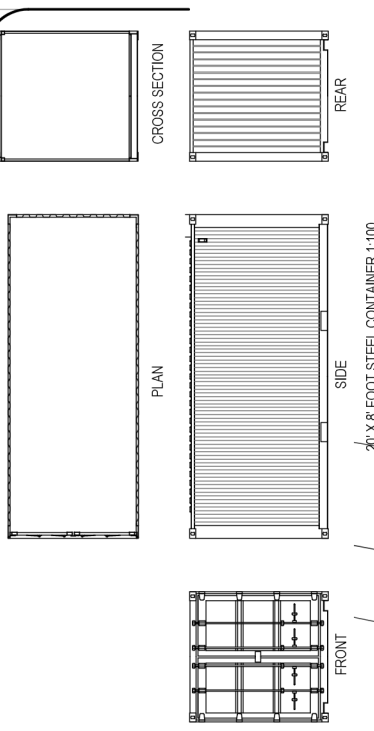
support renewable and low carbon energy and associated infrastructure, will be welcomed.

16. Appendices

BFG/0620/01 REV B – Site plan, elevations, floor plans, block plan and location plan.







B	DC COMMS	25/01/23
A	DC COMMS	12/12/22
BETAPLAN		
21 MILESTONE DRIVE, HASELY D'YB DLP		
01562 811020 / 07711 527239		
WWW.BETAPLAN.CO.UK		
INFO@BETAPLAN.CO.UK		
PROJECT		
YARD STORAGE		
ADDRESS		
234 OLBURY ROAD		
ROWLEY REGIS		
B65 0QG		
BFGI	REVISION	B
0620/01	PROPOSED SITE BLOCK & LOCATION PLAN	
JUN22	SCALE	1:1250 1:100
SRB	SCALE	1:500 1:200
DATE	DRAWN	DATE

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Report to Planning Committee

22 March 2023

Application Reference	DC/22/67785
Application Received	14 December 2022
Application Description	Proposed 3 storey community skills hub building with 2 No. detached outbuildings for storage, substation, plant room, new vehicular access and gates to front, car parking, cycle storage, enclosed skip/refuse bays, boundary fencing, landscaping and associated works.
Application Address	Sandwell MBC Public Car Park Lower High Street
Applicant	Sandwell College
Ward	Cradley Heath & Old Hill
Contact Officer	Alison Bishop Alison_bishop@sandwell.gov.uk

1. Recommendation

The application will still be visited on 23rd March 2023, but a recommendation is deferred as additional information is awaited and will need to be assessed before a full report can be brought Planning Committee.

A detailed report will be brought to the next planning committee on 10th May 2023



2 Context

- 2.1 To assist members with site context, a link to Google Maps is provided below:

[Lower High Street, Cradley Heath](#)

3. The Application Site

- 3.1 The application site is situated to the north of Lower High Street, Cradley Heath opposite Sydney Road and Mary Macarthur Gardens and adjacent to the Lidl retail store.

4. Application Details

- 4.1 The applicant proposed to construct a 3 storey community skills hub building. The building would provide education and training for the following individuals:-

16-18 years old

19-25 years old (NEETs)

24+ (un)employed adults.

- 4.2 A café will also be provided to serve both students and the wider community on the ground floor.
- 4.3 No car parking provision is provided within the scheme, except for 7 drop off bays and 2 dedicated disabled parking.
- 4.4 The application includes various supporting documents such as a Transport Statement, Design and Access Statement, Ground investigation report and Drainage report.



5.0 Implications

Resources:	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.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

6. Appendices

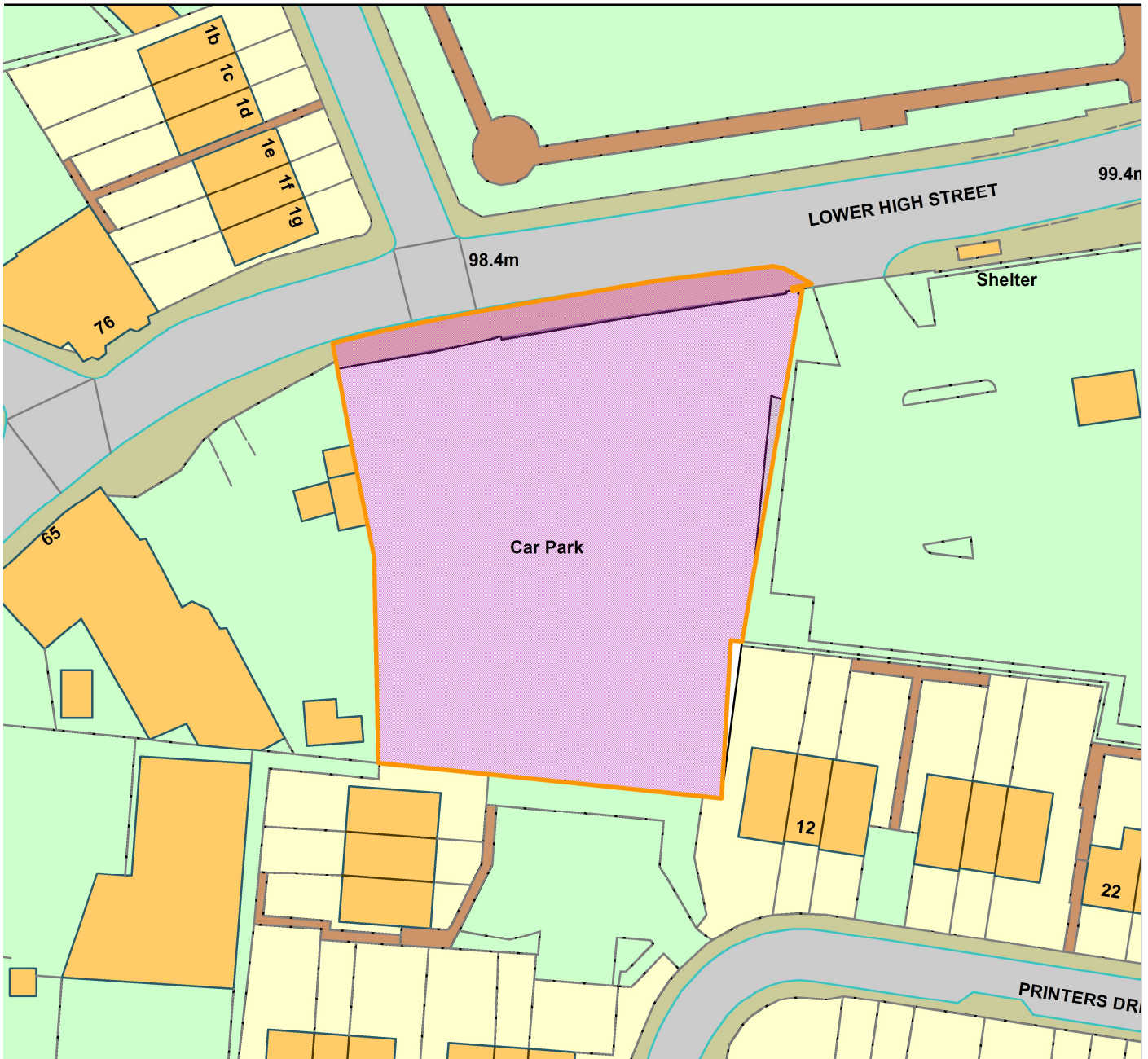
Context Plan

Site Layout plan

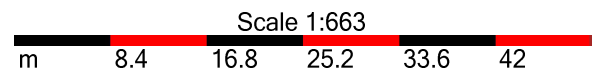


DC/22/67785

SMBC Public Car Park, Lower High Street, Cradley Heath



Legend



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Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 January 2023
OS Licence No	



NOTE: ADP TAKE NO RESPONSIBILITY FOR THE ELECTRONIC INFORMATION USED TO CREATE THIS DRAWING THAT HAS BEEN GENERATED BY A THIRD PARTY, AND THE RESPONSIBILITY OF WHICH REMAINS WITH THE ORIGINATOR

REDLINE INDICATED IS BASED UPON SANDWELL METROPOLITAN BOROUGH COUNCIL'S STRATEGIC ASSET MANAGEMENT CAR PARK DRAWING. ADP TAKE NO RESPONSIBILITY FOR THE LOCATION OF LEGAL BOUNDARIES INDICATED ON THIS DRAWING

- KEY
- APPLICATION SITE BOUNDARY
 - EXISTING TREE TO BE REMOVED SUBJECT TO SURVEY INFORMATION
 - EXISTING TREE TO BE RETAINED SUBJECT TO SURVEY INFORMATION

NOTE: FOR PROPOSED LANDSCAPE SCHEME PLEASE REFER TO LANDSCAPE DRAWINGS SUBMITTED WITH THE APPLICATION
FOR FURTHER EXISTING TREE INFORMATION REFER TO ARBORICULTURAL SURVEY AND REPORT

STAGE 3

0 5 m

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P 1	22.11.22	PLANNING SUBMISSION	SC	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

33a Victoria Street
Birmingham
B1 3ND

T +44 (0) 121 234 6440
E birmingham@adp-architecture.com
www.adp-architecture.com

JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: As indicated		DRAWING SHEET SIZE: A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- A-0912	REVISION: S2 P 1

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Report to Planning Committee

22 March 2023

Application Reference	DC/22/67838
Application Received	3 January 2023
Application Description	Proposed Phase 1 - Conversion and change of use of existing barn 1 into cafeteria and natural play area, proposed single storey building containing support facilities (toilets, kitchen, lobby and draft lobby, classroom, stores and plantroom).
Application Address	Forge Mill Farm, Forge Lane, West Bromwich, B71 3SZ
Applicant	Sandwell College
Ward	Newton
Contact Officer	William Stevens William_stevens@sandwell.gov.uk

1. Recommendation

The application will still be visited on 23rd March 2023, but a recommendation is deferred as additional information is awaited and will need to be assessed before a full report can be brought Planning Committee.

A detailed report will be brought to the next planning committee on 10th May 2023



2 Context

- 2.1 To assist members with site context, a link to Google Maps is provided below:

[Forge Mill Farm, Forge Lane, West Bromwich](#)

3. The Application Site

- 3.1 The application site is situated on the eastern side of Forge Lane and relates to Forge Mill Farm, within the Green Belt. To east is the River Tame, and to the south is Forge Mill Car Park, and further south is Swan Pool Car Park, and Sandwell Valley Sailing Club.

4. Application Details

- 4.1 The applicant proposes to increase visitor numbers to the farm and provide a variety of actives on site. This proposal is known as Phase 1.
- 4.2 Proposed Phase 1 includes the conversion and change of use of existing barn 1 into a cafeteria and natural play area, proposed single storey building containing support facilities (toilets, kitchen, lobby and draft lobby, classroom, stores and plantroom).

5.0 Implications

Resources:	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.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.



Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

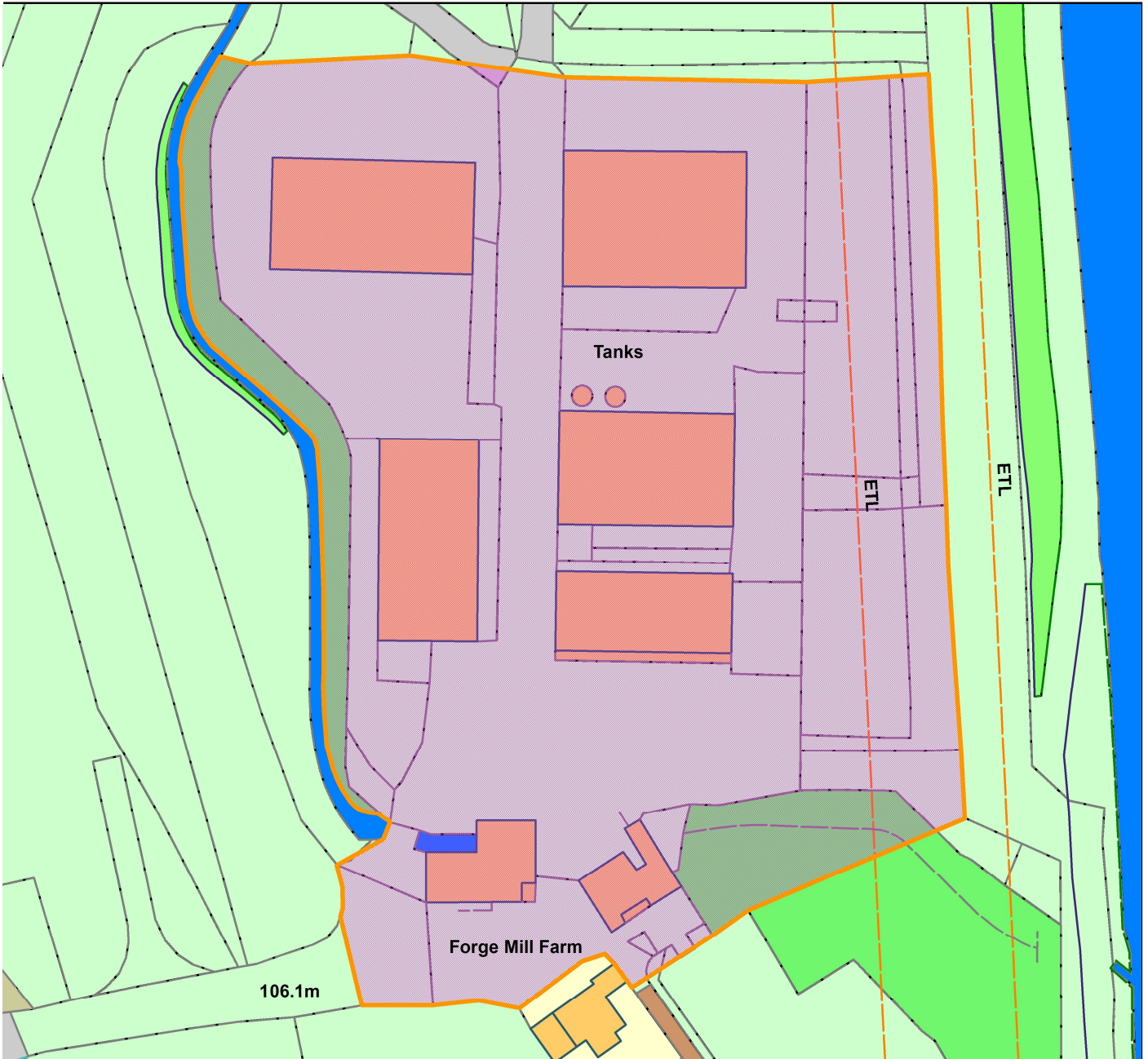
6. Appendices

Context plan

Site layout plan



DC/23/67838
Forge Mill Farm, West Bromwich



Legend



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Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 January 2023
OS Licence No	

FUTURE OUTSIDE PLAY AREA

Existing outside seating area

NEW SINGLE STOREY FACILITIES BLOCK

CONVERSION OF EXISTING BARN TO NATURAL PLAY / CAFE BARN

Existing activity area

Summer Overflow Parking Field
120-140 spaces

ANIMAL EXPERIENCE BARN

TRACTOR TRAIL

Field

Car Park

Car Park

bund

bund

bund

bund

Farm Yard

House

FB

Slipway

Animal Pen

Animal Pen

Animal Pen

Animal Pen

Animal Pen

Animal Pen

Play Area

Storage Barn

Event Barn

Animal Pen

Tanks

Animal Barn

Food Display Education

Shop

Toilets

Possible location of septic tank

FUTURE CONVERSION OF EXISTING BARN TO EVENTS BARN & STORAGE BARN

FUTURE CONVERSION OF EXISTING BARN TO FOOD EDUCATION & DISPLAY BARN

NEW SINGLE STOREY - 2 No. 30-40 person CLASSROOMS + CLOAKROOM BLOCK

Shop refurbished, new entrance / exit flow route

Toilets increased and refurbished

New screened recycling bins

Existing Refreshments Farm Wagon (supports other activity customers using car park)

EXISTING OUTSIDE PLAY / SEATING AREA TO BE UPGRADED IN FUTURE

Building Legend for Application

- New Building Area
- Existing Building
- Change of Use Area
- Existing Buildings Future Change of Use Areas
- Existing Buildings Future Refurbishment of Buildings

A Application Boundary Revised dph 12/01/2023
REVISION AMENDMENT INTL DATE

- SCHEME DESIGN PRELIMINARY CONTRACT
- PLANNING BLDG REGS. TENDER
- CONSTRUCTION RECORD DRGS

CLIENT SMBC Urban Design

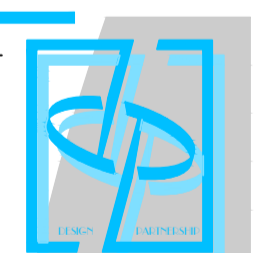
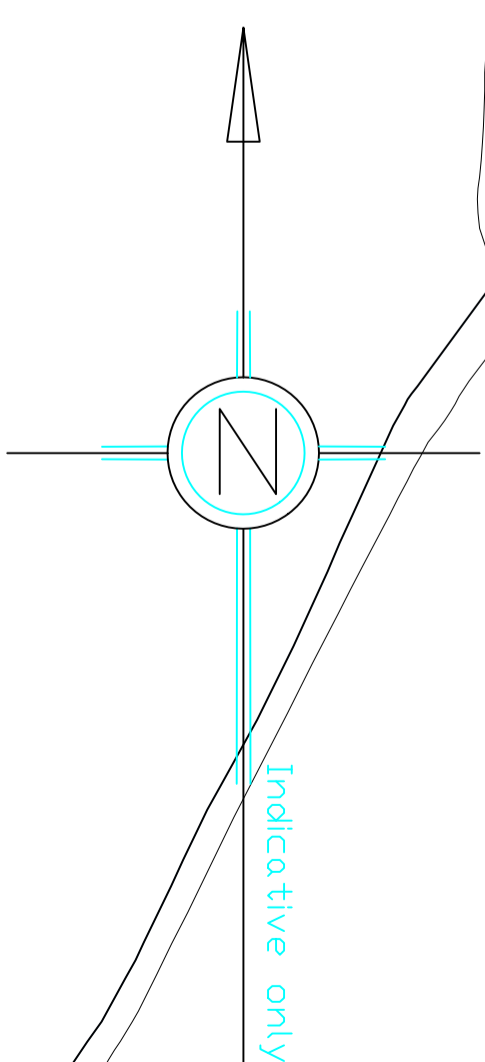
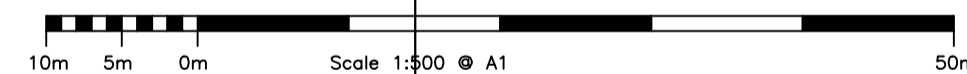
PROJECT Forge Mill Farm
Sandwell Valley

TITLE Proposed Building
Site Layout Plan

DRG BY dph CHK BY dph

DATE December 2022 SCALE 1/500 @ A1

JOB No. 846 DRG No. 011 REV. A



DP Design Partnership
 100 Woodlands, West Midlands, B70 7LE, UK
 Tel: 0121 344 5446 Fax: 0121 344 5448 WWW: dpdesignpartnership.com

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Report to Planning Committee

22 March 2023

Application Reference	DC/23/67858
Application Received	6 January 2023.
Application Description	Proposed single and two storey side and rear extension.
Application Address	7 Lochranza Croft, Great Barr, Birmingham, B43 7AA.
Applicant	Mr Narinder Singh.
Ward	Great Barr With Yew Tree.
Contact Officer	Richard Bradley. richard_bradley@sandwell.gov.uk

1 Recommendations


- 1.1 That planning permission is granted subject to conditions subject to external materials matching the existing property.

2 Reasons for Recommendations

- 2.1 The proposal is of a satisfactory design and it is anticipated that the proposal would not cause any significant loss of light, outlook, or privacy issues to the occupiers of the adjacent properties. Additionally, sufficient off road parking is provided so the proposal would not adversely effect on street parking in the vicinity of the site.



3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
---	--

4 Context

- 4.1 The application has been brought to the attention of your planning committee because three material planning objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[7 Lochranza Croft, Great Barr, Birmingham, B43 7AA.](#)

5 Key Considerations

- 5.1 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Loss of light and outlook
Parking
Character and appearance

6. The Application Site

- 6.1 The application relates to a semi-detached property situated on the southern side of Lochranza Croft, which is a residential no-through road.

7. Planning History

- 7.1 A larger homes extension for this property (ref: PD/22/02217) for a proposed single storey rear extension was refused following neighbour objections, on the grounds that it would contravene the 45-degree code resulting in the loss of light and outlook to neighbouring property.



7.2 Relevant planning applications are as follows:

PD/22/02217	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (2.40m to eaves)	P D Householder required and refused 07.10.2022.
-------------	---	--

8. Application Details

8.1 The application proposes to build a single and two-storey side and rear extension. The proposal would measure as follows: -

Proposed two storey side extension would be 3.0 metres (W), 7.5 metres (L), 5.0 metres to the eaves, and 7.2 metres to the roof in height.

Proposed ground floor rear single storey extension would be built adjacent to an existing ground floor extension and would span across both the existing property and the proposed side extension. The new section would measure 6.0 metres (W), 4.0 metres (L), 2.6 metres to the eaves, and 2.9 metres to the roof in height.

Proposed first floor rear extension would have staggered lengths, with the section nearest to the adjoining property having a length of 1.0 metre, and a width of 2.7 metres. It would then extend out by an additional 2.0 metres, with a width of 6.0 metres. The eaves height for this extension would be 5.0 metres, while the height to the roof would be 7.2 metres.

9. Publicity

9.1 The application has been publicised by neighbour notification letters with three objections received.



9.2 Objections

Objections have been received on the following grounds:

- i) Loss of light;
- ii) Loss of outlook;
- iii) Insufficient Parking;
- iv) Out of character with the surrounding area;
- v) Overdevelopment of the property; and
- vi) Front extension would exceed the building line.

Additionally, non-material objections have been raised relating to Building Regulations, loss of property value, party wall concerns, loss of view, mess from the construction, the potential need for a crane, construction-related disruptions to neighbours, pre-existing issues with blocked drains, and separate developments in the surrounding area.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) The proposed drawings show that the 45-degree code has been complied with for the rear extension, ensuring that loss of light or outlook is not significant. Additionally, the proposed front storey extension has been removed to maintain the symmetry of the property entrances in the street, which also eliminates the wall visible from a neighbour's front room.
- ii) Refer to i) above.
- iii) The initial plans, proposed five bedrooms which required three off-street parking spaces. After submitting a parking plan, the Highways Department objected. The proposal has now been reduced to provide four bedrooms, thereby reducing the required parking spaces back to the existing two spaces. The garage is additionally proposed to be made larger than the existing, allowing



for it to be considered as a parking space. These revised plans raised no objection from the Highways Department.

- iv) There is already a two-story side extension within the street and the proposed front extension has been removed, maintaining the symmetry of the property and retaining the existing character of the area.
- v) Sufficient off-street parking and rear garden space would be retained, so the proposal does not result in overdevelopment of the applicant's property.
- vi) The front storey extension has been removed.

10. Consultee responses

10.1 Highways

The Highways Department have no objections to the revised drawings refer to 9 (iii) above.

11. National Planning Policy

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

11.2 The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

12.1 The following polices of the Council's Development Plan are relevant:



12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed design is considered to be acceptable and complies with these policies.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Loss of light and outlook

The extension complies with the 45-degree code, which is designed to prevent unduly harm to adjacent properties. As such, there will be limited impact from light and outlook to the neighbouring properties.

13.3 Parking

The proposal would not result in any parking issues, given that the parking spaces required for the property will remain unchanged, and that the increased garage area would provide an additional parking space. As such, the required two off-street parking spaces will be met and exceeded.

13.4 Out of Character

Following the removal of the front extension, the proposal would be in keeping with the surrounding area, being like another two-storey side extension within the street.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with



relevant polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	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.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

16. Appendices

Amended Parking, Site, And Location Plan - 163(P)01 Rev-G

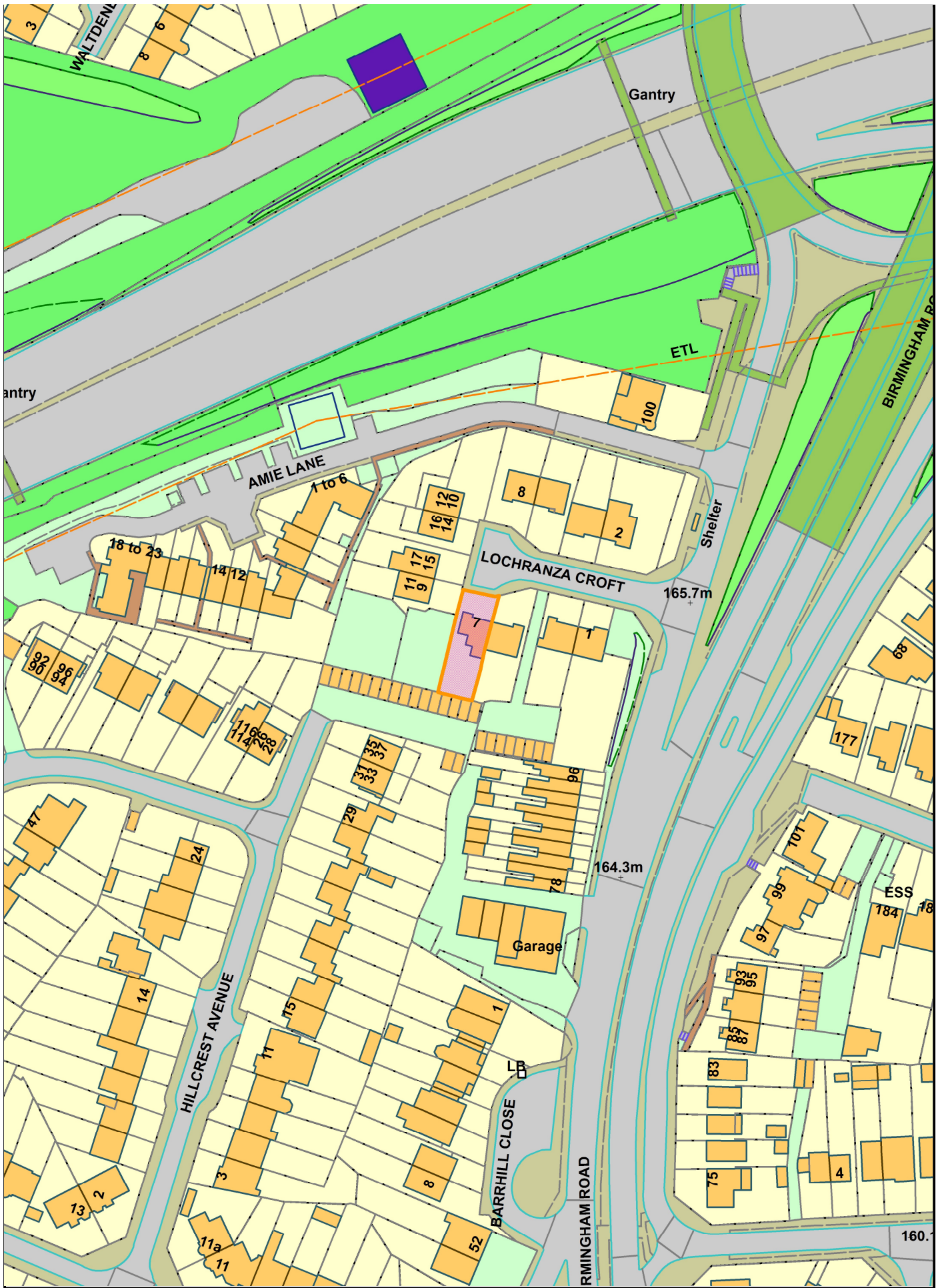
Existing Elevations Plan - 163(P)04 Rev B

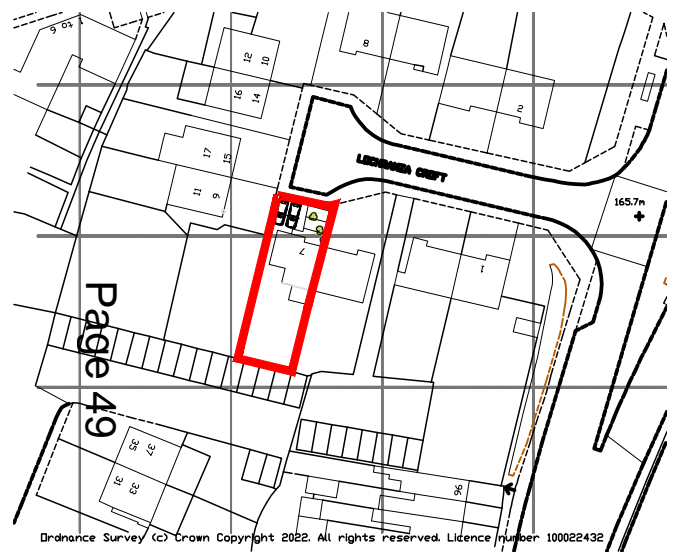
Existing Ground/First Floor Plan - 164(P)03 - 1 Rev B

Amended Proposed Elevations Plan - 163(P)05 Rev-E (A3)

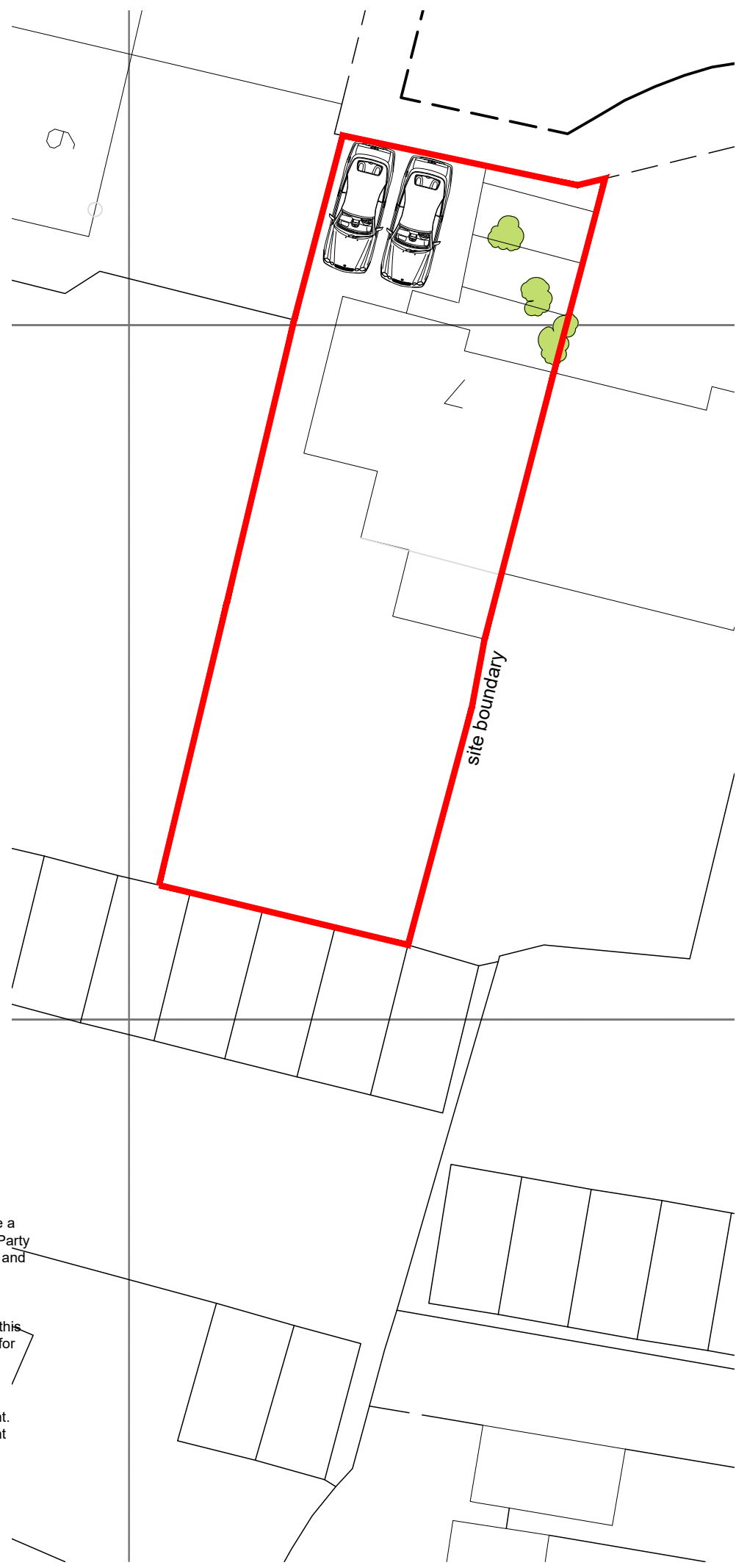
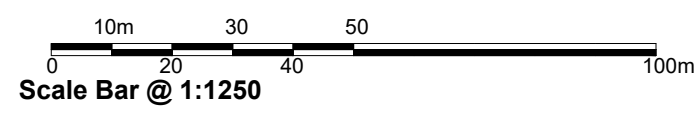
Amended Proposed Ground/First Floor Plan - 164(P)03 Rev-E (A3)



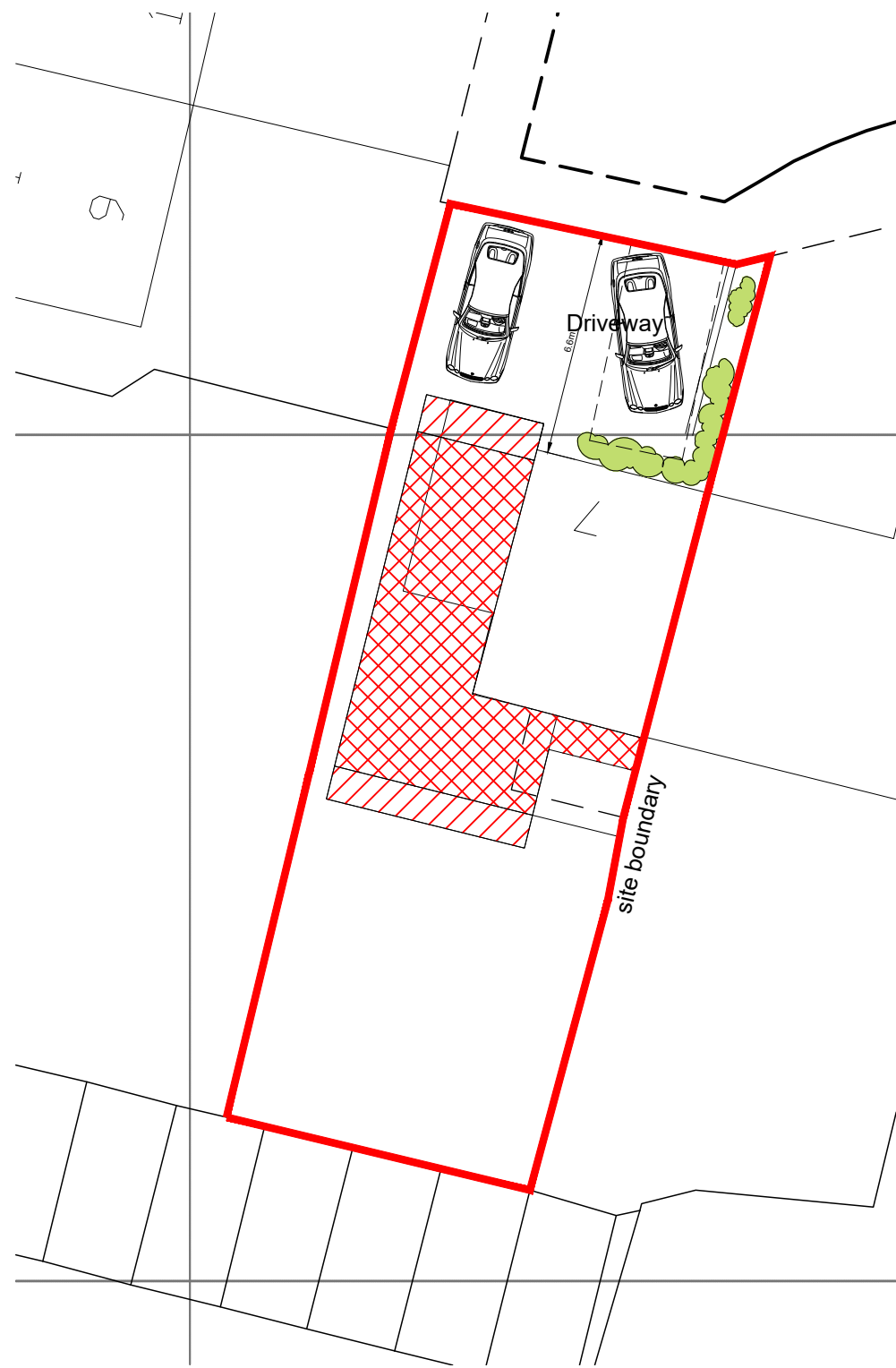




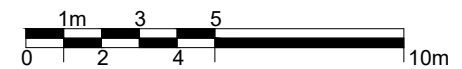
EXISTING SITE LOCATION PLAN
(SCALE 1:1250)



EXISTING SITE LAYOUT PLAN (Scale 1:200)



Scale Bar @ 1:200



PROPOSED SITE LAYOUT PLAN (Scale 1:200)

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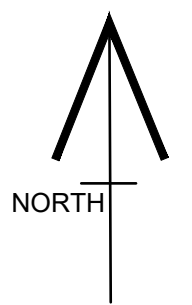
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KEY

- First Floor Extension
- Single Floor Extension



revised	mn	01.03.23
R - Parking layout added	mn	01.02.23
D - Notes amended	aa	01.01.22
C - Scale bar added	aa	30.08.22
revision	by	date

status	
PLANNING	
scale	drawn
as shown @ A3	mn
date	approved
22.07.16	aa
title	

SITE LOCATION/SITE LAYOUT PLANS

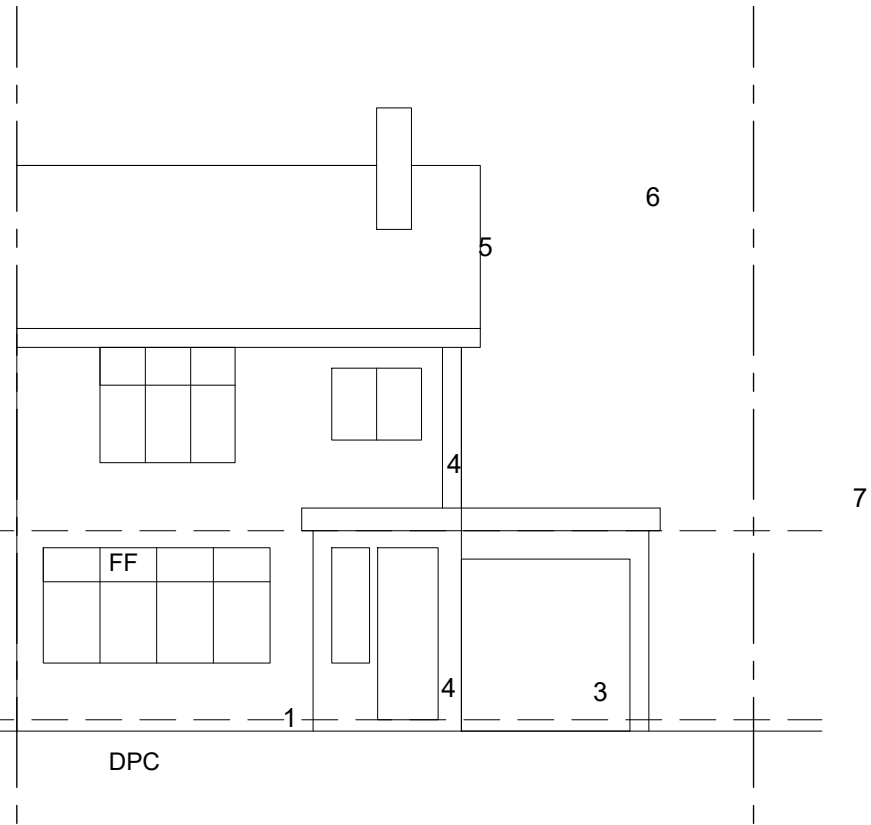
project
**7 LOCHRANZA CROFT,
GREAT BARR, B43 7AA**



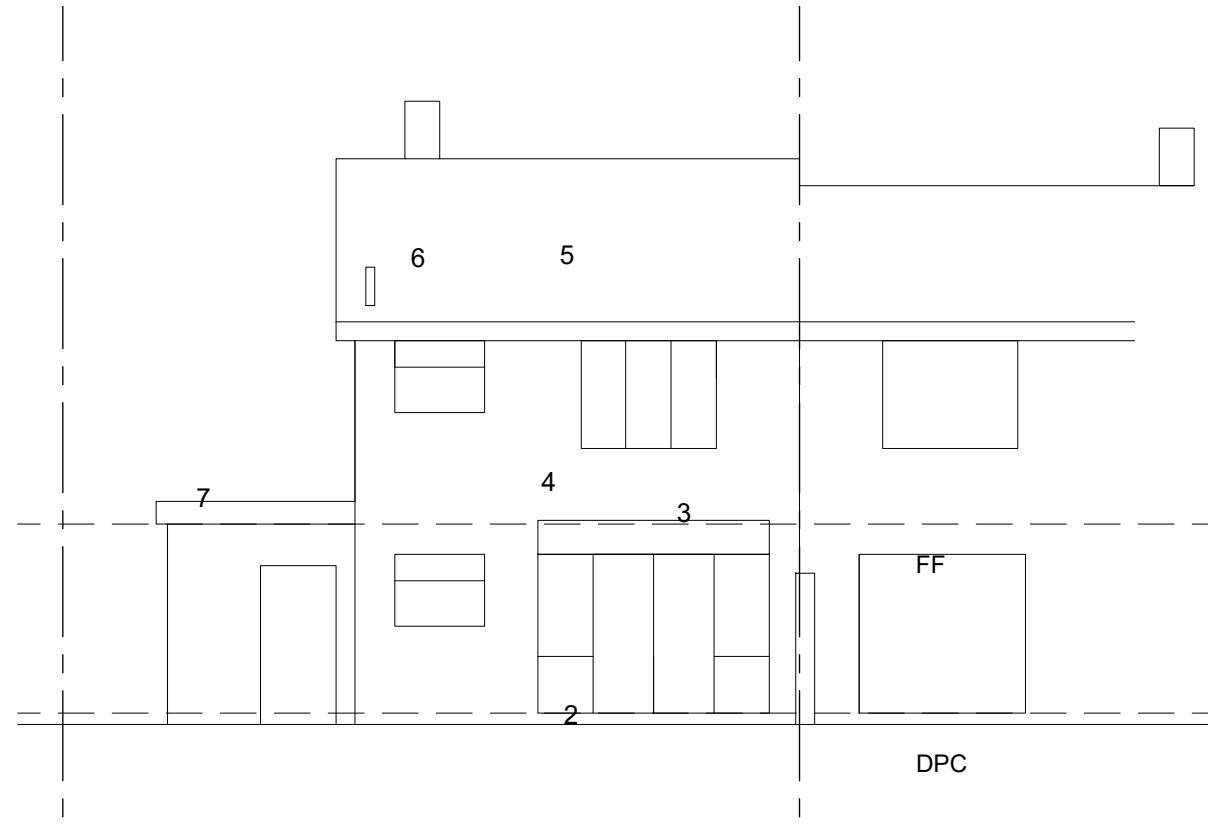
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0121 370 1370
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E: birmingham@aaxer.co.uk

NAISEN ROAD, SPARKHILL, BIRMINGHAM B11 4DT

drawing number	revision
163(P)01	G



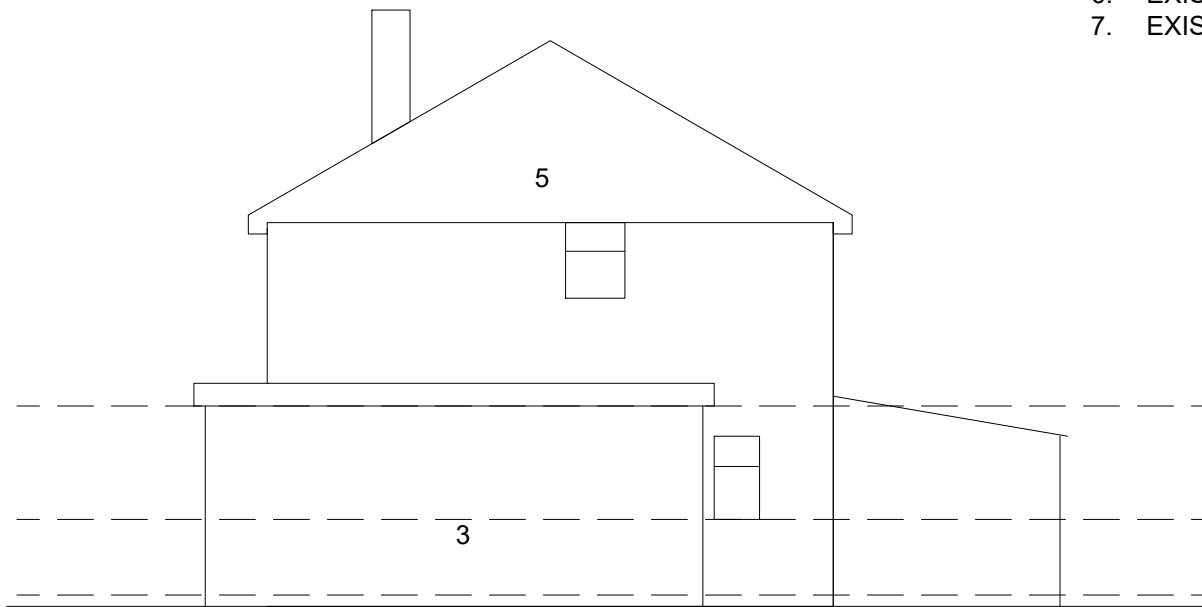
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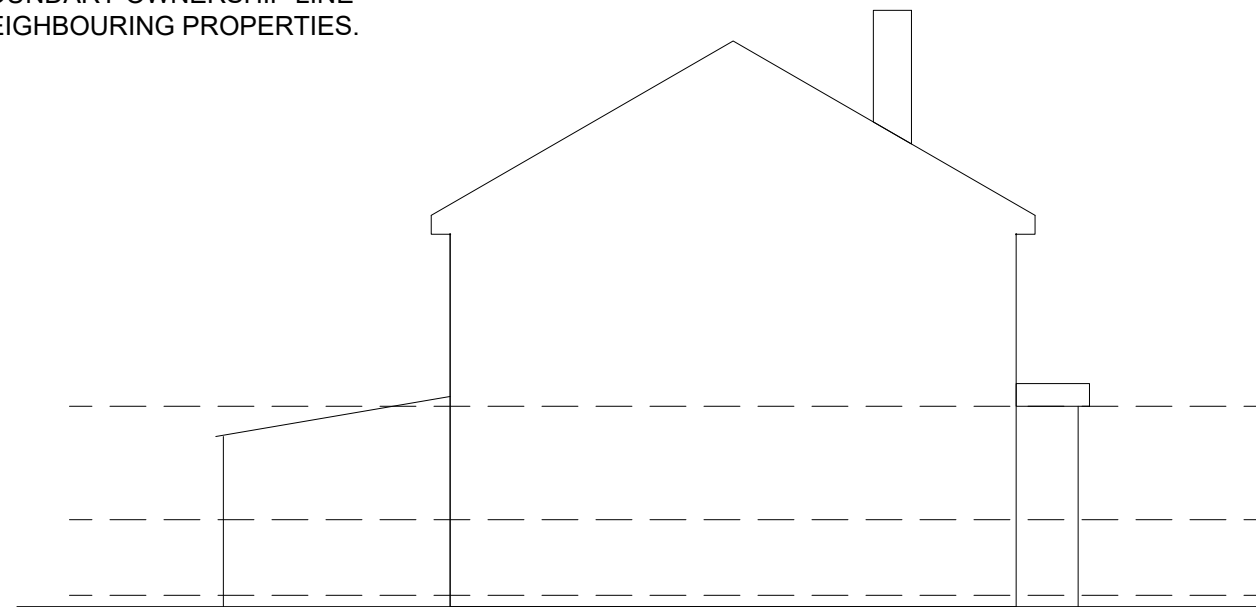
EXISTING REAR ELEVATION

KEY PLAN

1. EXISTING FRONT ENTRANCE
2. EXISTING REAR KITCHEN EXTENSION
3. EXISTING BRICKWORK
4. EXISTING UPVC DOUBLE GLAZED WINDOWS
5. EXISTING CONCRETE ROOF TILES
6. EXISTING BOUNDARY OWNERSHIP LINE
7. EXISTING NEIGHBOURING PROPERTIES.



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

Scale Bar @ 1:100



A - right side elevation	aa	10.01.23
added		
revision		by date
status		
BUILDING REGULATIONS		
scale	drawn	
1:100@A3	mn	
date	approved	
09.06.16	aa	
title		

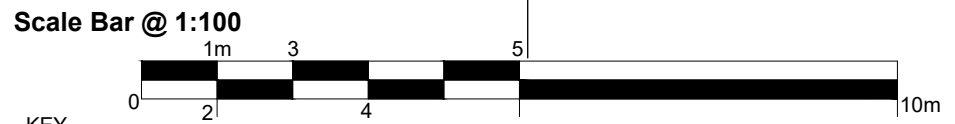
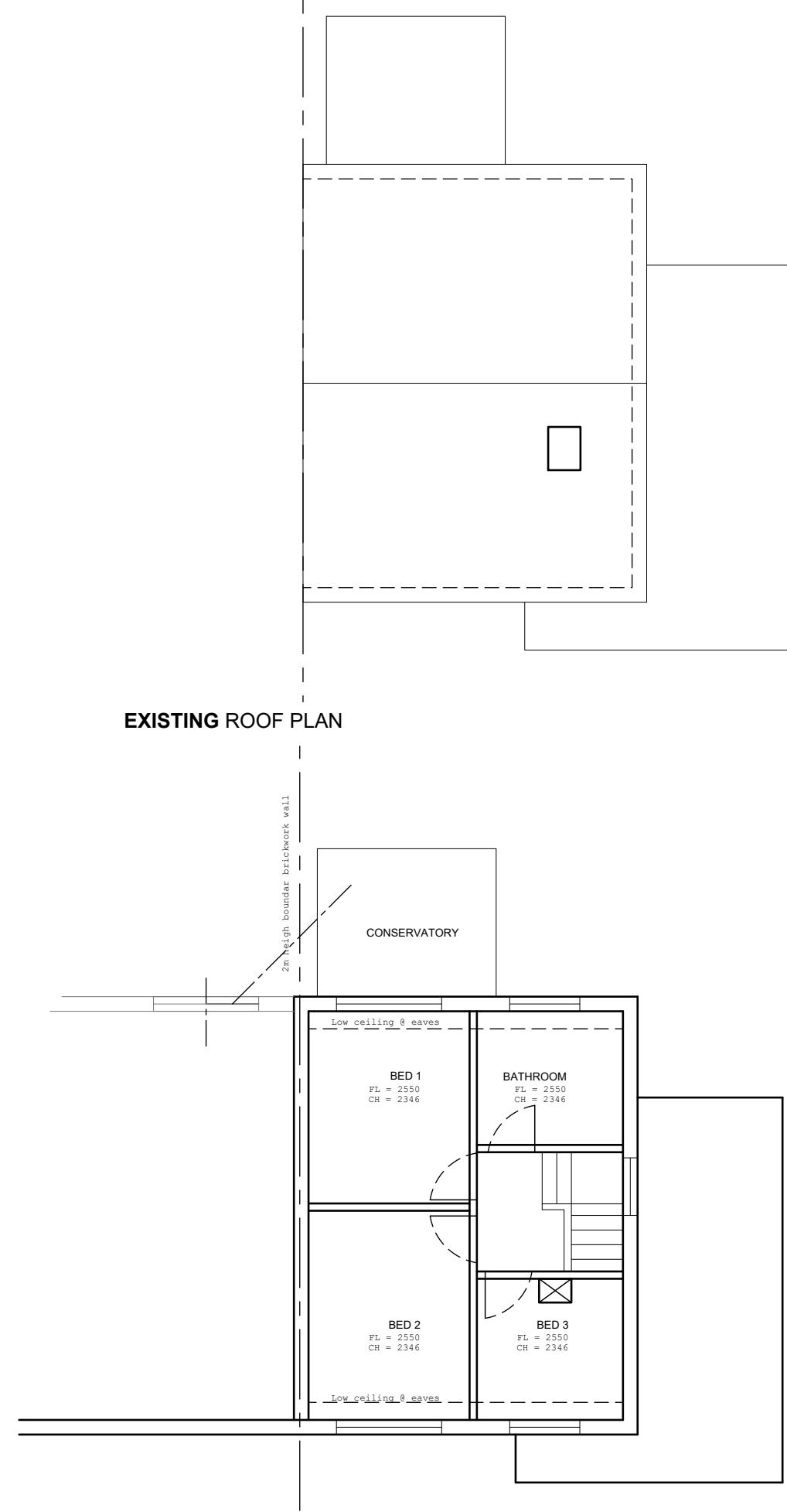
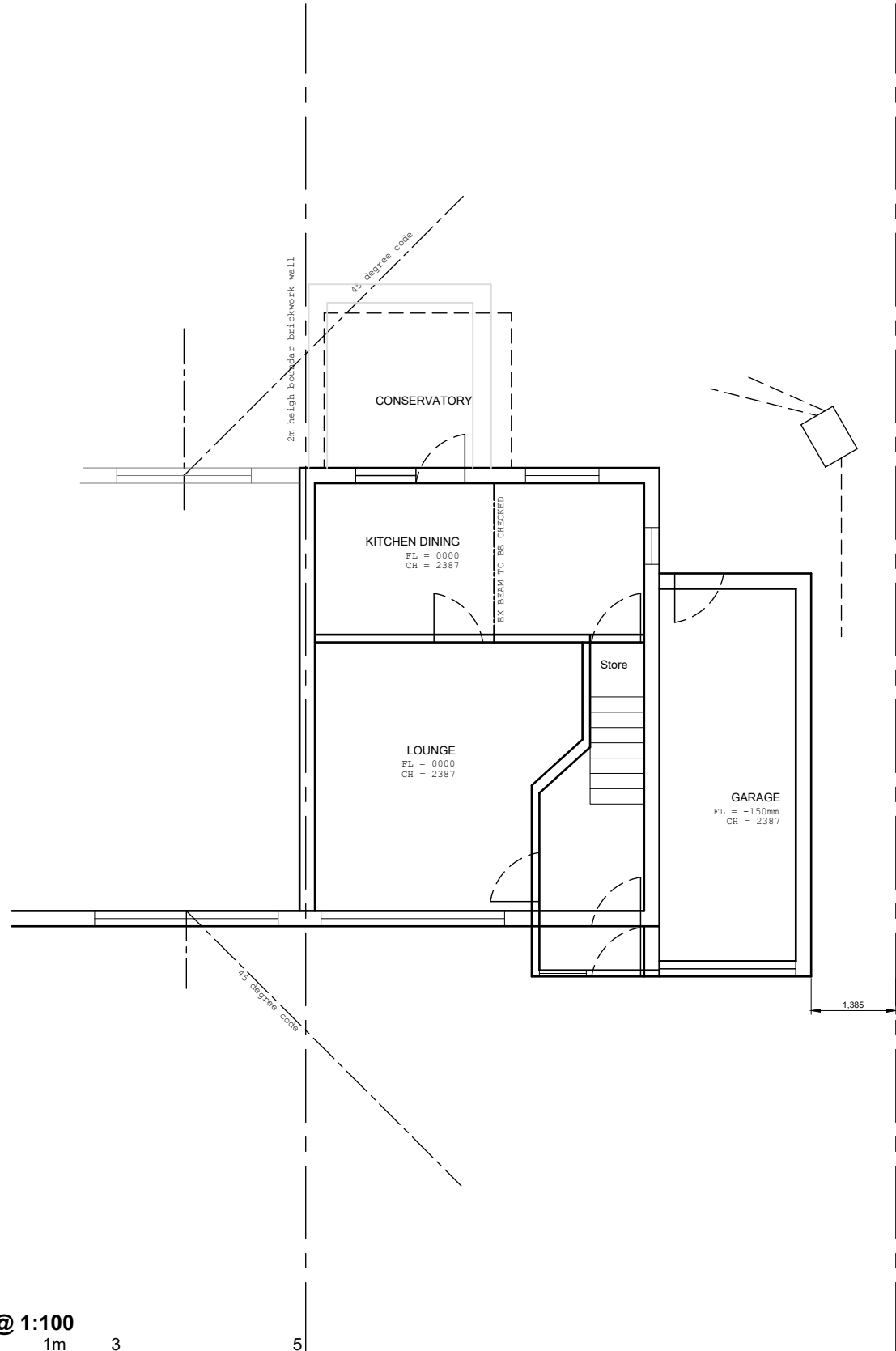
EXISTING ELEVATIONS

project
7 LOCHRANZA CROFT,
GREAT BARR, B43 7AA



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E: birmingham@aaaxer.co.uk

drawing number	revision
163(P)04	B



KEY
EXISTING WALLS, SHOWN HATCHED

B - Door to garage shown aa	10.01.23
- Scale bar added aa	30.08.22
revision	by date
status	
PLANNING	
scale	drawn
1:100@A3	mn
date	approved
22.12.15	aa
title	

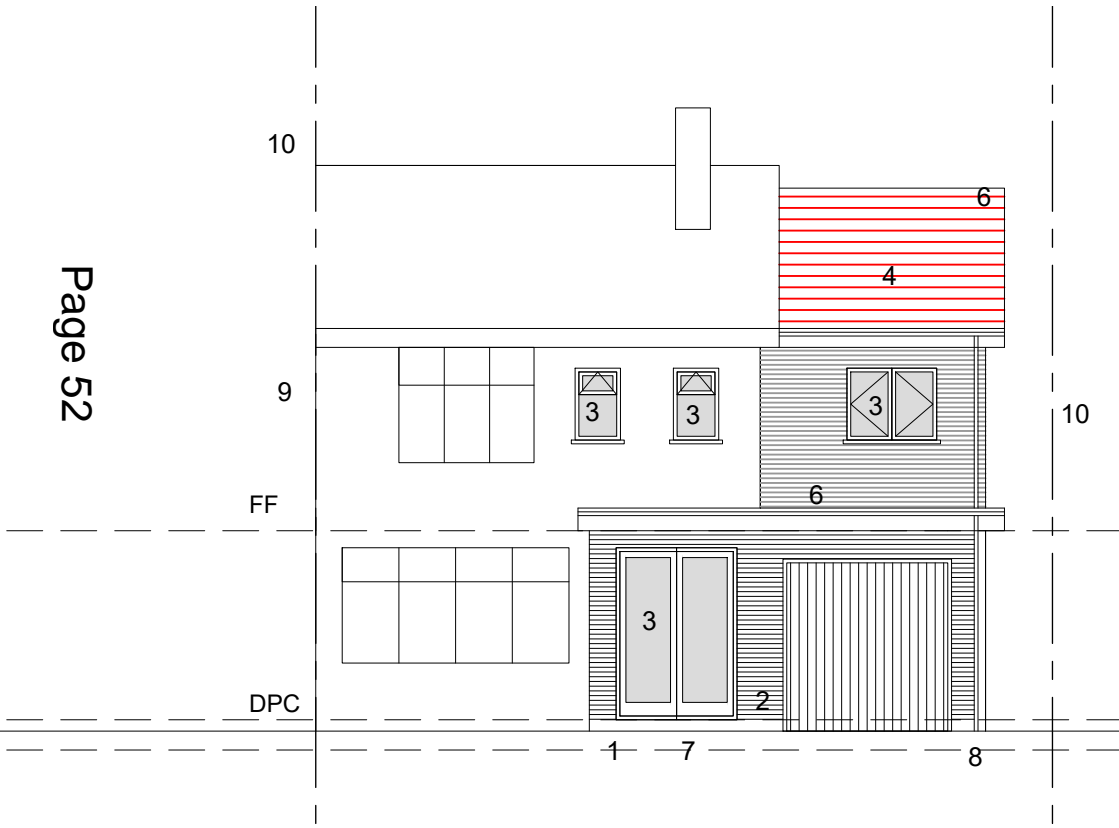
EXISTING FLOOR LAYOUTS

project
7 LOCHRANZA CROFT, GREAT BARR, B43 7AA

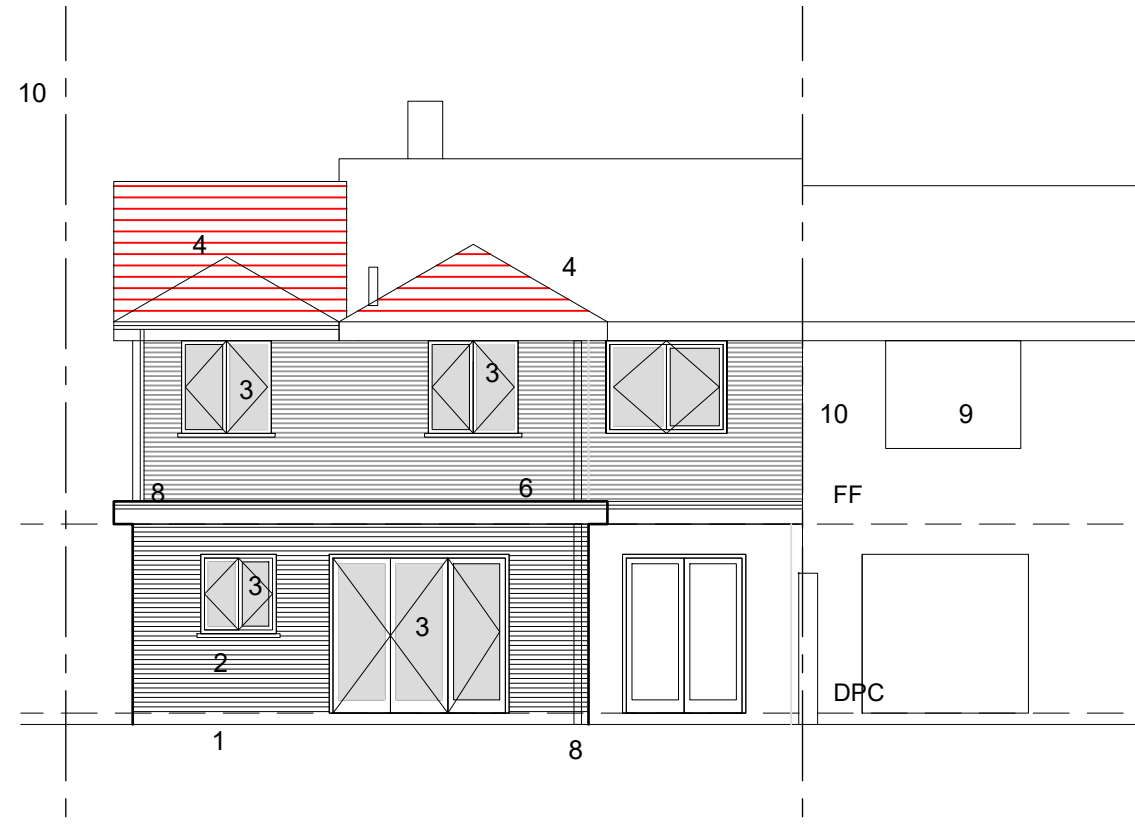
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164(P)03	B



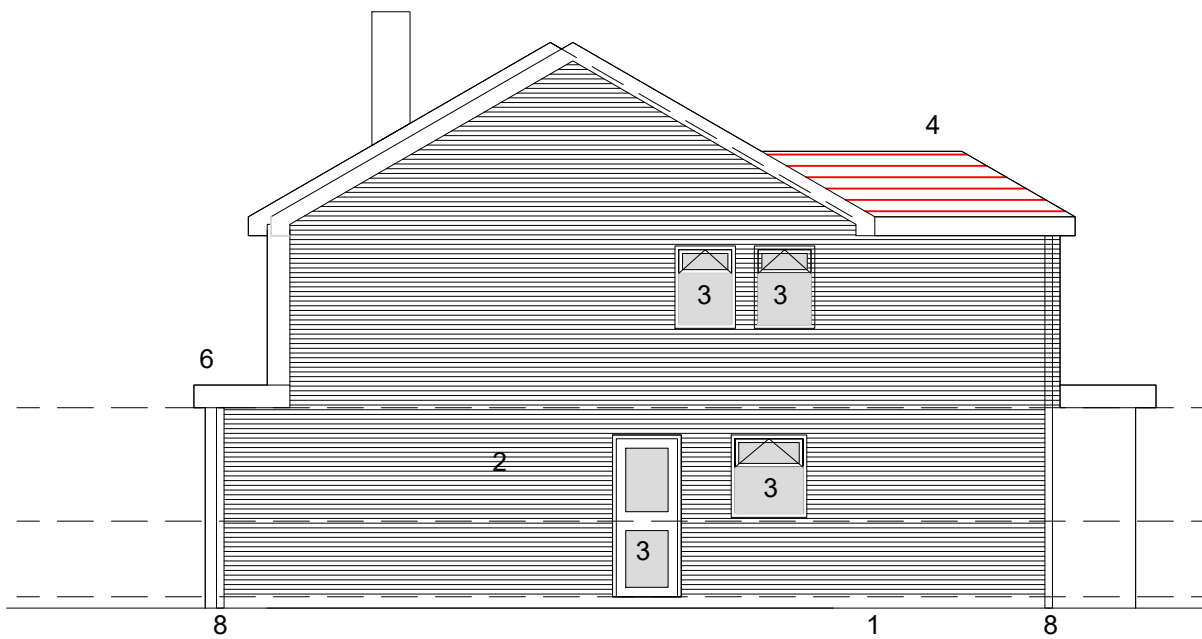
PROPOSED FRONT ELEVATION



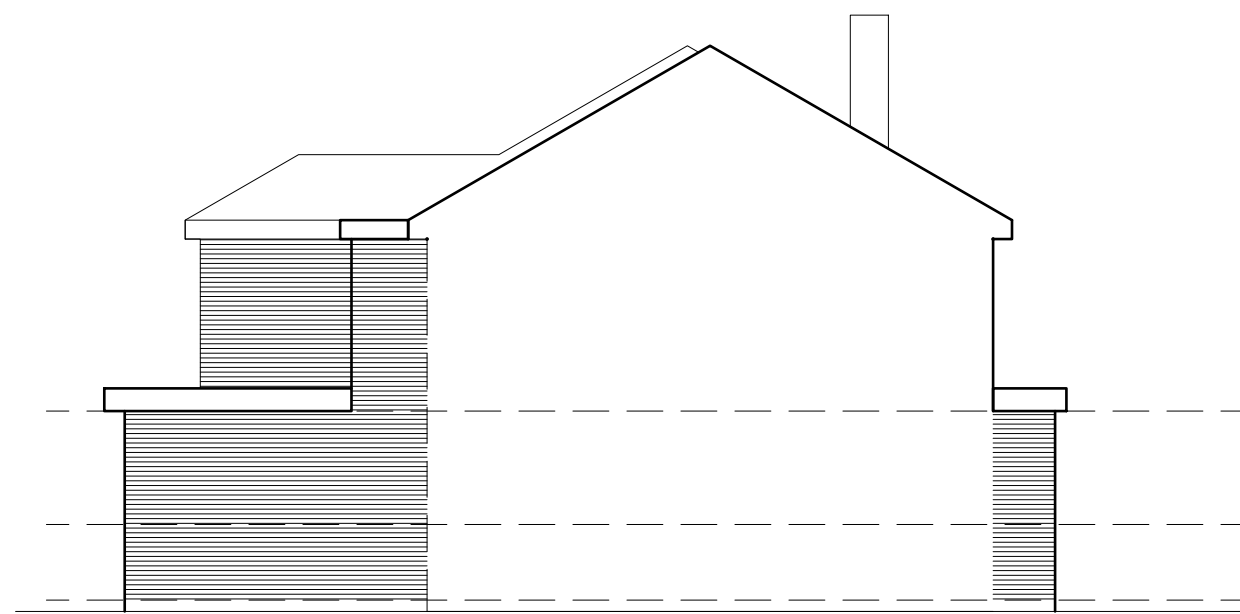
PROPOSED REAR ELEVATION

KEY

- 1. ENGINEERING BRICKWORK BELOW DPC
- 2. NEW BRICKWORK TO MATCH EXISTING
- 3. UPVC DOUBLE GLAZED WINDOWS/DOORS, WHITE.
- 4. NEW CONCRETE TILED ROOF TO MATCH EXISTING.
- 5. Omitted
- 6. SINGLE PLY FLAT ROOF LAID TO 1:60 FALLS.
- 7. NEW FRONT PORCH.
- 8. RAINWATER DOWNPIPES/GUTTER
- 9. NEIGHBOURING PROPERTIES.
- 10. SITE OWNERSHIP BOUNDARY LINE.



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

KEY		PROPOSED EXTENSION AREA(S)
	WALLS	
	ROOF	
E - front lounge extension	02.03.23	
omitted: Window added to side elevation for en-suite		
D - bedroom 1 window updated as	10.01.23	
+ right side elevation added		
revision	by	date
status		
BUILDING REGULATIONS		
scale	drawn	
1:100@A3	mn	
date	approved	
09.06.16	aa	
title		

PROPOSED ELEVATIONS

project
7 LOCHRANZA CROFT,
GREAT BARR, B43 7AA

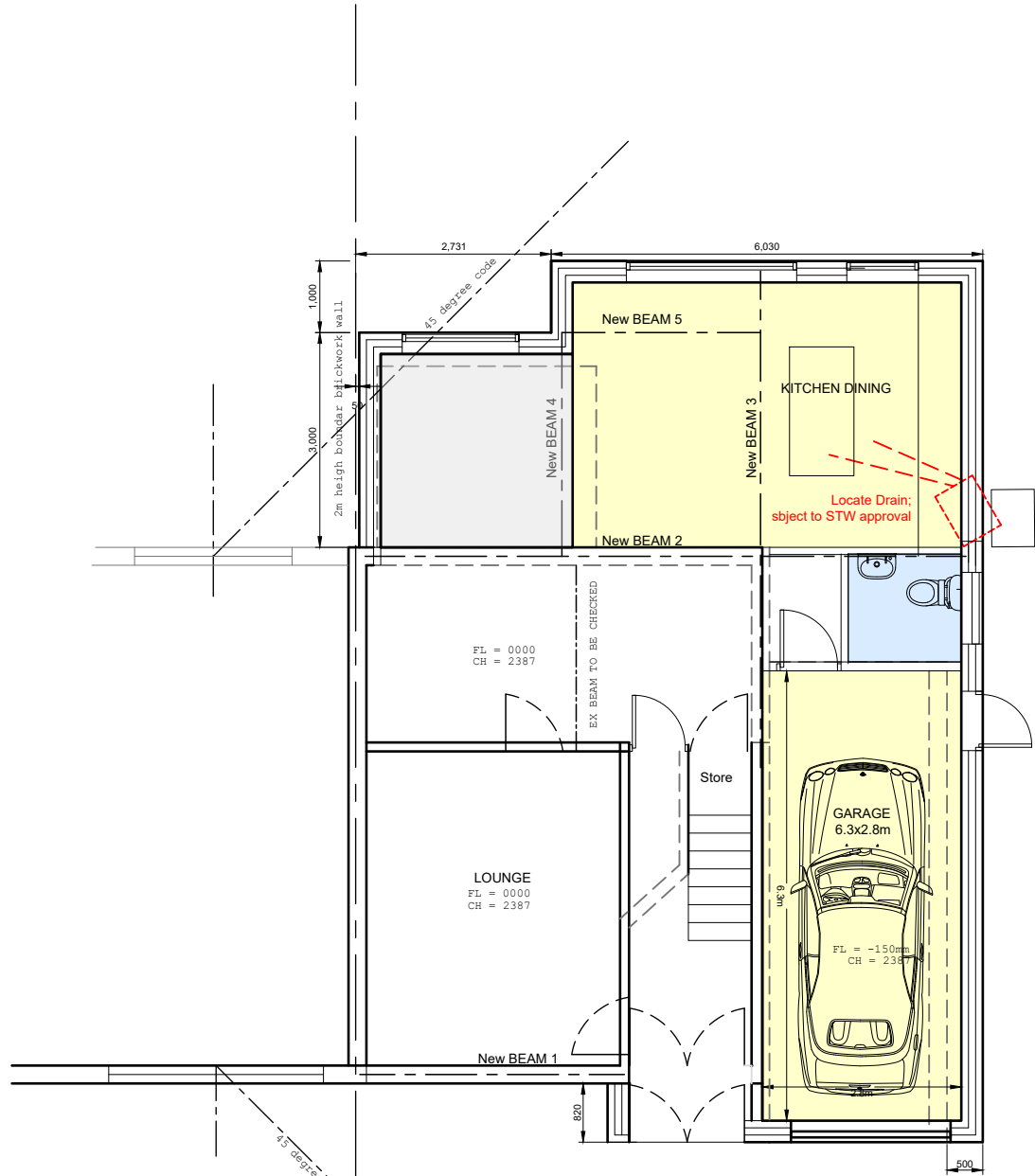


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Scale Bar @ 1:100

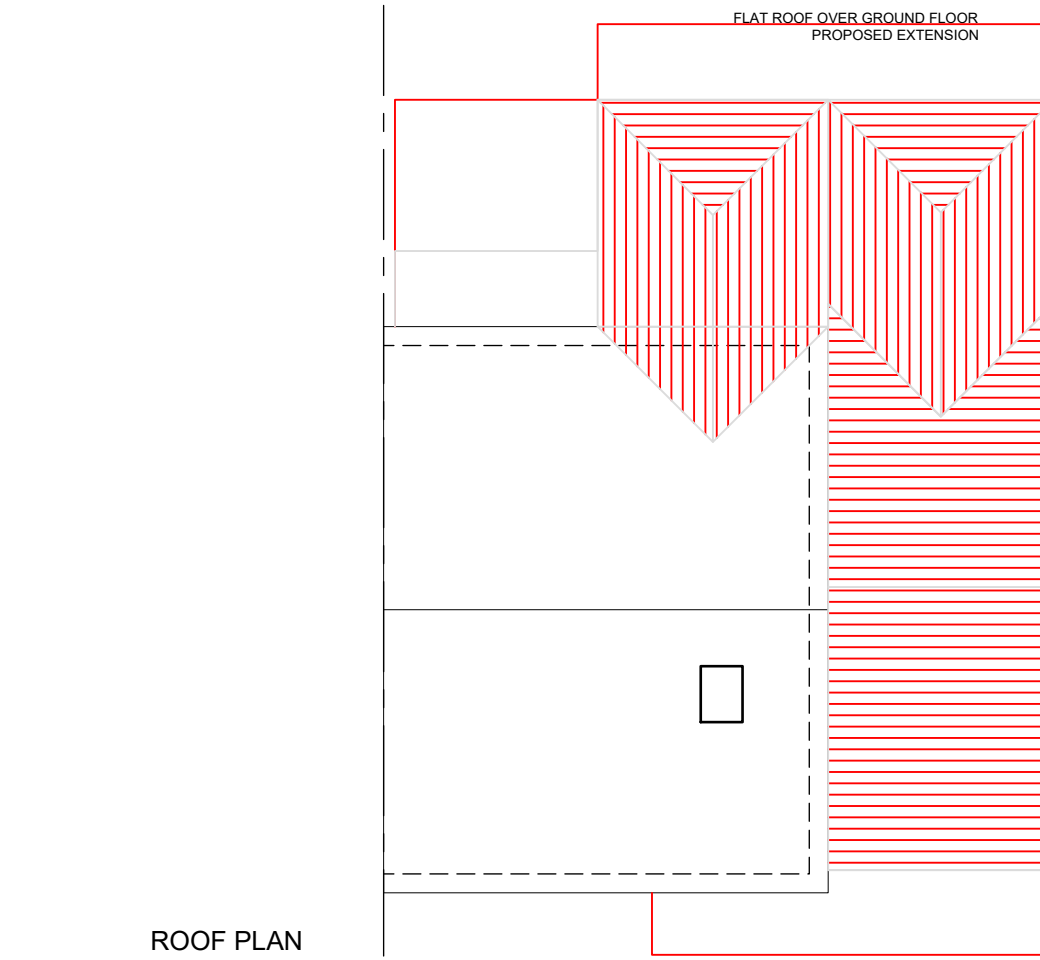


drawing number revision
163(P)05 E



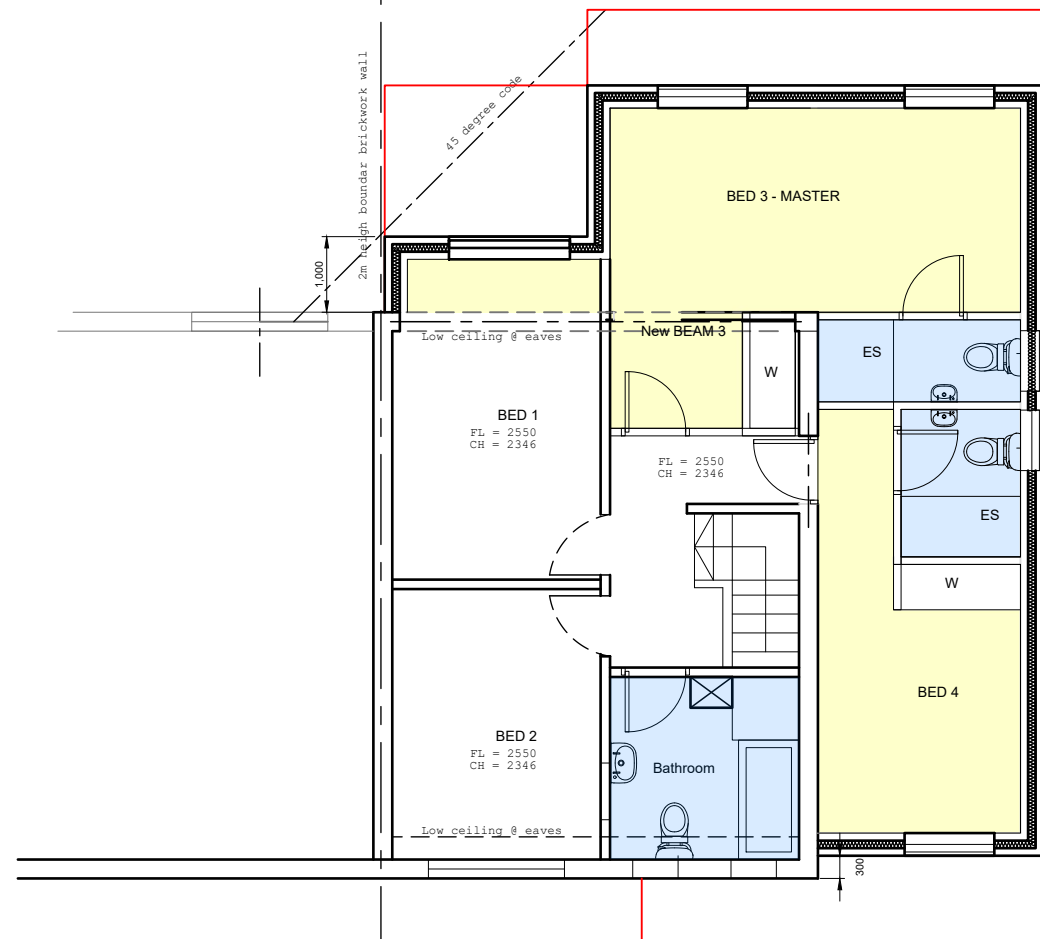
A

ROOF PLAN



A

FIRST FLOOR



- KEY:**
- PHYSICAL SITE BOUNDARY
 - LEGAL BOUNDARY TO BE CONFIRMED BY CLIENT
 - OUTLINE OF ADJACENT PROPERTIES
 - EXISTING LOADBEARING WALLS TO BE CONFIRMED
 - NEW LOADBEARING WALLS
 - NEW LOADBEARING WALLS, PLASTER/SKIM FINISH
 - NEW LOADBEARING WALLS, 100mm FABRICATED BLOCKWORK, PAINTED FINISH
 - NON-LOAD BEARING STUD WALLS
 - EXISTING LOADBEARING WALLS TO BE SAFELY REMOVED
 - NEW STEEL BEAMS
 - NEW CONCRETE/CATINIC UNITS TO SUIT WALL
 - FULLY FILLED INSULATION - SEE SPEC
 - NEW FLOOR AREA ALTERATIONS
 - DIRECTION OF FLOOR STRUCTURE
 - LIGHT FITTINGS TO CLIENT CHOICE

E - Ground floor front lounge extension omitted. Bedroom 5 omitted and floor layout revised. aa 01.03.23

D - Bedroom 2 window added 11.01.23

C - Bedroom 1 window added 10.01.23

- Scale bar added 30.08.22

revision	by	date
status		

PLANNING

scale 1:100@A3 drawn mn

date 22.12.15 approved aa

title

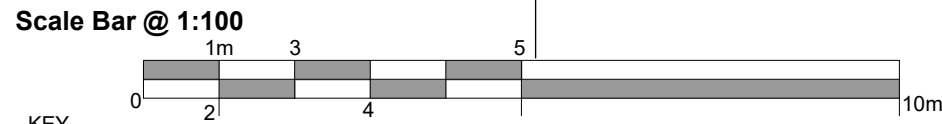
PROPOSED FLOOR LAYOUTS

project

7 LOCHRANZA CROFT, GREAT BARR, B43 7AA



drawing number 164(P)03 revision E



KEY

EXISTING WALLS, SHOWN HATCHED

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Report to the Planning Committee

22 March 2023

Subject:	Committee Site Visits
Director:	Director – Regeneration and Growth Tony McGovern
Contact Officer:	John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk





1 Recommendations

- 2 That the Committee notes that the following planning application(s) will be visited by the Committee on 10th May 2023.

3 Reasons for Recommendations

- 3.1 Planning officers recommend these visit(s) to assist with the timescales set by government for reaching decisions on planning applications and when an application has generated substantial public interest.

4 How does this deliver objectives of the Corporate Plan?

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes. Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose
		



to bring up their families. 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.

5 Context and Key Issues

- 5.1 Planning applications can generate considerable public interest and it is considered that in some circumstances a visit to the site by the planning committee will assist them in understanding the proposal in relation to the surrounding area.
- 5.2 Visiting the site earlier in the planning process can assist with the timescales set by government for reaching decisions on planning applications.
- 5.3 In the event that the application does not generate objections, then members will no longer be required to consider the planning application before their committee and instead the application will be decided under delegated powers.
- 5.4 Site visit(s) for the following planning application(s) are reported. A location plan and site layout are attached:-

Application No. and Description.	Date received	Reason
DC/23/67906 Retention of residential accommodation and care to people in need of care at 902 Walsall Road, Great Barr, Birmingham.	23.01.2023	The application has generated significant objections.

<p>DC/23/67982</p> <p>Amendment to the rear elevations of previously approved application DC/20/64342 and first floor juliet balcony at 30 Horseley Heath, Tipton, DY4 7PA</p>	<p>13.02.2023</p>	<p>A visit has been requested by Councillor Allen due to concerns about loss of light and privacy.</p>
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6 Alternative Options

6.1 There are no alternative options.

7. Implications

<p>Resources:</p>	<p>There are no direct implications in terms of the Council's strategic resources.</p> <p>If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.</p>
<p>Legal and Governance:</p>	<p>The Planning Committee has delegated powers to determine planning applications within current Council policy.</p> <p>Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe</p>
<p>Risk:</p>	<p>There are no risks associated with this report.</p>
<p>Equality:</p>	<p>There are no equality implications associated with this report.</p>
<p>Health and Wellbeing:</p>	<p>There are no health and wellbeing implications associated with this report.</p>
<p>Social Value</p>	<p>There are no implications linked to social value with this report.</p>

8. Appendices

Location plans
Site layout plans

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Report to the Planning Committee

22 March 2023

Subject:	Decisions of the Planning Inspectorate
Director:	Director – Regeneration and Growth Tony McGovern
Contact Officer:	John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk







1 Recommendations

- 1.1 That Planning Committee notes the decisions of the Planning Inspectorate as detailed in the attached appendices.

2 Reasons for Recommendations

- 2.1 This report is submitted to inform the Committee of the outcomes of appeals that have been made to the Planning Inspectorate by applicants who were unhappy with the Committee's decision on their application.

3 How does this deliver objectives of the Corporate Plan?

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.
		Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.
		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.

4 Context and Key Issues

- 4.1 Applicants who disagree with the local authority's decision on their planning application may submit an appeal to the Planning Inspectorate. An appeal may also be made where the local authority has failed to determine the application within the statutory timeframe.
- 4.2 Appeals must be submitted within 3 months (householder proposals) six months (commercial developments) of the date of the local authority's decision notice.
- 4.3 Decisions on the following appeals are reported, with further detailed set out in the attached decision notice:-

Application Ref	Site Address	Inspectorate
DC/22/67010	21 Lily Street West Bromwich B71 1ED	Dismissed
PD/22/02146	Telecommunications Mast SWL20302 Junction Of Harvest Road/Hurst Road Smethwick	Allowed

DC/22/67188	Unit 21 (Former TRAC Heaton Ltd) Pleasant Street West Bromwich B70 7DP	Allowed with conditions
DC/22/66593	Rear Garden Of 39 Pear Tree Drive Great Barr Birmingham B43 6HT	Allowed with conditions
DC/22/66945	143 Bloomfield Road Tipton DY4 9EB	Allowed with conditions

5 Alternative Options

5.1 There are no alternative options.

6 Implications

Resources:	There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.
Legal and Governance:	The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe
Risk:	There are no risks associated with this report.
Equality:	There are no equality implications associated with this report.
Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

7. Appendices

Appeal decisions x 5



Appeal Decision

Site visit made on 7 February 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 March 2023

Appeal Ref: APP/G4620/D/22/3307450

21 Lily Street, West Bromwich, B71 1ED

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr S Singh and Mrs J Kaur against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/67010, dated 1 May 2022, was refused by notice dated 6 July 2022.
 - The development proposed is retention of forward extension with amendments.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appeal is retrospective and this decision notice refers to "the development."
3. The Council's description of the development on the decision notice refers to a previously refused planning application¹. This previous application was dismissed on appeal². The appellants state that the proposal the subject of this application has been "reduced significantly."

Main Issue

4. The main issue in this case is the effect of the development on the character and appearance of the area.

Reasons

5. The appeal property is a two storey mid-terrace dwelling. It is set back from the back of the pavement behind a low brick wall and a narrow paved area.
6. The appeal property is located within a residential area, characterised by the presence of two storey terraced dwellings along both sides of the street. The appeal property, like others along the same side of Lily Street, dates back to the Nineteenth Century; whilst along the opposite side of Lily Street, the majority of terraced dwellings appear more modern, having been built during the Twentieth Century.

¹ Reference: DC/21/66026.

² Reference: APP:G4620/D/21/3292056.

7. Whilst, during my site visit, I observed that many dwellings along Lily Street have been altered and updated, most changes appear in keeping with the host property and surroundings. As a consequence there is a notable sense of uniformity, especially along the Victorian terrace, where, with the exception of the appeal property, a shop and dwellings at either end of the terrace, each of the dwellings have retained a bay frontage.
8. These bay frontages combine with the presence of various period features, including ornate decorations to front-facing brickwork and to/around fenestration, the retention of low brick walls to the front of dwellings and the regular rhythm of the terrace, affording the area a significant sense of history and enhancing its uniform traits.
9. The development comprises a single-storey, forward-projecting extension to the front of the appeal property. Whilst part of an unauthorised extension would be removed, the development would retain a canopy across much of the width of the property and a glazed front porch area that would project well-forward of a proposed replacement bay.
10. In effect, the development would appear as an awkward and incongruous feature, unlike any other along the terrace. The forward projecting porch would appear boxy and bulky. It would jar with the proposed replacement bay, which would be set back behind it.
11. The harm arising from the above would be exacerbated as a result of the canopy roof extending across much of the front of the property. This would draw attention to itself as an ungainly feature, out of keeping with neighbouring properties.
12. Taking all of the above into account, the development would appear as an unduly prominent and alien feature. It would disrupt the established rhythm of the terrace and detract from the area's sense of uniformity.
13. Taking all of the above into account, I find that the development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Black Country Core Strategy (2011) Policy ENV3 and to SADDPD³ Policy EOS9, which together amongst other things, seek to protect local character.

Other Matters

14. In support of the development, the appellants draw attention to other planning permissions elsewhere. However, I have found that the development would result in harm and this is not a matter mitigated or outweighed by the presence of other developments elsewhere.

³ Reference: Sandwell Metropolitan Borough Council Site Allocations and Delivery Development Plan Document (2012).

Conclusion

15. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR



Appeal Decision

Site visit made on 17 January 2023

by Laura Cuthbert BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 February 2023

Appeal Ref: APP/G4620/W/22/3306464

Area of Footpath, Harvest Road, Warley, Sandwell 400739, 287213

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 16, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by CK Hutchison Networks (UK) Ltd against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref PD/22/02146, dated 20 May 2022, was refused by notice dated 11 July 2022.
 - The development proposed is the installation of a 15-metre monopole complete with wraparound cabinet at base and three additional equipment cabinets and ancillary works.
-

Decision

1. The appeal is allowed and approval is granted under the provisions of Article 3(1) and Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the siting and appearance of a 15-metre monopole complete with wraparound cabinet at base and three additional equipment cabinets and ancillary works at Area of Footpath, Harvest Road, Warley, Sandwell 400739, 287213, in accordance with the application ref: PD/22/02146, dated 20 May 2022, and the plans submitted with it, including drawings titled 002 Site Location Plan, 100 Existing Site Plan, 150 Existing Site Elevation, 215 Proposed Site Plan and 265 Proposed Site Elevation, all of drawing no. SWL20302_SWL217_85281_B1932_GA_REV A.

Procedural Matters

2. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received. My determination of this appeal has been made on the same basis.
3. There is no requirement to have regard to the development plan as there would be for any development requiring planning permission.
4. The description in the banner heading above has been taken from the appellants Statement of Case as this more accurately describes the appeal proposal.

Main Issues

5. The main issues are the effect of the siting and appearance of the proposed installation on:
 - the future development of additional infrastructure for walking/cycling or junction improvement works; and
 - the character and appearance of the area.

Reasons

Future Development

6. The appeal site consists of a wide area of pavement situated at the junction of Harvest Road and Hurst Road. It is in a predominantly residential area and the wide pavement runs along Hurst Road, broken up in places with grass verges.
7. The Council's Transportation Engineer has objected to the proposal on the basis that "the proposed location would obstruct any possible future development of additional infrastructure for walking/cycling or junction improvement". However, no details of any planned junction improvement works are before me. Furthermore, no information or timescales for any alleged additional infrastructure for walking or cycling has been provided. Based on the evidence before me, I am therefore not convinced that the proposal would necessarily prejudice any future improvement works or additional infrastructure. There would remain a sufficiently wide unobstructed footway for pedestrian movement to not be significantly hindered.
8. A local resident has raised concerns regarding the 'crashes and accidents' on the existing road. However, no evidence has been presented to me to demonstrate that the existing highway or junction is inadequate or unsafe. The proposal would not significantly intrude on the sight lines of motorists travelling along either Hurst Road or Harvest Road. In the absence of other evidence to the contrary, I consider that the proposal would not cause harm to the safe and efficient operation of the highway.
9. In conclusion, there is no evidence that the siting of the proposal would prevent the future development of additional infrastructure for walking/cycling or junction improvement works.

Character and Appearance

10. The appeal site is in close proximity to a number of streetlights, which are approximately 8 metres in height. There are also telegraph poles and mature trees close by. Therefore, vertical structures are common in the street scene.
11. The Council's evidence is not clear in regard to their assessment of the impact of the proposal on the character and appearance of the area. I note that the Officer's report refers to the alternative siting of the proposal, stating that it would impact on the visual amenity of the area, to the detriment of the outlook of the surrounding residents. Nevertheless, as acknowledged by the Council, local residents have objected to the proposal on the grounds of the visual impact of the siting and appearance of the proposal.

12. Based on the evidence before me, given the presence of the existing vertical structures in the streetscene, I am not of the view that the proposal would appear alien or unexpected in such a context.
13. Due to its height, the monopole would be visible from the surrounding residential properties. However, the relationship of the proposal with the closest residential properties would be at a slight angle due to the properties corner positions, which would help minimise the impact on the outlook for the occupiers of these properties. The wide pavement would also provide some relief between the proposal and the closest residential properties. Furthermore, the proposed monopole would have a relatively slim nature when viewed from the first-floor level of the closest properties and would be finished in grey, minimising its visual impact. The visual impact of the associated cabinets would also be mitigated by their grey finish and would be appropriately sited parallel with the edge of the highway. For all of these reasons, the proposal would not unacceptably harm the outlook of the surrounding properties.
14. In conclusion, the proposal would not appear overly prominent or visually intrusive and would not cause harm to the character and appearance of the area.

Other Matters

15. Concerns have been raised about potential effects on health, particularly the proposed monopole's proximity to residential properties. However, the appellant has provided a certificate to confirm that the proposal has been designed to comply with the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). In these circumstances, the Framework advises that health safeguards are not something which a decision-maker should determine. No sufficiently authoritative evidence has been provided to indicate that the ICNIRP guidelines would not be complied with or that a departure from national policy would be justified.

Conditions

16. The Order does not provide any specific authority for imposing additional conditions beyond the deemed conditions for development by electronic communications code operators contained within it. These specify that the development must be carried out in accordance with the details submitted with the application, begin within 5 years of the date of the approval and be removed as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land restored to its condition before the development took place.

Conclusion

17. For the reasons given above, I conclude that the appeal should be allowed and prior approval is granted.

Laura Cuthbert

INSPECTOR



Appeal Decision

Site visit made on 17 January 2023

by Laura Cuthbert BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 February 2023

Appeal Ref: APP/G4620/W/22/3306738

Unit 21 Pleasant Street, West Bromwich, West Midlands B70 7DP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Sikandar Shahbaz against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/67188, dated 20 June 2022, was refused by notice dated 9 September 2022.
 - The application sought planning permission for the change of use of an industrial unit to a snooker hall without complying with a condition attached to planning permission Ref DC/18/62395, dated 13 August 2019.
 - The condition in dispute is No 6 which states that: The use hereby approved shall be open only between 09.00 - 21.00 hours Mondays to Saturdays, 10.00 - 16.00 hours on Sundays and there shall be no opening on Bank Holidays.
 - The reason given for the condition is in the interests of residential living conditions, with some residences being located nearby which could be affected by noise.
-

Decision

1. The appeal is allowed and planning permission is granted for the change of use of an industrial unit to a snooker hall at Unit 21 Pleasant Street, West Bromwich, West Midlands B70 7DP in accordance with the application Ref DC/22/67188, dated 20 June 2022, without compliance with condition number 6 previously imposed on planning permission Ref DC/18/62395 dated 13 August 2019, and subject to the conditions set out in the attached schedule.

Preliminary Matters

2. It was noted that the appellant details on the appeal form were different from the applicant details on the application form. Clarification was therefore sought on the matter. The correct applicant, and appellant on the appeal form is Mr Sikandar Shahbaz, whereas the applicant on the application form is Mr Mohammed Tanveer. Mr Tanveer had been instructed to submit the application and the appeal on behalf of Mr Shahbaz. Therefore, the name in the banner heading above is that of the applicant, Mr Sikandar Shahbaz.
3. The address in the banner heading above has been taken from the Council's decision notice and the appellant's appeal form as the address was incorrect on the application form. It is clear from the evidence submitted that the address in the banner heading above is the correct one.
4. The Council have provided me with copies of Policies from the Site Allocations and Delivery Development Plan Document (December 2012) and the Black

Country Core Strategy (February 2011). However, these are not cited in the reasons for refusal, nor are they referenced in either the delegated officer report or the Council's Statement of Case officers. They do not appear to be relevant to the proposal before me and I have therefore determined the appeal on this basis.

Background and Main Issue

5. Planning permission was originally granted for the change of use of an industrial unit to a snooker hall on 13 August 2019¹. A variation of condition application was allowed on appeal in December 2020² which varied the opening hours condition to allow the snooker hall to operate between 1200-0300 Mondays to Saturdays but restricting the opening of the premises to 1000-1600 on Sundays and not at all on Bank Holidays. The appellant now wishes to vary the condition so that the snooker hall can operate 1200-0300 Mondays to Sundays, including Bank Holidays.
6. The main issue, therefore, is whether the later opening hours on Sundays and the opening of the premises on Bank Holidays would result in an increase in anti-social behaviour in the area and the effect of the varied opening hours on the living conditions of neighbouring occupiers, in regard to noise and disturbance.

Reasons

7. The appeal site is situated on the edge of the industrial estate, with the rear gardens of the residential properties along Newhall Street situated opposite. Its immediate neighbours consist of a car repair business, with further commercial premises on the industrial estate including more car repair businesses, a steel fabrication company and various other manufacturing facilities.
8. The industrial estate is open to the surrounding residential area. The existing occupiers of the neighbouring residential properties are therefore already situated in a mixed use area. Local residents have raised concerns in relation to vandalism, littering and the area attracting groups. Whilst I acknowledge these concerns, the Council have not provided any evidence that there are high levels of crime in the area. Furthermore, they have not demonstrated that any crime, noise and disturbance in the area is directly related to the snooker hall premises nor have they suggested that these issues in the area have increased since the later hours Mondays to Saturdays were allowed in the earlier appeal decision in December 2020.
9. There are streetlights in the immediate vicinity of the appeal site, including one directly outside the entrance to the premises. I also note that the premises has 24hrs CCTV surveillance, both internal and external. These measures would help to go towards deterring potential crime or anti-social behaviour.
10. I note a fitness centre operates nearby, which is open 24hrs a day. The Council states that the fitness centre does not serve alcohol 'that leads to antisocial behaviour issues at unsociable hours'. However, I note that the appeal premises do not hold a licence to sell alcohol. Furthermore, it is a member's only snooker club and the appellant states that any use of drugs and alcohol

¹ Application Ref DC/18/62395, allowed on appeal ref APP/G4620/W/19/3227763

² APP/G4620/W/20/3256821

results in the cancellation of membership. These measures weigh in favour of the proposal.

11. Whilst the police records do not categorially state that the area does not suffer from anti-social behaviour, as alleged by the appellant, it does confirm that there are not that many police reports along Pleasant Street and that the area is regularly patrolled in the evenings by neighbourhood officers. I also note the lack of complaints that have been submitted to the premises directly.
12. Whilst it is acknowledged that the comings and goings associated with the other commercial premises on the industrial estate would differ to the snooker hall, I do not consider that the movement of people associated with the snooker hall would be 'constant'. Patrons visiting the premises would arrive or leave at different times throughout the day which would limit any significant noise or disturbance caused by the later hours. The entrance to the snooker hall would be situated on the northern elevation of the premises, furthest away from the residential properties. Therefore, the comings and goings associated with the snooker hall would be situated away from the residential dwellings.
13. The Council mentions that previous Inspectors have restricted the operating hours on the premises through earlier appeal decisions³. However, based on the evidence before me, the Inspectors in these earlier decisions have simply allowed the appeal on the basis of the operating hours which have been requested by the appellant at the time.
14. Therefore, based on the evidence before me, the variation of the condition to allow later opening hours on Sundays and the opening of the premises on a Bank Holidays would not result in an increase in anti-social behaviour in the area and would not harm the living conditions of neighbouring occupiers, in regard to noise and disturbance. It would be in accordance with Paragraph 130 of the National Planning Policy Framework 2021 which states that planning decisions should ensure that developments create places where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Conditions

15. The guidance in the Planning Practice Guidance makes clear that decision notices for the grant of planning permission under section 73 should also restate the conditions imposed on earlier permissions that continue to have effect. As I have no information before me about the status of the other conditions imposed on the original planning permission, I have repeated the non-disputed conditions from the original permission that appear still to be relevant. In the event that some have in fact been discharged, that is a matter which can be addressed by the parties.

Conclusion

16. For the reasons outlined above, having regard to the development plan as a whole and to all other material considerations, the appeal is allowed. I shall therefore grant a new planning permission with condition 6 varied and subject to the conditions below.

³ APP/G4620/W/19/3227763 and APP/G4620/W/20/3256821

Laura Cuthbert

INSPECTOR

Schedule of Conditions

1. The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
2. The development must be begun not later than the expiration of 3 years from the date of this permission.
3. a) Before the development is commenced details of any walls or fences to be erected on the boundaries of the site shall be submitted to and approved by the local planning authority.

b) The approved boundary walls or fences shall be constructed in accordance with the approved details and thereafter retained as such.
4. a) Before the use is commenced space shall be provided (including marking out) within the curtilage of the site for the parking and manoeuvring of vehicles in accordance with the approved details.

b) When provided the approved space for the parking, loading, unloading and manoeuvring of vehicles shall be retained as such.
5. The development shall not be brought into use unless and until a new vehicle crossing has been provided to serve the development hereby approved by this permission in accordance with details submitted in writing to and approved by the local planning authority.
6. The use hereby permitted shall take place only between 1200 – 0300 on Mondays to Sundays, including Bank Holidays.
7. There shall be no amplification of sound to a degree that it is audible outside the application premises.
8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (Or any Order revoking and re-enacting those Orders with or without modification), the approved use shall be used solely for the use applied for and for no other purposes.



Appeal Decision

Site visit made on 19 January 2023

by Rachel Hall BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 March 2023

Appeal Ref: APP/G4620/W/22/3300353

39 Pear Tree Drive, Great Barr, Sandwell, Birmingham B43 6HT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Mandeep Dobbs of Pear Tree Property Investments Ltd against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/66593, dated 1 February 2022, was refused by notice dated 13 May 2022.
 - The development proposed is construction of new two bedroom bungalow.
-

Decision

1. The appeal is allowed and planning permission is granted for construction of new two bedroom bungalow at 39 Pear Tree Drive, Great Barr, Sandwell, Birmingham B43 6HT in accordance with the terms of the application, Ref DC/22/66593, dated 1 February 2022, subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

Character and appearance

3. Houses on Pear Tree Drive are generally two storey detached properties positioned to a consistent building line. However, the proposed dwelling would front on to Grove Vale Avenue where there is a predominance of bungalows in the vicinity of the appeal site. Bungalows close to the entrance of Newton Close also form part of the immediate site context. The bungalows are positioned relatively close to one another and have tiled roofs, many with a front projecting gable and a detached or integral garage. They are set behind modest front drives and gardens with low level boundaries. The general consistency of scale, layout and form is a positive, defining feature of the character and appearance of the surrounding area.
4. The proposal would be set behind a modest front drive. It would be single storey, with a plain tiled roof and front projecting gable. Therefore the scale and form of the proposed dwelling would appear generally consistent with that of others in the immediate vicinity. Given the low rise form of the proposal and its position on lower ground relative to No 39, it would not obscure views of the rear of No 39 from Grove Vale Avenue. Therefore despite the rear garden of No 39 being curtailed, the proposal would retain a sense of space between No 39

and the proposed dwelling. The previous appeal decision for this site (Ref APP/G4620/W/21/3279536) found that the proposed two storey house and garage would appear cramped and at odds with its surroundings. Whereas the proposed bungalow and single adjoining garage would appear as a natural continuation of the pattern of development on this part of Grove Vale Avenue.

5. Consequently, the proposal would not harm the character and appearance of the surrounding area. Therefore it would comply with Policy ENV3 of the Black Country Core Strategy (February 2011) and Policy SAD EOS 9 of the Site Allocations and Delivery Development Plan Document (December 2012). These generally seek to ensure proposals achieve a high quality of design and are compatible with their surroundings. Furthermore, it would not conflict with the aims of the Council's Revised Residential Design Guide Supplementary Planning Document (January 2014), including for proposals involving plot subdivision to avoid harm to the existing street scene (paragraph 2.1 k.).

Other Matters

6. I have had regard to the various comments of interested parties which have been received in response to the proposed development. There is a difference in levels between the appeal site and that of 108 Grove Vale Avenue. However, the single storey nature of the proposal and the degree of separation with No 108 would considerably limit its dominance in views from No 108 and its outside space. In views from the front and rear windows of No 108, the extent to which the proposal would be visible would be highly limited.
7. Similarly, the scale and positioning of the proposal relative to No 108 would be highly unlikely to result in unacceptable harm to the occupants of No 108 with respect to loss of daylight or sunlight. Furthermore, the degree of separation between the proposed dwelling and garage and that of No 108 is consistent with the general pattern of development here. Therefore, any noise or disturbance associated with a single dwelling and its parking and garaging would not be so significant so as to be harmful in this residential context.
8. I note the concerns raised in respect of a potential loss of privacy for occupants of 41 Pear Tree Drive in their rear garden. However, the single storey nature of the proposal would limit the extent to which its future occupants would have visibility into the rear garden of No 41. Furthermore, it is reasonable to impose a condition to require additional planting and appropriate boundary treatment to be installed prior to first occupation of the proposal. This would ensure the proposal would not cause loss of privacy for occupants in the rear garden of No 41. The proposed dwelling would be orientated at right angles to No 41. Therefore I am satisfied that sufficient separation would be achieved between existing and proposed buildings, thus avoiding harm to occupants of No 41 in that regard.
9. Whilst the proposed rear garden for the appeal dwelling would be modest, it would provide adequate outside space for a two bedroom house, even excluding land to the side of the dwelling where levels may make the space less usable. Given the degree of set back of the proposed site access from the bend in the road on Grove Vale Avenue, the proposed vehicular access arrangements would achieve sufficient visibility to ensure compliance with relevant standards. I note that the Highways Authority also raised no objection in this respect. Given the modest scale of the proposal, it is unlikely to result in any significant increase in traffic or on street parking in the locality.

10. I have also had regard to concerns about whether the site boundaries shown within the appeal are entirely correct. However, there is no definitive evidence in this respect. In any event this does not alter my assessment of the planning merits of the proposal. In respect of whether the proposal would set an unwelcome precedent, it is the scale and context particular to this scheme that mean that it would not harm the character and appearance of the surrounding area or the living conditions of nearby residents. Therefore I see no potential for this decision to set an unwarranted precedent.

Conditions

11. The Council has suggested conditions in the event the appeal is successful and the appellant confirmed their agreement to those. I have considered those in light of the National Planning Policy Framework (Framework) and Planning Practice Guidance and made small changes in some instances as set out below. It is necessary to specify the approved plans as this provides certainty. In order to minimise disruption to adjacent residents I have included a condition specifying hours of construction.

12. I have combined two suggested conditions to require that a construction method statement is submitted, to ensure the proposal is carried out without harm to the adjacent watercourse. It is necessary for this condition to be pre-commencement to ensure that it addresses the full extent of the construction works. The appellant confirmed their agreement to this pre-commencement condition. Given the modest scale of the proposal a separate condition dealing with dust suppression is not necessary.

13. Details of existing ground and proposed floor levels are required before works start to ensure the development achieves a satisfactory relationship with surrounding development. The appellant also confirmed agreement to this pre-commencement condition. Details of external materials need to be approved in the interests of the character and appearance of the area. Landscaping details are required to be approved in order to achieve a suitable level of privacy for occupants in adjacent gardens. In the interests of highway safety, it is necessary to include a condition requiring that the visibility splay at the front of the site is maintained without obstructions over 900mm in height.

14. Details of electric car charging are required to facilitate travel by more sustainable transport modes. To ensure drainage from the site is suitably managed I have imposed a condition requiring submission of foul and surface water drainage details. No substantive evidence is before me to indicate that a condition is necessary to specify any gas boiler installed as part of the development. Therefore I have not included a condition in that regard.

15. The Council suggested a condition to remove permitted development rights for extensions to the building including loft conversions/dormers and outbuildings. However, the Framework states that planning conditions should not be used to restrict national permitted development rights unless there is clear justification for doing so. The Planning Practice Guidance also advises that conditions of this nature may not pass the test of reasonableness and necessity. Given the modest plot size and the restrictions of the GPDO¹, opportunities for enlargement of the building or erection of outbuildings would be relatively

¹ The Town and Country Planning (General Permitted Development) (England) Order 2015

limited. Therefore evidence of substantive harm from implementation of such permitted development rights is not persuasive.

16. Furthermore, I am satisfied that additions or alterations to the proposed roof under Class B or C of the GPDO would not unacceptably harm the character and appearance of the surrounding area. Therefore removal of those permitted development rights in their entirety cannot be clearly justified. Nevertheless, such additions or alterations could result in overlooking from the appeal dwelling into rear gardens of neighbouring houses, resulting in an unacceptable loss of privacy to adjacent occupants. Therefore, I have imposed a condition to ensure that in the event of future additions or alterations to the proposed roof, any windows in the rear elevation or roof would be obscured glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Conclusion

17. For the above reasons, having considered the development plan as a whole, the approach in the Framework and all other relevant material considerations, I conclude that the appeal should be allowed subject to the conditions below.

Rachel Hall

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 1515/6 (Amendment A – March 2022); 1515/5 (Amendment A – March 2022); 1515/1 (Amendment A – March 2022); 1515/2 (Amendment A – March 2022); 1515/3 (Amendment A – March 2022); 1515/4 (Amendment A – March 2022).
- 3) Demolition or construction works shall take place only between 0730 – 1800 on Mondays to Fridays, and 0830 – 1300 on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for measures to protect the adjacent watercourse from pollution or damage during the construction phase. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 5) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

- 6) No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 7) No development above slab level shall take place until there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The details shall include all boundary treatments including additional soft landscaping along the boundaries of the rear garden of the proposed dwelling. The landscaping works shall be carried out in accordance with the approved details before the development is first occupied. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 8) The visibility splay shown on Site Plan (Ref 1515/5 Amendment A – March 2022) shall be provided and retained with no obstructions over 900mm above adjoining road level for the lifetime of the development.
- 9) The development hereby permitted shall not be occupied until an electric vehicle charging point has been installed in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. The charging point shall be retained for the lifetime of the development.
- 10) No development shall take place, excluding site clearance, preparatory work and demolition, until details have been submitted to and approved in writing by the local planning authority of the foul and surface water drainage for the site, and the foul and surface water drainage shall then be installed in accordance with the approved details prior to first occupation.
- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or modifying that Order), any window inserted on a wall or roof slope forming the rear elevation of the dwellinghouse (under Class B or C of Part 1, Schedule 2 of the GPDO) must be (i) obscure glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.



Appeal Decision

Site visit made on 7 February 2023

by Samuel Watson BA (hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 February 2023

Appeal Ref: APP/G4620/D/22/3309013

143 Bloomfield Road, TIPTON, DY4 9EB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Miss Eglantine Faure against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/66945, dated 1 April 2022, was refused by notice dated 22 July 2022.
 - The development proposed is for seven solar-powered external roller shutters (three at rear & four at front).
-

Decision

1. The appeal is dismissed insofar as it related to the roller shutters at the front of the dwelling. The appeal is allowed insofar as it related to the three roller shutters at the rear of the dwelling and planning permission is granted for three solar-power external roller shutters at the rear of 143 Bloomfield Road, Tipton DY4 9EB in accordance with the terms of the application, Ref DC/22/66945, dated 1 April 2022, and the plans submitted with it, so far as relevant to that part of the development hereby permitted.

Preliminary Matters

2. At the time of my visit the shutters had been installed to the front and rear of the dwelling. The appeal therefore seeks retrospective permission for the development, and I have determined the appeal accordingly.
3. The description of development in the header above has been amended to remove the term "retention" as this is not a description of development. The description has otherwise been taken from the Council's decision notice which is clearer than the description in the planning application form.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

1. The appeal site consists of a semi-detached dwelling at the end of a uniform terrace and part of a wider row of terraces that are, in their own styles, also uniform. These terraces are set behind a tall, mature hedgerow that screens views of the ground floor from Bloomfield Road. Views are, however, afforded of the upper floors and the fenestration contributes towards the uniform nature of the development. To the rear of the site, the terrace is less formal with more variety in the built environment and personalisation visible. As noted above,

the shutters have already been installed on the front and rear of the building. The shutters themselves consist of a box above the windows that contains the roller shutters and two runners either side of each window. The shutters, box and runners are all finished in a dark grey.

2. When open, only the box and runners are visible. However, the boxes are, by way of their size, the extent to which they project from the wall, and their grey colouring, prominent features against the red brick wall. Their prominence would be further increased by the closing of the shutters which would result in solid grey rectangles replacing the white windows. In this way, the shutters, whether open or closed, jar with the uniform fenestration across the front of the terrace. Cumulatively the shutters, as they are visible over the hedgerow, present a prominent and alien feature on the front of the terrace that harms the character and appearance of the street scene.
3. The appellant suggests that they primarily use the shutters at night, but I note also that they submit that the shutters are used to shield the rooms from direct sunlight. It is therefore clear that they are also used during the day. The shutters would be most visible during the day, but although likely less prominent, they would still be visible at night where the dark grey would contrast with the lighter brickwork.
4. Although the solar panels on the adjoining dwelling are a visible feature, they are by their nature, siting and colour, less intrusive than the shutters on the host dwelling. Therefore, whilst they may have some effect on the sense of uniformity across the terrace, this does not justify the proposal before me. Moreover, all proposals must be considered on their own merit.
5. As noted above, a set of three shutters have been installed to the rear of the dwelling. These are identical in style to those at the front but include a larger version across the ground floor patio doors. The rear of the property faces on to a garden, parking areas and a variety of buildings. The lack of uniformity, and the greater sense of personalisation to this side of the terrace means that the harm identified to the front of the dwelling is not present at the rear. I also note that the Council have not referred to any harm occurring from the rear elevation.
6. The appellant has requested that I consider a split-decision in this instance as they consider that the Council find the rear shutters to be acceptable. I am not obligated to issue a split-decision, but where the acceptable and harmful elements of a proposal can be clearly severed such a decision can be issued.
7. I have found above that the rear shutters do not result in harm to the character and appearance of the area. It is also clear that these shutters are distinct and clearly severable from those at the front of the dwelling and can be identified as such. Therefore, in this case I consider that a split decision would be possible.
8. In conclusion, the shutters installed on the front elevation of the host dwelling result in harm to character and appearance of the surrounding area. They therefore conflict with Policy ENV3 of the Black Country Core Strategy (the BCCS) and Policy EOS9 of the Site Allocations and Delivery Development Plan Document (the DPD) which, collectively and amongst other matters, require developments to be of a high quality design that pays regard, and responds positively, to the identity of its setting. The shutters installed on the rear

elevation, however, do not result in harm and therefore comply with BCCS Policy ENV3 and DPD Policy EOS9 as outlined above.

Conditions

9. I have had regard to the condition suggested by the Council and the advice on planning conditions set out by the Framework and the Planning Practice Guidance. As the development has already been carried out, it would not be necessary to impose a condition requiring works to begin within three years of this permission. I have therefore not attached this condition and no other conditions were suggested by the Council.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed in part and dismissed in part.

Samuel Watson

INSPECTOR

Report to the Planning Committee

22 March 2023

Subject:	Applications Determined Under Delegated Powers
Director:	Director of Regeneration and Growth Tony McGovern
Contact Officer:	John Baker Service Manager – Development Planning and Building Consultancy John_Baker@sandwell.gov.uk Alison Bishop Development Planning Manager Alison_Bishop@sandwell.gov.uk

1 Recommendations

- 1.1 That the Planning Committee notes the applications determined under delegated powers by the Director – Regeneration and Growth set out in the attached Appendix.

2 Reasons for Recommendations

- 2.1 This report is submitted to inform the Committee of the decisions on applications determined under delegated powers by the Director – Regeneration and Growth.



3 How does this deliver objectives of the Corporate Plan?

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.
		Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.
		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.

4 Context and Key Issues

4.1 The applications determined under delegated powers are set out in the Appendix.

5 Alternative Options

There are no alternative options.

6 Implications

Resources:	There are no implications in terms of the Council's strategic resources.
Legal and Governance:	The Director – Regeneration and Growth has taken decisions in accordance with powers delegated under Part 3 (Appendix 5) of the Council's Constitution.
Risk:	There are no risk implications associated with this report.
Equality:	There are no equality implications associated with this report.



Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

7 Appendices

Appendix 1 - Applications determined under delegated powers by the 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/22/67156 Great Barr With Yew Tree	83 Greenside Way Walsall WS5 4BJ	Proposed demolition of existing bungalow and erection of 3 detached dwellings with associated parking.	Grant Permission Subject to Conditions 21st December 2022
DC/22/67430 Old Warley	280 Hagley Road West Oldbury B68 0NR	Proposed conversion of first floor to flat, external staircase to rear, external alteration to ground floor side, loft conversion with roof extension to rear and roof lights to the front.	Grant Permission Subject to Conditions 21st December 2022
DC/22/67466 West Bromwich Central	32 Temple Meadows Road West Bromwich B71 4DF	Proposed single storey rear extension.	Refuse permission 21st December 2022
DC/22/67485 Old Warley	6 Parsons Hill Oldbury B68 9BY	Proposed two storey side/rear and single storey front/side/rear extensions.	Grant Permission Subject to Conditions 21st December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DOC/22/00502 Greets Green & Lyng	Canal Bridge Spon Lane Locks Giffords Way West Bromwich	Proposed discharge of Condition 5 of planning permission DC/22/67002.	Partial Discharge 21st December 2022
DC/22/67577 West Bromwich Central	133 Temple Meadows Road West Bromwich B71 4DQ	Propose single and two storey side extension with porch to front.	Grant Permission with external materials 21st December 2022
DC/22/67588 Tipton Green	Enterprise Car And Van Hire Dudley Burnt Tree Tipton DY4 8XP	Proposed partial demolition of existing building, erection of new office to include shop front and external windows, wash bay, hardstanding, existing building to be rendered and use to be Sui Generis (vehicle rental and sales).	Grant Permission Subject to Conditions 21st December 2022
DOC/22/00505 Greets Green & Lyng	Canal Bridge Spon Lane Locks Giffords Way West Bromwich	Proposed discharge of condition 3 of planning permission DC/22/67002.	Partial Discharge 21st December 2022
DOC/22/00506 Greets Green & Lyng	Canal Bridge Spon Lane Locks Giffords Way West Bromwich	Proposed discharge of condition 4 of planning permission DC/22/67002.	Partial Discharge 21st December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67628 St Pauls	McLeman Forklift Services Unit 2 Radial Point Dartmouth Road Smethwick B66 1BG	Proposed raising height of existing dispatch roller shutter door, installation of LPG air blown heating system, 2 No. external flues and free standing LPG storage vessels on rear car park.	Grant Permission 21st December 2022
DC/22/67633 Rowley	32 Bell End Rowley Regis B65 9LR	Proposed single storey detached building in rear garden for use as day nursery for children aged between 2 and 4 years old.	Refuse permission 21st December 2022
DC/22/67637 Abbey	Esso 477 Hagley Road Smethwick B66 4AU	Retention of ATM machine.	Grant Retrospective Permission 21st December 2022
DC/22/67638 Soho & Victoria	64 Victoria Park Road Smethwick B66 3QL	Proposed single storey side and rear extension and part garage conversion into habitable room.	Refuse permission 21st December 2022
DC/22/67652 Wednesbury South	22 Old College Drive Wednesbury WS10 0DD	Proposed garage conversion.	Grant Permission 21st December 2022
DC/22/67657 Hateley Heath	8 Lynton Avenue West Bromwich B71 2QZ	Proposed loft conversion with hip to gable roof and rear dormer to use as habitable room (Lawful Development Certificate).	Grant Lawful Use Certificate 21st December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67663 Cradley Heath & Old Hill	36 Compton Road Cradley Heath B64 5BB	Proposed two/single storey side/rear extensions, front porch, rear dormer window and raised patio with retaining wall and steps to rear(Previously refused application DC/22/67369).	Grant Permission with external materials 21st December 2022
DC/22/67666 St Pauls	3 Berry Drive Smethwick B66 1RN	Retention of single storey rear and first floor side extensions and conversion of rear part of garage.	Grant Conditional Retrospective Consent 23rd December 2022
DC/22/67670 Smethwick	46 Green Street Smethwick B67 7BX	Proposed first floor side/rear and single storey rear extensions, garage conversion into habitable room, fenestration alterations, ramp, steps and handrails to rear.	Grant Permission Subject to Conditions 21st December 2022
DC/22/67671 Smethwick	7 Hayes Crescent Oldbury B68 9SS	Proposed two storey side/rear extension.	Grant Permission with external materials 21st December 2022
DC/22/67690 Hateley Heath	Salisbury House Lily Street West Bromwich B71 1QD	Proposed single and two storey rear extension to create 2 No. additional flats at ground floor with store above, and alterations to car park.	Grant Permission Subject to Conditions 21st December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02266 West Bromwich Central	Telecommunications Mast SWL25544 Corner Green Street Kenrick Way West Bromwich	Proposed 5G H3G 15m pole and additional equipment cabinets.	Prior Approval is Required and Refused 21st December 2022
DC/22/67710 Princes End	158 - 160 High Street Princes End Tipton DY4 9JA	Proposed first floor extension to create a flat and store.	Grant Permission Subject to Conditions 21st December 2022
NMA/22/00123 West Bromwich Central	31 Temple Meadows Road West Bromwich B71 4DE	Non-material amendment for planning permission DC/21/65170.	Grant Approval of Non Material Amendment 21st December 2022
DC/22/67545 Newton	31 Spouthouse Lane Great Barr Birmingham B43 5PX	Retention of increased height of side and rear dormer above the existing roof apex and proposed amended two storey side extension. (previously refused application DC/22/66786).	Refuse permission 22nd December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02261 Rowley	Dawson Rentals Truck And Trailers Limited Droicon Industrial Estate Portway Road Rowley Regis B65 9BY	Proposed telecommunications base station with 25.0m high swann CS55 lattice tower with 12 No. antennas, 2 No. GPS modules, 36 No. RRH's, 4 No. 300mm dishes, 4 No. Outdoor ERS racks, 2 No. cabinets, 1 No. meter cabinet, fencing and associated ancillary works.	Prior Approval is Required and Refused 22nd December 2022
PD/22/02272 Oldbury	7 Twydale Avenue Tividale Oldbury B69 2HP	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves).	P D Householder not required 22nd December 2022
PD/22/02273 Oldbury	19 Twydale Avenue Tividale Oldbury B69 2HP	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves).	P D Householder not required 22nd December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67500 Abbey	Galton House Pargeter Road Smethwick B67 5LL	Proposed demolition of existing outbuildings, retaining wall and raised drying area and construction of car park for No. 10 car parking spaces, reduction in ground levels to rear, new retaining rear wall and fence, realign of existing front boundary wall with railings, new fencing/gate to front, widening of access road and landscaping to rear.	Grant Permission 23rd December 2022
DC/22/67582 Soho & Victoria	Smethwick Jobcentre Plus Trinity House High Street Smethwick B66 3AD	Proposed installation of 5 No. external air source heat pump units in a timber acoustic enclosure.	Grant Permission Subject to Conditions 23rd December 2022
DC/22/67611 Old Warley	456 - 458 Hagley Road West Oldbury B68 0DL	Proposed change of use of ground floor from vets to furniture showroom with conversion of first floor offices into 2 No. self-contained flats, first floor side/rear extension to create an additional 2 No. self-contained flats with new landing and balustrades to flat No. 4 and roller shutters to rear ground floor. (Revision to withdrawn application DC/22/67260).	Grant Permission Subject to Conditions 23rd December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67673 Charlemont With Grove Vale	131 Newton Road Great Barr Birmingham B43 6BE	Proposed outbuilding in rear garden.	Grant Permission Subject to Conditions 23rd December 2022
DC/22/67674 Oldbury	The Brades Lodge Lower City Road Tividale Oldbury B69 2HF	Proposed single storey modular building comprising of 2 No. classrooms with level access ramp, steps and handrails.	Grant Permission Subject to Conditions 23rd December 2022
DC/22/67675 Tipton Green	35 Madin Road Tipton DY4 8JS	Proposed two and single storey side extension and conservatory to rear.	Grant Permission with external materials 23rd December 2022
DC/22/67677 Wednesbury South	38-39 Lower High Street Wednesbury WS10 7AQ	Proposed remedial works and improvements to front and side elevations including the shop fronts.	Grant Permission Subject to Conditions 23rd December 2022
DC/22/67681 Blackheath	46 Highbury Avenue Rowley Regis B65 9PN	Proposed two storey side and single storey side/rear extensions.	Grant Permission Subject to Conditions 23rd December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67696 Newton	4 Waddington Avenue Great Barr Birmingham B43 5JG	Proposed first floor side/rear extension.	Grant Permission with external materials 23rd December 2022
DC/22/67656 Hateley Heath	129 Bedford Road West Bromwich B71 2RT	Proposed single storey side extension (Lawful Development Certificate).	Grant Lawful Use Certificate 4th January 2023
DC/22/67661 Hateley Heath	42 Hall Green Road West Bromwich B71 3LA	Proposed single storey side and rear extension.	Grant Permission with external materials 4th January 2023
DC/22/67701 Wednesbury North	Talbot House Spring Head Wednesbury WS10 9AD	Proposed restoration works to the existing elevations, including the removal of modern fittings, and installation of shop fronts.	Grant Permission Subject to Conditions 4th January 2023
NMA/22/00126 Greets Green & Lyng	Land At Giffords Recycling Limited Giffords Way Kelvin Way West Bromwich B70 7JR	Non-material amendment for planning permission DC/21/66007.	Grant Approval of Non Material Amendment 4th January 2023
DC/22/67387 Hateley Heath	102 Hargate Lane West Bromwich B71 1PL	Proposed access platform lift.	Grant Permission 6th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67452 Tividale	81 Darbys Hill Road Oldbury B69 1SD	Proposed single and two storey rear and first floor side extensions, roof extension with rear dormer, porch and canopy to front and raised patio area with steps and handrails to rear.	Grant Permission Subject to Conditions 6th January 2023
DC/22/67491 Great Bridge	2 Hempole Lane Tipton DY4 0HQ	Proposed single storey front extension and garage conversion, and detached garage and store at rear.	Grant Permission with external materials 6th January 2023
DC/22/67497	1 Upper High Street Cradley Heath B64 5HX	Proposed change of use from retail shop to residential dwelling with new pitched roof to ground floor front elevation and fenestration alterations.	Grant Permission Subject to Conditions 6th January 2023
DC/22/67620 Soho & Victoria	Jamia Masjid Anwar- UI-Uloom Windmill Lane Smethwick B66 3EU	Retention of single storey bereavement annexe.	Grant Conditional Retrospective Consent 6th January 2023
DC/22/67631 Rowley	123 Brickhouse Road Rowley Regis B65 8HA	Proposed demolition of existing outbuildings, single storey rear extension, front porch and canopy.	Grant Permission with external materials 6th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67640 Bristnall	101 George Road Oldbury B68 9LN	Proposed first floor rear extension.	Grant Permission with external materials 6th January 2023
DC/22/67662 Charlemont With Grove Vale	15 Heath Lane West Bromwich B71 2BD	Retention of single storey rear extension (previously approved application DC/22/67235). (ENF/21/11443)	Grant Retrospective Permission 6th January 2023
DC/22/67676 Tipton Green	6 Bath Road Tipton DY4 8SL	Retention of first floor side windows pursuant to planning approval DC/20/64181 (Proposed canopy to front, two storey side/rear and single storey rear extensions).	Grant Conditional Retrospective Consent 6th January 2023
DC/22/67691 West Bromwich Central	31 Constance Avenue West Bromwich B70 6ED	Proposed single storey rear extension.	Grant Permission with external materials 6th January 2023
DC/22/67697 Old Warley	10 Oak Road Oldbury B68 0BE	Proposed first floor side and two storey rear extensions (Revision to withdrawn planning application DC/22/67594).	Grant Permission with external materials 6th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67705 Smethwick	75 Francis Road Smethwick B67 7HJ	Proposed level access platform ramp with supporting walls and handrails to front of property.	Grant Permission 6th January 2023
PD/22/02271 Great Bridge	10 Charles Road Tipton DY4 0NX	Proposed single storey rear extension measuring: 4.50m L x 3.00m H (2.70m to eaves).	P D Householder not required 6th January 2023
PD/22/02277 Abbey	44 Ethel Street Smethwick B67 5AL	Proposed single storey rear extension measuring: 6.00m L x 2.73m H (2.20m to eaves).	P D Householder not required 6th January 2023
DC/22/67619 Oldbury	Car Park 82 Brades Road Oldbury	Proposed 3 No. dwellings with associated site works.	Grant Permission Subject to Conditions 9th January 2023
DC/22/67667 Wednesbury South	1 Meyrick Road West Bromwich B70 0JL	Proposed single and two storey side extension and single storey front and rear extensions.	Grant Permission Subject to Conditions 9th January 2023
DC/22/67698 Bristnall	4 Gill Drive Oldbury B68 8AN	Proposed change of use from dwelling to residential accommodation for 3 No. children up to 16 years of age.	Grant Permission Subject to Conditions 9th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67707 Charlemont With Grove Vale	94 Pear Tree Road Great Barr Birmingham B43 6JA	Proposed two storey side and rear extension, and single storey front extension.	Grant Permission with external materials 9th January 2023
DC/22/67669 Wednesbury South	Unit 3 Howard Street Industrial Estate Howard Street West Bromwich B70 0ST	Proposed two storey (toilets and canteen) extension.	Grant Permission with external materials 11th January 2023
DC/22/67699 Tividale	13 Timothy Road Tividale Oldbury B69 1NS	Proposed two storey side/rear and single storey front/side/rear extensions.	Grant Permission with external materials 11th January 2023
DC/22/67713 Wednesbury South	20 Meyrick Road West Bromwich B70 0JL	Proposed single storey side extension.	Grant Permission with external materials 11th January 2023
DC/22/67723 Abbey	9 Pitcairn Road Smethwick B67 5NF	Proposed part demolition of existing garage and construction of two storey side/rear and single storey rear extensions, raising of existing garage roof height and new front porch.	Grant Permission with external materials 11th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67735 Newton	26 Amberley Green Great Barr Birmingham B43 5TJ	Proposed outbuilding to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 11th January 2023
PD/22/02279 Newton	41 Shenstone Road Great Barr Birmingham B43 5LW	Proposed single storey rear extension measuring: 7.50m L x 3.00m H (3.00m to eaves).	P D Householder not required 11th January 2023
NMA/22/00125 St Pauls	88 Smeaton Avenue Smethwick B66 2EJ	Non-material amendment for planning permission DC/21/65709.	Grant Approval of Non Material Amendment 11th January 2023
DC/22/67378 Soho & Victoria	44 - 46 Cape Hill Smethwick B66 4PB	Proposed sub-division of ground floor into two retail units with new shop fronts, change of use of existing first/second floors from storage to residential and first/second/third floor rear extensions to create 14 No. self contained apartments and 2 No. new front dormer windows.	Grant Permission Subject to Conditions 13th January 2023
DC/22/67384 West Bromwich Central	69 Church Lane West Bromwich B71 1BX	Retention of outbuilding for storage.	Grant Conditional Retrospective Consent 13th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67412 Cradley Heath & Old Hill	Land Rear Of 5-9 Lower High Street Cradley Heath	Proposed two storey building for use as 2 No. offices with associated car parking.	Grant Permission Subject to Conditions 13th January 2023
DC/22/67535 Princes End	26 Central Avenue Tipton DY4 9RR	Proposed access platform lift.	Grant Permission 13th January 2023
DC/22/67655 Hateley Heath	129 Bedford Road West Bromwich B71 2RT	Proposed two storey front extension, two storey side extension, front porch, boundary wall with iron railings, part permeable block paving, and drop kerbs.	Grant Permission Subject to Conditions 13th January 2023
DC/22/67684 Great Bridge	204 Great Bridge Street West Bromwich B70 0DE	Proposed industrial unit.	Grant Permission with external materials 13th January 2023
DC/22/67703 Old Warley	3 Holly Road Oldbury B68 0AU	Proposed two storey front/side and single storey front/rear extensions, hip to gable roof, loft conversion, rear dormer window, raised patio with retaining wall, steps and balustrades to rear.	Refuse permission 13th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67719 Oldbury	19 Twydale Avenue Tividale Oldbury B69 2HP	Proposed single storey side/rear extension, front porch and canopy.	Grant Permission with external materials 13th January 2023
DC/22/67720 Wednesbury North	73 Barlow Road Wednesbury WS10 9QB	Proposed single storey rear and side extension.	Grant Permission with external materials 13th January 2023
DOC/22/00529 Old Warley	17 Parsons Hill Oldbury B68 9BS	Proposed discharge of condition 4 of planning permission DC/22/67518.	Discharged 13th January 2023
PD/22/02278 Friar Park	22 Collins Road Wednesbury WS10 0RX	Proposed single storey rear extension measuring: 4.29m L x 3.34m H (2.69m to eaves).	P D Householder not required 13th January 2023
DC/22/67702 Great Barr With Yew Tree	6 Gleneagles Drive Great Barr Birmingham B43 7RX	Proposed single storey rear extension, garage conversion, and porch enlargement.	Grant Permission with external materials 16th January 2023
DC/22/67704 Greets Green & Lyng	Cromwell House 128 Wood Lane West Bromwich B70 9PX	Proposed first floor link extension.	Grant Permission with external materials 16th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DOC/22/00535 Greets Green & Lyng	Land At Giffords Recycling Limited Giffords Way Kelvin Way West Bromwich B70 7JR	Proposed discharge of conditions 16a and 19a of planning permission DC/21/66007.	Discharged 16th January 2023
DOC/23/00539 Greets Green & Lyng	Land At Brandon Way West Bromwich B70 8JL	Proposed discharge of condition 9a of planning permission DC/22/66482.	Discharged 16th January 2023
DOC/23/00540 Greets Green & Lyng	Land At Brandon Way West Bromwich B70 8JL	Proposed discharge of condition 9 of planning permission DC/21/66365.	Discharged 16th January 2023
DC/22/67712 Abbey	55 Milcote Road Smethwick B67 5BQ	Proposed single storey side/rear extension.	Grant Permission Subject to Conditions 17th January 2023
DC/22/67717 Old Warley	56 Chestnut Road Oldbury B68 0AY	Proposed first floor side, single storey rear extensions and new pitched roof to existing ground floor front elevation.	Grant Permission with external materials 17th January 2023
PD/22/02077 Blackheath	49 Gorsty Hill Road Rowley Regis B65 0HA	Proposed part demolition of side elevation and change of use from retail/offices to 3 No. self contained flats.	P D Change of Use required and refused 18th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67607 Great Barr With Yew Tree	17 Scott Road Great Barr Birmingham B43 6JS	Proposed demolition of existing conservatories and erection of single storey rear extension.	Grant Permission with external materials 18th January 2023
DC/22/67672 Greets Green & Lyng	Auto Serve Garages Limited 240 Oldbury Road West Bromwich B70 9BJ	Proposed single storey side/rear extensions.	Grant Permission Subject to Conditions 18th January 2023
DC/22/67725 Rowley	28 Knowle Road Rowley Regis B65 8HH	Retention of outdoor gym to rear.	Refuse permission 18th January 2023
DC/22/67726 Smethwick	47 Basons Lane Oldbury B68 9SJ	Proposed single storey front and first floor rear extensions.	Grant Permission with external materials 18th January 2023
DC/22/67740 Oldbury	3 Portland Drive Tividale Oldbury B69 3LJ	Proposed front porch and canopy.	Grant Permission with external materials 18th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67750 Great Barr With Yew Tree	47 Peak House Road Great Barr Birmingham B43 7RY	Proposed two storey front/side/rear and single storey rear extensions, balcony with balustrade to front.	Refuse permission 18th January 2023
DC/22/67760 Wednesbury South	66 Dial Lane West Bromwich B70 0EF	Proposed single storey front extension with porch and tiled canopy.	Grant Permission with external materials 18th January 2023
DC/22/67773 Oldbury	93 Dingle Street Oldbury B69 2DZ	Retention of fence and gates to front boundary.	Refuse permission 18th January 2023
DC/22/67812 Great Barr With Yew Tree	2A Hill Lane Great Barr Birmingham B43 6NA	Retention of 7 bed dwelling (previously approved under DC/20/64307).	Grant Conditional Retrospective Consent 18th January 2023
PD/22/02289 Hateley Heath	4 Caldwell Street West Bromwich B71 2DN	Proposed single storey rear extension measuring: 6.0m L x 3.5m H (3.0m to eaves).	P D Householder not required 18th January 2023
PD/22/02290 Princes End	14 Parkes Lane Tipton DY4 9JG	Proposed single storey rear extension measuring: 3.14m L x 3.17m H (2.78m to eaves).	P D Householder not required 18th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67348 Great Barr With Yew Tree	1 Birmingham Road Great Barr Birmingham B43 6NW	Proposed single and two storey rear extension, loft conversion with new pitched roof and dormers to front, rear & side, and front and rear porches to create 4 no. additional residential apartments.	Grant Permission Subject to Conditions 20th January 2023
DC/22/67512 Great Bridge	10 Middle Meadow Tipton DY4 7LY	Proposed loft conversion with hip to gable roof extension and rear dormer windows.	Grant Permission with external materials 20th January 2023
DC/22/67613 Friar Park	208 Kent Road Wednesbury WS10 0SF	Proposed two storey side/rear extension, single storey rear extension, new porch and extended canopy to front.	Grant Permission Subject to Conditions 20th January 2023
DC/22/67665 Oldbury	BT Telephone Exchange 17 Flash Road Oldbury B69 4AE	Proposed removal of existing 6 No. CTIL antennas with the installation of proposed 6 No. VF antennas, 6 No. TEF antennas, 2 No. TEF dishes, 1 No. TEF GPS module and 1 No. VF GPS module, 3 No. equipment cabinets and associated ancillary works.	Grant Permission 20th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67685 Old Warley	14 Johnsons Grove Oldbury B68 0DU	Proposed single storey side/front extension, first floor side extension and porch to front.	Grant Permission with external materials 20th January 2023
DC/22/67718 Friar Park	15 William Green Road Wednesbury WS10 0HD	Proposed single and two storey side extension, and single storey rear extension.	Grant Permission with external materials 20th January 2023
DC/22/67731 Friar Park	49 Carrington Road Wednesbury WS10 0JL	Proposed change of use from C3 (domestic dwelling) to C2 (children's residential home) (two children maximum), single storey side & rear extensions and alteration to front hardstanding.	Grant Permission Subject to Conditions 20th January 2023
DC/22/67736 St Pauls	19 Darby Road Oldbury B68 9SG	Proposed two storey rear extension.	Grant Permission with external materials 20th January 2023
DC/22/67738 Bristnall	2 Matty Road Oldbury B68 9QZ	Retention of single storey rear extension. (ENF/22/11884)	Grant Conditional Retrospective Consent 20th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02276 Cradley Heath & Old Hill	NDC Polipak Ltd 1 Garratts Lane Cradley Heath B64 5RE	Proposed installation of 700kWp solar panels located on existing pitched roofs.	P D Solar Panels not required 20th January 2023
DC/22/67744 Tividale	121 Oakham Road Tividale Oldbury B69 1QH	Proposed two storey front/rear, first floor side and single storey rear extensions, garage conversion into habitable room and loft conversion.	Grant Permission Subject to Conditions 20th January 2023
DC/22/67745 St Pauls	2 Victoria Road Oldbury B68 9UH	Proposed single storey side extension and front canopy.	Grant Permission with external materials 20th January 2023
DC/22/67746 Old Warley	26 Barston Road Oldbury B68 0PS	Proposed first floor side extension and loft conversion with rear dormer window.	Grant Permission with external materials 20th January 2023
DC/22/67747 Rowley	14 Roman Way Rowley Regis B65 9RB	Proposed single storey rear extension.	Grant Permission with external materials 20th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67748 Wednesbury South	Land Adjacent Unit 9 Eagle Industrial Estate Bagnall Street Golds Hill Tipton DY4 7BS	Proposed change of use of underused land for extension of adjacent fencing depot to provide additional car parking and external storage area.	Grant Permission Subject to Conditions 20th January 2023
DC/22/67751 West Bromwich Central	98 Dagger Lane West Bromwich B71 4BS	Proposed two storey side extension.	Grant Permission with external materials 20th January 2023
DC/22/67756 Charlemont With Grove Vale	21 Pear Tree Drive Great Barr Birmingham B43 6HR	Proposed new front porch, garage conversion, and bay window to front.	Grant Permission with external materials 20th January 2023
PD/22/02282 Langley	328 Oldbury Road Rowley Regis B65 0QJ	Proposed single storey rear extension measuring: 6.00m L x 3.60m H (3.00m to eaves)	P D Householder not required 20th January 2023
DC/22/67593 West Bromwich Central	Bridgwater Filters Limited George Street West Bromwich B70 6NJ	Proposed change of use of premises to pre-school nursery and associated classrooms for Punjabi class with external alterations and fencing.	Grant Permission Subject to Conditions 24th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67687 Newton	212 Appleton Avenue Great Barr Birmingham B43 5QD	Proposed single and two storey side and rear extensions and detached gym/summerhouse at rear.	Grant Permission Subject to Conditions 24th January 2023
DC/22/67692 Old Warley	4 Oak Road Oldbury B68 0BE	Proposed two storey front/rear, first floor side and single storey rear extensions with front canopy, loft conversion and 2 No. rear dormer windows.	Refuse permission 24th January 2023
DC/22/67694 Bristnall	337 Moat Road Oldbury B68 8EF	Proposed porch and cladding to front.	Grant Permission with external materials 24th January 2023
DC/22/67755 Great Barr With Yew Tree	140 Scott Road Great Barr Birmingham B43 6JU	Proposed porch and alteration to steps at front (Lawful Development Certificate).	Grant Lawful Use Certificate 24th January 2023
DC/22/67772 Rowley	31A Coks Lane Cradley Heath B64 5NS	Proposed fenestration alterations and new roller shutter door.	Grant Permission with external materials 24th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02286 Langley	143 Farm Road Oldbury B68 8PN	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (2.65m to eaves).	P D Householder not required 24th January 2023
PD/22/02287 Blackheath	30B Birmingham Road Rowley Regis B65 9BJ	Proposed single storey rear extension measuring: 6.00m L x 3.90m H (2.60m to eaves)	P D Householder required and refused 24th January 2023
DOC/23/00537 Charlemont With Grove Vale	166 Walsall Road West Bromwich B71 3HP	Proposed discharge of conditions 4a and 5a of planning permission DC/21/65830.	Partial Discharge 24th January 2023
DC/22/67218 Smethwick	18 Douglas Road Oldbury B68 9ST	Proposed 1 No. 2 bed dwelling with detached double garage to rear with new access/parking.	Grant Permission Subject to Conditions 25th January 2023
DC/22/67660 Bristnall	Former Council Depot Crosswells Road Oldbury	Proposed redevelopment of existing vacant site to provide 12 No. Council Homes for affordable rent including associated access, parking and landscaping.	Grant Permission Subject to Conditions 25th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67680 Wednesbury North	Jack Brookes Yard Longmore Street Wednesbury WS10 9DQ	Demolition of existing offices and workshops, and proposed construction of 4 no. self contained 2 bed apartments with associated car parking and external works.	Grant Permission Subject to Conditions 25th January 2023
DC/22/67706 Langley	4 Lovett Avenue Oldbury B69 1DG	Proposed installation of solar panels on free standing metal frame on top of existing shed in rear garden.	Refuse permission 25th January 2023
DC/22/67714 Abbey	411A Bearwood Road Smethwick B66 4DF	Proposed two/single storey side and rear extensions (Revision to refused planning application DC/22/66887).	Grant Permission with external materials 25th January 2023
DC/22/67784 Friar Park	136 Crankhall Lane Wednesbury WS10 0ED	Proposed single and two storey rear extension.	Grant Permission with external materials 25th January 2023
PD/22/02288 Great Barr With Yew Tree	17 Santolina Drive Walsall WS5 4RW	Proposed single storey rear extension measuring: 4.50m L x 3.70m H (2.70m to eaves)	P D Householder not required 25th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67811 Bristnall	EL March Care Home 12 Joinings Bank Oldbury B68 8QJ	Proposed single storey side extension.	Grant Permission with external materials 25th January 2023
DC/22/67659 Oldbury	108 Ashtree Road Oldbury B69 2HH	Proposed single storey side/rear extension and front porch.	Grant Permission with external materials 26th January 2023
DC/22/67765 Bristnall	9 Holland Avenue Oldbury B68 9NG	Proposed single storey rear extension and detached outbuilding in rear garden.	Grant Permission with external materials 26th January 2023
DC/22/67768 Abbey	44 Ethel Street Smethwick B67 5AL	Proposed loft conversion with rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 26th January 2023
DC/22/66946 Oldbury	The Compound Broadwell Road Oldbury B69 4BL	Proposed detached industrial unit with 9 No. double storey storage container units and cycle store.	Refuse permission 27th January 2023
DOC/22/00440 Rowley	37 - 39 And Rear Of 45 Hawes Lane Rowley Regis B65 9AL	Proposed discharge of conditions 3a, 4a, 5a, 6a, 7a, 8a, 9 and 10a of planning permission DC/21/66124.	Partial Discharge 27th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67210 Hateley Heath	The Phoenix Collegiate Clarkes Lane West Bromwich B71 2BX	Proposed two-storey modular building. The ground floor module will include 2 no. classrooms (typically 30 no. students each), a gym, store, office, toilets and 4.no shower/changing rooms. The first floor will include 6 no. classrooms (30 no. students each), staff office/workrooms and toilets.	Grant Permission Subject to Conditions 27th January 2023
DC/22/67372	612 - 614 Bearwood Road Smethwick B66 4BW	Retention of shop front and change of use at first/second floors from office use to 1 No. 4 bedroom flat and 1 No. 3 bedroom flat, 2 No. rear dormer windows and fenestration alterations.	Grant Permission Subject to Conditions 27th January 2023
PD/22/02268 West Bromwich Central	Dartmouth House Sandwell Road West Bromwich	Proposed change of use of the first and second floors to create up to no. 16 No. 1 bed flats.	PD Office to Resi Granted with condition 27th January 2023
DC/22/67764 Newton	228 Newton Road Great Barr Birmingham B43 6BX	Proposed single storey side extension, two storey side extensions to both sides with balcony to rear, porch extension, loft conversion and external alterations to front.	Grant Permission with external materials 27th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67767 Charlemont With Grove Vale	89 Longleat Great Barr Birmingham B43 6PY	Demolition of part of the garage to create side access, and proposed single and two storey side extension, single storey rear extension and porch to front (previously approved application DC/22/67061).	Grant Permission with external materials 27th January 2023
DOC/22/00534 Oldbury	Shri Venkateswara Balaji Temple UK 101 Dudley Road East Tividale Oldbury B69 3DU	Proposed discharge of condition 3a of planning permission DC/22/67664.	Discharged 27th January 2023
DC/22/67814 Great Bridge	52 Philip Road Tipton DY4 7JJ	Proposed single storey rear extension with level access platform, ramp and handrails.	Grant Permission with external materials 27th January 2023
PD/22/02293 Greets Green & Lyng	121 Clifford Road West Bromwich B70 8JS	Proposed single storey rear extension measuring: 6.00m L x 3.50m H (3.00m to eaves).	P D Householder not required 27th January 2023
DC/22/67649 Abbey	26 Sydney Road Smethwick B67 5QQ	Proposed installation of access platform lift with supporting walls and steps to front of property.	Grant Permission 30th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67724 Smethwick	155 Stony Lane Smethwick B67 7BA	Demolition of existing workshop outbuilding, and replacement with 1-bedroom self-contained annexe.	Grant Permission Subject to Conditions 30th January 2023
DC/22/67737 Wednesbury South	2 Laura Roberts Close West Bromwich B70 0FJ	Proposed two storey side extension.	Grant Permission with external materials 30th January 2023
DC/22/67757 Blackheath	63 Grange Road Cradley Heath B64 6RU	Proposed self-contained annexe to rear.	Refuse permission 30th January 2023
DC/22/67758 Bristnall	Rear Garden 2 Knottsall Lane Oldbury B68 9LG	Proposed bungalow with associated access and works.	Grant Permission Subject to Conditions 30th January 2023
DC/22/67763 Oldbury	Land Adj 2 Balaji Avenue Oldbury B69 3AQ	Retention of 2 No. portable cabins for teaching for a further three years (Continuation of approved planning permission DC/19/63687).	Grant Temporary Retrospective Consent 30th January 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DOC/22/00532 Hateley Heath	Land At Hall Green Road Hall Green Road West Bromwich	Proposed discharge of condition 18 of planning permission DC/20/65059.	Withdrawn 30th January 2023
DC/22/67621 Blackheath	The Old Bush Revived 44 Powke Lane Rowley Regis B65 0AD	Proposed basement and ground floor rear extension, 2 No. bay windows and porch to side, enclosed bin area, car park alterations and landscaping.	Grant Permission Subject to Conditions 1st February 2023
DC/22/67749 Smethwick	39 Dibble Road Smethwick B67 7PU	Retention of single storey rear extension.	Grant Permission Subject to Conditions 1st February 2023
DC/22/67762 Great Bridge	66 Hudson Road Tipton DY4 7PY	Proposed single storey side/rear extension.	Grant Permission with external materials 1st February 2023
DC/22/67776 Wednesbury North	62 Old Park Road Wednesbury WS10 9LX	Proposed single storey rear/side extension.	Grant Permission with external materials 1st February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67782 Rowley	124 Bill Thomas Way Rowley Regis B65 9AB	Proposed garage conversion into a habitable room.	Grant Permission with external materials 1st February 2023
DC/22/67801 Old Warley	1 Radnor Road Oldbury B68 0QH	Proposed two storey side/rear and single storey front/side/rear extensions with front canopy (Revision to approved planning permission DC/21/65470).	Grant Permission with external materials 1st February 2023
DC/22/67810 Great Barr With Yew Tree	43 Aster Way Walsall WS5 4RX	Proposed single storey side extension.	Refuse permission 1st February 2023
DC/22/67813 Hateley Heath	4 Caldwell Street West Bromwich B71 2DN	Proposed detached garage in rear garden.	Grant Permission with external materials 1st February 2023
DC/22/67715 Old Warley	32 Kenilworth Road Oldbury B68 0ND	Proposed single and two storey rear extension, hip to gable roof extension, loft conversion and rear dormer window.	Refuse permission 3rd February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67722 Rowley	65 Park Avenue Rowley Regis B65 9ET	Proposed first floor side extension.	Grant Permission with external materials 3rd February 2023
DC/22/67742 Greets Green & Lyng	2A Whyley Street West Bromwich B70 9LX	Proposed use as a children's residential home for 3-4 children (Lawful Development Certificate)	Refuse Lawful Use Certificate 3rd February 2023
DC/22/67793 Tividale	254 Newbury Lane Oldbury B69 1JG	Proposed single storey side extension, front canopy extension and new retaining wall to front/side/rear (Revision to refused planning applications DC/22/66616 and DC/21/66338).	Refuse permission 3rd February 2023
DC/22/6828A Wednesbury South	139 Hill Top West Bromwich B70 0RZ	Proposed 2 No. internally illuminated fascia signs, 1 No. internally illuminated totem sign and 1 No. pillar overlay.	Grant Advertisement Consent 3rd February 2023
DC/22/67799 Langley	266 Throne Road Rowley Regis B65 9JS	Proposed single storey rear extension.	Grant Permission with external materials 3rd February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/6829A Old Warley	McDonald's 6 Wolverhampton Road Oldbury B68 0LH	Proposed relocation of 2 No. existing digital freestanding signs, 1 No. existing digital booth screen, 3 No. existing internally illuminated lettering and 2 No. existing internally illuminated arch fascia signs.	Grant Advertisement Consent 3rd February 2023
DC/22/67639 Abbey	Former The Pheasant PH 273 Abbey Road Smethwick	Proposed 6 No. 3 bedroom houses and 1 No. 3 storey apartment block comprising of 9 No. 2 bedroom and 2 No. 1 bedroom self-contained apartments with communal roof terrace to second floor with balustrades, boundary walls/railings, enclosed bin stores, parking and landscaping.	Grant Permission Subject to Conditions 3rd February 2023
DC/22/67643 Oldbury	Masterfreight Limited A M K House West Bromwich Street Oldbury B69 3AY	Proposed part demolition of existing building and construction of single storey rear extension with new articulated vehicle manoeuvring route to rear.	Grant Permission Subject to Conditions 3rd February 2023
DC/22/67716 Charlemont With Grove Vale	9 Bustleholme Lane West Bromwich B71 3BQ	Retention of outbuilding at rear.	Grant Retrospective Permission 3rd February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67771 Smethwick	99 Church Road Smethwick B67 6EF	Proposed 3 No. brick piers with boundary wall/metal railings and electric sliding gate to front boundary.	Grant Permission Subject to Conditions 3rd February 2023
DC/22/67774 Oldbury	2 Sorrel Close Tividale Oldbury B69 2HZ	Proposed single and two storey side extension.	Refuse permission 3rd February 2023
DC/22/67783 Oldbury	Dreams Limited Unit 14-15 Granada Trading Estate Churchbridge Oldbury B69 4LH	Proposed security fencing and 3 No. vehicular access gates to boundary of existing lorry park and waste processing areas.	Grant Permission 6th February 2023
DC/22/6830A Tipton Green	Unit 4 - 5 Bloomfield Park Bloomfield Road Tipton DY4 9AP	Proposed 1 No. non- illuminated fascia sign, and 2 No. non- illuminated banner signs.	Grant Advertisement Consent 6th February 2023
DC/22/67730 Wednesbury South	88 Dial Lane West Bromwich B70 0EG	Proposed 2 no. bungalows to rear garden with vehicle access and parking.	Grant Permission Subject to Conditions 8th February 2023
DC/22/67743 Blackheath	72-74 Oldbury Road Rowley Regis B65 0JS	Retention of front canopy and security grills.	Refuse permission 8th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67809 Oldbury	19 Ashtree Road Oldbury B69 2HD	Proposed single storey side and rear extension.	Grant Permission with external materials 8th February 2023
PD/22/02292 Greets Green & Lyng	93 Claypit Lane West Bromwich B70 9UJ	Proposed single storey rear extension measuring: 6.00m L x 2.80m H (2.60m to eaves)	P D Householder not required 8th February 2023
PD/22/02294 Hateley Heath	19 Clive Street West Bromwich B71 1LJ	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (2.80m to eaves).	P D Householder not required 8th February 2023
DC/22/67646 Tipton Green	Former Roman Mosaic Site 122 Bloomfield Road Tipton DY4 9ES	Proposed 28 dwellings with vehicle access and associated parking.	Refuse permission 8th February 2023
DC/22/67766 Oldbury	17 Hellier Avenue Tipton DY4 7RN	Proposed single storey rear extension and roof alterations to existing ground floor rear.	Grant Permission with external materials 8th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02269 Wednesbury South	29 Seymour Road Tipton DY4 0EP	Proposed additional storey to create two bedrooms and storage, with maximum height of 5.6m	P D Householder required and refused 10th February 2023
DC/22/67794 Great Bridge	Oak House Johns Lane Tipton DY4 7PS	Proposed single storey rear extension.	Grant Permission with external materials 10th February 2023
DC/22/67823 Bristnall	376 Moat Road Oldbury B68 8EH	Proposed two storey side and single storey front/side/rear extensions with new single storey garage extension to front/side.	Grant Permission with external materials 10th February 2023
DC/23/67851 Wednesbury South	35 Bagnalls Wharf Wednesbury WS10 7EL	Proposed garage conversion to a habitable space.	Grant Permission Subject to Conditions 10th February 2023
DC/22/66859 West Bromwich Central	396 - 400 High Street West Bromwich B70 9LB	Proposed three-storey extension and change of use to 3 No. offices on ground floor, 10 No. studio flats on first and second floors, fire escape at rear and external alterations.	Grant Permission Subject to Conditions 10th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67788 Hateley Heath	5 Cromwell Street West Bromwich B71 1LL	Proposed front porch, excavation for additional parking space and extending dropped kerb.	Grant Permission Subject to Conditions 13th February 2023
DC/22/67808 West Bromwich Central	Waltham House Overend Street West Bromwich B70 6ER	Proposed use as staff accommodation or short term stay for relatives of the residents, and new external door. (Lawful Development Certificate).	Grant Lawful Use Certificate 13th February 2023
DC/22/67519 Great Bridge	60 Brookfield Way Tipton DY4 0NE	Proposed single storey side garage extension, single storey rear extension, dormers to rear, and replacement of 1.80m high timber fence with 2.00m high brick wall.	Grant Permission Subject to Conditions 15th February 2023
DC/22/67830 Bristnall	45 Landswood Road Oldbury B68 9QF	Proposed single storey rear extension and new pitched roof to existing ground floor rear elevation.	Grant Permission with external materials 15th February 2023
PD/23/02300 St Pauls	211 Tat Bank Road Oldbury B68 8NP	Proposed single storey rear extension measuring: 3.825m L x 3.050m H (2.680m to eaves)	P D Householder not required 15th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02302 Bristnall	95 Warley Road Oldbury B68 9SY	Proposed single storey rear extension measuring: 6.00m L x 3.90m H (2.90m to eaves).	P D Householder not required 15th February 2023
DC/22/67645 Great Barr With Yew Tree	17 Peak House Road Great Barr Birmingham B43 7RY	Proposed first floor side extension above existing garage, single storey rear extension, loft conversion with rear dormer and porch to front.	Grant Permission Subject to Conditions 15th February 2023
DC/22/67754 Cradley Heath & Old Hill	RCR Engineering Limited Portersfield Road Cradley Heath B64 7BN	Proposed single storey side extension to existing unit.	Grant Permission Subject to Conditions 15th February 2023
DC/22/67787 Old Warley	12 Edward Road Oldbury B68 0LY	Proposed single storey rear, first floor side extension and porch to front.	Grant Permission with external materials 15th February 2023
DC/22/67829 West Bromwich Central	185 Princess Parade High Street West Bromwich B70 7RD	Proposed installation of roller shutter.	Grant Permission 15th February 2023
DC/22/67832 Greets Green & Lyng	121 Clifford Road West Bromwich B70 8JS	Proposed first floor extension above existing garage (previously refused application DC/22/67440).	Refuse permission 15th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67847 Old Warley	7 Marshall Road Oldbury B68 9ED	Proposed two/single storey rear extension.	Grant Permission with external materials 15th February 2023
NMA/23/00133 Cradley Heath & Old Hill	42 Timbertree Road Cradley Heath B64 7LE	Non-material amendment for planning permission DC/21/66462.	Grant Approval of Non Material Amendment 15th February 2023
DC/22/66992 Blackheath	Land Adj 141 Station Road Cradley Heath B64 7QP	Proposed 1 No. detached dwelling with new front boundary wall, parking and landscaping.	Refuse permission 17th February 2023
DC/22/67579 Oldbury	200 Rood End Road/Popes Lane Oldbury B69 4HW	Proposed partial demolition of existing factory/warehouse, erection of a new replacement warehouse extension, and resurfacing and reconfiguration of existing parking area including new weighbridge.	Grant Permission Subject to Conditions 17th February 2023
DC/22/67769 Charlemont With Grove Vale	58 Walsall Road West Bromwich B71 3HL	Proposed loft extension with dormers to rear.	Refuse permission 17th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67770 Charlemont With Grove Vale	60 Walsall Road West Bromwich B71 3HL	Proposed loft extension with dormers to front and rear.	Refuse permission 17th February 2023
DC/22/67833 Hateley Heath	6 Canterbury Close West Bromwich B71 2LQ	Proposed ramped access to front.	Grant Permission 17th February 2023
DC/22/67834 Smethwick	23 Beechfield Road Smethwick B67 6BP	Proposed two storey rear extension.	Grant Permission with external materials 17th February 2023
DC/22/67835 Wednesbury North	46 - 52 Upper High Street Wednesbury WS10 7HJ	Part demolition of existing buildings, proposed conversion of first floor store room to apartment, including addition of dormer window to front, external fire escape to first floor apartments via two new external, new access gate to courtyard, two new roof lights, and external repairs/restoration of shop fronts.	Grant Permission Subject to Conditions 17th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67843 Wednesbury South	8 Market Place Wednesbury WS10 7AX	Proposed removal and replacement of shop frontage and security features, replacement of external windows and doors, and repairs and re-rendering to external elevation.	Grant Permission Subject to Conditions 17th February 2023
PD/23/02297 West Bromwich Central	7 Kempson Avenue West Bromwich B71 1DH	Proposed single storey rear extension measuring: 4.5m L x 3.95m H (2.80m to eaves).	P D Householder not required 17th February 2023
PD/23/02298 Newton	17 Lechlade Road Great Barr Birmingham B43 5ND	Proposed single storey rear extension measuring: 5.00m L x 2.70m H (2.50m to eaves)	Permitted Development Refused 17th February 2023
DOC/23/00541 West Bromwich Central	Site Of Former Guns Village School Earl Street West Bromwich	Discharge of conditions 3(a), 5(a), 6, 7(a), 9, 10(a), 12(a) of planning permission DC/22/67574.	Discharged 22nd February 2023
DC/22/67622 Newton	1A Langford Avenue Great Barr Birmingham B43 5NH	Proposed first floor extension to side and rear. Conversion of garage to granny flat.	Grant Permission Subject to Conditions 22nd February 2023
DC/22/67695 Smethwick	60 Astbury Avenue Smethwick B67 6JB	Proposed installation of access platform lift, supporting walls, steps and handrails to front.	Grant Permission 22nd February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/6831A Oldbury	Sainsburys Savacentre Freeth Street Oldbury B69 3DB	Proposed 2 No. internally illuminated flex face fascia signs and 1 No. non illuminated wall sign.	Grant Advertisement Consent 22nd February 2023
DC/22/67822 Cradley Heath & Old Hill	Land Adjacent 320 Halesowen Road Cradley Heath	Proposed detached dwelling with parking, dropped kerb, front boundary wall, side/rear retaining walls, raised patio/steps to rear and landscaping.	Grant Permission Subject to Conditions 24th February 2023
DC/23/67845 Oldbury	11 Hellier Avenue Tipton DY4 7RN	Proposed front porch.	Grant Permission with external materials 24th February 2023
DC/23/67852 Bristnall	64 Pryor Road Oldbury B68 9QJ	Retention of outbuilding in rear garden.	Grant Retrospective Permission 24th February 2023
PD/23/02308 Soho & Victoria	163 Cheshire Road Smethwick B67 6DN	Proposed single storey rear extension measuring: 4.50m L x 4.00m H (3.00m to eaves).	P D Householder not required 24th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02317 Oldbury	Conway Packing Services Limited Central Works Groveland Road Tipton DY4 7UD	Proposed installation of 268 No. roof mounted solar modules and 3 No. ginlong (Solis) inverters.	P D Solar Panels not required 24th February 2023
DC/23/67919 Newton	922 Walsall Road Great Barr Birmingham B42 1TG	Proposed change of use from residential to office.	Grant Permission 24th February 2023
DC/22/67753 St Pauls	Land Adjacent Elim Pentecostal Church Woodland Drive Smethwick	Proposed 8 No. 1 bed and 4 No. 2 bed self- contained apartments (12 apartments in total) to first/second floors with amenity space to first floor side/rear with pergola and balustrades, enclosed ground floor parking with roller shutter access, cycle parking and boundary fencing.	Grant Permission Subject to Conditions 27th February 2023
PD/23/02299 Old Warley	Asda Hagley Road West Oldbury B68 0PH	Proposed telecommunications base station with 25.0m high swann lattice tower, 12 No. antennas, 36 No. RRUS, 9 No. filters, 4 No. 300m dishes mounted on headframe, PSU cabinet, Tyrone CSC cabinet, 2 No. outdoor ERS racks, 1 No. CommScope meter cabinet, security fencing and associated ancillary works.	Prior Approval is Required and Granted 27th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02303 Hateley Heath	3 Drake Street West Bromwich B71 1PA	Proposed single storey rear extension measuring: 4.0m L x 3.0m H (2.7m to eaves).	P D Householder required and refused 27th February 2023
PD/23/02304 Newton	49 Eastwood Road Great Barr Birmingham B43 5RS	Proposed single storey rear extension measuring: 4.50m L x 2.80m H (2.70m to eaves)	P D Householder not required 27th February 2023
PD/23/02305 Greets Green & Lyng	99 Clifford Road West Bromwich B70 8JT	Proposed single storey rear extension measuring: 6.00m L x 2.80m H (2.80m to eaves).	P D Householder not required 27th February 2023
PD/23/02309 Abbey	14 Belmont Road Smethwick B66 4EL	Proposed single storey rear extension measuring: 5.00m L x 3.23m H (2.69m to eaves).	P D Householder not required 27th February 2023
PD/23/02312 Tividale	5 Wheatsheaf Road Tividale Oldbury B69 1SW	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves).	P D Householder not required 27th February 2023
PD/23/02316 Langley	136 Farm Road Oldbury B68 8RA	Proposed single storey rear extension measuring: 6.00m L x 3.90m H (2.90m to eaves)	P D Householder not required 27th February 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02318 Friar Park	341 Friar Park Road Wednesbury WS10 0LQ	Proposed single storey rear extension measuring: 5.62m L x 3.00m H (2.25m to eaves).	P D Householder required and refused 27th February 2023
DC/22/67825 Great Bridge	Unit 1 Bill House 183 Great Bridge Street West Bromwich B70 0DP	Retention of ATM machine.	Grant Conditional Retrospective Consent
DC/22/6832A Great Bridge	Unit 1 Bill House 183 Great Bridge Street West Bromwich B70 0DP	Retention of 1 No. non- illuminated ATM surround sign and 1 No. internally illuminated logo panel sign.	Grant Advertisement Consent
DC/23/67857 Friar Park	65 Woden Road East Wednesbury WS10 0RQ	Retention of shed/games room at rear.	Grant Permission Subject to Conditions 6th March 2023
DC/23/67860 Charlemont With Grove Vale	34 Wilford Road West Bromwich B71 1QN	Proposed two storey side extension and detached garage/store room at rear of garden.	Grant Permission Subject to Conditions

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67864 Charlemont With Grove Vale	65 Hartland Road West Bromwich B71 3DF	Proposed outbuilding to rear (Lawful Development certificate).	Refuse Lawful Use Certificate
DC/23/67887 Abbey	518 Bearwood Road Smethwick B66 4BX	Proposed change of use from cafe to restaurant with hot food takeaway.	Grant Permission Subject to Conditions
DC/23/67911 Oldbury	Ormiston Sandwell Community Academy Lower City Road Tividale Oldbury B69 2HE	Proposed alterations to existing car park and new pedestrian entrance.	Grant Permission Subject to Conditions