

Agenda Planning Committee

Wednesday 28 June 2023 at 5.00 pm
In the Sandwell Council House, Freeth Street, Oldbury, B69 3DB

- | | | |
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| 1 | Apologies for Absence | 7 - 8 |
| | To receive an apologies for absence. | |
| 2 | Declarations of Interest | 9 - 10 |
| | Members to declare any interests in matters to be discussed at the meeting. | |
| 3 | Minutes | 11 - 24 |
| | To confirm the minutes of the meeting held on 10 May 2023 as a correct record. | |
| 4 | Planning Application - DC/22/66968 - The Wheatsheaf, 1 Turners Hill, Rowley Regis, B65 9DP | 25 - 44 |
| | Proposed demolition of existing pub and construction of 3 storey detached building consisting 20 No. self contained apartments with parking to rear. | |



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|---|--|-----------|
| 5 | Planning Application - DC/22/67785 - Sandwell MBC Public Car Park, Lower High Street, Cradley Heath | 45 - 90 |
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| 6 | Planning Application - DC/23/67869 - Land To The Rear Of 120 Dudley Road, Poplar Avenue, Tipton | 91 - 106 |
| | Proposed 5 No. 2 bedroom dwellings and associated car parking. | |
| 7 | Planning Application - DC/23/67957 - Beech Croft Residential Home, Salop Drive, Oldbury, B68 9AG | 107 - 128 |
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Shokat Lal
Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution

Councillor Millar (Chair)
Councillors Chidley, Chapman, Fenton, Fisher, S Gill, Kaur, Kordala, Loan,
Pall, Preece, N Singh, Tromans, Uppal, J Webb and Younis

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Planning Committee

Apologies for Absence

To receive any apologies for absence from the members of the Committee.



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Planning Committee

Declarations of Interest

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



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Minutes of Planning Committee

**Wednesday 10 May 2023 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors Chapman, Fenton, Fisher, S S Gill, Kaur,
Preece and Webb.

Officers: Alison Bishop (Development Planning Manager);
Simon Chadwick (Highway Network Development and
Road Safety Manager); Andy Thorpe (Urban
Development Officer) Rory Stracey (Solicitor); Alex
Goddard (Democratic Services Officer); Connor
Robinson (Democratic Services Officer) and Anthony
Lloyd (Democratic Services Officer).

31/23 Apologies for Absence

Apologies were received from Councillor A Hussain.

32/23 Declarations of Interest

There were no declarations of interest made.

33/23 Minutes

Resolved that the minutes of the meeting held on 22
March 2023 are approved as a correct record.

Planning Application DC/23/67858 - Proposed single and two storey side and rear extension - 7 Lochranza Croft, Great Barr, Birmingham, B43 7AA

In relation to the planning application, members had been lobbied.

Further objections had been received since this report had been written and details had been shared with the applicants and the Committee. The objections re-iterated concerns regarding issues around loss of light, outlook and difference in levels with adjacent properties.

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

- Although several residents on the street had objected, objectors had asked the applicant to compromise regarding the size requirements and layout by looking at the neighbouring extensions for comparison;
- The width of the garage was too large and would need to be reduced to enable efficient maintenance and movement.

Members were minded that matters regarding construction was not under the remit of the planning committee and was, instead, the concern of the building regulations team.

An applicant was present and addressed the Committee with the following:-

- Many of the concerns raised by objectors were not material planning concerns
- Conversations regarding party walls and building regulations were taking place and would be investigated further if the application was approved.
- When looking at national standards of bedroom sizes, the applicant felt that this was not an overdevelopment or disproportionate.

The applicant wished to retain the size of the upstairs as portrayed in the planning application and therefore would not welcome the idea of reducing it. The applicant agreed to

an additional condition of providing a suitable drainage system to avoid build-up of water on the public highway.

Members approved the application with additional recommendations around the parking layout, sustainable drainage systems and a external levels plans.

Resolved that Planning Application DC/23/67858 (Proposed single and two storey side and rear Extension - 7 Lochranza Croft, Great Barr, Birmingham, B43 7AA) is approved, subject to conditions relating to the following:

- 1) External materials matching the existing property;
- 2) Sustainable Drainage;
- 3) Parking Layout and;
- 4) External Level plans.

35/23

Planning Application DC/23/67957 - Proposed replacement sections, refurbishment and associated works in connection with the existing care home (Use Class C2) to include: external alterations, two storey front/side extension with photovoltaic solar panels on roof and glazed canopy over main entrance, single storey extension overlooking courtyard garden area, two storey enclosed staircase to rear, outbuildings to include Occupational Therapy cabin, maintenance shed and bin store, installation of EV charging points to car park, boundary wall/fencing and landscaping - Beech Croft Residential Home, Salop Drive, Oldbury, B68 9AG.

Following the submission of the planning application, West Midlands Police had been contacted for comments. West Midlands Police had stated that the intended use of the facility was for vulnerable women who suffer from mental health difficulties. The building security would contain proper access controls, lighting and CCTV. The Police also reiterated that the facility would be professionally staffed and managed as an institution and no immediate concerns had been raised. Since the proposed use of the building would still fall under residential care, no material change of use was required.

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

- A lack of recognition had been provided around risk management;
- The area was a residential area with vulnerable children and adults;
- privacy concerns had been raised due to the proximity of the buildings with neighbouring properties.

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

- The application would bring a vacant unit back into active use;
- the purpose of the building would not constitute a change of use;
- the service would help women with mental health issues and provide a primary service and a safe space for women to recover;
- prisons transfers and patients who were deemed at risk to the public would not be accepted;
- some of the patients referred may have been detained under the mental health act but they were not a danger to the public;
- the service would also support informal patients who had been submitted voluntarily;
- The care element was the primary function with some security features in place to ensure safety.

Members agreed that a site visit would be beneficial in order to have a better understanding of the concerns raised.

Resolved that Planning Application DC/23/67957 (Proposed replacement sections, refurbishment and associated works in connection with the existing care home ((Use Class C2)) to include: external alterations, two storey front/side extension with photovoltaic solar panels on roof and glazed canopy over main entrance, single storey extension overlooking courtyard garden area, two storey enclosed staircase to rear, outbuildings to include Occupational Therapy cabin, maintenance shed and bin store, installation of EV charging points to car park, boundary wall/fencing and

landscaping - Beech Croft Residential Home, Salop Drive, Oldbury, B68 9AG) be deferred to allow a site visit.

36/23

Planning Application DC/22/66968 - Proposed demolition of existing pub and construction of 3 storey detached building consisting 20 No. self contained apartments with parking to rear - The Wheatsheaf, 1 Turners Hill, Rowley Regis, B65 9DP.

Members of the Committee were minded that this application would be a departure from the development plan and therefore, further approval would be required by Council. A section 106 agreement needed to be secured to provide the goal of 25% affordable housing on the site.

The applicant was present and highlighted that the scheme had been amended and work had been undertaken with the planning department to address most of the concerns raised by objectors.

Members requested a site visit to better understand concerns around highway safety at the application site.

Resolved that planning application DC/23/66968 (Proposed demolition of existing pub and construction of 3 storey detached building consisting 20 No. self contained apartments with parking to rear - The Wheatsheaf, 1 Turners Hill, Rowley Regis, B65 9DP) be deferred to allow a site visit.

37/23

Planning Application DC/23/67838 - 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 - Forge Mill Farm, Forge Lane, West Bromwich, B71 3SZ.

No concerns in relation to the planning application were relayed to the Committee. If approved, further ratification would be required by Council due to departure of land use.

Resolved that planning application DC/23/67838 (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 - Forge Mill Farm, Forge Lane, West Bromwich, B71 3SZ) is approved.

38/22

Planning Application DC/23/67863 - Proposed change of use from general industrial to treatment, remediation and recovery facility for contaminated soils, construction, demolition and excavation of waste with 1 No. soil treatment shed and 4 No. office/meeting rooms, 1 No. mess drying room, toilet block, store, weighbridge unit, picking station, decontamination unit, clean material area and 2 No. holding tanks and covered post treatment areas, oversized processing area, parking and the creation of a new vehicular access - Temporary planning permission for 5 years - Land West Of Bridge Street, North Smethwick, B66 2BJ.

The Committee were reminded that the site in question was allocated to host future housing. The wider area would also need redevelopment. Since this application was a departure from the development plan, further approval would be required from Council.

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

- The Council's planning officers were in support of the application;
- A maximum of 200 tonnes per annum would be processed on the site;
- The west end of the site would be used for the storage of large materials before being crushed for aggregate;

- The site had been used for industrial services for a long time;
- No objections from either north or south had been received;
- No conservation concerns had been raised.
- The application would bring back a use to a derelict and underused site.

After members showed concerns around dust, air pollution and noise pollution at the site, clarification was sought on how the applicant planned to deal with asbestos and contaminated soil that would be processed in the area.

The applicant confirmed that all operations were to take place within enclosed and undercover areas to minimise particles entering the atmosphere. Asbestos was hand-picked and the resulting remediated soil was stored and transported off the site. Contaminated elements were to be kept in secure containers and taken off-site for disposal. It was also highlighted that, as mentioned in the officer report, an air quality assessment and a noise mitigate scheme would be required. A wheel washing facility would remove dust from vehicles using the site and dust management plans would need to be approved.

Members requested a site visit to better understand the application.

Resolved that planning application DC/23/67863 (Proposed change of use from general industrial to treatment, remediation and recovery facility for contaminated soils, construction, demolition and excavation of waste with 1 No. soil treatment shed and 4 No. office/meeting rooms, 1 No. mess drying room, toilet block, store, weighbridge unit, picking station, decontamination unit, clean material area and 2 No. holding tanks and covered post treatment areas, oversized processing area, parking and the creation of a new vehicular access - Temporary planning permission for 5 years - Land West Of Bridge Street, North Smethwick, B66 2BJ) is deferred to allow a site visit.

Planning Application DC/23/67982 - Amendment to the rear elevations of previously approved application DC/20/64342 and first floor juliet balcony - 30 Horseley Heath, Tipton, DY4 7PA.

Members had been lobbied on a recent site visit.

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

- The applicant had previously ignored advice from the Council;
- the objector requested that the Council give the applicant a small time-frame to make the required changes detailed in the retrospective planning application before approval;
- the objector requested that the Council removal permitted development rights due to crowding in the garden.

Clarification was provided to the Committee that if the application were to be refused, the applicant must restore the property to the previous agreed position; a substantial planning reason must have been provided to refuse the application.

Further information was received by members including details around the applicant's failure to comply with the original conditions of the application. Windows, that were initially required to be frosted, were actually clear and an increase of the parapet walls had increased the height on both boundaries which impacted the adjoining property.

Resolved that planning application DC/23/67982(Amendment to the rear elevations of previously approved application DC/20/64342 and first floor juliet balcony - 30 Horseley Heath, Tipton, DY4 7PA) is granted conditional retrospective planning permission subject to conditions relating to the following:-

- i) Within 28 days from the date of this decision the juliet balcony shall be

implemented; and once provided it shall be retained as such.

40/22 **Planning Application DC/23/67996 - Proposed single and two storey side and rear extension - 48 Parsons Hill, Oldbury, B68 9BS**

Members were notified that this application had brought to the planning committee for transparency as the planning agent worked for Sandwell Council. Subsequent to the report, highways officers had highlighted that due to the increase of the number of bedrooms, an additional parking space would be required. The parking layout, alongside drainage details had been requested.

Resolved that planning application DC/23/67996 (Proposed single and two storey side and rear extension - 48 Parsons Hill, Oldbury, B68 9BS) is approved, subject to conditions relating to the following:-

- (i) External materials to match the existing property;
- (ii) Parking layout plan and SUDS

41/22 **Planning Application DC/23/68006 - Proposed single storey front and rear extensions, first floor extension, external alterations, change of use to recreational use (Class F2(c) and associated parking - The GAP Centre, Hargate Lane, West Bromwich, B71 1PH.**

Subsequently to the planning application and its recommendations being submitted, further information had been received from the applicant detailing the opening and closing times of the facility. Children would be dropped off between 8-10am and picked with between 5-6pm; pick up times would be staggered to help prevent traffic issues. Community lunches and afternoon tea would also be hosted by the centre. In total, a maximum of 30 children would be within the facility at any given time. The additional extension to the building would mean that both the children's facility and the community usage could be operated at the same time. The majority of the users would be local residents and pick-up times would take no more than 5 minutes. The Council's highways department had visited the site and

objected to the proposals due to concerns around increased traffic and the impact this would have on highway safety.

The applicant was present and addressed the Committee:-

- The Gap Centre had been a long symbol of progress and empowerment within the town;
- The centre provided essential services and opportunities to residents;
- Demand had increased exponentially which required more space to accommodate needs of the community;
- Expansion of the building represented investment to the future of West Bromwich;
- The expansion would promote social well-being and its potential to provide services to the local community including adult's and children's services;
- Employment support would also be provided at the centre.

Officers from the Council's highways department were present. Concerns around highway safety for the surrounding residents were raised. Hargate Lane was a narrow road and parking space was at a premium. A fire station and ambulance hub were both situated in the area and previous visits to the site had seen fire engines struggle to get around parked cars in the street. On a previous visit, all the vehicles attending the site had not been parked appropriately with some cars blocking the highway. There was no supporting evidence that stated that attendees of the centre used public transport to reach the site.

Resolved that planning application DC/23/68006 (Proposed single storey front and rear extensions, first floor extension, external alterations, change of use to recreational use ((Class F2(c)) and associated parking - The GAP Centre, Hargate Lane, West Bromwich, B71 1PH) is refused on insufficient parking and highway safety.

41/22 **Planning Application DC/23/68061 - Proposed access ramp and new entrance to side - Christian Youth And Community Service, The GAP Centre, Hargate Lane, West Bromwich, B71 1PH.**

Resolved that planning application DC/23/68061 (Proposed access ramp and new entrance to side - Christian Youth And Community Service, The GAP Centre, Hargate Lane, West Bromwich, B71 1PH) is approved.

42/22

Planning Application DC/23/67785 - 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 - Sandwell MBC Public Car Park, Lower High Street.

Members were minded that in the event of this application being approved, further ratification would be required by Full Council due to a departure from the development plan.

An objectors were present and addressed the Committee with concerns around the removal of the public car park and the impact the development would have on resident's privacy in the area. Concerns were also raised around possible anti-social behaviour.

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

- It was a great opportunity for the Council to use the vacant site to target low qualifications attainment and unemployment in the area;
- Skills would be delivered through the towns fund which was providing investment to support the development;
- The site was target 16-18, 18-24 and 25 year olds who were unemployed. 90% of students who complete the training would be considered "job ready";
- Sufficient parking was available to staff;
- Section106 mitigations would be in place if there were offsite parking issues which would include a survey of existing offsite parking conditions prior to and after development
- Section 106 monies could be used to extend existing traffic regulation order and resident parking if required;
- Highways officers had seen the plans and had no objections;

- The privacy of nearby residents had been considered and the scheme was designed to prevent these issues;
- The plot for the site had also been moved further westwards away from properties.

Members discussed the viability of site which was deemed inappropriate due to many other options being available in the borough. Questions were also raised regarding whether the parking provision was sufficient given that many of the students were young adults who were more likely have access to a vehicle.

Officers from the Council's Highways team confirmed that the original car park was under-utilised and that the site would not see a significant increase in traffic. Adequate crossing was present in the area and roads were protected by double yellow lines. Greater emphasis should instead be towards sustainable transport. The applicant would provide a travel plan and further incentives to use public transport would be offered.

Officers confirmed that there was a time limit in which the funds from the towns fund to secured and spent for the delivery of the scheme. Failure to do so would see the funding lost.

Members agreed that further information was required to make an informed decision. It was suggested that the application be deferred pending sunlight paths, further evidence of the make-up of the travel patterns taken by students and clarification regarding the site selection process.

42/22 **Decisions of the Planning Inspectorate**

The Committee noted the Decisions of the Planning Inspectorate.

30/22 **Applications Determined Under Delegated Powers**

The Committee noted the Applications Determined Under Delegated Powers.

Meeting ended at 8.40pm

Contact: democratic_services@sandwell.gov.uk

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Report to Planning Committee

28 June 2023

Application Reference	DC/22/66968
Application Received	22 April 2022
Application Description	Proposed demolition of existing pub and construction of 3 storey detached building consisting 20 No. self-contained apartments with parking to rear.
Application Address	The Wheatsheaf 1 Turners Hill Rowley Regis B65 9DP
Applicant	Jugraaj Singh
Ward	Tividale
Contact Officer	Alison Bishop Alison_bishop@sandwell.gov.uk

1 Recommendations

1.1 That subject to the application being reported to Full Council, and a s106 agreement to secure compliance with affordable housing, that planning permission is granted subject to conditions relating to:

- i) External materials;
- ii) Landscaping details;
- iii) Boundary treatments;
- iv) Ground investigation and remediation;





- v) Electric vehicle charge points;
- vi) Low NOx boilers;
- vii) Parking laid out and retained;
- viii) Vehicular cross over removed and footpath re-instated.
- ix) Noise assessment recommendations in relation to sound insulation, balconies and fixed plant;
- x) Construction management plan (to include noise, vibration and dust suppression measures etc);
- xi) Construction hours limited to 08:00 – 17:30 Monday to Friday, 08:00 – 13:00 Saturday and no working on Sunday and Public Holidays.
- xii) Waste management/refuse plan;
- xiii) Renewable energy details;
- xiv) Details of sustainable drainage system (surface water) and disposal foul;
- xv) Details of security measures to include CCTV, Lighting, access entrance points;
- xvi) Jobs and skills plan; and

2 Reasons for Recommendations

2.1 The development will not harm the openness of the Rowley Hills, provides a good quality scheme that would deliver much needed homes within the borough and raises no amenity issues.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – the proposal provides a mix of flats which meet local need
	A strong and inclusive economy – during the construction process there will be an opportunity for apprenticeships

4 Context

4.1 The application was deferred at your last meeting as members resolved to visit the site.



- 4.2 The application is being reported to your Planning Committee because the proposal is a departure from the development plan and a s106 agreement is required to secure affordable housing. In addition, 3 objections have been received to the amended proposal.
- 4.3 It should be noted that the original scheme which had included a retail store, received 13 objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[The Wheatsheaf, 1 Turners Hill, Rowley Regis](#)

5 Key Considerations

- 5.1 The site forms part of the Rowley Hills Strategic Open Space in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Proposals in the Development Plan
Overlooking/loss of privacy
Loss of light and/or outlook
Layout and density of building
Design, appearance and materials
Access, highway safety, parking and servicing
Traffic generation

6. The Application Site

- 6.1 The application site is a former public house, known as the Wheatsheaf and is situated at the junction of Portway Road and Turners Hill.



The site to the south west is surrounded by garden land and the Rowley Hills and Dudley Golf Course, to the east the Rowley Olympic Rooms, to the north west is a commercial tyre depot and residential properties are situated to the north on Portway Road.

7. Planning History

7.1 The planning history relates to development associated with the public house which is listed in detail below.

7.2 Relevant planning applications are as follows:

DC/07/47901	Smoking shelter	Grant with external materials 26.06.2007
DC/97/33119	Window alterations	Grant permission 10.04.1997
DC/2230A	Two set house name letters and two lanterns.	Grant advert consent 26.10.1984

8. Application Details

8.1 The applicant proposes to demolish the existing public house and construct a three-storey building containing 20 apartments with parking to the rear which provides 23 car parking spaces.

8.2 The development would provide 18, 1 bed and 2, 2 bed flats with balconies to provide outdoor amenity space for each flat. The internal floor space ranges between 39 sqm for the smaller 1, bed (1-person flats, to 50 sqm (1 bed, 2-person flats) and 72 sqm (2 bed, 4-person flats). Cycle parking and bin stores are provided within the block. Entrance points are provided from both the frontage and to rear from the car park area. Security gates form the vehicular entrance.



9. Publicity

9.1 The application has been publicised by neighbour notification letters, a site and press notice. The scheme has been amended from the original proposal to remove a retail element and was re-publicised as such.

9.2 Objections

Objections have been received on the following grounds:

- i) Road safety, given that the site is situated at a 4-way junction with no traffic signals and is already dangerous without the addition of 20 flats.
- ii) Insufficient parking is provided within the development. The removal of the retail component only sought to increase the number of flats. Where will visitors park? Surrounding streets are already congested.
- iii) Major current issues with school drop off/pick up for Oakham Primary school.
- iv) Large Goods Vehicle traffic would cause significant disruption during demolition and construction.
- v) Design is out of character being 'ultra-modern' and three storey height which is not in keeping with the local area.
- vi) Overdevelopment, due to increased pressure on existing highway infrastructure (busy roads/perilous junction) and the footprint of the building.

Non-material objections have been raised regarding loss of property value, loss of view, loss of area appeal and water pressure issues.

9.3 Support

One response has been received in support stating that following the removal of the retail component new homes are welcomed



9.3 Responses to objections

These are addressed in section 13 (Material considerations)

10. Consultee responses

10.1 Planning Policy

The scheme is a departure given that the site forms part of the Rowley Regis Strategic Open Space, however the site already benefits from built form, namely the Wheatsheaf public house with hardstanding surrounding it. The extent of the proposed development is arguably no greater than this. Other relevant policy issues are referred to in sections 11 and 12 below.

10.2 Highways

Highways raise no objections to the revised proposal, whilst the scheme has a shortfall of two visitor spaces, they consider that these can be comfortably provided on street.

10.3 Public Health (Air Quality)

No objections subject to conditions relating to electric vehicle charge points, low NOx boilers and a construction method statement to control dust emissions.

10.4 Public Health (Contaminated Land)

No objection subject to condition relating to site investigation and remediation measures.

10.5 Public Health (Air Pollution and Noise)

A noise survey and assessment has been undertaken due to the proximity to the road and the adjacent commercial (tyre) premises. The



survey findings are broadly agreed, however further mitigation in the form of solid protection to balcony enclosures fronting the public highway should be provided. All recommendations in report such as noise insulation, fixed plant should be conditioned as such. Furthermore, construction hours should be conditioned to 08:00 – 17:30 Monday to Friday, 08:00 – 13:00 Saturday and no working on Sunday and Public Holidays. A construction method statement details noise and vibration during the construction phases should also be conditioned.

10.6 West Midlands Police

No objection, but refers to security measures, such a lighting and secure entrance points.

10.7 Lead Local Flood Authority

The submitted drainage strategy required additional details, relating to discharge method, hydraulic calculations, exceedance and maintenance. A detailed drainage strategy can be conditioned.

10.8 Urban Design Officer

The revised scheme now works spatially within the footprint of the site given that the density has been reduced. This now provides more sustainable amenity space as well as a key pedestrian front access point into the block. Control into the rear court space has also been provided. The proposal now reduces the parking requirements and the provision is now reasonable. The very modern architectural design /concept for the site is welcome and will provide a focal point building that replaces the former Public House.

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 Taking into account the views of the Council's Urban Design officer, I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

11.3 In respect of paragraphs 128-130 of the NPPF, the Urban Design officer raises no objections to the scheme. The development would assimilate with the overall form and layout of the site's surroundings.

12. Local Planning Policy

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

CPS4: Place Making

HOU2: Housing Density type and Accessibility

HOU3: Affordable Housing

DEL: Infrastructure Provision

ENV3: Design Quality

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

ENV7: Renewable Energy

ENV8: Air Quality

EMP5: Improving Access to the Labour Market

TRAN4: Creating Coherent Networks for Cycling and Walking.

SAD H3: Affordable Housing

SAD EOS3: Rowley Hills Strategic Open Space

SAD EOS9: Urban Design Principles

SAD EMP2: Training and Recruitment.

12.2 The site forms part of the Rowley Hills Strategic Open Space in the Development Plan. Policy SAD EOS3 refers to development not being permitted which would prejudice the character of the Rowley Hills in terms of the wider open space, merging urban areas, the skyline and wildlife. The site itself, is already developed as a public house, the extent of the footprint is not substantially greater, arguably improving the



visual appearance of the site and its setting within the Rowley Hills open space.

- 12.3 HOU2 refers to providing appropriate density and new housing. In this instance the scheme works spatially in terms of the footprint and the number of units and provides a range of flat sizes.
- 12.4 HOU3 and SAD H3 requires scheme to provide 25% affordable housing, in this instance this equates to 4 units which will be secured through a s106 agreement.
- 12.5 CPS4, ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments in context to the area. The proposed layout and design are considered to be acceptable creating a focal point on this prominent corner site with no concerns being raised from the Urban Design Officer.
- 12.6 ENV5, 7 and 8, these policies refer to sustainable drainage, renewable energy and air quality. Sustainable drainage and renewable energy can be conditioned along with mitigate in relation air quality such as electric charge points, low NOx boilers and a dust management plan during construction.
- 12.7 DEL1 refers to infrastructure provision, the scheme will require a financial contribution under the Community Infrastructure Levy and will also provide air quality mitigation measures referred to above.
- 12.8 EMP5 and SADEMP2 refers to securing access to the labour market. In this instance this can be achieved through a condition which requires an employment and skills plan during construction.



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

As referred to above, the site forms part of the Rowley Hills Strategic Open space but is already developed land and so does not prejudice the existing openness of the Rowley Hills.

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

Highways have no objections to the traffic generation associated with this proposal, existing problems such a school drop cannot be blockage to new development when the scheme itself does not cause harm to the highway network. In terms of construction traffic, this can be scheduled to operate outside of peak network hours. In terms of the parking, there is a shortfall of 2 visitor parking spaces, however it is considered these can be accommodated on street.

13.6 Loss of light and/or outlook, Overshadowing and loss of privacy.

The footprint itself does not have any impact on neighbouring property due to the surrounding open space around the site.

13.7 Layout and density of building

The layout, as amended, now works spatially and meets the Council's external and internal spatial standards for residential flats.

13.8 Design, appearance and materials

The design is modern and bends around the corner of the site, however given that the building sits in isolation on this frontage, a modern design



provides opportunity to visually enhance the area. The materials do however pick up key notes such as red brick and anthracite roof and slates to the balcony features.

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	Apprenticeships and job opportunities can be conditioned during construction
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

Location Plan

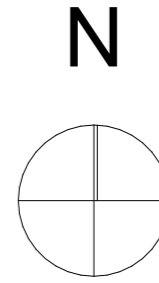
Context plan

Proposed site layout

Proposed floor plans

Proposed elevations





Scale Bar 1:1250
5m 10m 15m 20m 25m

NOTE:
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Rev	By	Amendments	Date
A	PM	Road Names/Scale Bar	12.05.2022



drawing status

FOR INFORMATION

project name

Wheatsheaf Pub, Turnershill, Rowley Regis B65 9DP

drawing title

Location Plan

drawn	checked	approved
PM		
sheet size	scale	date
A3	1:1250	15.09.2021

drawing number and revision

21385/001(A)

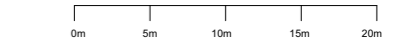
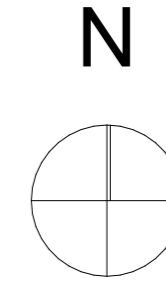


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RIBA Chartered Practice





Scale Bar 1:500

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Rev	By	Amendments	Date
A	PM	Scale Bar Amendment	12.05.2022
B	PM	Amendments	04.10.2022
C	PM	Removal of retail units / additional parking	14.02.2023
D	PM	Parking layout, landscaping and site access.	04.04.2023

drawing status

PLANNING

project name

Wheatsheaf Pub, Turnershill, Rowley Regis B65 9DP

drawing title

Proposed Site Plan

drawn	checked	approved
PM		
sheet size	scale	date
A3	1:500	22.03.2022

drawing number and revision

21385/002(D)



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0m 5m 10m 15m 20m Scale Bar 1:100

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Rev	By	Amendments	Date
A	PM	Additional cycle storage and refuse area	14.04.2022
B	PM	Scale Bar Amendment	12.05.2022
C	PM	Amendments	04.10.2022
D	PM	Removal of retail units / additional parking	14.02.2023
E	PM	Parking layout, landscaping and site access.	04.04.2023
F	PM	Visitor Spaces added	06.04.2023

KEY

- 1 Bedroom (1p)
- 1 Bedroom (2p)
- 2 Bedroom (4p)

Schedule	1 Bed (1p)	1 Bed (2p)	2 Bed (4p)	Total
Ground Floor	1	3	0	4
First Floor	3	5	1	9
Second Floor	2	4	1	7
	6	12	2	20

drawing status
PLANNING

project name
Wheatsheaf Pub, Turnershill, Rowley Regis B65 9DP

drawing title
Proposed Plan Ground Floor

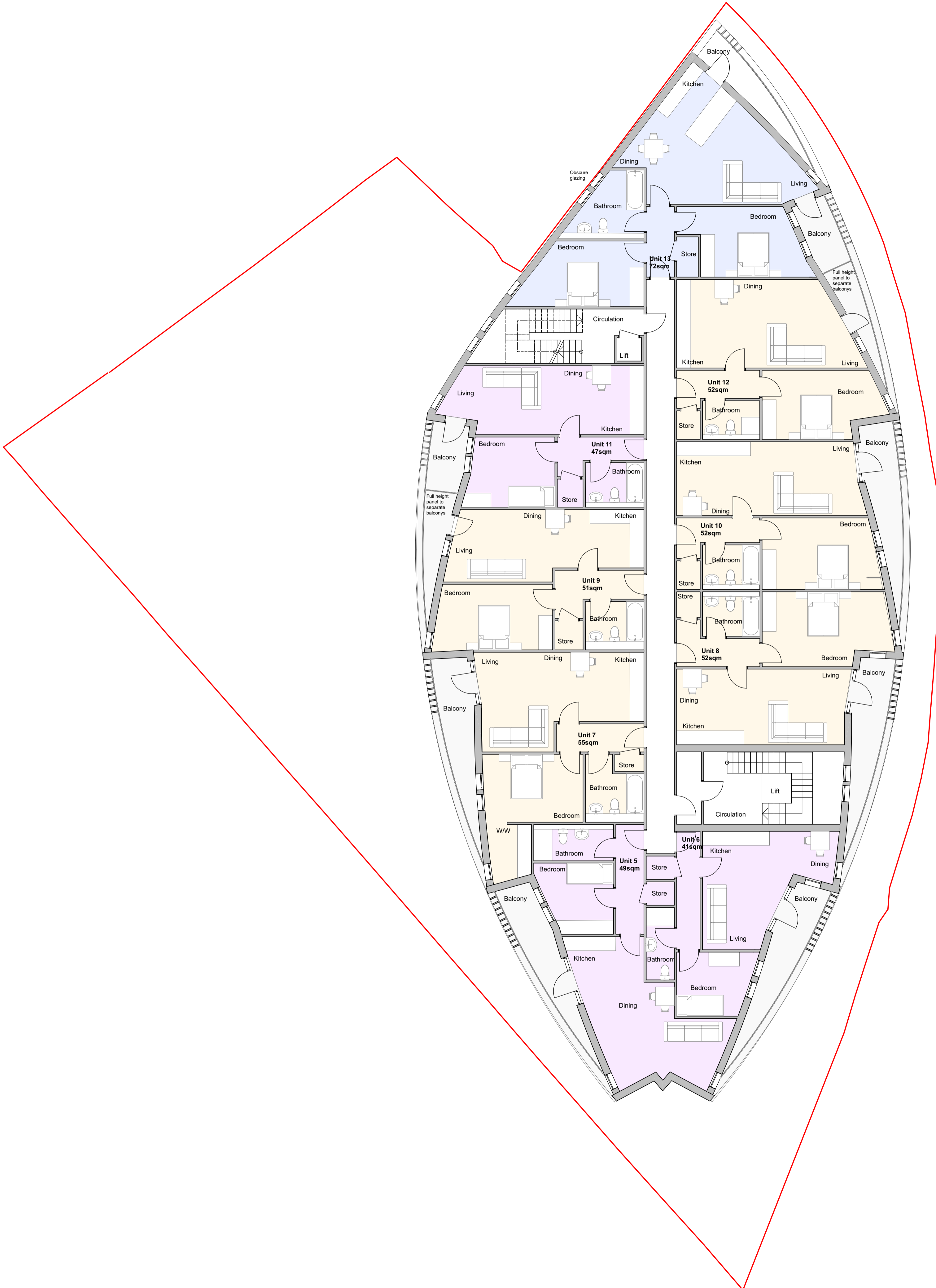
drawn | checked | app'd | sheet size | scale | date
PM | | | **A1** | **1:100** | **22.03.2022**

drawing number and revision
21385/005(F)

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0m 5m 10m 15m 20m Scale Bar 1:100

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 Do not scale from this drawing. All dimensions to be checked and verified but the Contractor on site.

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Rev	By	Amendments	Date
A	PM	Scale Bar Amendment / Window amendment Unit 6	12.05.2022
B	PM	Amendments	04.10.2022
C	PM	Removal of retail units / additional parking	14.02.2023
D	PM	Internal amendments to apartment	04.04.2023

KEY

- 1 Bedroom (1p)
- 1 Bedroom (2p)
- 2 Bedroom (4p)

Schedule	1 Bed (1p)	1 Bed (2p)	2 Bed (4p)	Total
Ground Floor	1	3	0	4
First Floor	3	5	1	9
Second Floor	2	4	1	7
Total	6	12	2	20

drawing status
PLANNING

project name
Wheatsheaf Pub, Turnershill, Rowley Regis B65 9DP

drawing title
Proposed Plan First Floor

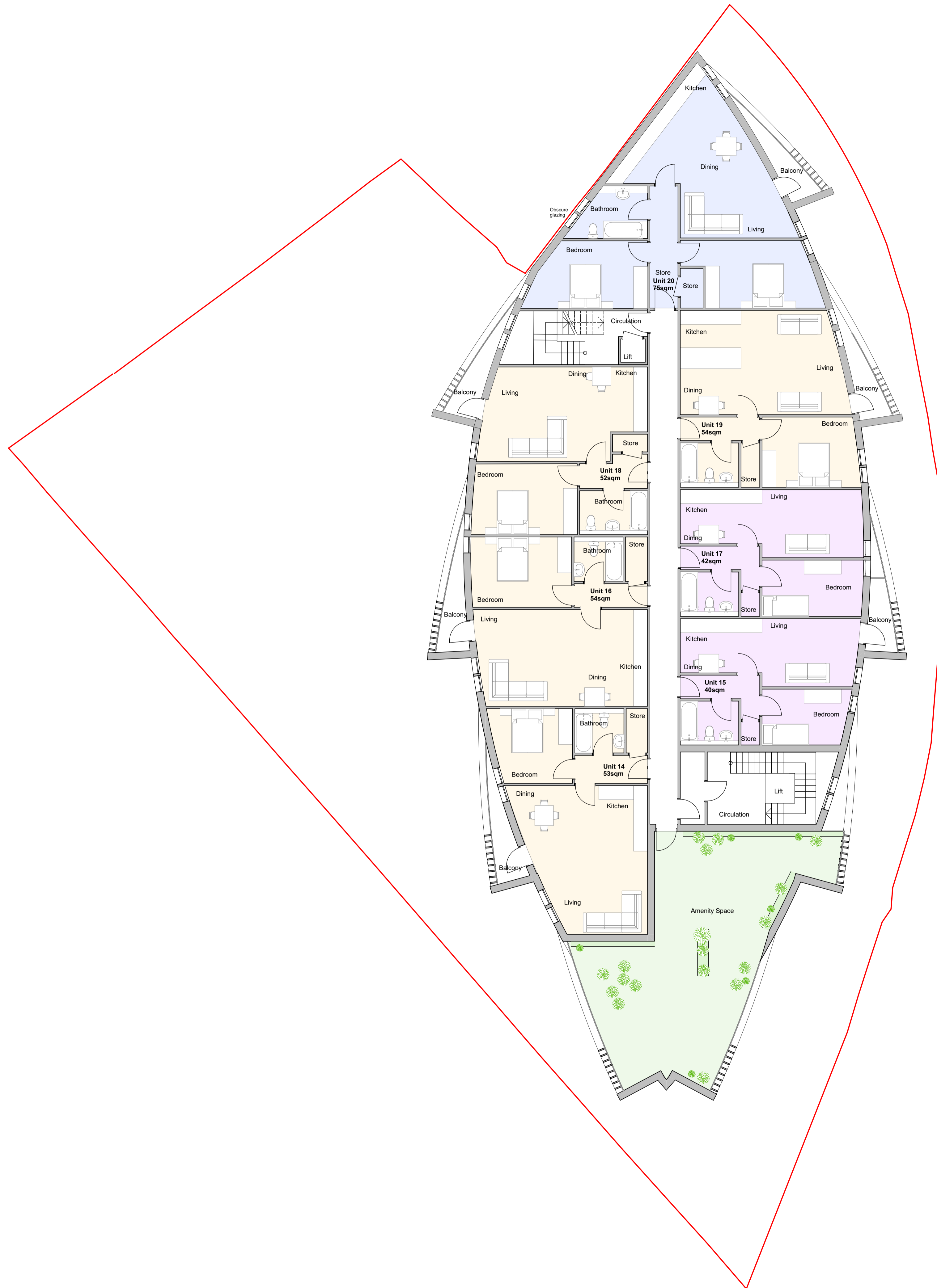
drawn | checked | app'd | sheet size | scale | date
PM | | | **A1** | **1:100** | **22.03.2022**

drawing number and revision
21385/006(D)

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0m 5m 10m 15m 20m
Scale Bar 1:100

NOTE:
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Do not scale from this drawing. All dimensions to be checked and verified but the Contractor on site.

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Rev	By	Amendments	Date
A	PM	Scale Bar Amendment / Window amendment Unit 16	12.05.2022
B	PM	Amendments	04.10.2022
C	PM	Removal of retail units / additional parking	14.02.2023
D	PM	Internal amendment to apartment and additional amenity space	04.04.2023

KEY

- 1 Bedroom (1p)
- 1 Bedroom (2p)
- 2 Bedroom (4p)

Schedule	1 Bed (1p)	1 Bed (2p)	2 Bed (4p)	Total
Ground Floor	1	3	0	4
First Floor	3	5	1	9
Second Floor	2	4	1	7
Total	6	12	2	20

drawing status
PLANNING

project name
Wheatsheaf Pub, Turnershill, Rowley Regis B65 9DP

drawing title
Proposed Plan Second Floor

drawn | checked | app'd | sheet size | scale | date
PM | | | **A1** | **1:100** | **22.03.2022**

drawing number and revision
21385/007(D)

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Report to Planning Committee

28 June 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

1.1 Subject to the application being reported to Full Council, that planning permission is granted subject to conditions relating to:

- i) External materials (to include detailed design of the chain motif to the window reveals);
- ii) Landscaping scheme;
- iii) Boundary treatments;




- iv) Ground investigation and remediation;
- v) Electric vehicle charge points;
- vi) Low NOx boilers
- vii) Noise assessment relating to fixed plant and mitigation;
- viii) Construction management plan (to include logistics plan, dust suppression measures etc);
- ix) Cycle storage;
- x) Bin storage;
- xi) Waste management/refuse plan;
- xii) Parking/drop and access to be laid out and retained;
- xiii) Travel plan;
- xiv) Details of sustainable drainage system (surface water) and disposal foul;
- xv) Details of security measures to include CCTV, Lighting, access entrance points;
- xvi) Jobs and skills plan;
- xvii) No vinyl to windows serving the frontage of the development.
- xviii) Parking servicing and management plan; and
- xix) Parking surveys before and post development and any subsequent mitigation.



2 Reasons for Recommendations

2.1 The submission has demonstrated that the scale and design of the proposal sits comfortably within the site and wider area. Parking whilst limited, has been justified through the evidence provided in the Transport Assessment and appropriate mitigation identified should manage parking issues resulting from the development. Finally, the location, design and landscaping would safeguard the privacy/outlook/light of adjoining residential property.

3 How does this deliver objectives of the Corporate Plan?

	<p>Best start in life for children and young people – provides a new education facility within Sandwell specifically for residents within Cradley Heath and Rowley Regis.</p>
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	Strong resilient communities – provides opportunities for additional training to assist with future employment for young people.
	A strong and inclusive economy – provides an opportunity for apprenticeship during construction and work thereafter through training.

4 Context

- 4.1 At the last committee meeting the application was deferred and further information was requested regarding student travel patterns by car, due to the age demographic of students and is detailed in **8.6 (e)** of the report. It should also be noted that parking provision has been increased within the site to now provide a total of 10 parking spaces which includes, 2 disabled bays, 8 dedicated parking spaces and 2 drop off spaces. In addition, further information was requested regarding the relationship of the development to the residents on Printers Drive and this is detailed in **13.6** along with plans appended to the report. Finally, clarification was sought about the site selection process/member engagement and the Town Funding position. Whilst not material to this decision **section 14** provides an overview of these details for information purposes only.
- 4.2 Members also visited the site before their March planning committee meeting.
- 4.2 The application is being reported to your Planning Committee because it is a departure from the development plan, a s106 is required and 29 objections as well as a petition from local residents has been received. In addition, Councillor Vicki Smith also requested that the application should be reported to Planning Committee referring to concerns relayed to her from residents in relation to a lack of parking within the site.
- 4.3 To assist members with site context, a link to Google Maps is provided below:

[Lower High Street, Cradley Health](#)



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)
Proposals in the Development Plan
Overlooking/loss of privacy
Loss of light and/or outlook
Overshadowing
Public visual amenity
Layout and density of building
Safety Security/ASB
Design, appearance and materials
Access, highway safety, parking and servicing
Traffic generation
Noise and Pollution

6. The Application Site

- 6.1 The application site is a vacant piece of hardstanding. The site had been previously used as a Council pay and display car park but is now closed.
- 6.2 The 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. To the rear of the site is a new residential development (Printers Drive). The site is located 220 metres from Cradley Heath train station and 200 metres from Cradley Heath town centre.

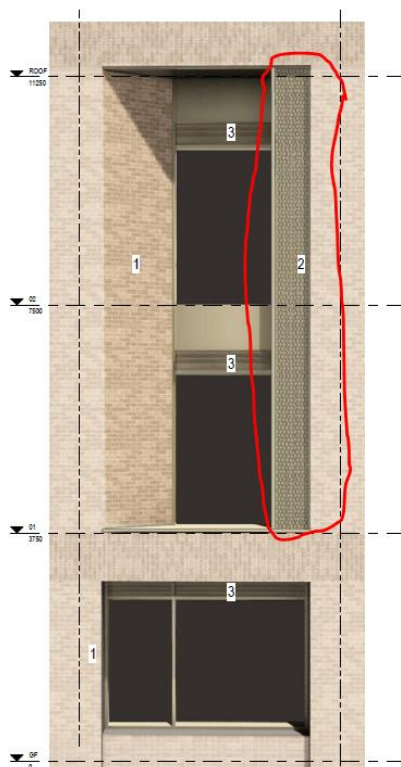
7. Planning History

- 7.1 There is no planning history associated with the site.



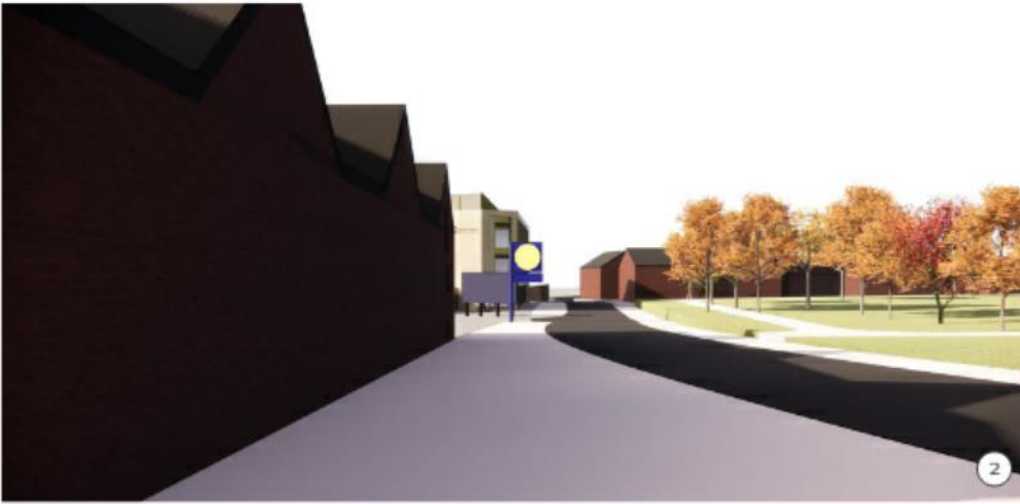
8. Application Details

- 8.1 The applicant proposes to construct a 3-storey community skills hub building. The building is an irregular shape which sits to the frontage of Lower High Street. At the widest point it measures 34 metres (W) by 25.5 metres (L) and reduces to 14 metres adjacent to the existing builder's yard. The maximum height would be 13.7 metres, to include roof plant. The building would incorporate a palette of materials which would largely be a textured buff colour and would be arranged in soldier and standard bond courses to the front elevations and a hit and miss Flemish bond detail to the side elevation. The proposed design would also incorporate a perforated metal spandrel panel with a chain making motif to the side of the window reveals. As indicated in the bay section extract below: -



- 8.2 The building would provide education and training for the following individuals: -
- 16-18 years old
 - 19-25 years old (NEETs)
 - 24+ (un)employed adults.
- 8.2 A café would also be provided to serve both students and the wider community on the ground floor.
- 8.3 14 staff would be employed at the site and the building would accommodate a total of 183 students in any given day.
- 8.4 12 parking spaces are provided within the site, which includes, 2 disabled bays, 8 dedicated parking spaces and 2 drop off spaces.
- 8.4 The application includes various supporting documents such as a Transport Statement, Design and Access Statement, Ground investigation report, Archaeological Desk Based Assessment and Drainage Report.
- 8.5 The Design and Access Statement provides a narrative about how the design solution evolved and justifies the materials choice and the scale of the building. Firstly, the buff colour materials are influenced by the stone buildings situated within Cradley Heath and refers to the former Municipal Building, now the Fire Station on the corner of Barrs Road/Halesowen Road. The scale in relation to its setting is demonstrated by a photomontage showing the building both along Lower High Street and to the rear from residential properties (Printers Close). See image extracts below: -





Views from Cradley Heath Town Centre



View from Mary Macarthur Gardens



The flat roof design was chosen due to the irregular shape of the building whereby pitch roofs would have looked awkward and complex. Instead it is considered that a flat roof with plant above and a simple screen would allow plant and photovoltaics (pvs) to enjoy the extensive roof, provide safe access for their maintenance and reduce the scale and massing compared to a full pitched room.

The landscaping scheme proposes to enhance the existing native planting to the rear of the site and would introduce additional native trees.



Existing view from South into Printers Drive off Chester Road

8.6 The Transport Statement has indicated that: -

- a. There are 371 public car parking spaces within a 6-minute walking distance of the site and at peak times (07:00-19:00) a total of 46 spaces remained empty.
- b. The site is 2km from a number of surrounding residential areas and so a high proportion of students could walk to the site.
- c. Several bus services operate along Lower High Street with a bus stop within 100 metres of the site and the train station 200 metres from the site.



- d. The development provides 18 sheltered cycle spaces to support sustainable travel to the site which have been located immediately adjacent to the building.
- e. The original Travel Survey took place in January 2022 of users of the existing Sandwell College campus. 279 (63%) staff and 980 (16%) students responded. The findings showed that 75% of staff and 20% of students travelled by car and 57% of students travelled by public transport. When applying this pattern to the site, this equates to a daily total of 10 staff and 36 students by car, however at peak times this would likely be 18 (am) and 11 (pm) car journeys.

Subsequent to this original survey given the questions raised by members regarding the travel patterns of adult learners, further analysis has been carried out to review the travel patterns of adult learners from existing student survey information. This indicated that those students on an ‘Adult Study’ course type were recorded to have the highest propensity to travel by car (20%), in comparison to ‘A’ level students (1%), School leavers (1%) and Apprenticeships (11%) course students.

A further sensitivity test has been undertaken to demonstrate a more realistic position that takes into consideration the likely number of students on site on any given day, based on their course type, the average group size and average number of students within a group. The table below shows three scenarios:

Scenario 1 – summaries the current position as already outlined

Scenario 2 – considers the same but then applies the specific driver mode by age.

Scenario 3 – provides more realistic numbers of students on a given day (110) as provided by the College and applies scenario 2 above.



Table 2: Sensitivity Test

		Car Driver Mode Share	Scenario 1 (TA)			Scenario 2			Scenario 3		
			Pupil Ratios	Pupil Nos	Daily Car Driver Trips	Pupil Ratios	Pupil Nos	Daily Car Driver Trips	Pupil Ratios	Pupil Nos	Daily Car Driver Trips
Pupil Nos.	16-18 year olds	1%	0%	0	0	35%	63	1	35%	38	0
	19-24 year olds	11%	0%	0	0	27%	50	6	27%	30	3
	Over 25s	20%	100%	183	36	38%	70	14	38%	42	8
	Total	-	-	183	36	-	183	20	-	110	12

Source: PJA

To conclude when this additional sensitivity testing is applied the number of car born trips is reduced further.

- f. A Travel plan will be implemented from initial occupation and both staff and students will be aware that there is no car parking provision within the site. The Travel Plan would include annual monitoring reports, a cycle to work scheme for staff, TOTUM discounts (student discount cards for retail purchases) and bus metro train passes for students.
- g. There will be no loading bay on street. Refuse will be in line with the existing Traffic Regulation Order. Servicing deliveries would occur within the car park. No minibuses would be stored within the site.
- h. Data analysis of accidents along Lower Higher Street shows that there have been no serious accidents adjacent to the site.
- i. Occasional weekend use for community use which would be a meeting room with maximum capacity 12 and that the off-street parking would be available during these times.
- j. Café users would be staff and students but also open to members of the public; however this would likely be linked to Lidl and Station use passers by linked trips only.

9. Publicity



9.1 The application has been publicised by neighbour notification and press notice. A petition and 29 neighbour objections have been received.

9.2 **Objections**

Objections have been received on the following grounds:

- i) Traffic generation/road safety concerns
 - a. Proximity of the site to the junction of Sydney Road and at a bend in the road will cause safety issues when vehicles exit the site.
 - b. Construction traffic will cause massive disruption and will use side streets to avoid traffic congestion.
 - c. Lower High Street is an extremely busy road.
 - d. The builder's yard adjacent, already causes congestion from deliveries and customers.
 - e. Congestion on residential streets (Whitehall Road) would affect emergency vehicle access.
 - f. Safety of children if vehicles fly park and force pushchairs into the road around the park.

- ii) Insufficient parking
 - a. Limited parking within the development for staff/students.
 - b. Parking is already a problem in surrounding streets due to train commuters/builders yard/Buddhist Centre/Dentist.
 - c. Parking will occur on resident's streets adjacent, as the resident's parking zone only covers part of Sydney Road.
 - d. Loss of existing much needed car park.
 - e. Concerns about construction parking during development of the site.
 - f. Nearby town centre car parks are limited to shoppers with only 1½ hours free use.
 - g. Reduces parking for children with young families using Mary Macarthur Gardens



- iii) Inappropriate Design
 - a. The design is a brutalist monolith which will detract from the amenity of Mary Macarthur Gardens and is not in keeping with the locality.
 - b. Overdevelopment of the site – too dominant within the street scene/insufficient parking.
 - c. The site is too small for the footprint of the building.
 - d. Limited outside space for students/staff.

- iv) Amenity concerns (loss of light/privacy/outlook)
 - a. The building, due to being on higher ground and proximity, would affect the privacy/light of residential properties on Printers Drive.
 - b. Due to the size of the building it will impact on the outlook from residential properties.
 - c. Overshadowing of residential properties would affect solar gain to solar panels.

- v) Noise/Air pollution
 - a. Noise increase to residential properties from the proposed use (increase footfall students/staff).
 - b. Air pollution increased from additional traffic.

- vi) Increased Anti-Social Behaviour/safety
 - a. Concerns about increase threat of break-ins to residential properties.
 - b. Safeguarding of children – privacy
 - c. Increase in litter (already noted when children are off school)
 - d. Parking disputes could increase community tensions.

- vii) Loss of Trees/wildlife
 - a. Loss of trees
 - b. Impact on wildlife

- viii) Other
 - a. Offer of free bus passes would be impossible to enforce



- b. Questions about public consultation prior to the submission of the planning application
- c. The site closes at 5pm so would not be inclusive to the wider community
- d. A better location would be to use the site opposite the station.

Non-material considerations have referred to loss of property value.

9.3 Responses to objections

These are addressed in section 13 (Material considerations).

10. Consultee responses

10.1 Planning Policy

The site is allocated for housing and is departure from the Development Plan however due to the surrounding development and its proximity to the town centre an education facility is deemed acceptable. Further discussion will be referred to in section 12 regarding relevant policies within the development plan.

10.2 Highways

Concerns had been expressed regarding the lack of parking provision within the site and how the site would operate. Following the submission of further details, Highways have removed their objection on the understanding that proposals within the travel plan (i.e. cycle to work schemes, travel passes etc) would incentivise staff and students to use sustainable transport. This however relies on the success of the Travel Plan, which would be difficult to enforce if staff/students chose to use cars to travel to the site. The Highways service have therefore requested that a s106 agreement also secures an obligation for the applicant to undertake baseline surveys before the development commences and then a further survey after the development is complete and occupied. If it is then found that car traffic related to the development is affecting adjacent residential streets, then the applicant



would contribute to further mitigation in the form of further residents' parking schemes/TROs.

10.3 **Public Health (Air Quality)**

No objections subject to conditions relating to electric vehicle charge points, low NOx boilers and a construction method statement to control dust emissions.

10.4 **Public Health (Contaminated Land)**

No objection subject to condition relating to site investigation and remediation measures.

10.5 **Public Health (Air Pollution and Noise)**

No objection subject to condition relating to noise assessment and mitigation.

10.6 **West Midlands Police**

No objections but provide commentary in relation to secured by design principles, such as CCTV, security to building and lighting.

10.7 **Lead Local Flood Authority**

A sustainable drainage strategy has been submitted and is deemed acceptable.

10.8 **Severn Trent**

No objection subject to standard conditions regarding a detailed drainage scheme for the disposal of surface water and foul from the site.



10.9 Urban Design Officer

The roof design and materials for the development are considered to be out character with the area. The officer asserts that Cradley Heath is predominately a red brick with pitched roofs. Notwithstanding this, if the materials are deemed acceptable, details relating to the chain motif should be conditioned. Other matters which can be conditioned related to minimal planting to the frontage, the location of the cycle storage/parking, boundary treatments, bins storage and no vinyl on the windows serving the café/ground floor space.

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 guidance also refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. The applicant has provided significant evidence to justify the design proposal and its relationship within the footprint of the site.
- 11.3 The same guidance promotes sustainable transport options for development proposals and paragraph 111 states that developments should only 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. The Highways team do not consider that the development would have a severe impact on the highway network as the number of trips associated with this development would be only circa 1% increase in vehicle trips of the existing highway network.

12. Local Planning Policy

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



CPS4: Place Making
DEL1: Infrastructure Provision
HOU5: Education and Health Care Facilities
ENV3: Design Quality
ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect
ENV7: Renewable Energy
ENV8: Air Quality
EMP5: Improving Access to the Labour Market
TRAN4: Creating Coherent Networks for Cycling and Walking.
SAD HE5: Archaeology & Development Proposals.
SAD EOS9: Urban Design Principles
SAD EMP2: Training and Recruitment

- 12.2 The site is allocated for residential development and so this proposal is contrary to the allocation and is a departure from the development plan. As such there should be a robust justification to set aside this policy.
- 12.3 Policy HOU5 refers to new educational facilities being well designed, suitably located and providing a need within the area. With regard to location, the site is conveniently located to Cradley Heath town centre and the train station. Design considerations will be referred in later sections. The site itself is situated on the edge of the centre sandwiched between the Lidl Store and a commercial builder's yard. Given these factors, it is considered that a more commercial use is better suited to this location than a housing site. Turning to need, Sandwell College has identified, largely through the Town Funding process, that there is a need for an education facility to serve the residents of Cradley Heath and Rowley Regis. As has been outlined above, this facility is aimed at young adults to provide them with skills to support them into employment.
- 12.4 CPS4, ENV3 and SAD EOS9 refers to understanding historic character and local distinctiveness which makes a positive contribution to place-making. The scheme should be well designed providing good pedestrian and public transport access. Matters of scale and compatibility



with their surroundings should also be considered. In the main, the proposal sits comfortably within the group of buildings fronting Lower High Street, as the visuals referred to in the design and access statement demonstrate. The levels do drop significantly to the rear of the site and visuals show that the housing scheme is on significantly lower ground.

The materials choice is more unconventional given the strong red brick presence within Cradley Heath, however it is acknowledged that other civic buildings within the locality used buff materials, such as stone, render and brick. I do however consider that to ensure the massing and scale of the building assimilates and responds to Cradley Heath as a place, that the use of the chain motif, using perforated metal, should be included and that landscaping to the rear boundaries is enhanced to retain and soften the impact of the building to residential property on Printers Drive.

12.5 TRAN4 refers to creating good pedestrian and cycle connections to sites. The proposal's main door is currently served to the side elevation with no visual connection from the main façade. Ideally a direct link from the public realm would be preferred, but the design requires a side entrance for appropriate security when entering the building. The cycle stores are located to the rear of the site and it had been requested that these are located adjacent to the building, however the applicant has stated that for logistical reasons the materials store needs to be located nearest to the building.

12.6 ENV5, 7 and 8, these policies refer to sustainable drainage, renewable energy and air quality. The development proposes to incorporate a Sustainable Drainage System (SuDS), introduces photovoltaics within the roof (renewable energy) and conditions can be attached to mitigate air quality such as the Travel Plan, electric charge points, low NOx boilers and a dust management plan during construction.

12.8 EMP5 and SADEMP2 refer to securing access to the labour market. In this instance this can be achieved firstly through a condition which



require an employment and skills plan during construction, but in addition the proposal itself seeks to provide training to support young people back into employment.

- 12.9 The site falls within an area of archaeological significance, a desk-based assessment accompanied the application and its conclusions state there is limited significance of buried archaeology within the site and no further action is required.

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 allocated for housing, in this instance given the location of the site it is considered that a commercial use is better suited.

13.4 Access, highway safety, parking, servicing and traffic generation

Residents have expressed concerns about the impact of this development within the local highway network, in particular, with regard to highway safety. The Transport Statement has demonstrated that there is no data showing that significant accidents have occurred on this section of Lower High Street. The vehicular access to the site only serves limited traffic which again will not significantly affect traffic. In terms of the national policy the proposal would not have a severe impact on road safety to warrant refusal and Highways have not objected on safety grounds.

The wider concerns relate to traffic generation serving the new development. The Transport Statement has carried out analysis of the likely vehicle movements based on surveys of staff and adult students at the Central West Bromwich Campus. This suggests that at worst, on



any given day, there would be a total of 46 vehicles and that within 2km of the site there is sufficient parking provision from existing public car parks. Notwithstanding this, as a means to ensure that cars associated with this development use these car parks rather than parking on adjoining streets, the s106 agreement would ensure that this is monitored and if found to occur, sanctions in the form of additional resident parking schemes and/or TROs would be introduced at the cost of the applicant. On the basis of the information submitted and the safety net of the s106 agreement, highways have no objections to the proposal.

Other concerns referred to existing businesses causing problems in the locality, however this cannot be a justification to refuse permission if the scheme demonstrates that it would not impact on the road safety and parking. Given the analysis and proposed mitigations it is considered that the scheme is acceptable in highway terms.

13.6 Loss of light and/or outlook, Overshadowing and loss of privacy

Residents on Printers Drive, off Chester Road have raised concerns about loss of privacy, light, overshadowing and outlook. In the first instance the application site, in the main, does not directly interface with residential properties and is situated opposite the resident's parking court.

There are however, side elevations which face part of the application site. These elevations are 27.3 metres from the rear elevation of the building. In addition, the rear elevation immediately adjacent to these residential properties provides a stairwell and a blank façade, therefore given the separation and the design of the building it is considered that there would not be any direct overlooking or loss of privacy. See image below:





SOUTH ELEVATION
1:100

Turning to concerns about overshadowing, members requested additional information was provided and details of the modelling of the path of the sunlight during the day have been provided to demonstrate that the building will not cause harm to residential properties in Printers Drive. The full detailed drawings for the winter, spring, summer and autumn equinox are appended to this report and demonstrate that due to the orientation of the sun, there will be no overshadowing from this development towards Printers Drive.



The image below indicates the orientation of the sun and an extract of the sunlight plan for the Spring equinox is provided.



Solar Study: Spring Equinox



9:00



12:00



15:00

Red circles indicate the shadow cast by the development during the day.



13.7 Design, layout, appearance and materials

Residents have stated that they consider the design to be a ‘brutalist monolith’ which will detract from the amenity of Mary Macarthur Gardens and is not in keeping with the locality. They consider that the development is too dominant and the footprint too large for the site with no outside space for staff/students. The Design and Access Statement provides visuals showing the proposal in context to existing built form, which indicates that the scale of the building would assimilate with the wider context of the area. Design can be subjective, but the applicants have provided evidence of where they have drawn their design influences from within Cradley Heath’s past and present along with reference to civic buildings of this design style in other areas of the country. From the visuals presented I do not consider that the development would unduly detract from the character of the wider area or the setting of the adjacent gardens. Turning to spatial standards, the footprint is large, but provides opportunity for enhanced landscaping to the boundaries, although arguably trees to the frontage rather than planters would assist with breaking up the vertical lines of the building. In terms of the latter, the applicants have stated that planters were chosen because of tree root constraints and to retain outward views from the building. Whilst limited outdoor space is provided, given the proximity of the gardens opposite and nearby town centre, it is considered that students and staff have easy access to additional outdoor space and facilities.

13.8 Safety Security/ASB

The Police have raised no objections to the proposal, aside from recommendations regarding security of the building. Residents to the rear of the site will naturally be concerned about safety. But it is considered that the presence of this building is more likely to improve safety and natural surveillance of the site and boundaries would be improved along with the addition of CCTV and lighting. Other matters such as litter, safeguarding of children and parking disputes have been raised. The proposed boundary treatments to the rear and security



measures would protect residents from trespass and loss of privacy. In terms of litter, this will be for the management of the applicant, but appropriate waste facilities will be provided within the site. With regard to parking disputes, the s106 should ensure that if inappropriate parking arises, this can be managed.

13.9 Noise and Pollution

Public Health have raised no objections to the proposal subject to conditions requiring a noise assessment for plant and any mitigation thereafter to be implemented. Electric charge points, low NOx boilers and a construction management plan have also been recommended and can be conditioned.

13.10 Loss of Trees/wildlife

The site is currently all hardstanding with some landscaping to the boundaries. The development would introduce additional landscaping (including trees), therefore it is considered that there would be a neutral impact for both trees and wildlife.

13.11 Other considerations

It should be noted that the land is currently in the ownership of the Council. Therefore, prior to entering into a s106 agreement to secure parking mitigation, the land would have to be transferred to the applicant. It is understood negotiations are already taking place. However, this in itself has no bearing on the recommendation and is in the interests of transparency.

It is acknowledged that the proposed Travel Plan measures may not be adopted by students and staff, however the surveys suggest that take up of public transport is high for students. Furthermore, given the catchment area for students will be within the local area, walking and cycling is more likely to occur.



Questions have been raised about public consultation prior to the submission of the planning application. This in itself is not a requirement of a planning application submission, notwithstanding this, 42 neighbours on the surrounding streets of Lower High Street, Chester Road, Printers Drive, Sydney Road and Compton Street, Cradley heath have been consulted. Residents in turn, have responded to the planning submission and their concerns reported to your committee and have been responded to within this report.

The facility is specifically for the local community of Cradley Heath and Rowley Regis, albeit specially for those trying to improve their education attainment in order to gain employment. Alongside this, the café will be open to the public and the facility can be used for community use at the weekend.

14. Site selection, funding process and member engagement

Funding process

On 6th September 2019 it was announced that 101 Towns had been identified by Government to benefit from the Town Fund. In Sandwell, West Bromwich, Smethwick, and Rowley Regis were identified for Towns Fund by Government. A Town Investment Plan detailing proposed projects was submitted for each Town in October 2020 and in March 2021, Heads of Terms for £23.5m was offered by the Department for Levelling Up, Housing and Communities (DLUHC), which was accepted following Cabinet approval.

The Satellite Education Hub was one of the 6 projects originally put forward as part of the Town Investment Plan to deliver a much-needed uplift in education, training and skills amongst the people of Rowley Regis. Following the submission of the full business case in March 2022, Government approved 5 of these 6 schemes, including £9m for a Satellite Education Hub.



The £9m funds will be released once DLUHC receive full assurance that the project is proceeding, which is subject to a favourable planning committee decision. Should this not be the case, there is a high risk that the approved £9m investment would be lost to Cradley Heath as the Towns Fund programme ends in March 2026.

Site Selection Process

The following sites were considered as part of the site selection process:-

- Cradley Heath Town Centre
- High Street / St Anne's Road
- Land at Lower High Street / Silverthorne Lane
- Former financial Services head office, Old Hill town centre
- Former Hill Passage / Haden Road car park, Old Hill

There were several constraints which were as follows:-

- i) Pursuing a privately-owned site at this stage is not a viable option due to the following considerations:
- DLUHC may require evidence of land acquisition prior to approving/releasing funding for project
 - If private landowners are reluctant to sell site, a CPO process can take 12-18 months with no guaranteed outcome (Aug 23 - Feb 2025). Project would not be approved by DLUHC at this late stage as the Towns Fund Programme ends 31st March 2026.
 - Additional funding would have to be sought to cover the legal costs of proceeding with a CPO (c£250,000)
 - No guarantee of approval from DLUHC following project change request.



- ii) Sites too small to accommodate the skills hub
- iii) Sites poorly located to public transport
- iv) Buildings not suitable for refurbishment to meet the needs of the skills hub

Member Consultation

There has been full involvement of the Rowley Members in the decision by the Council to promote and support the development, in partnership with Sandwell College, of a Satellite Education Hub on the former Lower High Street car park. The project was discussed as a number of Town Members meetings which are provided below. Although there was discussions and concerns regarding parking issues, no objections were received with regards to the site selected for the project.

20th September 2020

At the early stages of the Towns Fund Programme, proposed projects were presented to Town Members Meeting on 20th September 2020, where the Satellite Hub was discussed along with other Towns Fund projects. Queries regarding parking were raised at this point. However, the project continued to be developed with further updates provided at subsequent meetings.

26th July 2021

The scheme – along with two other Rowley Regis Towns Fund proposals – was discussed at length in a specially-convened Rowley Town Members meeting on 26 July 2021, which was attended by a members of the Planning Regeneration team and Sandwell College to provide additional detail and answer questions – of which there were very few, both raised by the late Councillor Shackleton, seeking points of clarification.

16th June 2021



The late Cllr Shackleton raised the issues of elected member consultation at June 2021 Cabinet. This resulted in Cabinet approving a Town Lead and Deputy Lead on each Local Board to represent their wards and report back to Town members meeting.

September 2021

Shortly after this, in September 2021, a report was prepared and submitted to the Cabinet Member [at that time, Councillor Padda] as a first step in the formal process of disposing of the site to Sandwell College. The report alludes to a broad consensus of Member support for the proposal.

November 2021

A further response was provided in November 2021, following the tabling of another question from Councillor Shackleton on the same theme.

14 December 2021

An update on the progress of the Satellite Hub business case was presented to the elected members.

7th April 2022

Following the submission of the Full Business Cases in March 2022, an updated was provided to the Town members meeting in April 2022.

9th March 2023

A Towns Fund update was presented to Town Members meeting in March 2023.

15 Alternative Options

15.1 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.

16 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	Apprenticeships and job opportunities can be conditioned during construction
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.

17. Appendices

Location/Context Plan
 Site Layout
 Proposed Elevations
 Proposed Floor Plans
 Proposed Landscape Plan
 Sunlight plans



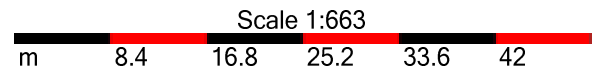


DC/22/67785

SMBC Public Car Park, Lower High Street, Cradley Heath



Legend



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



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KEY

 APPLICATION SITE BOUNDARY


S STAFF PARKING

D DROP OFF PARKING

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



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P 1	22.11.22	PLANNING SUBMISSION	SC	ADP
S2 P 2	21.02.23	Pavement layout updated	SH	ADP
S2 P 3	09.03.23	Planning updates	SH	ADP
S2 P 4	24.05.23	ADDITIONAL PARKING ADDED	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1 : 100	DRAWING SHEET SIZE: A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- A-0912
REVISION: S2 P 4	

NOTE
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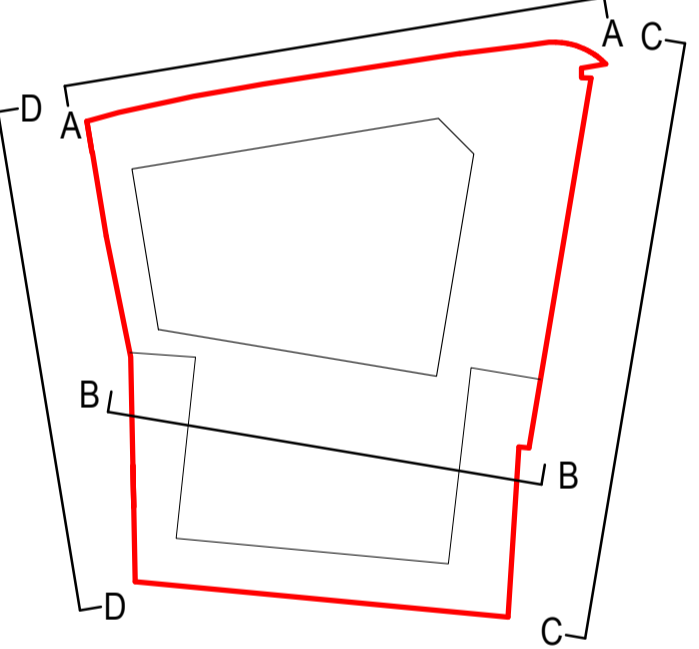
MATERIALS KEY

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- ② PERFORATED METAL SPANDREL PANEL WITH CHAIN MOTIF
- ③ METAL LOUVRE
- ④ METAL PLANT SCREEN
- ⑤ HIT-AND-MISS FEATURE BRICK
- ⑥ SPANDREL PANEL WITH CHAIN MOTIF



C EAST ELEVATION
1 : 100

ELEVATION KEY



D WEST ELEVATION
1 : 100

STAGE 3



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P 1	22.11.22	PLANNING SUBMISSION	SC	ADP
S2 P 2	21.12.22	FOR REVIEW	ADP	ADP
S2 P 3	28.02.23	PLANNING ADDENDUM	AIUL	ADP
S2 P 4	05.04.23	PLANNING UPDATES	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
PROPOSED ELEVATIONS

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REVISION: S2 P 4	



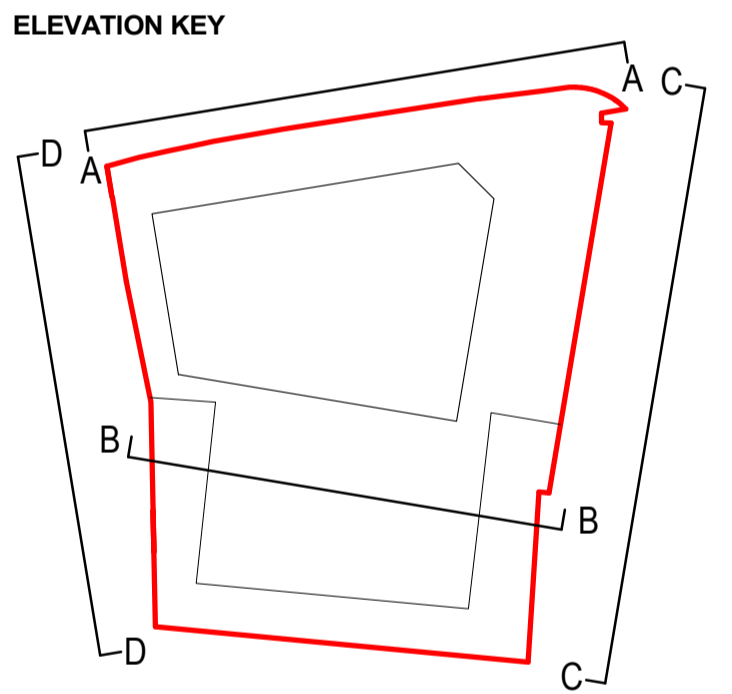
A NORTH ELEVATION
1 : 100



B SOUTH ELEVATION
1 : 100

NOTE
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- MATERIALS KEY**
- ① FACING BRICK
 - ② PERFORATED METAL SPANDREL PANEL WITH CHAIN MOTIF
 - ③ METAL LOUVRE
 - ④ METAL PLANT SCREEN
 - ⑤ HIT-AND-MISS FEATURE BRICK
 - ⑥ SPANDREL PANEL WITH CHAIN MOTIF



STAGE 3

0 5 m

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P 1	22.11.22	PLANNING SUBMISSION	SC	ADP
S2 P 2	21.12.22	FOR REVIEW	ADP	ADP
S2 P 3	28.02.23	PLANNING ADDENDUM	AIUL	ADP
S2 P 4	05.04.23	PLANNING UPDATES	SH	ADP

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JOB TITLE:
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PROPOSED ELEVATIONS

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NOTE: FOR PROPOSED LANDSCAPE SCHEME PLEASE REFER TO LANDSCAPE DRAWINGS

STAGE 3

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REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
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S2 P 3	28.02.23	PLANNING ADDENDUM	AIUL	ADP
S2 P 4	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE:
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DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

SCALE: 1 : 100	DRAWING SHEET SIZE: A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-GF-DR- A-1030
REVISION: S2 P 4	



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STAGE 3

0 5 m

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S2 P 3	28.02.23	PLANNING ADDENDUM	AI/UL	ADP
S2 P 4	13.03.23	Outbuildings roofs updated	AI	ADP
S2 P 5	04.04.23	PLANNING UPDATES	SH	ADP
S2 P 6	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

SCALE: 1 : 100	DRAWING SHEET SIZE: A1
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REVISION: S2 P 6	



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STAGE 3

0 5 m

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S2 P 4	28.02.23	PLANNING ADDENDUM	AIUL	ADP
S2 P 5	13.03.23	Outbuildings roofs updated	AI	ADP
S2 P 6	04.04.23	PLANNING UPDATES	SH	ADP
S2 P 7	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

SCALE: 1 : 100	DRAWING SHEET SIZE: A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-02-DR- A-1032
REVISION: S2 P 7	

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STAGE 3

0 5 m

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S2 P 3	21.02.23	Pavement layout updated	SH	ADP
S2 P 4	09.03.23	Planning updates	SH	ADP
S2 P 5	13.03.23	Outbuildings roofs updated	AI	ADP
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S2 P 7	08.06.23	PLANNING ISSUE	SH	ADP

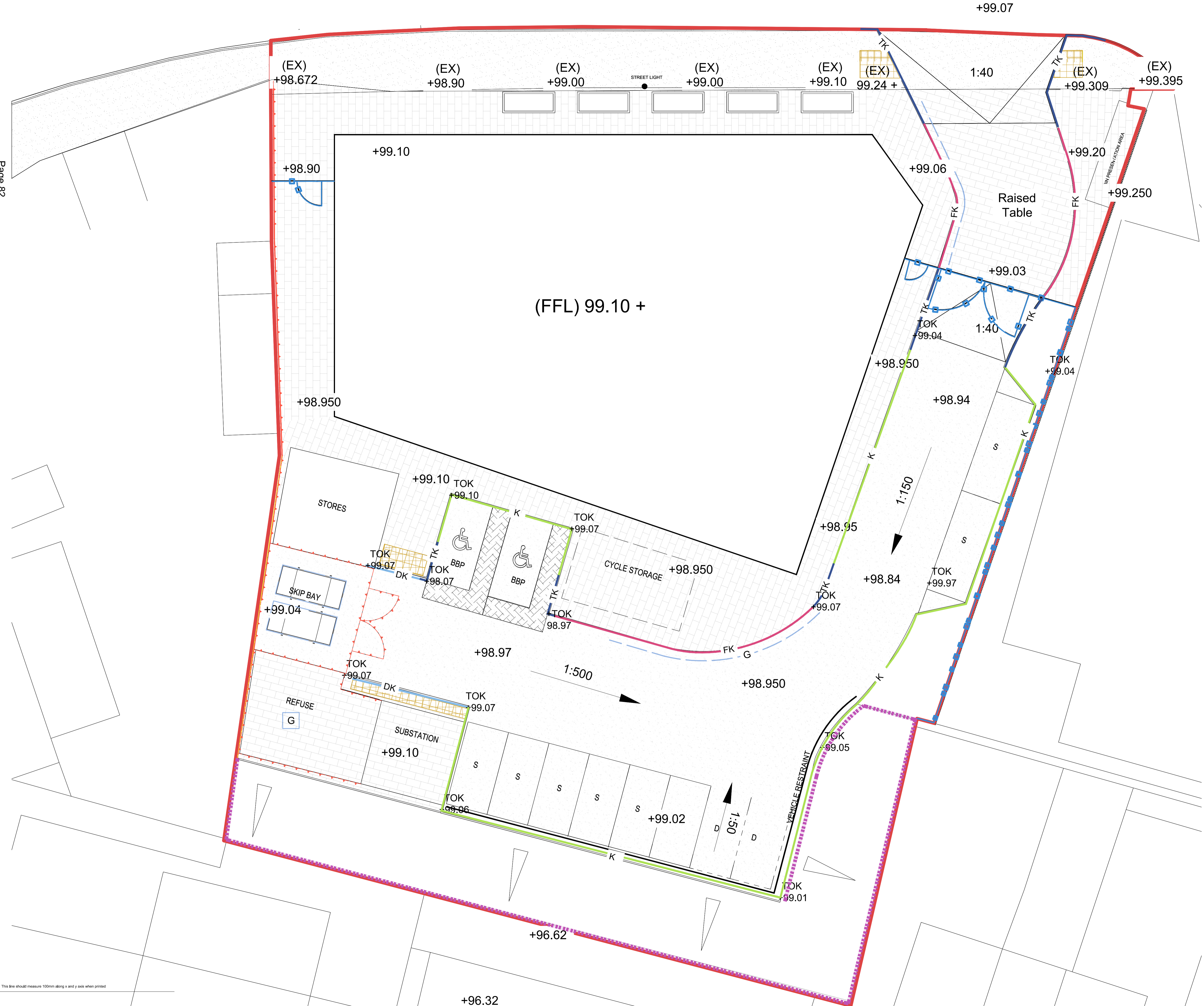
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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
PROPOSED ROOF PLAN

SCALE: 1 : 100	DRAWING SHEET SIZE: A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-R1-DR- A-1033
REVISION: S2 P 7	



LEGEND

- RED LINE BOUNDARY
- BOUNDARY TREATMENT
 - VERTICAL SLAT METAL FENCE, DESIGN TBC
 - EXISTING PANEL FENCE
 - VERTICAL HIT AND MISS TIMBER FENCE PANELS, H.1.83m
 - BESPOKE VEHICLE RESTRAINT, DESIGN TBC

KERBS & EDGING

- TK TRANSITION KERB
- FK FLUSH STANDARD KERB
- K RAISED STANDARD KERB
- DK DROP STANDARD KERB
- DW KERB/ DWARF WALL 300mm

HARD LANDSCAPE

- TARMAC
- MARSHALLS CONSERVATION X BLOCK PAVING - SILVER GREY - TEXTURED RIVEN - 160 X 120mm
- MARSHALLS TACTILE CONCRETE BLOCK PAVING - BUFF - BLISTER - 200 X 133mm

PARKING BAYS

- S STAFF PARKING
- DD DROP OFF
- BBP BLUE BADGE HOLDER

PROPOSED DRAINAGE STRATEGY

- G GULLY
- SLOT DRAIN



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S0 P1	13/10/22	ISSUE FOR REVIEW	CM	CH
S0 P2	20/10/22	ISSUE FOR REVIEW	CM	CH
S0 P3	07/11/22	ISSUE FOR REVIEW	MD	CH
S0 P4	08/11/22	ISSUE FOR REVIEW	MD	CH
S0 P5	30/11/22	RETAINED EXISTING TREES	LG	ADP
		ADDED		
S0 P6	28/02/23	PLANNING ADDENDUM	MD	ADP
S0 P7	06/03/23	PLANNING ADDENDUM	MD	ADP
S0 P8	06/03/23	GA UPDATES	CM	ADP

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JOB TITLE: CRADLEY HEATH SKILLS HUB	
DRAWING TITLE: HARD LANDSCAPE PLAN	
SCALE: 1:100	DRAWING SHEET SIZE: A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- L-1902
REVISION: S2 P8	

This line should measure 100mm along x and y axis when printed



LEGEND

RED LINE BOUNDARY

HARD LANDSCAPE

TARMAC

BLOCK PAVING

PARKING BAYS

STAFF PARKING

DROP OFF

BLUE BADGE HOLDER

SOFT LANDSCAPE

PLANTING

EXISTING SHRUBS/
OVERGROWTH

PROPOSED TREES

EXISTING TREES/VEGETATION
TO BE RETAINED



STAGE 03

0 5 m

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P1	03/10/22	ISSUE FOR REVIEW	CM	ADP
S2 P2	20/10/22	ISSUE FOR REVIEW	CM	ADP
S2 P3	04/11/22	ISSUE FOR REVIEW	MD	ADP
S2 P4	09/11/22	ISSUE FOR REVIEW	PL	ADP
S2 P5	30/11/22	RETAINED EXISTING TREES ADDED	LG	ADP
S2 P6	28/02/23	PLANNING ADDENDUM	MD	ADP
S2 P7	06/03/23	PLANNING ADDENDUM	MD	ADP
S2 P8	06/06/23	PLANNING ADDENDUM	CH	ADP

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

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JOB TITLE:
**CRADLEY HEATH
SKILLS HUB**

DRAWING TITLE:
LANDSCAPE GA

SCALE: **1:100** DRAWING SHEET SIZE: **A1**

JOB CODE: **001473** DRAWING NUMBER: **ADP-00-00-DR- L-1900** REVISION: **S2 P8**

This line should measure 100mm along x and y axis when printed



- LEGEND**
- RED LINE BOUNDARY
 - BOUNDARY TREATMENT**
 - VERTICAL SLAT METAL FENCE, DESIGN TBC
 - EXISTING PANEL FENCE
 - TIMBER FENCE
 - BESPOKE VEHICLE RESTRAINT, DESIGN TBC
 - PARKING BAYS**
 - S STAFF PARKING
 - DD DROP OFF
 - BBP BLUE BADGE HOLDER
 - SOFT LANDSCAPE**
 - NATIVE SHRUB PLANTING
 - EXISTING SHRUBS/ OVERGROWTH
 - PROPOSED ORNAMENTAL TREE
 - EXISTING TREE
 - TREE TO BE REMOVED

STAGE 03

0 5 m

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
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S2 P2	20/10/22	ISSUE FOR REVIEW	CM	CH
S2 P3	07/11/22	ISSUE FOR REVIEW	MD	CH
S2 P4	08/11/22	ISSUE FOR REVIEW	PL	CH
S2 P5	30/11/22	RETAINED EXISTING TREES ADDED	LG	ADP
S2 P6	28/02/23	PLANNING ADDENDUM	MD	ADP
S2 P7	06/03/23	PLANNING ADDENDUM	MD	ADP
S2 P8	06/06/23	GA UPDATES	CM	ADP

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Cantley House
 Park End Street
 Oxford
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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
SOFT LANDSCAPE PLAN

SCALE:
1:100

DRAWING SHEET SIZE:
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JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- L-1901	REVISION: S2 P8
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This line should measure 100mm along x and y axis when printed



- Site Boundary
- Site access
- Views out of the Skills Hub
- Existing trees and vegetation
- Proposed trees
- Views out of primary window
- Views out of secondary window
- Sun path
- Rear window to rear window distances

STAGE 3

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2P 1	08.06.23	PLANNING ISSUE	SH	ADP

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

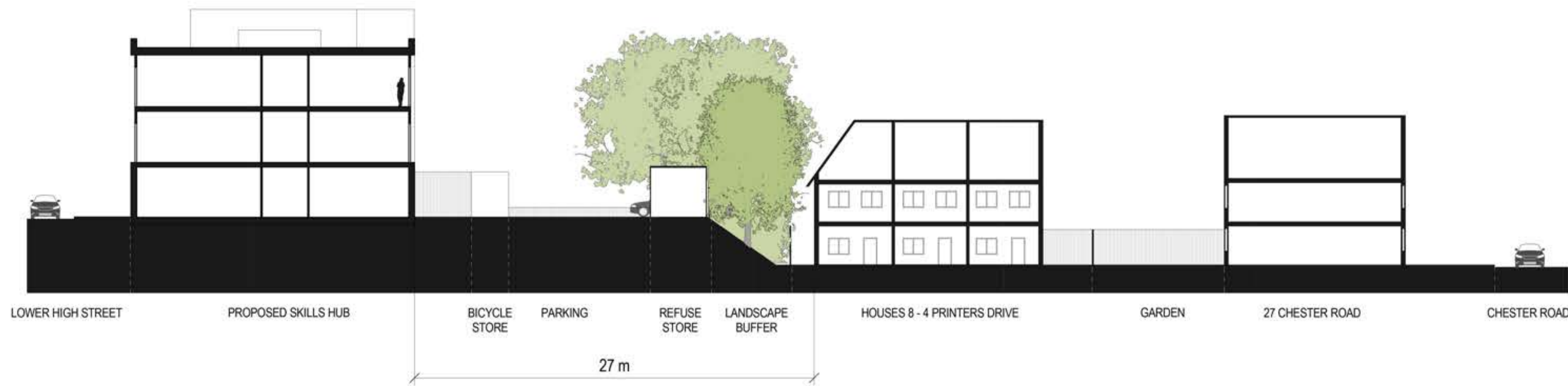
33a Victoria Street
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JOB TITLE:
CRADLEY HEATH SKILLS HUB

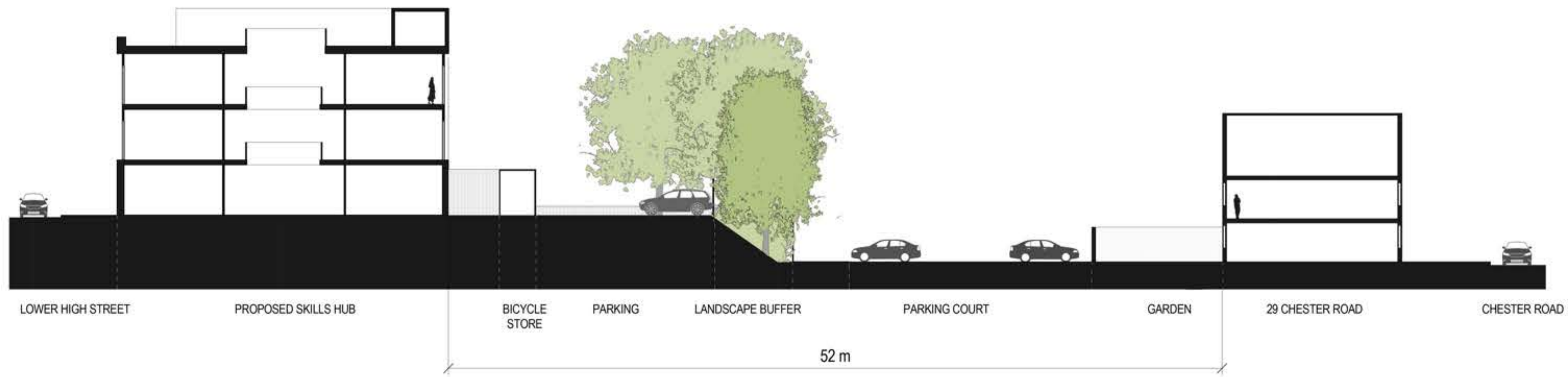
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SCALE: DRAWING SHEET SIZE:
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1 Section AA
1 : 200



2 Section BB
1 : 200



STAGE 3

REVISION	DATE	DESCRIPTION	ARCHITECT	PLANNER
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S2P 2	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE
CRADLEY HEATH SKILLS HUB

DRAWING TITLE
PROPOSED SITE SECTIONS

SCALE	DRAWING SHEET SIZE
As indicated	A1
JOB CODE 001473	DRAWING NUMBER ADP-00-ZZ-DR- A-1311
REVISION S2P 2	

Solar Study: Autumn Equinox



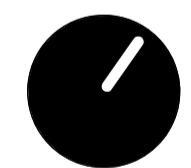
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12:00



15:00



STAGE 3

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S2 P 2	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
SOLAR STUDY- AUTUMN EQUINOX

SCALE: DRAWING SHEET SIZE:
A1

JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- A-1342	REVISION: S2 P 2
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Solar Study: Spring Equinox



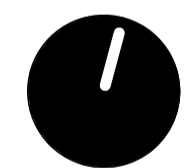
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12:00



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STAGE 3

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S2 P 2	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
SOLAR STUDY- SPRING EQUINOX

SCALE:	DRAWING SHEET SIZE:
	A1

JOB CODE:	DRAWING NUMBER:	REVISION:
001473	ADP-00-00-DR- A-1340	S2 P 2

Solar Study: Summer Solstice



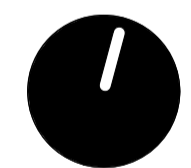
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STAGE 3

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
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S2 P 2	08.06.23	PLANNING ISSUE	SH	ADP

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JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
SOLAR STUDY- SUMMER SOLSTICE

SCALE: DRAWING SHEET SIZE:
A1

JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- A-1341	REVISION: S2 P 2
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Solar Study: Winter Solstice



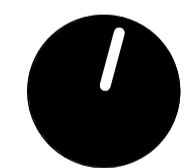
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12:00



15:00



STAGE 3

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
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S2 P 2	08.06.23	PLANNING ISSUE	SH	ADP

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www.adp-architecture.com

JOB TITLE:
CRADLEY HEATH SKILLS HUB

DRAWING TITLE:
SOLAR STUDY- WINTER SOLSTICE

SCALE: DRAWING SHEET SIZE:
A1

JOB CODE:	DRAWING NUMBER:	REVISION:
001473	ADP-00-00-DR- A-1343	S2 P 2

Report to Planning Committee

28 June 2023

Application Reference	DC/23/67869
Application Received	10 January 2023
Application Description	Proposed 5 No. 2 bedroom terraced houses with associated car parking.
Application Address	Land to the rear of 120 Dudley Road Poplar Avenue Tipton
Applicant	Mr Amrik Sehmi C/o agent.
Ward	Tipton Green
Contact Officer	Mr Anjan Dey Anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to (check) :

- (i) External materials;
- (ii) Parking areas laid out and retained;
- (iii) Coal authority;
- (iv) Contaminated land (if required);
- (v) Drainage;
- (vi) Boundary treatments (not exceeding 900mm at the front of the property);
- (vii) Bin storage details;




- (viii) Landscaping;
- (ix) Electric vehicle charging provision;
- (x) Low NOx boilers;
- (xi) Construction management plan; and
- (xii) Removal of Permitted Development Rights to remove any extensions including the roof alterations and garden buildings without applying for planning permission.

2 Reasons for Recommendations

- 2.1 The proposal 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.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – provides much needed new homes within Sandwell
---	---

4 Context

- 4.1 This application is being reported to your committee because three material planning objections have been received by local residents.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land at the rear of 120 Dudley Road, Tipton](#)

5 Key Considerations

- 5.1 The site is not allocated in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are: -



Government policy (NPPF)
 Overlooking/loss of privacy
 Loss of light and/or outlook
 Layout and density of building
 Design, appearance and materials
 Access, highway safety, parking and servicing
 Traffic generation

6. The Application Site

6.1 The application site is an irregular shaped piece of land that is to the rear of commercial premises along Dudley Road, Tipton. The area surrounding the site is predominately residential in nature with a motor vehicles garage located on the opposite side of Poplar Road. There is a difference in land levels along Poplar Avenue with levels rising along Poplar Avenue.

7. Planning History

7.1 There have been a numbers of planning approvals at this site for residential development with an application for 6 no 2 bedroom terraced houses approved in 2004.

7.2 Relevant planning applications are as follows:

DC/04/42345	Proposed six, 2 Bedroom Terraced Houses.	Approved with Conditions. 04.06.2004
DC/07/47704	Proposed 12no. 2 bed flats.	Refused 25.05.2007.



8. Application Details

- 8.1 The applicant is now proposing to erect a row of five, 2 storey terraced houses along Poplar Avenue. Six houses were originally proposed. The houses would be two bed, having two bedrooms on the first floor and front kitchens at ground floor level with lounges at the rear. The floor areas for each of the houses would be 65 square metres.
- 8.2 Parking for each of the house would be provided in the form of front driveways. Ground floor plans show that the houses would have front kitchens and rear lounges, with a typical layout at first floor level – bedrooms and bathrooms. Private amenity space for each of the dwellings would be in the form of rear gardens, with the end dwelling at the east have some side garden.
- 8.3 For drainage, attenuation will be provided in accordance with Severn Trent requirements.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letters. Three objections have been received from nearby businesses.

9.2 Objections

Objections have been received on the following grounds:

- i) The development would displace visitor parking for customers using the nearby commercial properties along Dudley Road.

9.3 Responses to objections

In response to the objector's comments:



- i) Highways have no objection to the proposal. The site layout has been revised so that parking spaces comply with the adopted standard and the proposed front boundary walls have been reduced to 900mm in height to ensure adequate visibility.

It is also noted that any customers parking outside this parcel of land are doing so on the public highway, so the proposal does not displace customer parking as such.

Objectors have been reconsulted in regards to reduced number of dwellings without further response.

10.1 The Coal Authority

Following the submission of a revised plans showing a reduced number of dwellings from six to five, The Coal Authority has now withdrawn their objection. They have recommended conditions relating to the treatment of mineshafts.

10.2 Planning Policy

No policy concerns, the site is a housing windfall site, but accords with this policy given its location.

10.3 Highways

No objection subject to the boundary treatments/visibility splays being retained as proposed. This can be conditioned accordingly.

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.



In terms of design the guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. The design is in character with the scale, massing and appearance of the wider area and is therefore in accordance with paragraph 124 of the NPPF.

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. The proposal is modest in scale, provides off road parking raises no objections from Highways.

12. Local Planning Policy

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

HOU2: Housing Density type and Accessibility

ENV3: Design Quality

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

ENV8: Air Quality

SAD H2: Housing Allocations.

SAD EOS9: Urban Design Principles

DEL1: Infrastructure Provision

12.2 With regard to housing policy HOU2, the proposal is in character with the area and provides good pedestrian and vehicular accessibility. In respect of policy SAD H2, the development site is not allocated for residential development in the Development Plan and therefore it is classed as a housing windfall site. The proposed residential development meets the guidance set out in the policy, would bring an under-used piece of land into use and for much needed housing within Sandwell.



12.3 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The layout is considered to be in character with the existing street pattern. Proposed roof heights are staggered due to the rise in levels to Poplar Avenue.

12.4 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. It is envisaged that the scheme provides porous paving within the parking areas and intends to provide attenuation to address discharge rates required by Severn Trent. This can be conditioned accordingly.

12.5 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure, low NOx boilers and a construction management plan. All these can be conditioned.

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 Overlooking/loss of privacy

It is considered that the privacy of existing residents will be safeguarded given that the separation distances between existing (Sedley Road West) and proposed properties (Poplar Avenue) is around 31 metres (21 metres being the standard).

13.3 Loss of light and/or outlook

There would be a sizeable gap between the development and the nearest property along Poplar Avenue (no 2) and it is noted there are retail/commercial properties to north and east. The end property at the east of the site would have a sizeable side/rear garden, and the houses would not result in any significant overshadowing to neighbouring properties. Furthermore, outlook would not



13.4 Design, appearance and materials

The proposal will incorporate brick and slate roof finish, which mirrors surrounding properties. Final materials can be conditioned to ensure the final proposals are acceptable.

The submitted site layout shows shared bin storage arrangements; separated between plots 1 to 3 and 4 to 5. A more practical arrangement has been sought with bin storage better integrated into individual plots, and at the time of writing these details are awaited. However, details regarding bin storage can also be conditioned to ensure the final proposals are acceptable.

13.6 Access, highway safety, parking and servicing

Access would be from Poplar Avenue and low-level boundary walls at the front of the houses would ensure visibility splays, and the proposal complies with parking standards.

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 policies 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

Context plan

Location and site layout - 2579/P20 Rev B

Proposed elevations – 2579/P14 Rev B

Proposed ground floor plans – 2579/P10 Rev A

Proposed first floor plan – 2579/P11 Rev A

Proposed levels plan – 2579/P12



Not Set
Not Set



Legend

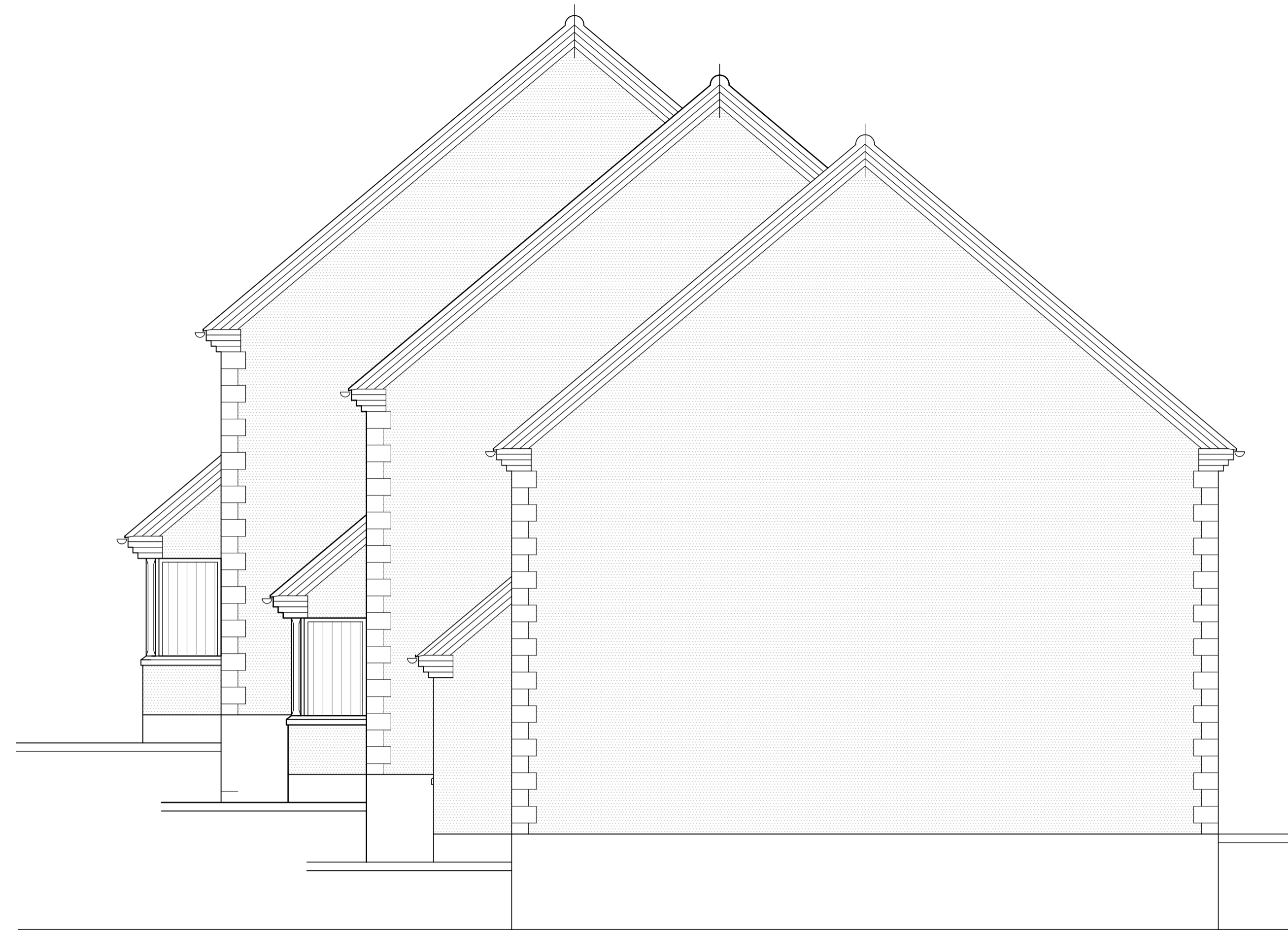


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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	13 June 2023
OS Licence No	



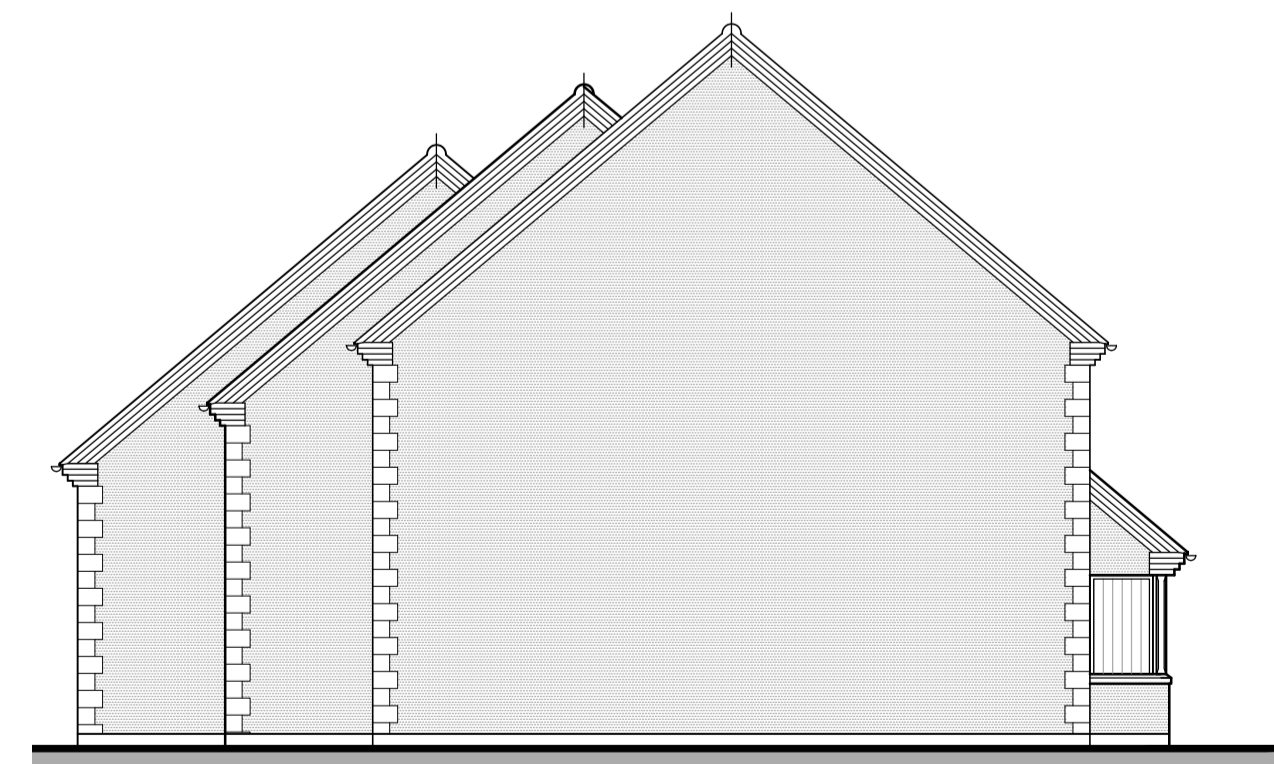
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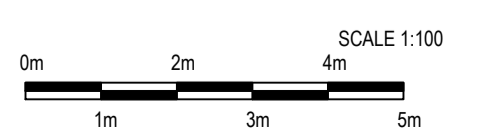
SIDE ELEVATION




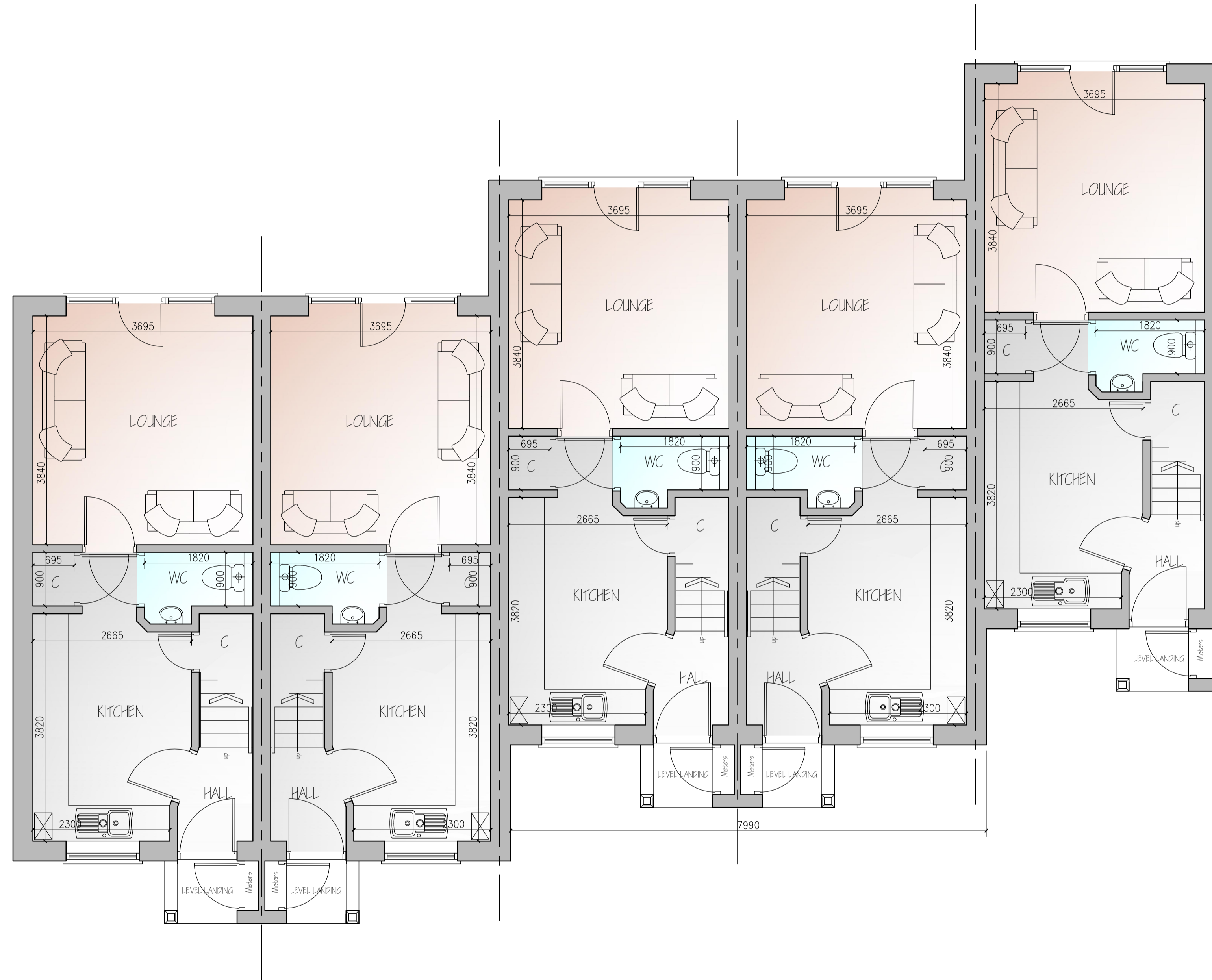
REAR ELEVATION



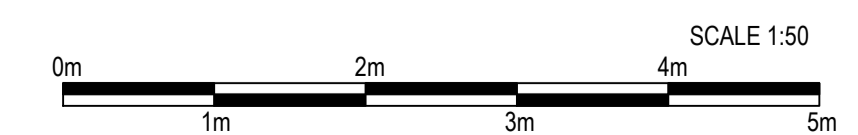
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REV	DRAWN	DATE	
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REV	DRAWN	DATE	
REV	DRAWN	DATE	
 Sdb architecture DESIGN, PLANNING & PROJECT MANAGEMENT 20 Bridgnorth Road, Wombourne, Staffs, WV5 5AA Tel: 01902 894517 Mob: 07866454194 Email: peler@sevendesignbuild.com			
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT LAND TO THE REAR OF 120 DUDLEY ROAD/ POPLAR AVE, TIPTON DY4 8DJ			
CLIENT MR A.S. SAMI			
DRAWING PROPOSED ELEVATIONS WITHOUT LEVELS			
DRAWN	CHECKED	APPROVED	
CAD	SCALE 1:50 A1 1:100 @ A1	DATE	12.12.22
DRAWING No:	2579/P14		REV



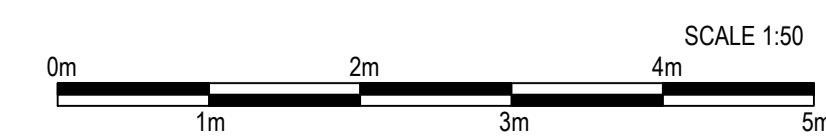
GROUND FLOOR PLAN
Ground floor area 33,10m²



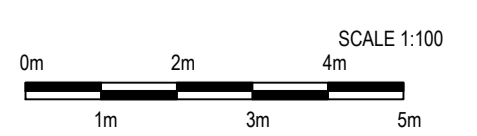
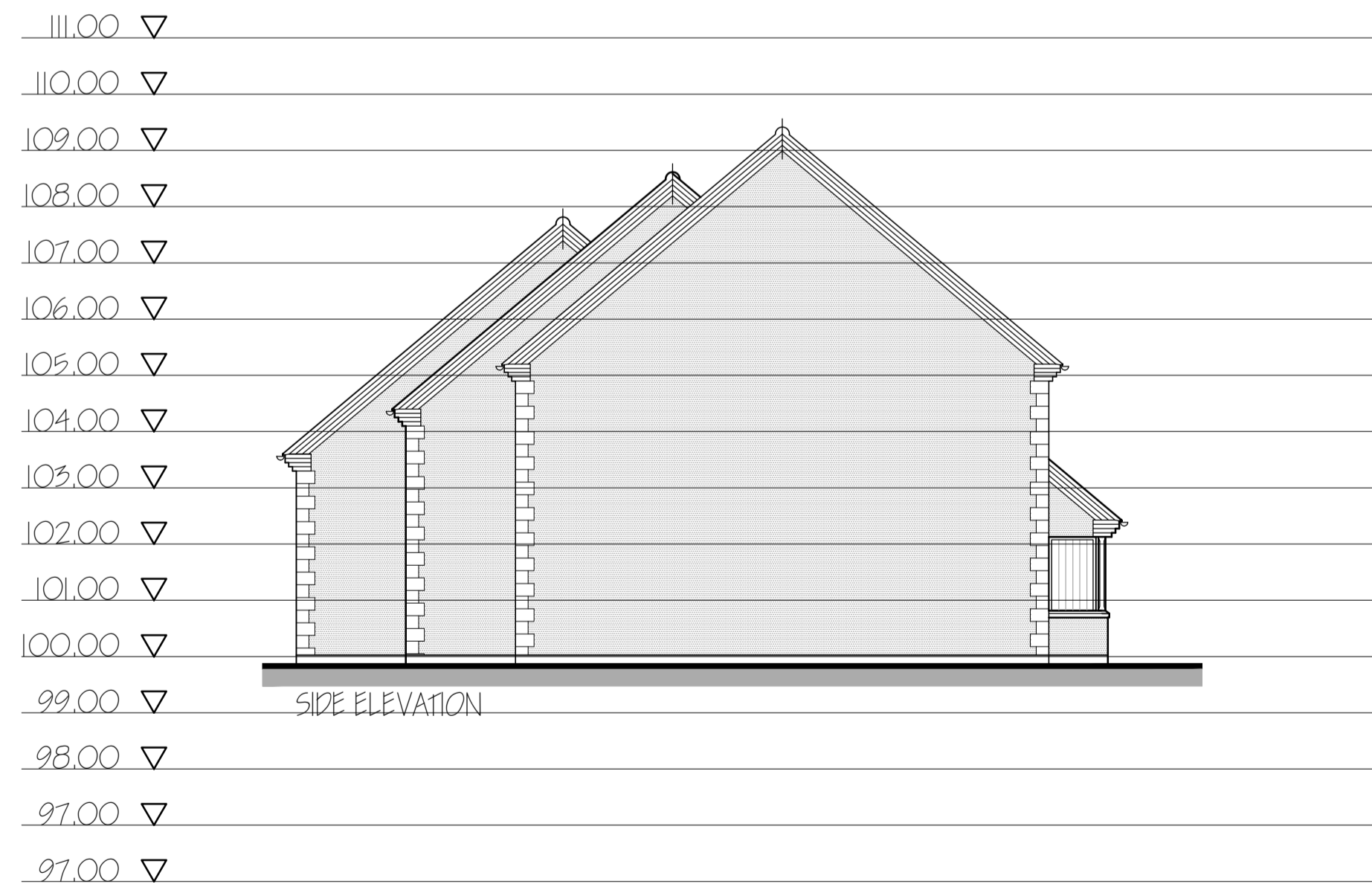
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REV	DRAWN	DATE	LOCAL AUTHORITY AMENDMENTS - PLOT 6 OMITTED
A		12/12/22	
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<p>PROJECT PROPOSED RESIDENTIAL DEVELOPMENT LAND TO THE REAR OF 120 DUDLEY ROAD/ POPLAR AVE, TIPTON DY4 8DJ</p>			
<p>CLIENT MR A.S. SAMI</p>			
<p>DRAWING PROPOSED GROUND FLOOR PLANS</p>			
DRAWN	CHECKED	APPROVED	
CAD	SCALE 1:50 @ A1	DATE 12.12.22	
DRAWING No:	2579/P10		REV A




FIRST FLOOR PLAN
first floor area 32.59m²



REV	DRAWN	DATE	
REV	DRAWN	DATE	
REV	DRAWN	DATE	LOCAL AUTHORITY AMENDMENTS - PLOT 6 OMITTED
A		12/12/22	
<p>Sdb architecture DESIGN, PLANNING & PROJECT MANAGEMENT 20 Bridgnorth Road, Wombourne, Staffs, WV5 5AA Tel: 01902 894517 Mob: 07844454194 Email: petyler@sevendesignbuild.com</p>			
<p>PROJECT PROPOSED RESIDENTIAL DEVELOPMENT LAND TO THE REAR OF 120 DUDLEY ROAD/ POPLAR AVE, TIPTON DY4 8DJ</p>			
<p>CLIENT MR A.S. SAMI</p>			
<p>DRAWING PROPOSED FIRST FLOOR PLANS</p>			
DRAWN	CHECKED	APPROVED	
CAD	SCALE 1:50 @ A1	DATE 12.12.22	
DRAWING No:	2579/P11		REV A



REV	DRAWN	DATE	
REV	DRAWN	DATE	
REV	DRAWN	DATE	
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PROJECT			
PROPOSED RESIDENTIAL DEVELOPMENT LAND TO THE REAR OF 120 DUDLEY ROAD/ POPLAR AVE, TIPTON DY4 8DJ			
CLIENT			
MR A.S. SAMI			
DRAWING			
PROPOSED ELEVATIONS			
DRAWN	CHECKED	APPROVED	
CAD	SCALE 1:100 @ A1	DATE	12.12.22
DRAWING No:	2579/P12		REV
			A

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Report to Planning Committee

28 June 2023

Application Reference	DC/23/67957
Application Received	07 February 2023
Application Description	Proposed replacement sections, refurbishment and associated works in connection with the existing care home (Use Class C2) to include: external alterations, two storey front/side extension with photovoltaic solar panels on roof and glazed canopy over main entrance, single storey extension overlooking courtyard garden area, two storey enclosed staircase to rear, outbuildings to include Occupational Therapy cabin, maintenance shed and bin store, installation of EV charging points to car park, boundary wall/fencing and landscaping.
Application Address	Beech Croft Residential Home Salop Drive Oldbury B68 9AG
Applicant	Cygnets Behavioural Health Limited
Ward	Bristnall
Contact Officer	Mr Andrew Dean andrew_dean@sandwell.gov.uk



1 Recommendations


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

- i) External materials.
- ii) Electric Vehicle Charging points.
- iii) Low NOx boilers.
- iv) Construction management plan compliance.
- v) External lighting scheme.
- vi) Contaminated Land.
- vii) Privacy scheme for room windows FF31 and FF25.

2 Reasons for Recommendations

2.1 The proposed extension and alterations to the existing care home are acceptable in design and scale and raise no concerns from a residential amenity perspective.

3 How does this deliver objectives of the Corporate Plan?

	Strong resilient communities
---	------------------------------

4 Context

4.1 At the last committee meeting, members resolved to visit the site and further clarification was requested regarding the therapy cabin (see 8.3 below). In addition, following the last committee meeting the applicant has also invited neighbours to attend a drop-in session ask questions and see the proposed plans. From the information submitted this was held on Tuesday 20 June, from 3pm to 7pm at Hurst Road Community Centre.

4.2 The application is being reported to your committee at the request of Councillor Fenton and because 20 objections and a 67-signature petition against the proposal have been received.



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

[Beech Croft Residential Home](#)

5 Key Considerations

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

Government policy (NPPF)
Planning history (including appeal decisions)
Overlooking/loss of privacy
Loss of light and/or outlook
Design, appearance and materials
Access, highway safety, parking and servicing

6. The Application Site

- 6.1 The application relates to a residential care home located on the western side of Salop Drive, Oldbury. The application site is surrounded on three side by residential properties with a garage court and an allotment site located on the opposite side of Salop Drive.

7. Planning History

- 7.1 The site has been subject to a number of applications for extensions dating back to the mid 1990's, all of which have been granted approval. Demolition consent was granted for the single-story element at the front of the care home to be demolished in December 2022. The care home is a historic use of the site.
- 7.2 Relevant planning applications are as follows:



PD/22/02285	Proposed demolition of front single storey building.	Grant Demolition Consent 19.12.2022
DC/12/54459	Proposed laundry extension.	Grant Permission 09.05.2012
DC/00/36733	Dining room extension.	Grant Permission 17.08.2000
DC/96/32532	Single storey bedroom, office and lounge extensions.	Grant Permission with External Materials 16.08.1996

8. Application Details

- 8.1 The applicant is proposing extensions, the refurbishment and associated works in connection with the existing care home (Use Class C2) to include: external alterations, two storey front/side extension with photovoltaic solar panels on roof and glazed canopy over main entrance, single storey extension overlooking courtyard garden area, two storey enclosed staircase to rear, outbuildings to include Occupational Therapy cabin, maintenance shed and bin store, installation of EV charging points to car park, boundary wall/fencing and landscaping.
- 8.2 The proposed two storey front/side extension would be L shaped in design and would connect the existing two storey elements of the care home. The extension would also include a single storey element facing onto the enclosed court yard. The extension measured external would measures 31.5 metres by 22 metres with an overall height of 7.1 metres.
- 8.3 **The proposed wooden cabin would measure 6.6 metres by 4.3 metres with an overall height of 3.2 metres. The agent has submitted further information to confirm the proposed occupational therapy cabin would replace an existing shelter/veranda and maintenance shed that is currently located in approximately the same location as the proposed cabin. The structure would comprise of a fully insulated timber frame**



construction including ~200m thick wall with 150mm insulation, vapour barriers, finished with plasterboard internally and externally clad in timber cladding. The cabin would provide a multi-use space to allow therapy to take place dependent on the resident's requirements. Typically, this will include arts & crafts, education workshops, group sessions and other similar activities to promote good mental health.

- 8.4 The proposed maintenance shed would measure 5.3 metres by 4.1 metres with an over height of 2.77 metres. The proposed bin store would be adjacent to the maintenance shed and measure 2.2 metres by 4 metres with an over height of 2.2 metres. The elevations of both structures would be timber cladding.
- 8.5 The applicant has submitted an amended plan to reduce the height of the proposed rear boundary fence from the originally proposed 3 metres to 2.4 metres. The windows serving rooms G28 and F25 have also been moved to the right by 0.5 metre to not directly overlook the rear elevation of the flats at the rear.
- 8.6 Minor other alterations to the existing building include the replacement of windows, the removal of an existing metal fire escape, removal of roof plant and water tanks and solar panels to the roof of the proposed two storey extension.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter, with 20 objections and a 67-signature petition being received. All objections and the petition raised concerns regarding the potential use of the property.

9.2 Objections

Objections have been received on the following grounds:



- i) The proposal would result in a loss of privacy and overlooking to neighbouring properties.
- ii) The proposal would result in a loss of outlook.
- iii) The proposed fence is large and out of character for a residential area.
- iv) Concerns regarding the risk solar panels poses in terms of health.
- v) The proposal raises concerns from increase noise and disturbance.
- vi) Some residents were not notified of the application.

Non-material objections have been raised regarding loss of property value.

In terms of the use of the property, residents raised concerns regarding a lack of information regarding the proposed use of the building by the applicant. Residents researched the applicant and were concerned that potential residents could be criminals or people committed under the Mental Health Act. This has resulted in a fear of crime/safety concerns for residents.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) Taking into consideration the existing building/separation distances and the already demolished single storey section, I do not consider the proposed development would result in a significant loss of privacy or increased overlooking to neighbouring properties. To ensure privacy is protected for the flats on Salop Drive located on a lower ground level, a privacy scheme for bedroom windows F31 and F25 has been included within the recommendation. This scheme would consist of a privacy film being added to $\frac{3}{4}$ of the windows to prevent overlooking.
- ii) Taking into consideration the existing building and already demolished single storey section, I do not consider the proposed



- development would result in a significant loss of outlook to neighbouring properties.
- iii) The applicant has reduced the height of the fence from the originally proposed 3 metres to 2.4 metres. Given the levels change on the site, I do not consider this to be overly high to result in a loss of amenity to neighbours.
 - iv) I am not aware of health issues relating to solar panels and are common place on the roofs of residential properties. The solar panels would be located on the flat roof of the proposed two storey extension.
 - v) I suspect this point was raised regarding the potential use of the building by the applicant. In terms of the proposal, I do not consider the proposed extension and other proposals within the description of development would result in significant noise disturbance to residents. A condition for a construction management plan has been included within the recommendation.
 - vi) All neighbours with a physical boundary to the site were consulted on the application in accordance with the requirement of The Town and Country Planning (Development Management Procedure.

In terms of the use, a change of use of the property has not been included within the description of development by the applicant. Firstly, it should be noted that the current use of Beech Croft Care Home falls within Use Class C2 (Residential institution). This use class includes a range of different uses which includes residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. Residents fear the applicants will use the property as a C2A (Secure Residential Institution) which includes uses such as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

Following concerns being raised by residents, the applicant provided an operator statement which was sent to all objectors to the application. The applicant also confirmed they would be undertaking a leaf drop to residents. The applicants state the use would be for care facility for



women suffering from mental health issues and the use of the property would not be for the primary provision of confinement. No specialist internal or external security features would be required or installed, and no onsite security would be provided. Following additional concerns from a resident, the applicant has provided the below statement.

This is not a low secure unit, it is an acute service. Acute services provide a safe and stabilising environment for individuals who are experiencing an acute episode of mental illness.

The ethos is about assessing and treating service users in the least restrictive environment and planning for discharge in a robust and timely fashion. With a focus on stabilisation, we support service users to manage their mental health, reinforce daily living skills and prepare for independent life back in the community. Our team works closely and collaboratively with service users, their families and the referrer to provide a seamless pathway from referral to discharge. Our approach is recovery focused and supported by a comprehensive multi-disciplinary team, contributing to shorter lengths of stay.

In keeping with the NHS definition an acute service is: ‘... a therapeutic environment [to] provide the best opportunity for recovery. It is important that care is purposeful, patient-orientated and recovery-focused from the outset, so that people have a good experience of care and do not spend more time in hospital than necessary.’ (Therapeutic inpatient mental health care, <https://www.england.nhs.uk/mental-health/adults/crisis-and-acute-care/>)

There is a possibility some patients may be referred for treatment because they are detained under the Mental Health Act and this is often because they are at risk of self-harm or suicide. This is very much a protective measure to ensure their own safety and can be part of the process in supporting them safely along their care pathway. The service will also support ‘informal’ patients, who are individuals who are admitted voluntarily and are seeking support to overcome their mental health challenges. The fact that these two different admission criteria can be



accepted in this setting distinguishes the difference between this type of care setting and that of a secure facility.

This does not constitute a 'low secure unit' and therefore isn't a change in specification because:

- *It is not one of security, detention and containment.*
- *The operational standards are in place for the safety of residents who live and receive care on site.*
- *Security considerations are wholly subsidiary with no specialist internal or external security features included or needed for the proposed use.*

Cygnets are mindful of their neighbours, staff and other residents, and will not accept referrals from anyone who poses a risk to the community. It is not a step-down service for ex-offenders nor is it a rehabilitation centre for alcohol or substance misuse. The service is very much about supporting women through treatment for mental health challenges, so they will be seeking to feel well again and recover in a place of safety.

In relation to the above statement from the applicant, there will be circumstances whereby, it would now appear, some residents may be referred for treatment because they are detained under the Mental Health Act, however, from the information provided this is not because they would be a danger to the wider society and would in fact be a risk to themselves. The Local Planning Authority are therefore still of the opinion this would fall under care (Use Class C2) and it doesn't suggest the facility would be any more secure than any other type of care home. Therefore, under the Town and Country Planning Act (Use Classes Order) 1987 (As Amended) there would be no material change of use and the application is to be assessed on the current description of development.

However, should there be a material change of use occur in the future, the Local Planning Authority can investigate the matter using Planning Enforcement powers.



The submitted petition makes reference to the absence of a Section 106 agreement. Section 106 agreements are now largely used to secure affordable housing and when there is a need to make a development acceptable in other planning terms. In this instance, the Local Planning Authority are unable to restrict the use of an existing property to other uses within the same use class, which is a permitted change.

10. Consultee responses

10.1 **Highways** – No objections.

10.3 **Public Health (Air Quality)**

No objection subject to conditions relating to electric vehicle charging points, low NOx boilers and a construction management plan.

10.4 **Public Health (Contaminated Land)**

No objection subject to the standard contaminated land condition.

10.5 **Public Health (Air Pollution and Noise)**

No objection subject to conditions contained within the recommendation relating to a construction management plan compliance and an external lighting scheme.

10.6 **West Midlands Police** – No objection.

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.

12. Local Planning Policy



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

ENV3: Design Quality

ENV8: Air Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The layout and design of the proposal are considered to be acceptable.

12.3 ENV8 refers to mitigation measures to offset air quality issues, in this instance a condition for electric vehicle charging points has been included within the recommendation and the applicant would be providing solar panels on the roof to generate electricity.

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 development plan.

13.3 Planning history (including appeal decisions)

The application relates to extensions and alterations to an existing historic residential care home which falls under the C2 (Residential Institutions use class).

13.4 Access, highway safety, parking, servicing and traffic generation

The Head of Highways has reviewed the proposal and raised no objections to the application on highway safety grounds.



13.6 Loss of light and/or outlook, Overshadowing and loss of privacy.

Taking into consideration the existing building/separation distances and the already demolished single storey section, I do not consider the proposed development would result in a significant loss of privacy or increased overlooking to neighbouring properties. To ensure privacy is protected for the flats on Salop Drive located on a lower ground level, a privacy scheme for bedroom windows F31 and F25 has been included within the recommendation. This scheme would consist of a privacy film being added to $\frac{3}{4}$ of the windows to prevent overlooking.

In terms of the proposed cabin, taking into consideration the location of the structure on an existing patio area which already contains a shed/ veranda, coupled by the fact the nearest residential dwellings are located on a higher ground level than the proposed cabin, I do not consider a significant loss of privacy would occur. Public Health have raised no objections to the application in terms of noise and disturbance.

13.7 Public visual amenity

I am satisfied the proposed two storey front extension/side extension and alteration to the existing building proposed by the application would modernise the dated structure and improve its appearance in the street scene.

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

0002 REV G - AMENDED PROPOSED SITE PLAN

2003 REV F - AMENDED PROPOSED GROUND FLOOR PLAN

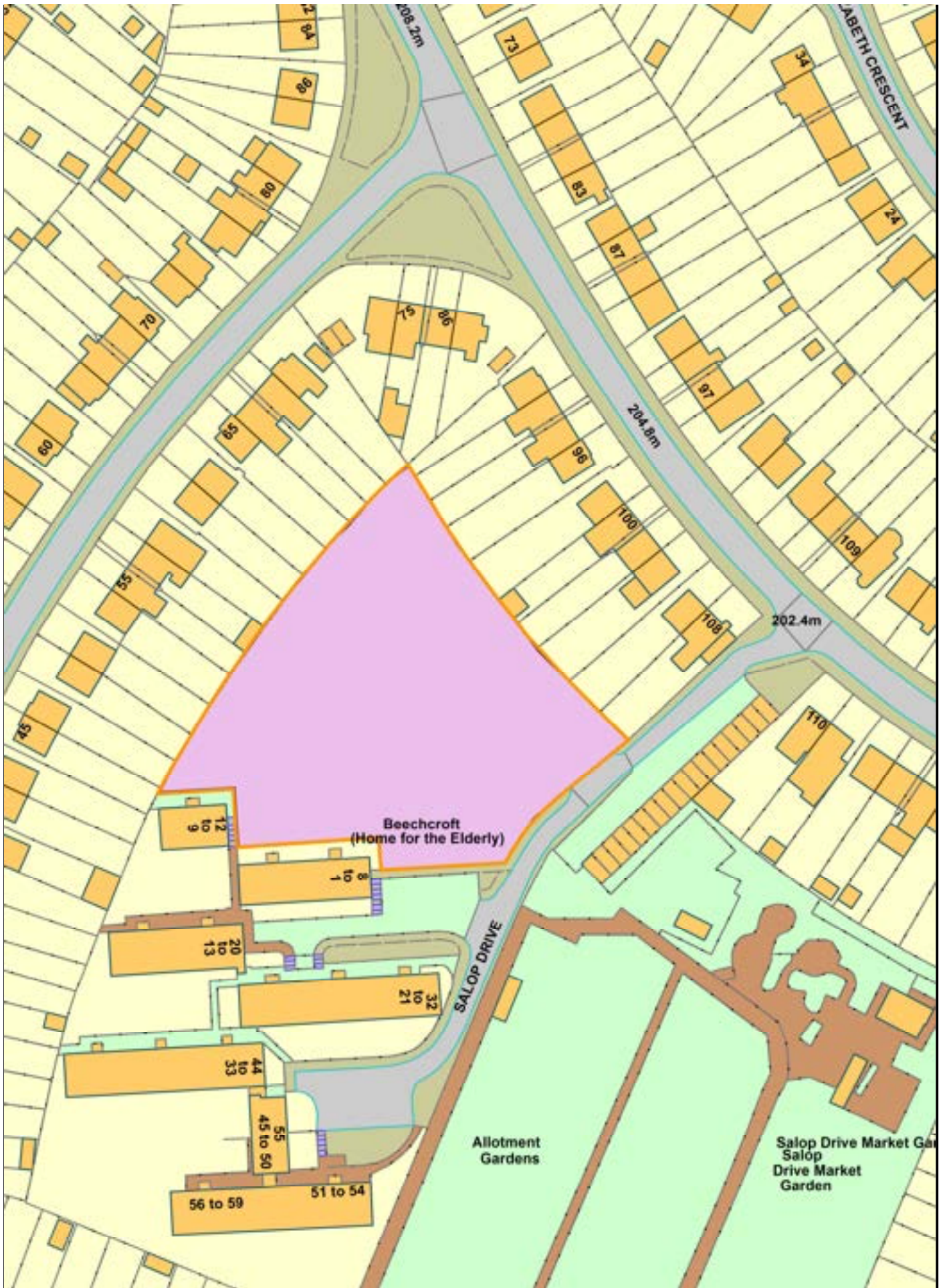
2004 REV G - AMENDED PROPOSED FIRST FLOOR PLAN

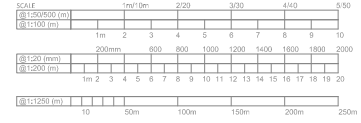
2006 REV H - AMENDED PROPOSED ELEVATIONS - SHEET 1

2007 REV F - AMENDED PROPOSED ELEVATIONS - SHEET 2

2060 REV A - BIN STORE/MAINTENANCE SHED







PROPOSED SITE LOCATION PLAN | SCALE 1:250

Dashed red line shows extent of Demolition (separate application).

PROPOSED SITE PLAN | SCALE 1:200



STATUS	PLANNING	REVISIONS		
		NO	DATE	DESCRIPTION
		1	01/04/23	ISSUED FOR APPROVAL
		2	04/04/23	REVISIONS TO DRAWING
		3	05/04/23	REVISIONS TO DRAWING COMMENTS
		4	06/04/23	REVISIONS TO DRAWING
		5	07/04/23	REVISIONS TO DRAWING
		6	08/04/23	REVISIONS TO DRAWING
		7	09/04/23	REVISIONS TO DRAWING
		8	10/04/23	REVISIONS TO DRAWING
		9	11/04/23	REVISIONS TO DRAWING
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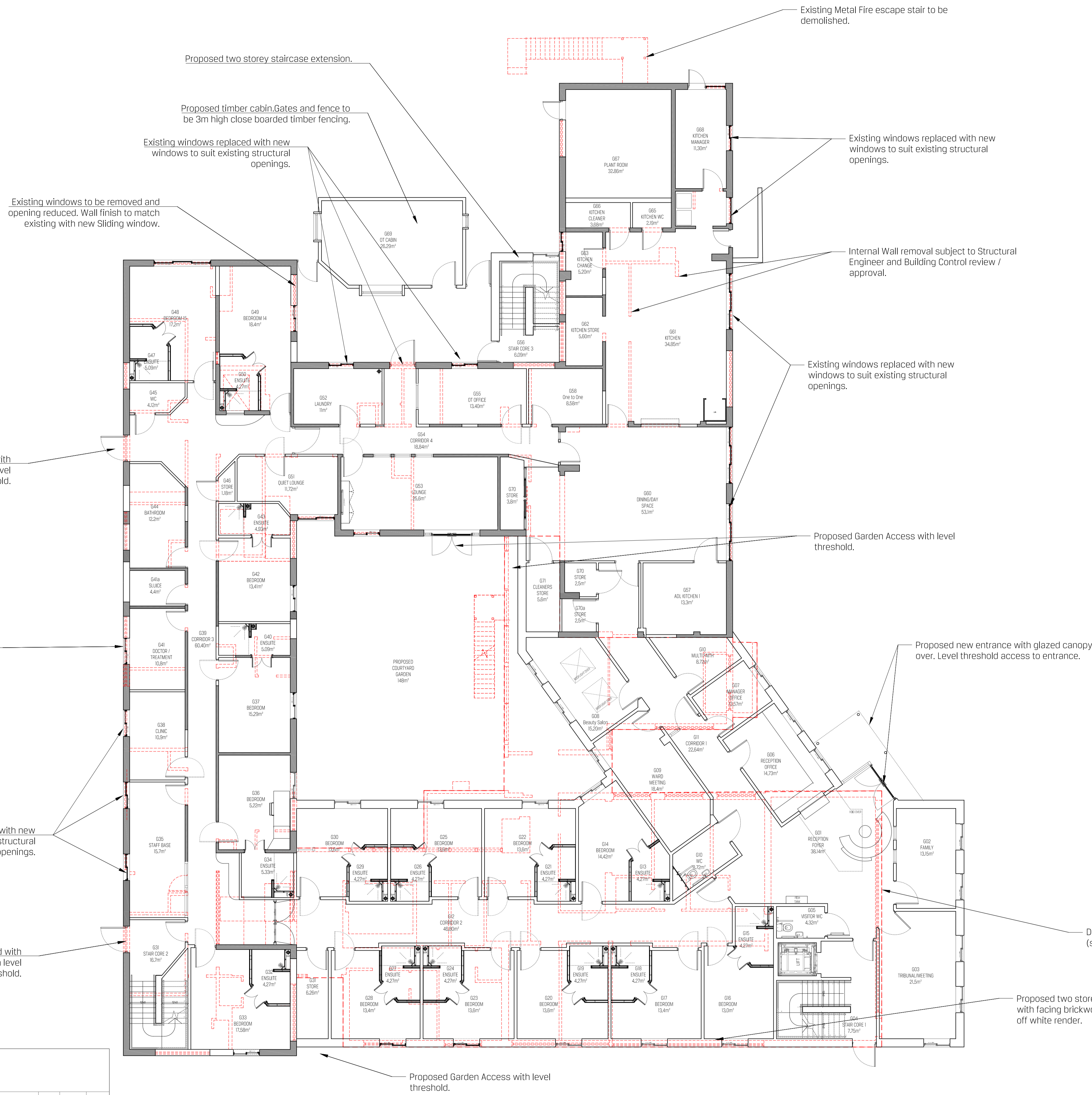
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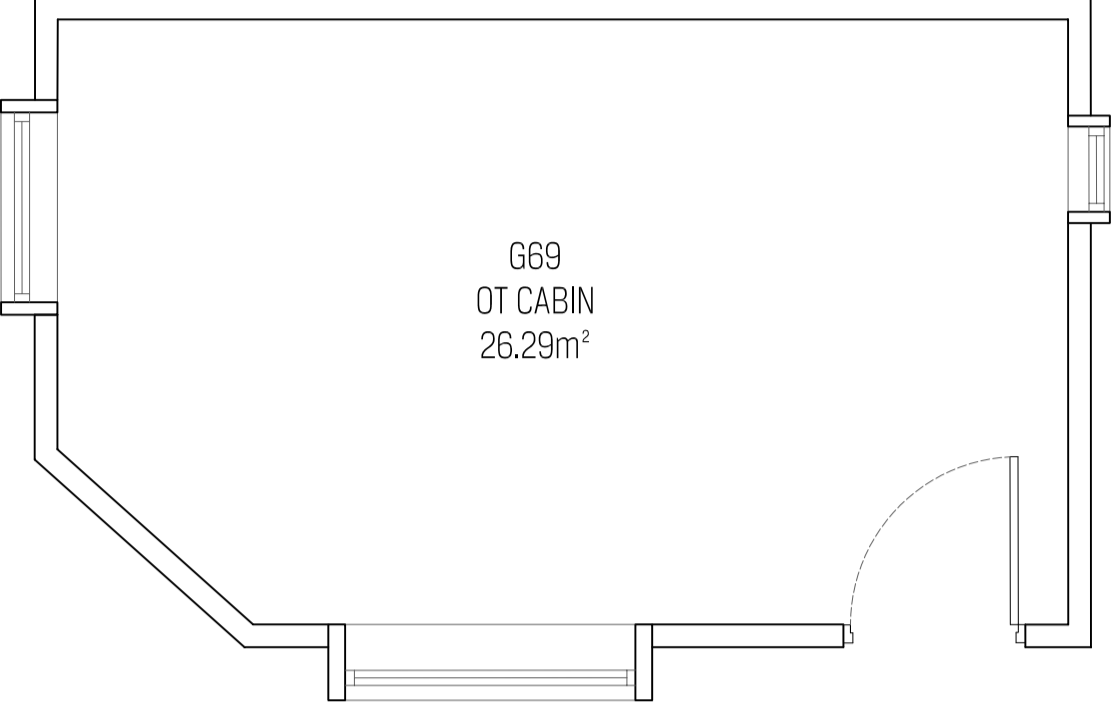
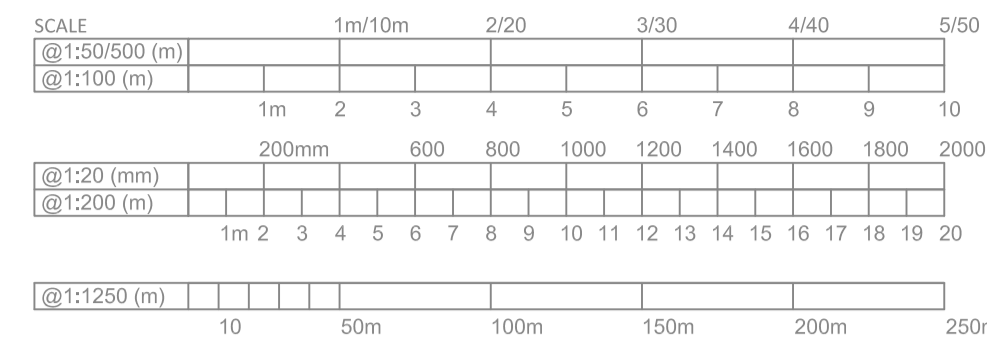
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 Project: **OLDBURY**
 Title: **PROPOSED SITE PLAN**
 Dwg. No: **600026 - SHACK - V1 - 00 - DR - A - 0002** Rev H
 Scale: **VARIABLES@A1** Project No: **SHACK598**



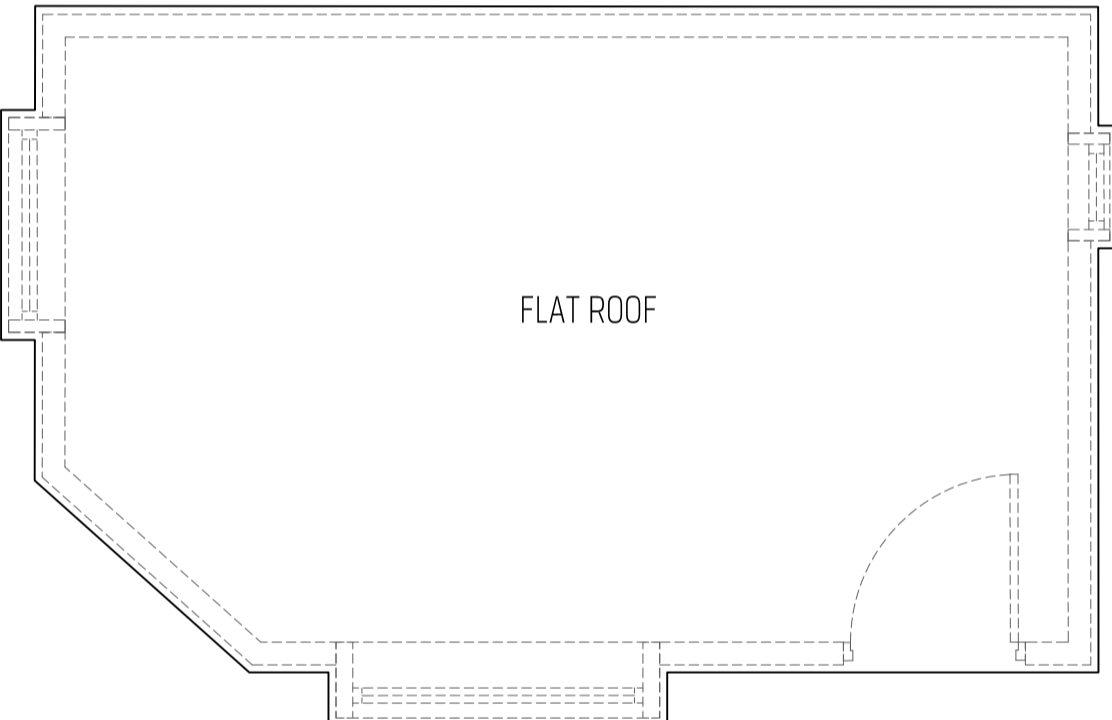
PROPOSED GROUND FLOOR PLAN | SCALE 1:100

GENERAL NOTES:

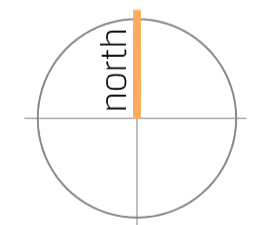
- All windows to be renewed to dark grey aluminum glazing.
- Where making good all wall finishes to match existing finish.
- all areas of hanging tile facade to be replaced with off white render finish.



OT CABIN GROUND FLOOR PLAN | SCALE 1:50



OT CABIN ROOF PLAN | SCALE 1:50



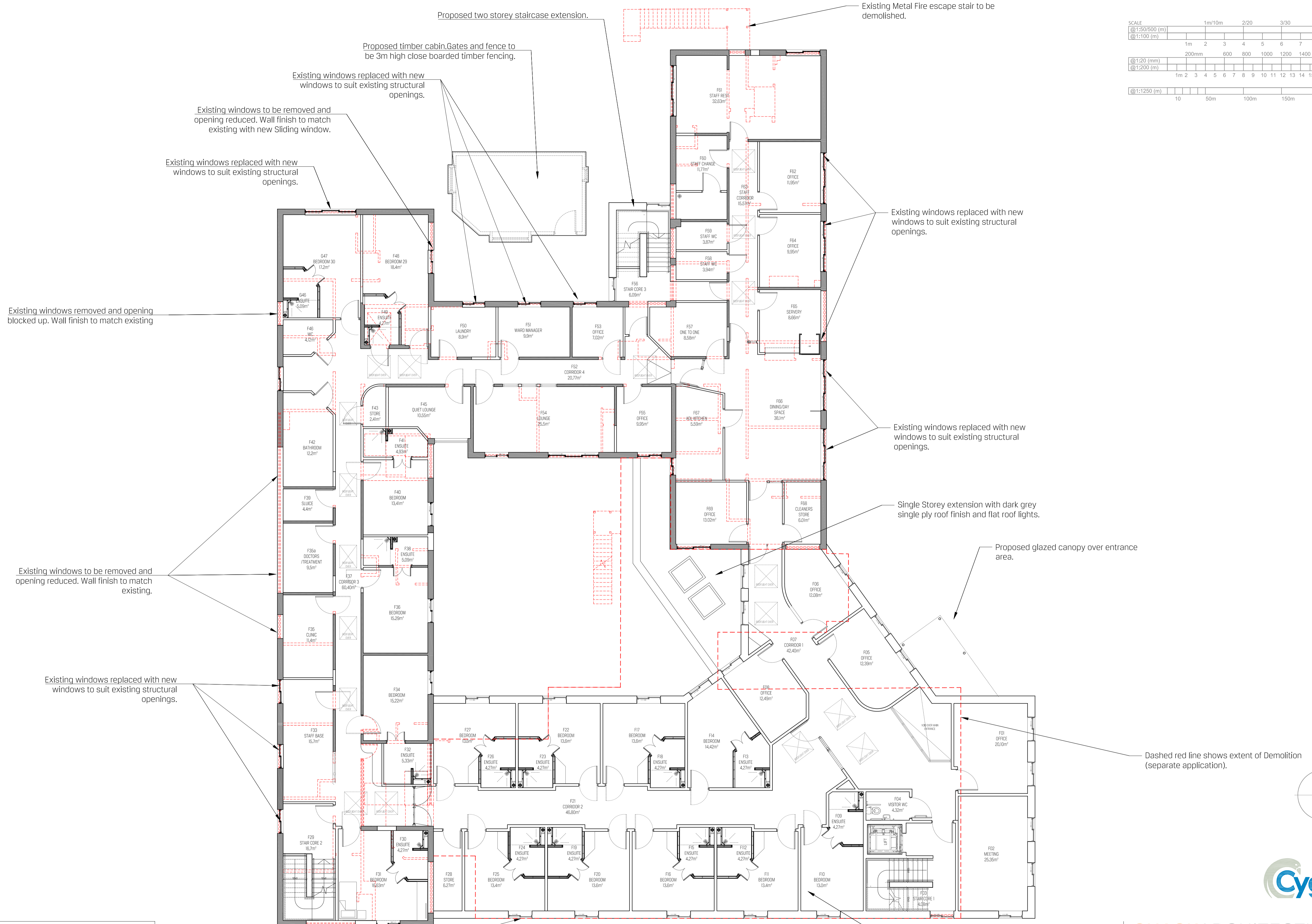
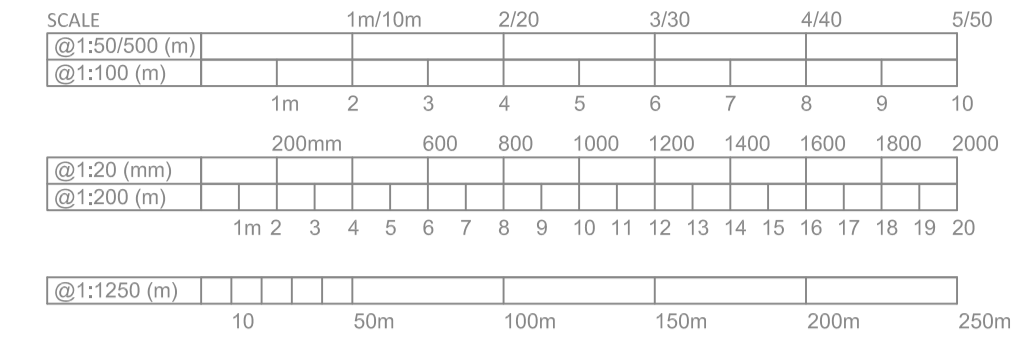
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Client: **CYGNET HEALTHCARE**
 Project: **OLDBURY**
 Title: **PROPOSED GROUND FLOOR PLAN**
 Dwg. No. **600026 - SHACK - VI - 00 - DR - A - 2003 Rev F**
 Scale: **VARIABLE** Project No. **SHACK598**

PLANNING	F	WINDOW TO 628 & F25 REPOSITIONED	GL	GL	13.04.23
	E	ISSUED FOR PLANNING	GL	GL	20.01.23
	D	ISSUED FOR COMMENT	GL	GL	17.01.23
	C	REVISED TO SUIT CLIENT COMMENTS	GL	GL	10.01.23
	B	ISSUED FOR COMMENT	GL	GL	03.01.23
	A	ISSUED FOR COMMENT	GL	GL	14.12.22
	REVISION	DRAWN	CHECKED	DATE	

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PROPOSED FIRST FLOOR PLAN | SCALE 1:100

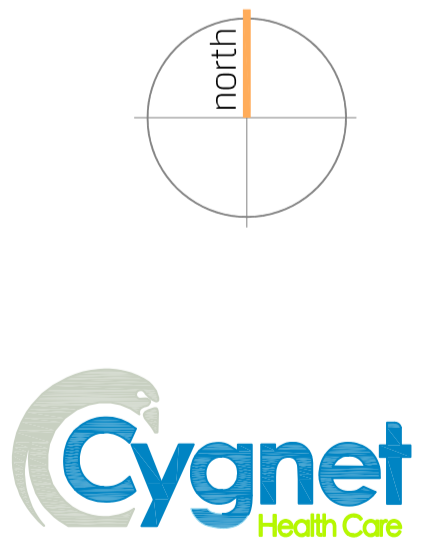
- GENERAL NOTES:
- All windows to be renewed to dark grey aluminum glazing.
 - Where making good all wall finishes to match existing finish.
 - all areas of hanging tile facade to be replaced with off white render finish.

REVISION	DRAWN	CHECKED	DATE
A			15.12.22
B			03.01.23
C			10.01.23
D			17.01.23
E			20.01.23
F			13.04.23
G			25.04.23

STATUS

PLANNING

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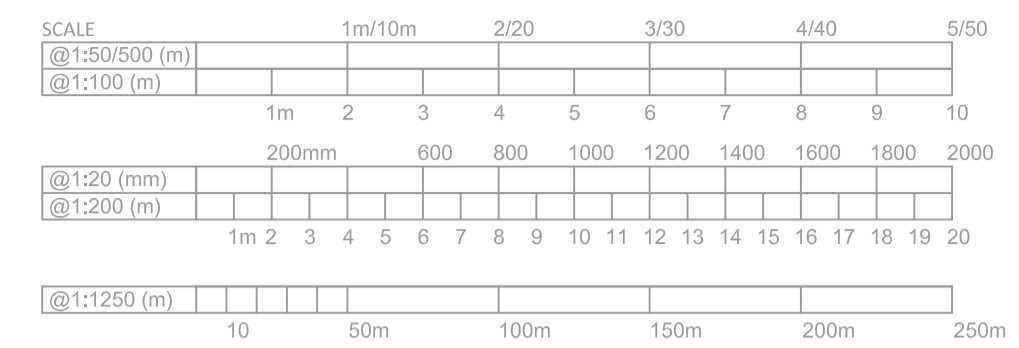
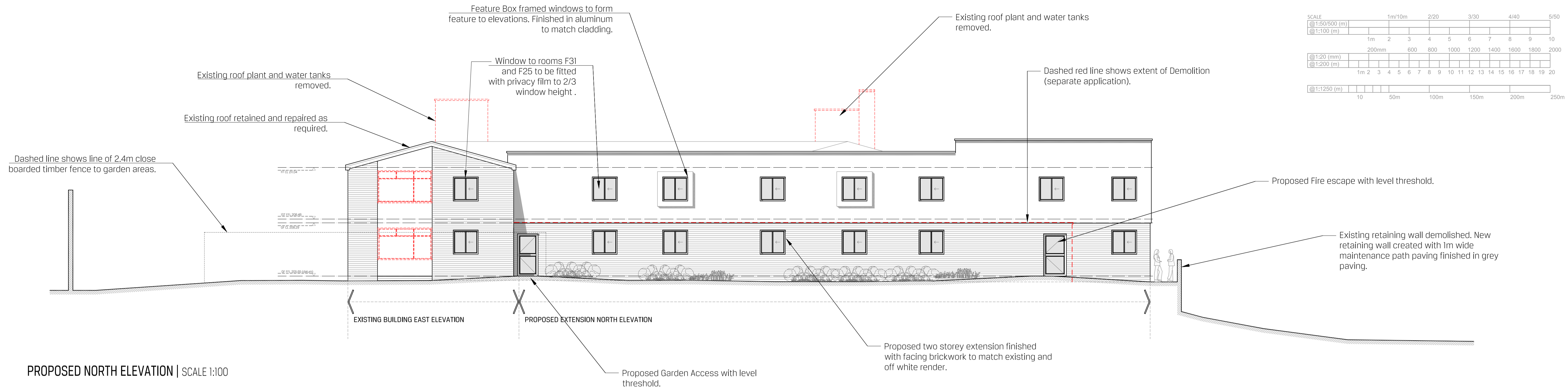
Client **CYGNET HEALTHCARE**

Project **OLDBURY**

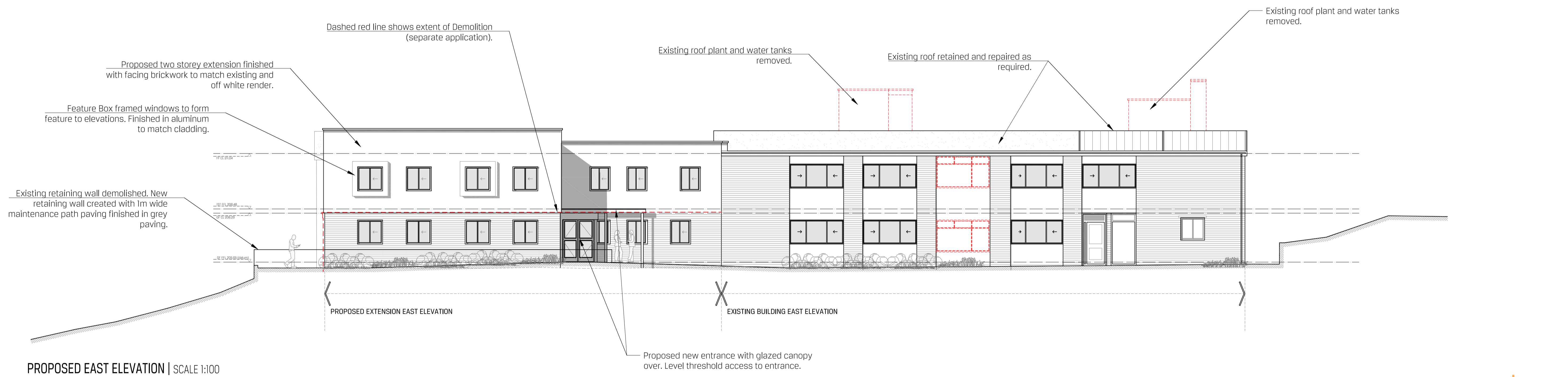
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Dwg. No. **600026 - SHACK - V1 - 01 - DR - A - 2004** Rev G

Scale **VARIABLES@A1** Project No. **SHACK598**



PROPOSED NORTH ELEVATION | SCALE 1:100

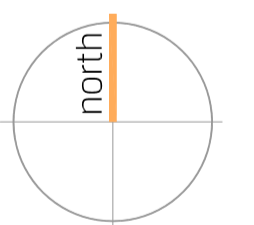


PROPOSED EAST ELEVATION | SCALE 1:100

GENERAL NOTES:

- All windows to be renewed to dark grey aluminum glazing.
- Where making good all wall finishes to match existing finish.
- all areas of hanging tile facade to be replaced with off white render finish.

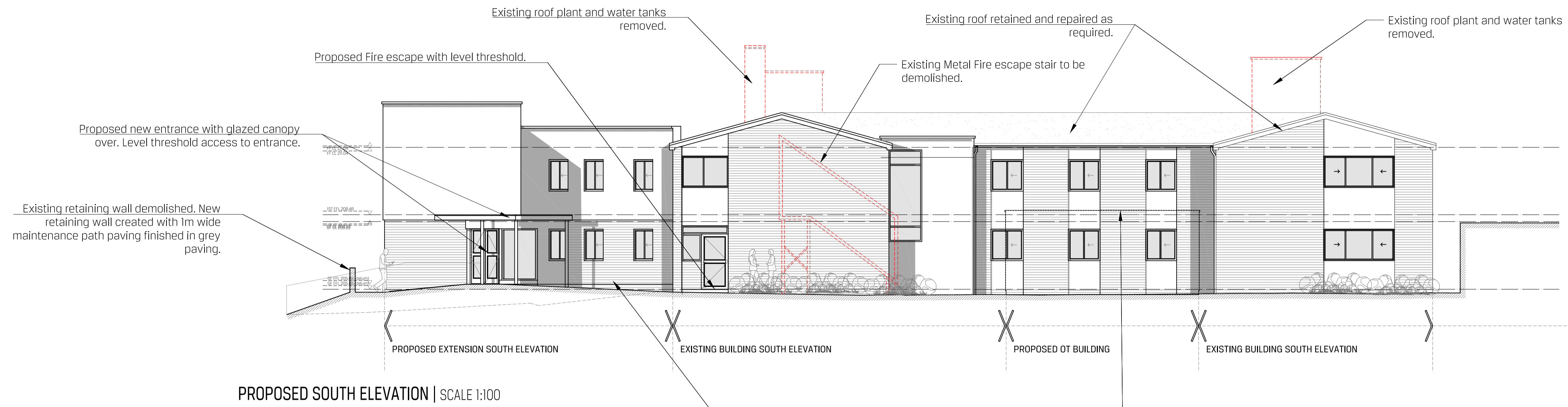
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H			25.04.23



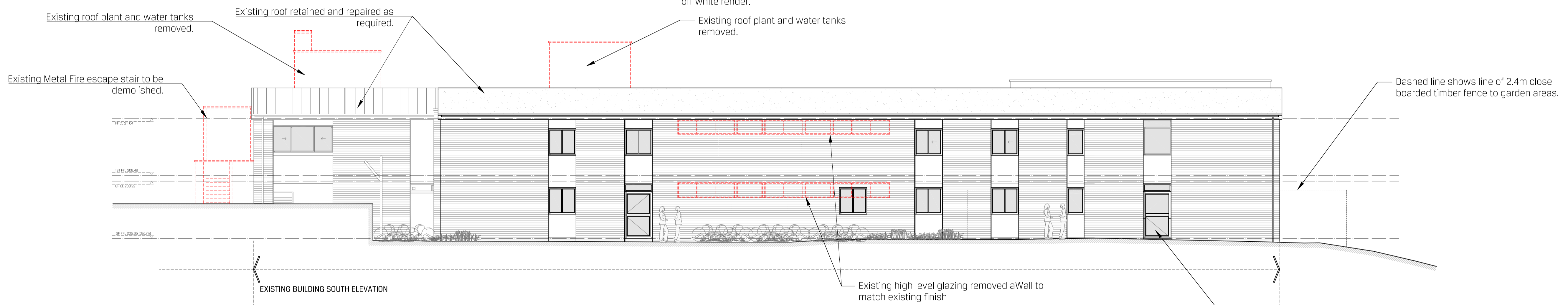
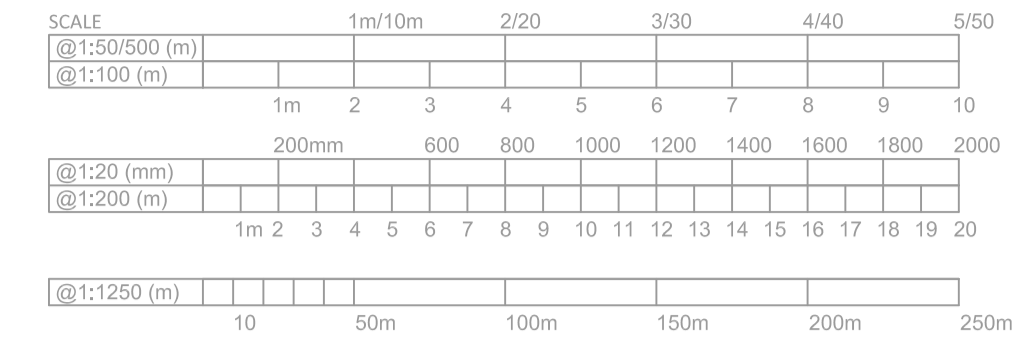
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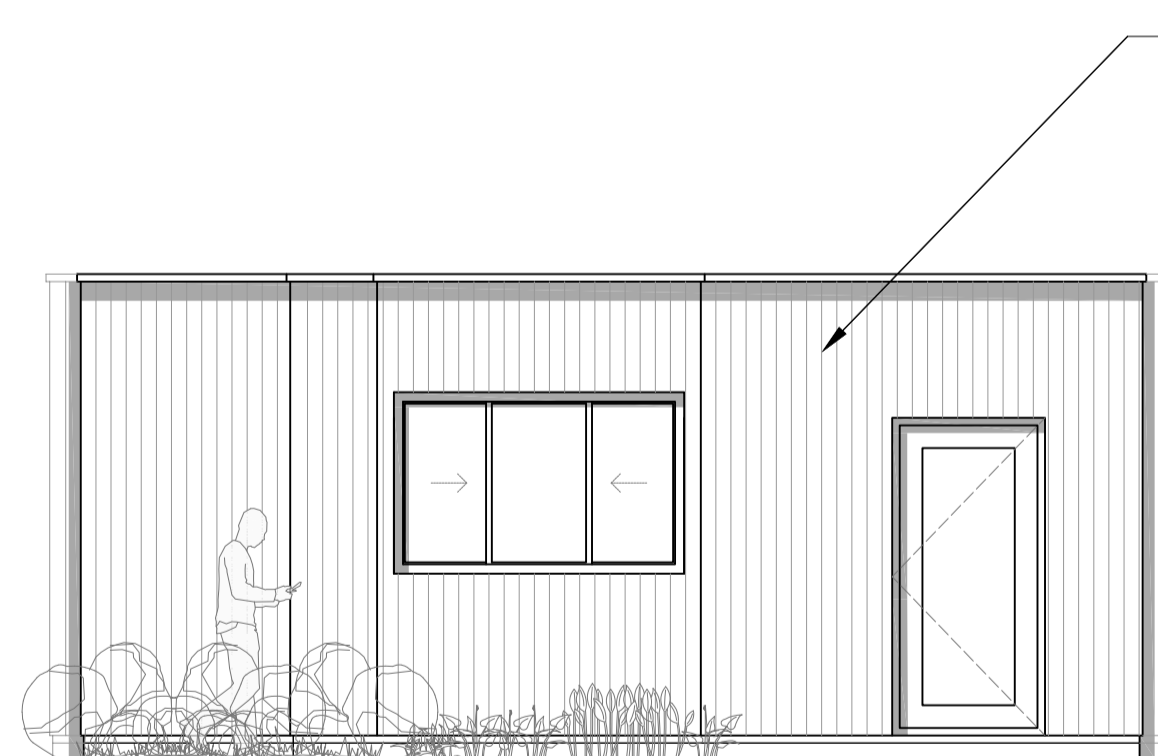
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Project: OLDBURY
Title: PROPOSED ELEVATIONS SHEET 01
Dwg. No. 600026 - SHACK - VI - XX - DR - A - 2006 Rev H
Scale: VARIES@A1 Project No. SHACK598



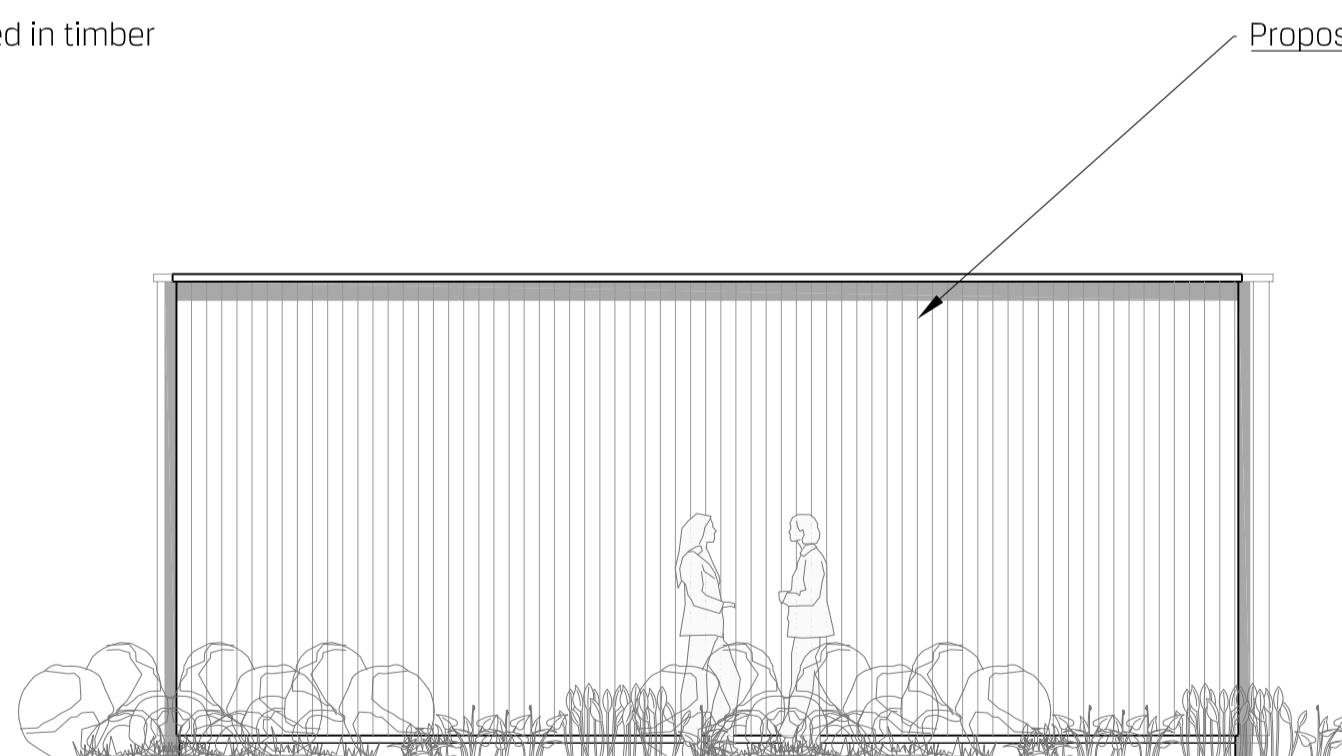
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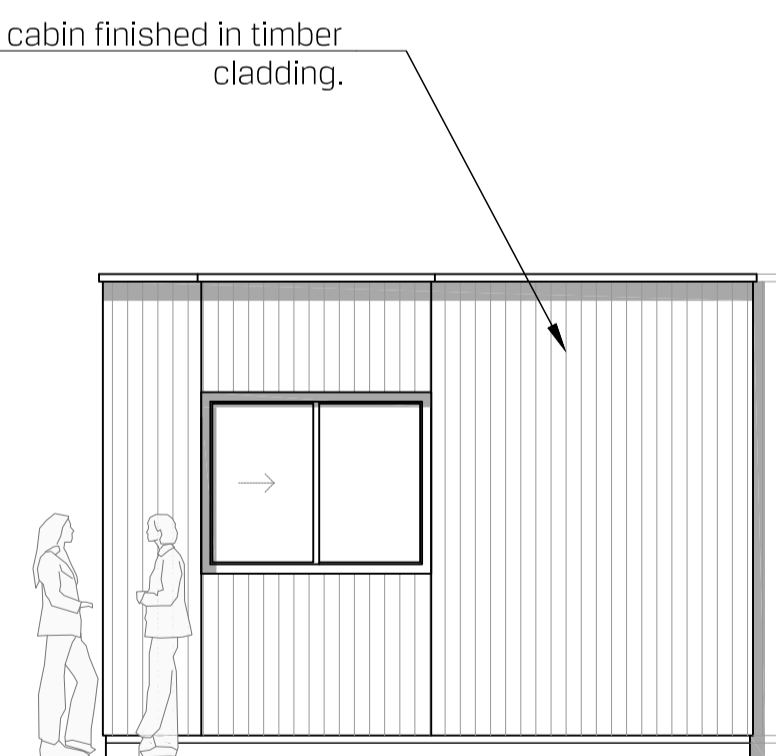
PROPOSED WEST ELEVATION | SCALE 1:100



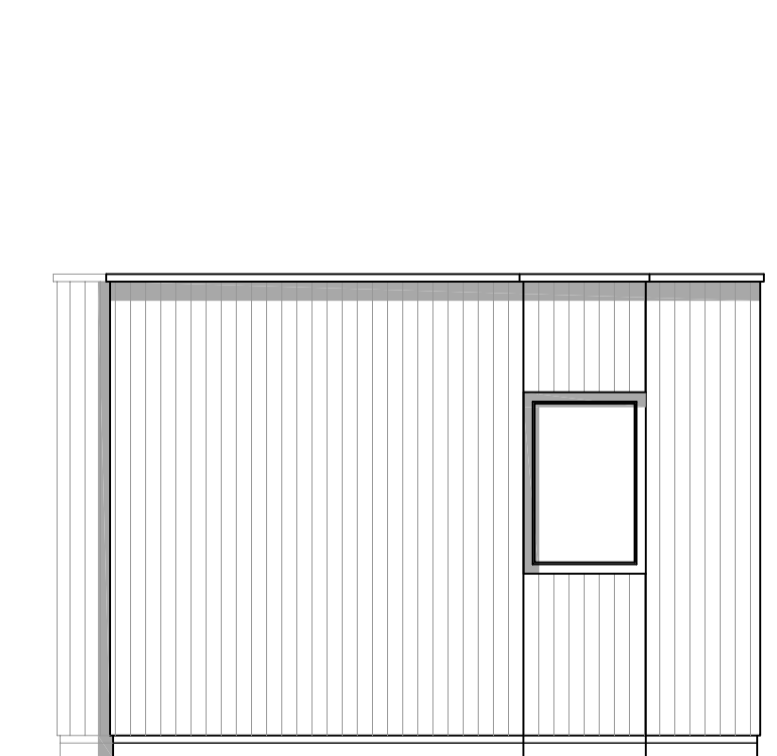
OT CABIN FRONT ELEVATION | SCALE 1:50



OT CABIN REAR ELEVATION | SCALE 1:50



OT CABIN SIDE ELEVATION 01 | SCALE 1:50

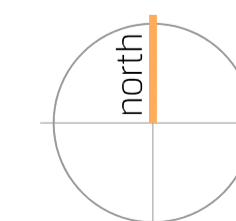


OT CABIN SIDE ELEVATION 02 | SCALE 1:50

- GENERAL NOTES:
- All windows to be renewed to dark grey aluminum glazing.
 - Where making good all wall finishes to match existing finish.
 - all areas of hanging tile facade to be replaced with off white render finish.

PLANNING	F	FENCE HEIGHT REDUCED TO 2.4M HIGH	GL	GL	04.04.23
	E	REVISED TO SUIT PLANNING COMMENTS	GL	GL	17.02.23
	D	ISSUED FOR PLANNING	GL	GL	20.01.23
	C	ISSUED FOR COMMENT	GL	GL	17.01.23
	B	REVISED TO SUIT CLIENT COMMENTS	GL	GL	10.01.23
	A	ISSUED FOR COMMENT	GL	GL	15.12.22
	REVISION	DRAWN	CHECKED	DATE	

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Client CYGNET HEALTHCARE

Project **OLDBURY**

Title PROPOSED ELEVATIONS SHEET 02

Dwg. No. 600026 - SHACK - VI - XX - DR - A - 2007 Rev F

Scale VARIES@A1 Project No. SHACK598

Planning Addendum Note - DC/23/67957



Background & Context

This planning addendum note has been prepared in response to the applications deferral at planning committee on 10 May 2023. The application was deferred to allow members to undertake a site visit and to consider the potential impact the proposed therapy cabin could have on the nearest neighbours. It is agreed that the application will be presented back at planning committee on 28 June 2023, with the members undertaking a site visit on the same day.

Separate to this addendum note, Cygnnet (the applicant) will be undertaking a resident leaflet drop providing further details about the proposal and inviting them to a resident drop-in session at Hurst Road Community Centre ahead of planning committee. Planning committee members and Ward Cllrs will also be invited to the session.

Occupational Therapy Cabin

The proposal for replacement sections, alterations to existing elevations, refurbishment, and all associated works to the existing care home at Salop Drive include an occupational therapy cabin in place of the existing shelter/ veranda and maintenance shed that is currently located in the courtyard area towards the north of the site.

The existing shelter/ veranda is shown in the below images and plans (updated to clearly show the extent and demise of the existing structures) and photos enclosed with this planning note.

Image 1.1 & 1.2 –Google Earth Screenshot and plan extract



The above and enclosed are a useful and important visual aid and confirm that the proposed cabin will broadly sit in the same location as the existing structures which are to be demolished. The proposed cabin therefore does not represent development or activity in connection with the care home taking place any closer to the neighbouring residential properties compared to the existing arrangements.

The proposed cabin is 9m away from the nearest garden boundary (63 Edmonds Road), 22m from the nearest patio area and 30m from the nearest habitable rooms. These are the same separation distances that apply to the existing shelter/ veranda. Between the cabin and nearest residential boundary is an area of banked grass with planting. This remains unaffected by the proposals and is an important physical barrier between the application site and neighbouring uses.

Planning Potential Ltd



Report Reference:
22/6817

As a health care provider, Cygnet must be conscious of the privacy and dignity of all residents. The proposed cabin has sign off from the relevant internal bodies with respect to this. This is an operational matter and not that of planning. Regardless, it demonstrates that the proposals have been assessed with regards to the delivery of suitable care and arrangements. It is not in Cygnets interest to provide services whereby their residents do not feel comfortable by virtue of lack of privacy afforded to individuals.

Turning attention to proposed therapy cabin itself, it will provide a multi-use space to allow therapy to take place dependent on the resident's requirements. Typically, this will include arts & crafts, education workshops, group sessions and other similar activities to promote good mental health. It is not a contentious or 'dirty' use that is expected to give rise to amenity concerns. The cabin will have a maximum capacity and all sessions/ activities will be run with the supervision and guidance of support staff. The cabin will not be used as a private space for residents. Unlike the main building, the cabin will also not be used during the night shift, with activities scheduled during sociable day time hours.

The proposed cabin is a single storey structure with a flat roof. It is 6.6m long and 4m wide. It comprises a fully insulated timber frame construction including ~200mm thick wall with 150mm insulation, vapour barriers, finished with plasterboard internally and externally clad in timber cladding. Unlike a conventional shed or garden cabin, it has to comply with relevant regulations including acoustic performance. This is significant, as the cabin actually has the propensity to reduce the potential concerns surrounding amenity by providing a high specification building envelope for residents to use under staff supervision, as opposed to the existing shelter/ veranda which offered little to nothing in terms of providing a controlled environment for residents.

Planning Assessment

It is important to remind decision makers that the application, including the proposed occupation therapy cabin, has been reviewed and interrogated by all consultees inc. from public health (noise pollution) or design & amenity consideration, with no objection to the proposals. The absence of statutory objections is a significant indicator that the proposals are likely to be acceptable with regards to all material considerations, including potential impact on neighbouring amenity by way of noise or impact on privacy (i.e. the reason for deferral).

It remains the case that the proposals are compliant with policy and with no material considerations to justify refusal. We were and remain grateful for your positive recommendation and ask that this addendum note is used to supplement the committee presentation, to help address the previous reason for deferral.

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Report to Planning Committee

28 June 2023

Application Reference	DC/23/68037
Application Received	1 st March 2023.
Application Description	Proposed single and two storey rear extension and first floor side extension.
Application Address	47 Sussex Avenue, West Bromwich, B71 1AY.
Applicant	Jaswinder Singh.
Ward	Hateley Heath.
Contact Officer	Richard Bradley. Richard_Bradley@sandwell.gov.uk

1 Recommendations

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


- (i) External materials to match the existing property.

2 Reasons for Recommendations

2.1 The proposed development would be of satisfactory design and would not significantly impact the amenity of neighbouring properties.



3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
---	--

4 Context

- 4.1 The application is being reported to your planning committee because the Agent is an employee of Sandwell MBC.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[47 Sussex Avenue, West Bromwich, B71 1AY.](#)

5 Key Considerations

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

Planning history.

Loss of light and outlook.

Design, appearance and materials.

6. The Application Site

- 6.1 The application site is on the eastern side of Sussex Avenue, West Bromwich, and relates to a semi-detached property within a residential area.

7. Planning History

- 7.1 A larger home extension of 4 metres length was confirmed as permitted development in December 2022 (PD/22/02267).



7.2 Relevant planning applications are as follows:

PD/22/02267	Proposed single storey rear extension measuring: 4.0m L x 4.0m H (3.0m to eaves).	P D Householder not required 16/12/2022.
-------------	---	---

8. Application Details

8.1 The Applicant seeks to construct a single and two storey rear extension and first floor side extension.

8.2 The single storey rear extension would measure: 4.0 metres long, 7.0 metres wide (1.2 metres wider than the aforementioned prior-notification extension), and 2.7 metres to eaves and roof.

8.3 The first extension rear and side extension would measure: 4.0 metres long (from the original rear wall), 4.4 metres wide (1.2 metres extending beyond the side elevation), 4.8 metres to eaves, and 5.7 metres to roof.

9. Publicity

9.1 The application has been publicised by neighbour notification letters without response.

10. Consultee responses

10.1 None.

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.

12. Local Planning Policy

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

12.3 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable.

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 Planning history.

The applicant has already obtained permission to construct a 4.0-metre long single-storey rear extension through prior-notification. Although it is acknowledged that this extension would exceed the 45-degree code, it is considered that the design of the current application would not significantly impact the loss of light or outlook compared to the already approved extension.

13.3 Loss of light and outlook.

As referred to in point 13.2 above.



13.4 Design, appearance and materials.

The proposal would be largely hidden from the street frontage, with the side extension element not considered to result in any undue harm to the character of the area. Additionally, the rear extension is deemed acceptable, considering the factors mentioned above and that the first-floor extension would not overly dominate or impose on the neighbouring properties. Furthermore, the proposal ensures that an ample amount of rear garden space will remain for the property.

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 policies 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

Location Plan – 2022-01. REV 01

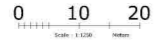
Site Plan – 2023-02. REV 02

Proposed Ground/First Floor/Roof Plan & Elevations – 2023-04/ REV 01



Site Plan - Existing

Scale 1:1250

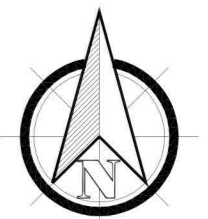


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REVISIONS

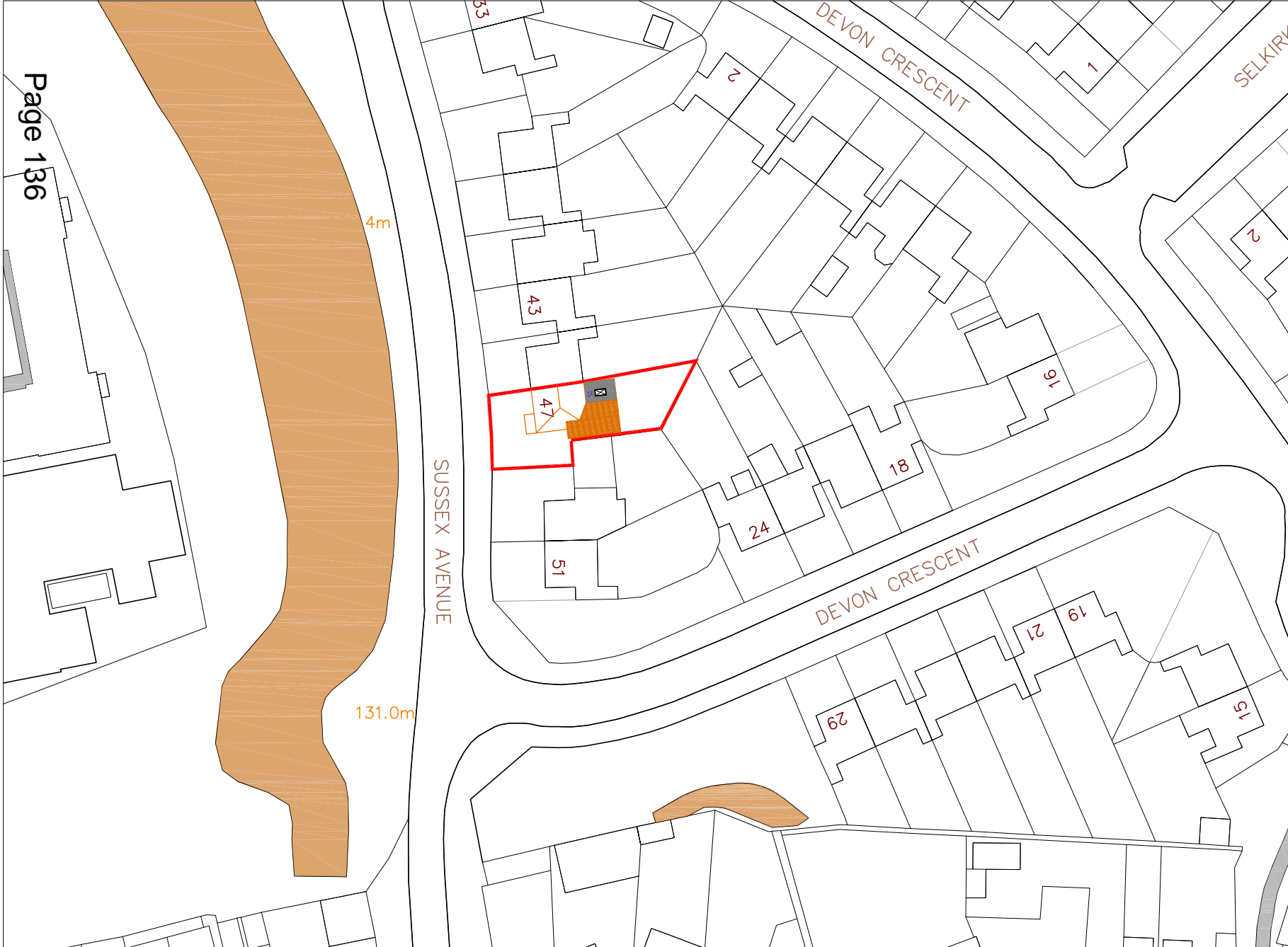


CLIENT:

JOB:
 47 Sussex Avenue, West Bromwich, B71 1AY

DRG TITLE:
 Site Plan - Existing

DRG NO.	REV.	Paper
2022-01/	01	A3
DATE: Nov' 2022	SCALE: 1:1250	



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CLIENT:

Mr Jaswinder Singh

JOB:

47 Sussex Avenue, West Bromwich, B71 1AY

DRG TITLE:

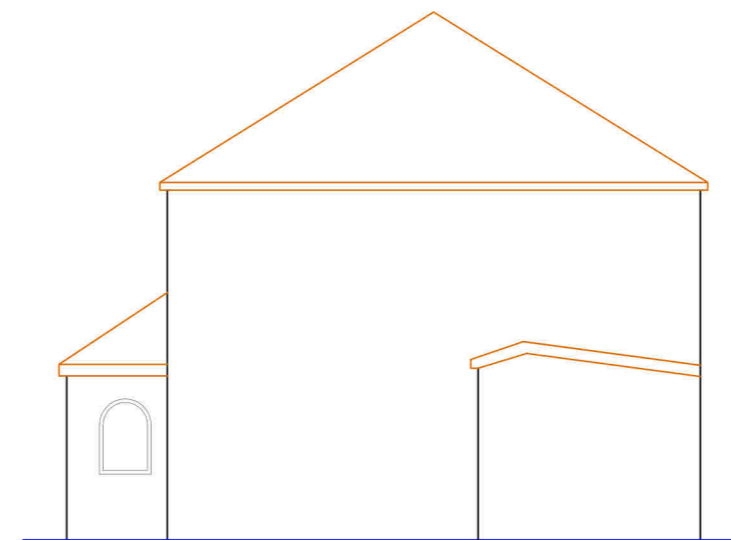
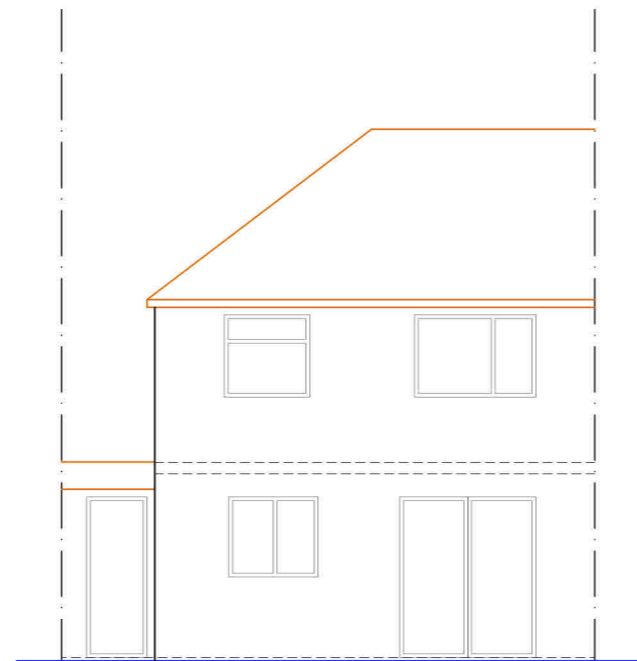
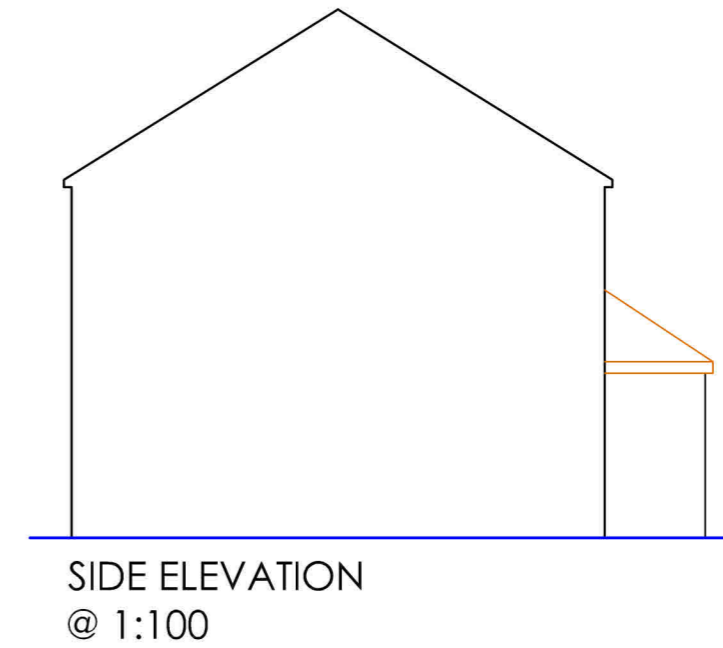
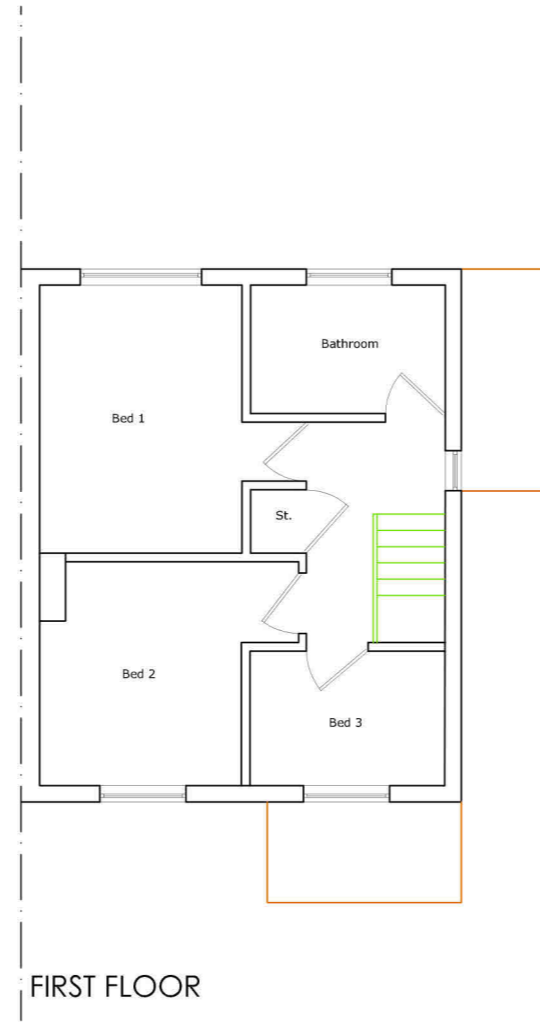
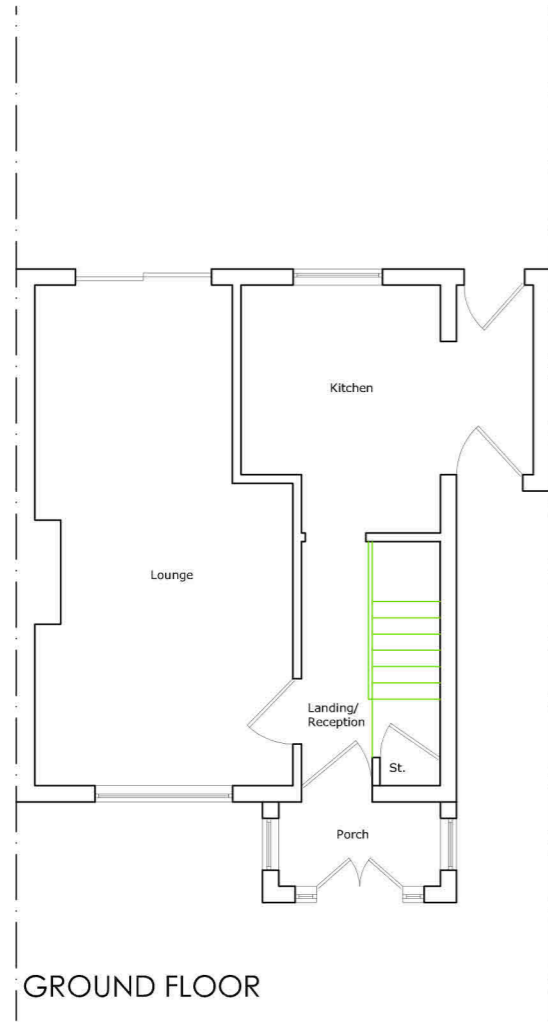
Site Plan - Proposed

DRG NO.	REV.	Paper
2023-02/	03	A3
DATE: Mar' 2023	SCALE: Varies	

Existing Plans and Elevations

Scale 1:100

Page 137



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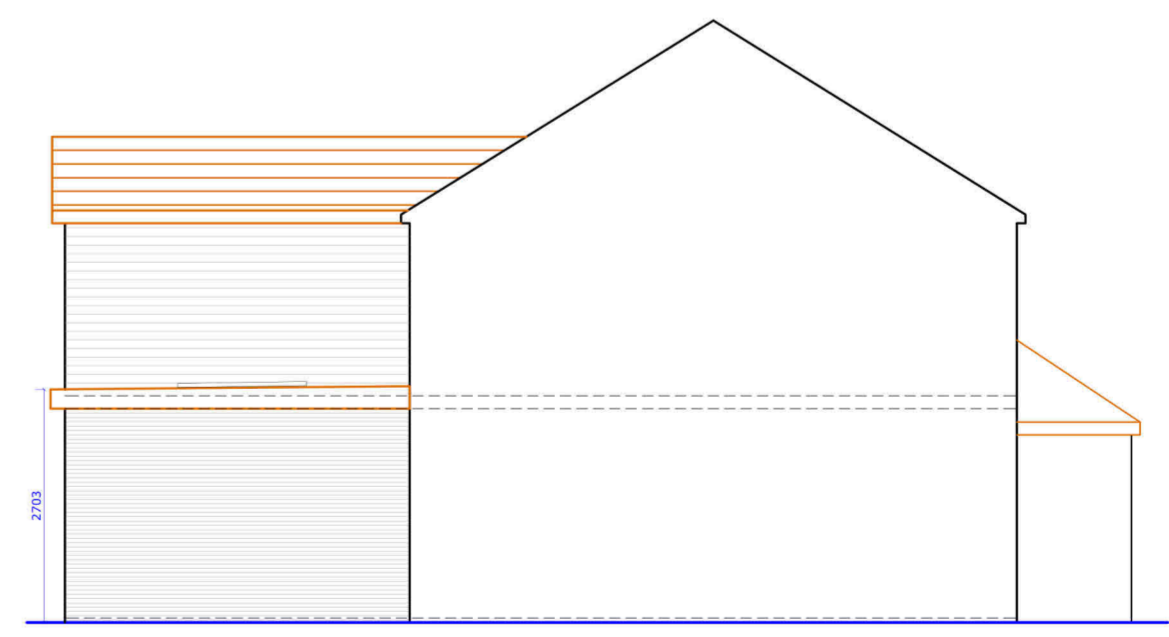
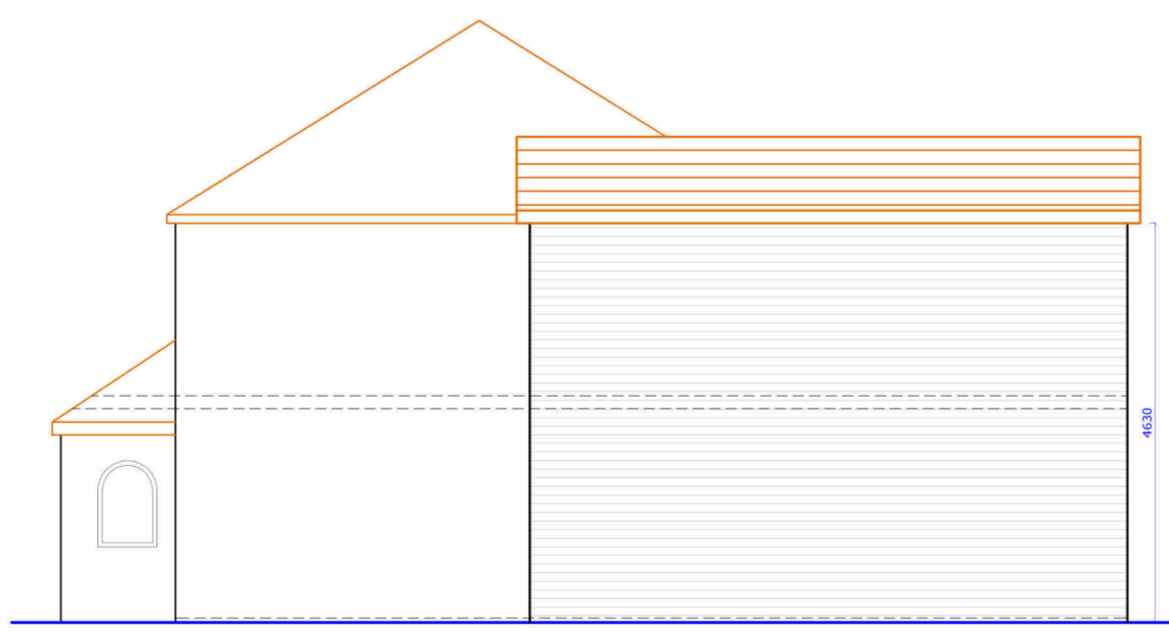
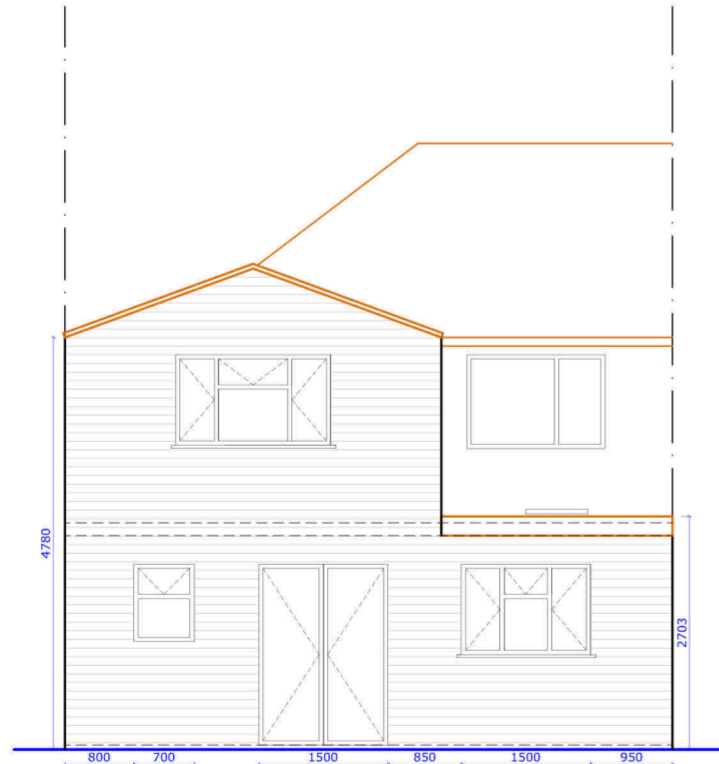
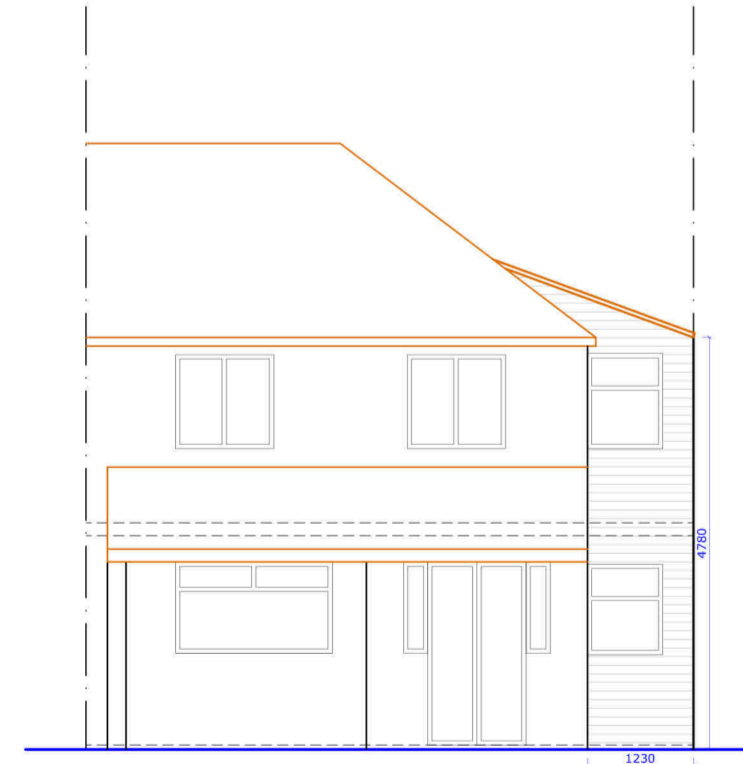
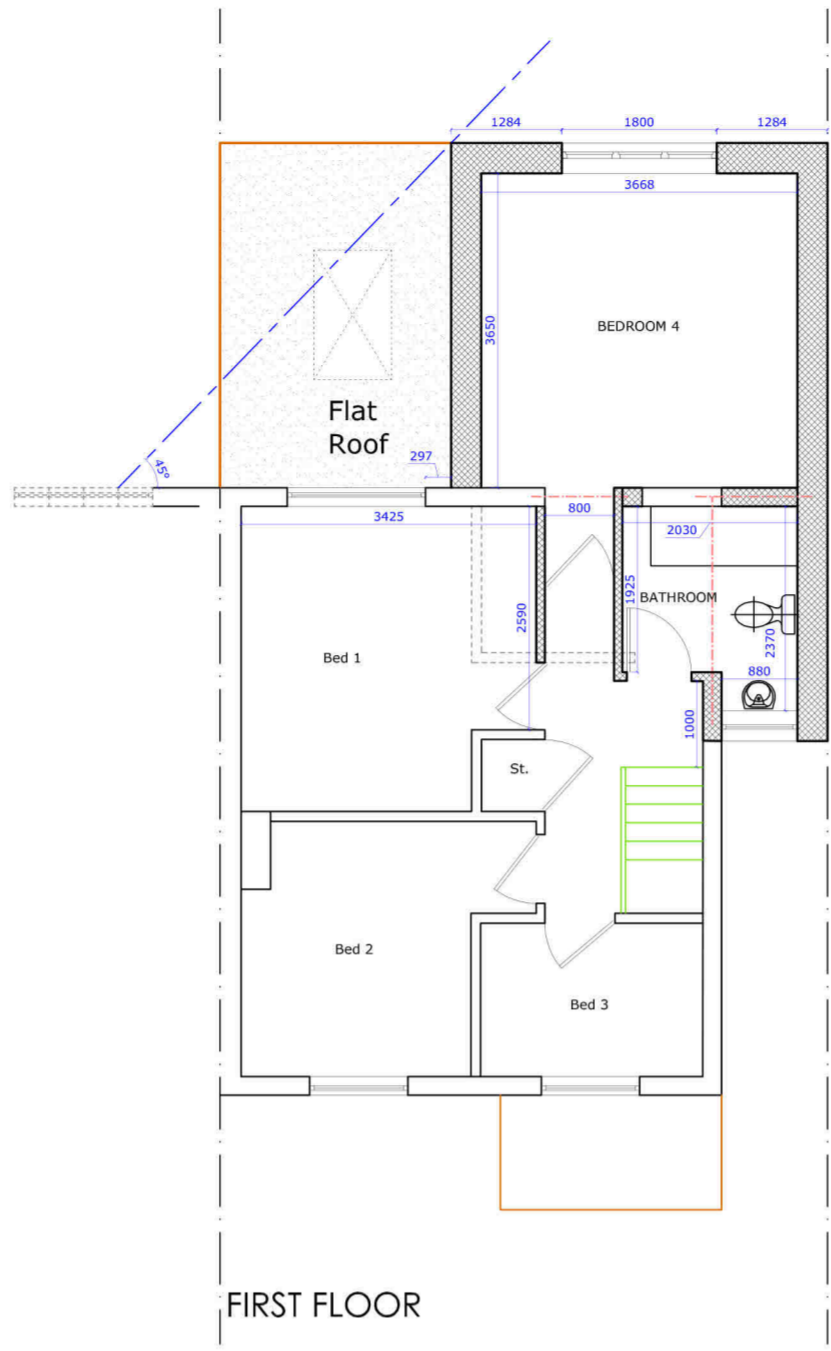
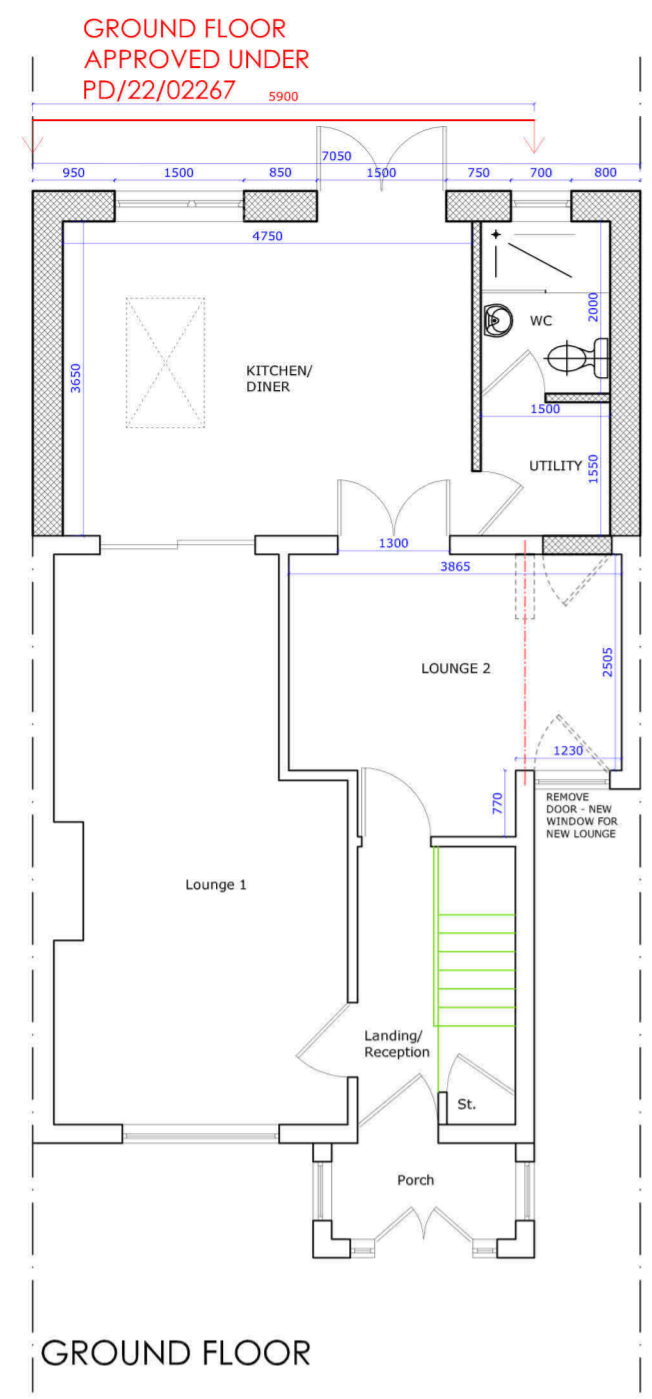
REVISIONS

CLIENT:

JOB:
47 Sussex Avenue, West Bromwich, B71 1AY

DRG TITLE:
Existing Plans

DRG NO.	REV.	Paper
2023-03/	01	A3
DATE: Feb' 2023	SCALE: 1:100	



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CLIENT:		
[REDACTED]		
JOB: 47 Sussex Avenue, West Bromwich, B71 1AY		
DRG TITLE: Site Plan - Proposed		
DRG NO. 2023-04/	REV. 01	Paper A2
DATE: Feb' 2023 SCALE: Varies		

Report to Planning Committee

28 June 2023

Application Reference	DC/23/68109
Application Received	22 March 2023
Application Description	Retrospective change of use from bank to restaurant/takeaway, new shop front, external extraction ducts and flue to rear
Application Address	774 - 776 Hagley Road West Oldbury B68 0PJ
Applicant	Mr Muhammed Babar
Ward	Old Warley
Contact Officer	Dave Paine – 07765 156081 David_paine@sandwell.gov.uk

1 Recommendations

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


- i) Refuse storage/refuse management; and
- ii) Retention and use of the extraction system.

2 Reasons for Recommendations

2.1 The application has been recommended for approval as it is compliant with relevant policy and has been supported by consultee comments. It is considered that any adverse impact on neighbours can be mitigated by way of relevant planning conditions.



3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
---	--------------------------------

4 Context

- 4.1 This application is being reported to your Planning Committee because the Council has received four objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[774-776 Hagley Road West](#)

5 Key Considerations

- 5.1 The site is within the Quinton District Centre in the adopted SAD DPD Policies Map and it is a Borough Gateway.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)

Noise, odours and disturbance from the development

Highway safety, parking and servicing

6. The Application Site

- 6.1 The application relates to a previously vacant high street bank, situated on the north side of Hagley Road West and with a retail centre. To the east and west are a range of commercial and retail uses. To the south, on the other side of Hagley Road West are residential dwellings along with further commercial and retail uses.



7. Planning History

7.1 The site has been subject to numerous planning applications. Those which are relevant are summarised below.

7.2 Relevant planning applications are as follows:

DC/06174	Use of shop and residential accommodation at No.774 as extension to existing bank at No.776 and the construction of a small link extension.	Granted 09.11.1977
DC/09362	Demolition of existing vacant timber derelict lean-to and erection of 9" thick brick boundary wall to generally tidy - up appearance of property.	Granted 23.05.1979
DC/09912	Extension of existing branch car park.	Granted 13.08.1979
DC/26165	Refurbishment of existing premises, construction of new central staircase and relocation of front entrance	Granted 11.07.1990

8. Application Details

8.1 The application is for the retrospective change of use from a bank to a restaurant/takeaway, including external extraction ducts and flue to the rear. The premises includes a seating area for diners, a queuing area and a counter for takeaway customers. A customer toilet is provided. To the rear of the premises are washing up and prep areas, a kitchen/cooking area and a storage area. The opening hours are stated to be 09:00 to 00:00 seven days a week.



9. Publicity

9.1 The application has been publicised by neighbour notification letters and a site notice with four responses.

9.2 Objections

Objections have been received on the following grounds:

- i) The proposed use creates an excessive amount of rubbish.
- ii) The restaurant produces unpleasant odours.
- iii) The increase in traffic causes additional pollution.
- iv) Highway safety issues relating to parking and manoeuvring vehicles.
- v) Anti-social behaviour.
- vi) Noise.
- vii) Too many similar businesses already in the area.
- viii) Increase in vermin associated with the business.

Non-material objections have been raised regarding issues around illuminated signage. The signage is not considered as part of this application. The applicant has submitted a separate application for advertisement consent, which will be assessed on amenity and highway safety grounds as per national and local policy guidance.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) It should be noted that this application would not increase the overall number of restaurant/takeaways in the area, as it involves the relocation of an existing business. The plans submitted with this application do not provide details of refuse storage arrangements and this information has been requested and will be updated at your



meeting. In addition, refuse arrangements/management can be conditioned accordingly.

- ii) The application included details of the odour extraction system which have been considered by our Public Health team and are considered acceptable. I would recommend a planning condition to ensure the ongoing maintenance and use of the extraction system.
- iii) This proposal would not be expected to result in any net increase in vehicle movements. Highways were consulted on this application and had no objections.
- iv) Highways had no objections to the application.
- v) The police were consulted and did not object. Issues relating to anti-social behaviour are dealt with by the police.
- vi) The overall noise levels would not be expected to differ significantly from any noise associated with the previous premises. Public Health did not raise any objection related to noise.
- vii) This application would not create any net increase in the number of this type of business as this application is for the relocation of an existing business.
- viii) Public Health did not object to this application on the basis of concerns about vermin, subject to details regarding refuse management and this being conditioned thereafter it is considered that this would alleviate these concerns.

10. Consultee responses

10.1 Planning Policy

Planning Policy commented that this premises should be considered as a restaurant and not a hot food takeaway due to the number of seats within the restaurant area. Therefore, the hot food takeaway SPD is not relevant. They noted that the site is a Borough Gateway. They noted that policy SAD CEN1 Non-Retail Uses at Ground Level is not relevant because the previous use was a bank and not a retail use. The restaurant is proposed to be open during the day which would contribute to the vitality and viability of the centre. Planning Policy did not object.



10.2 Highways

Highways have no objections.

10.3 Public Health (Air Pollution and Noise)

Public Health noted that the extraction system appeared to be in good order and would not be considered to have an adverse effect on nearby residential properties.

10.4 West Midlands Police

West Midlands Police have no objections.

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.

12. Local Planning Policy

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

CEN5: District and Local Centres

CEN6: Meeting Local Needs for Shopping and Services

12.2 The site is within the Quinton District Centre in the development plan which supports development for retail, office and leisure uses.

12.4 CEN5 and CEN6 are policies which seek to ensure development within district centres are appropriate in scale, meet local need and contribute to the viability and vitality of the centre. This retrospective use is deemed acceptable with a district centre location.



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 Noise, odours and disturbance from the development.

As stated in paragraph 9.3, any issues with noise, odour or disturbance from the proposal would not be expected to differ significantly from those related to the previous premises. Public Health are in support of the proposal.

13.3 Highway safety, parking, servicing and traffic generation

Highways have not objected to the proposal. Arrangements for parking and servicing would not differ from the arrangements relating to the previous premises.

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 policies 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

Location plan

Proposed floor plans

Proposed elevation plans

Extraction system plan



Thermal Conversion Method										
Drawing Number: 381: Big Johns, Quinton										
Canopy Size: 6270(w)x1300(d)x400(h)mm										
Item No:	Description	Width	Depth	Overall Size m2	Gas Coefficient as DW172	Electric Coefficient as DW172	Level	Ground Floor	Area Ref: Main Wall Cookline	Cookline Item TBC
46	COUNTERTOP TWIN KEBAB GRILL, ELECTRIC	0.8	0.6	0.48						Total M3/s 0.55 Surface Temp deg C as DW172 0.264
47	COUNTERTOP TWIN BAIN MARE, ELECTRIC	0.3	0.6	0.18						0.15 0.027
55	COUNTERTOP SINGLE KEBAB GRILL, ELECTRIC	0.6	0.6	0.36						0.55 0.198
48	600MM WIDE GRIDDLER, GAS	0.6	0.8	0.48		0.3				0.144
50	900MM WIDE CHARGRILL, GAS	0.9	0.8	0.72		0.95				0.684
52	LARGE FRYER RANGE	2.3	0.9	2.07		0.8				1.656
53	CHIP SCUTTLE	0.3	0.8	0.24						0.03 0.0072
SubTotal										2.9802
Canopy Factor (Based on ceiling mounted)										1.20
Extract Rate m3/s										3.57624
Air In Flow Rate m3/s (Based on 85%)										3.039804

Drawing Number: 381: Big Johns, Quinton										
Canopy Size: 2000(w)x1600(d)x400(h)mm										
Item No:	Description	Width	Depth	Overall Size m2	Gas Coefficient as DW172	Electric Coefficient as DW172	Level	Ground Floor	Area Ref: Pizza Oven Canopy	Cookline Item TBC
19	CONVEYOR PIZZA OVEN	1.7	1.2	2.04	0.45					Total M3/s 0.918 Surface Temp deg C as DW172
SubTotal										0.918
Canopy Factor (Based on ceiling mounted)										1.15
Extract Rate m3/s										1.0557
Air In Flow Rate m3/s (Based on 85%)										0.897345

Drawing Number: 381: Big Johns, Quinton										
Canopy Size: 2650(w)x1500(d)x400(h)mm										
Item No:	Description	Width	Depth	Overall Size m2	Gas Coefficient as DW172	Electric Coefficient as DW172	Level	Ground Floor	Area Ref: Combination Oven Cookline	Cookline Item TBC
65	ELECTRIC COMBINATION OVEN	0.9	0.8	0.72						Total M3/s 0.3 Surface Temp deg C as DW172 0.216
66	WALL BENCH	0.45	0.9	0.405						0.03 0.01215
67	FREESTANDING PRESSURE FRYER	0.6	0.6	0.36						0.45 0.162
67	FREESTANDING PRESSURE FRYER	0.6	0.8	0.48						0.45 0.216
SubTotal										0.60615
Canopy Factor (Based on ceiling mounted)										1.20
Extract Rate m3/s										0.72738
Air In Flow Rate m3/s (Based on 85%)										0.618273

All water services to avoid items placed against wall when dropping from above.

Pipework to run at 400mm AFFL. and terminate with isolating shut off valves within 1 metre of the final connection.

Prior to delivery and installation of equipment all wall, ceiling and floor finishes must be completed and services terminated within 1 metre of final connection.

Electrical connection to the extract fans are to be carried out by the main contractor on site. Fan speed controllers to be supplied by the catering equipment supplier.

All appropriate equipment to be earth bonded by main electrical contractor.

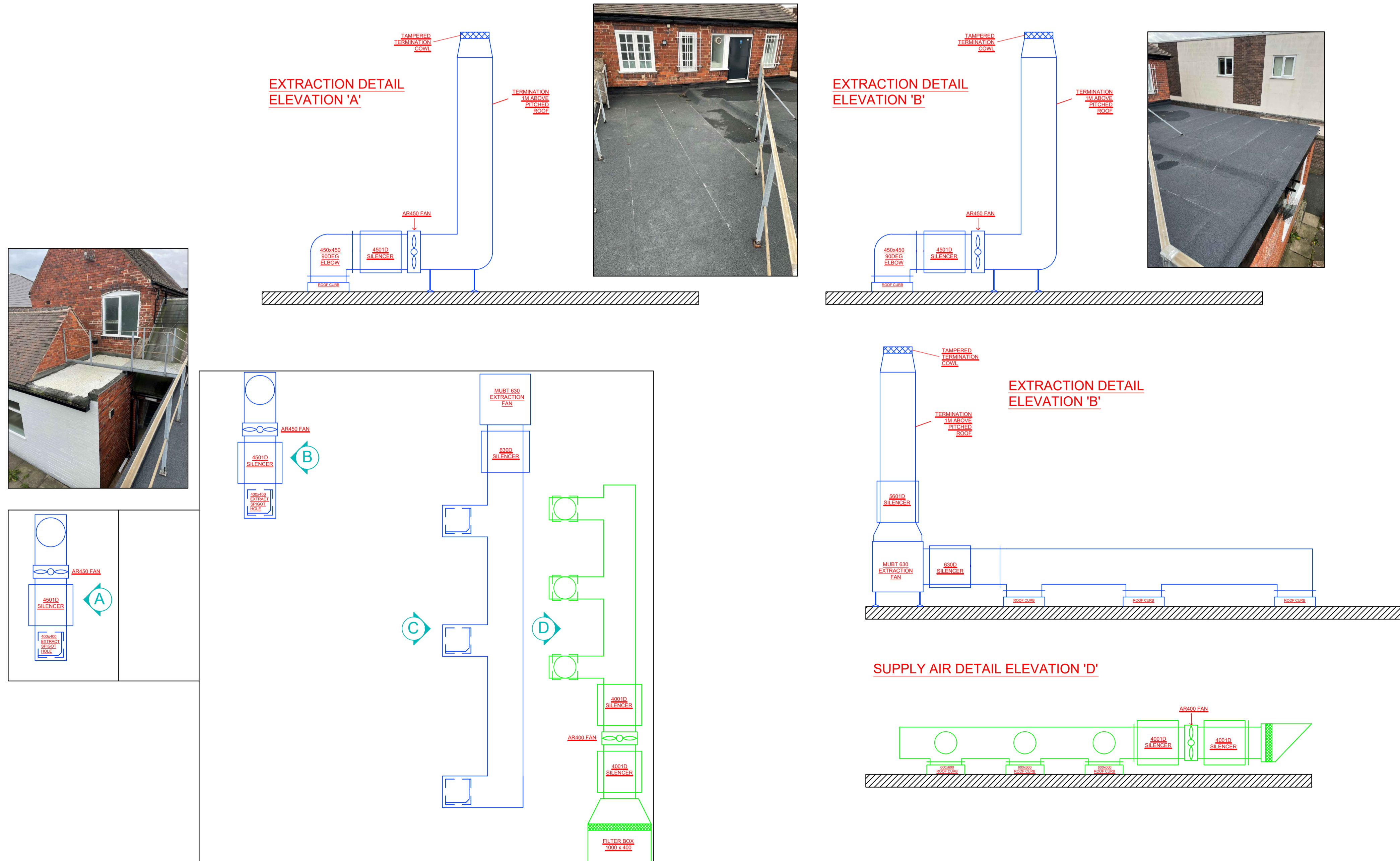
Means should be provided for the emergency shut down of power, fuel supply and extraction systems to all cooking equipment. The emergency shut down device should be clearly labelled and accessible.

Minimum flow rate for whb - 0.15 litres / sec hot or cold
Minimum flow rate for sink bowls - 0.2 litres / sec hot or cold

Fresh air input to the kitchen to be provided by others.

Gas interlocking system to be supplied and fitted by main M&E contractor in accordance with CORGI recommendations.

- COLD WATER
- ⊕ HOT WATER
- WASTE
- ▲ 13 AMP SWITCH SOCKET OUTLET
- ▲ 13 AMP SWITCH FUSE OUTLET
- ⊠ ELECTRIC ISOLATOR
- ▲ CABLE OUTLET
- GAS



Revisions	
Northern	
Northern Refrigeration & Catering Equipment Ltd Eckington Business Park Rotherside Road Eckington S21 4HL	
Tel: 01246 434340 Fax: 01246 434341	
Project	Proposed Extraction Layout for Big Johns, Quinton
Drawing Number	381.0
Status	For Approval
Scale	1:40 @ A1
Approved by:	
Date:	17th February 2023

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Lloyds Bank Plc, 774-776, Hagley Road West, Oldbury, Sandwell, B68 0PJ

SITE OUTLINE SHOWN IN RED

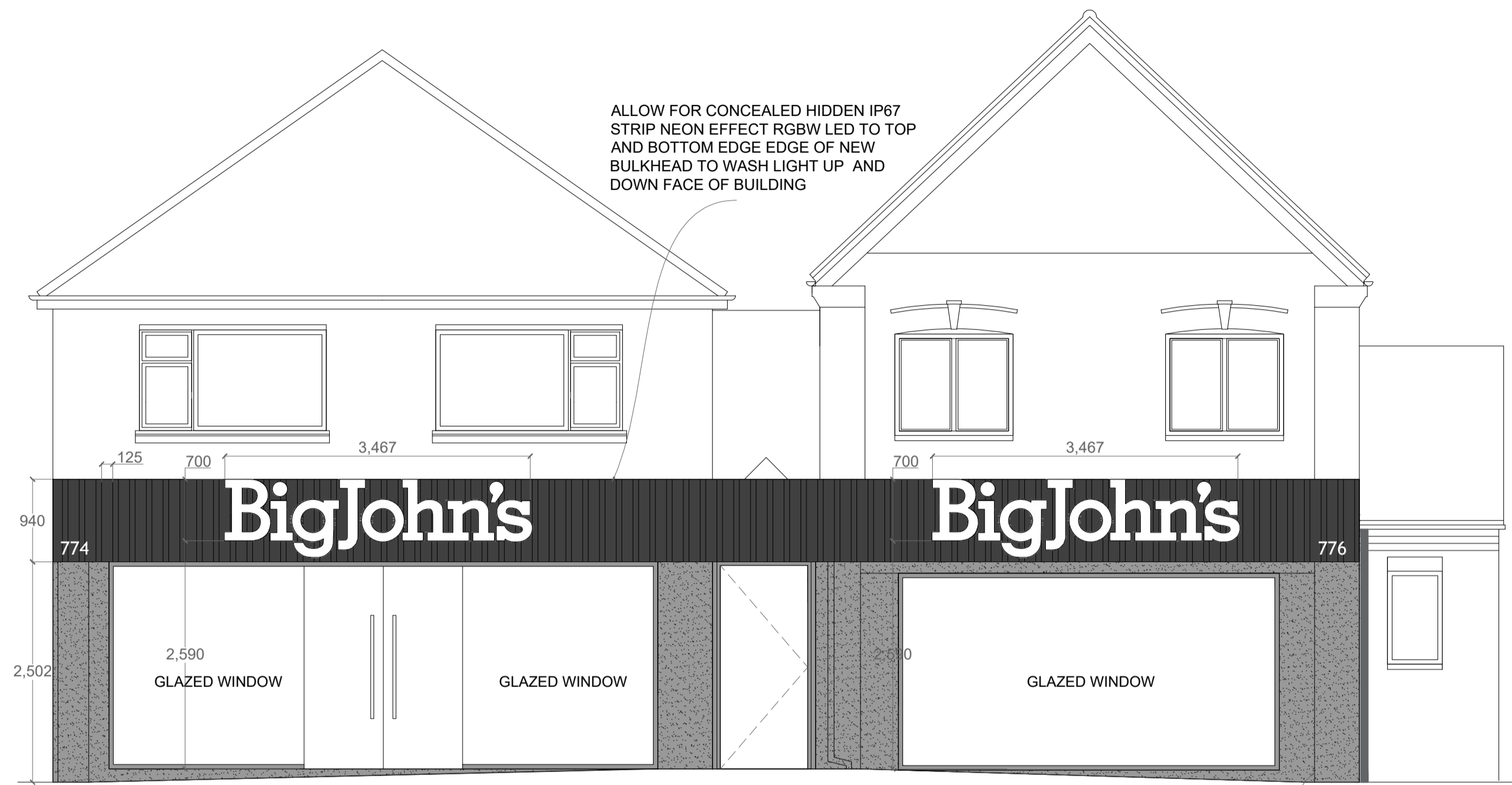
Page 148



Location Plan shows area bounded by: 399328.22, 284857.05 399469.64, 284998.48 (at a scale of 1:1250), OSGridRef: SO99398492. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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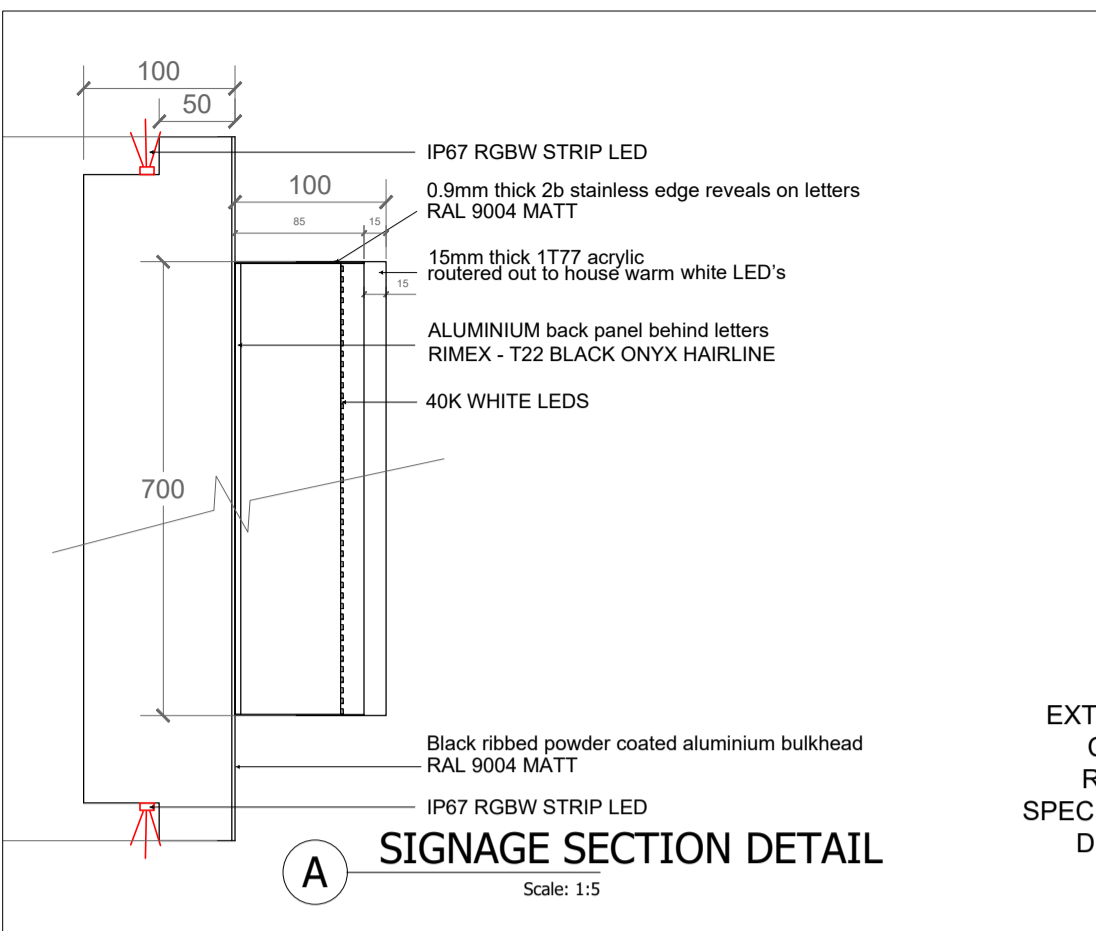
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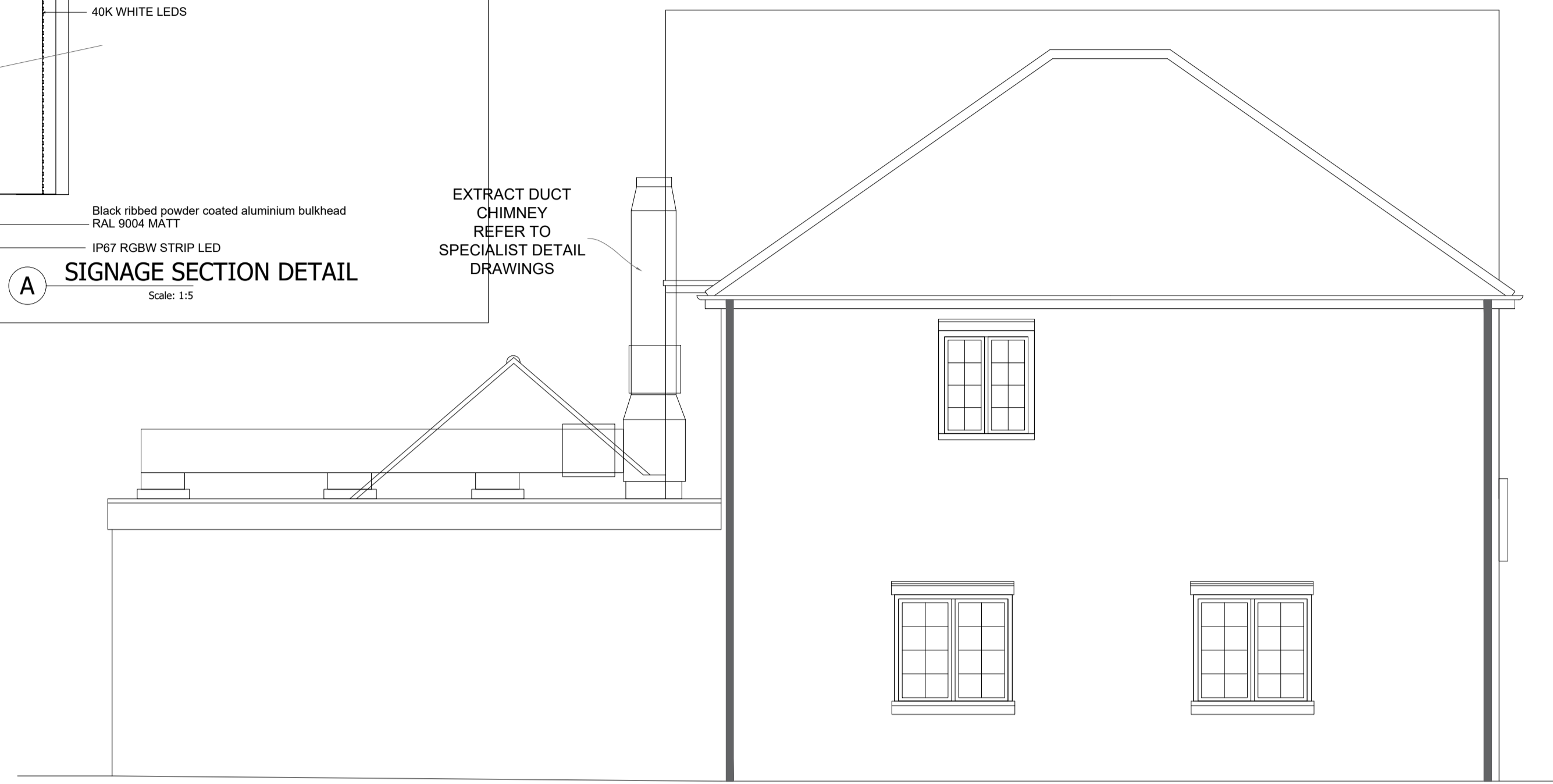
FRONT ELEVATION



PITTED CHARCOAL HONED EXTERNAL TILE FINISH BETWEEN WINDOWS.
Ref: NEOLITHIC ASH RECT 1000X1000MM
ROCCIA CERAMICS



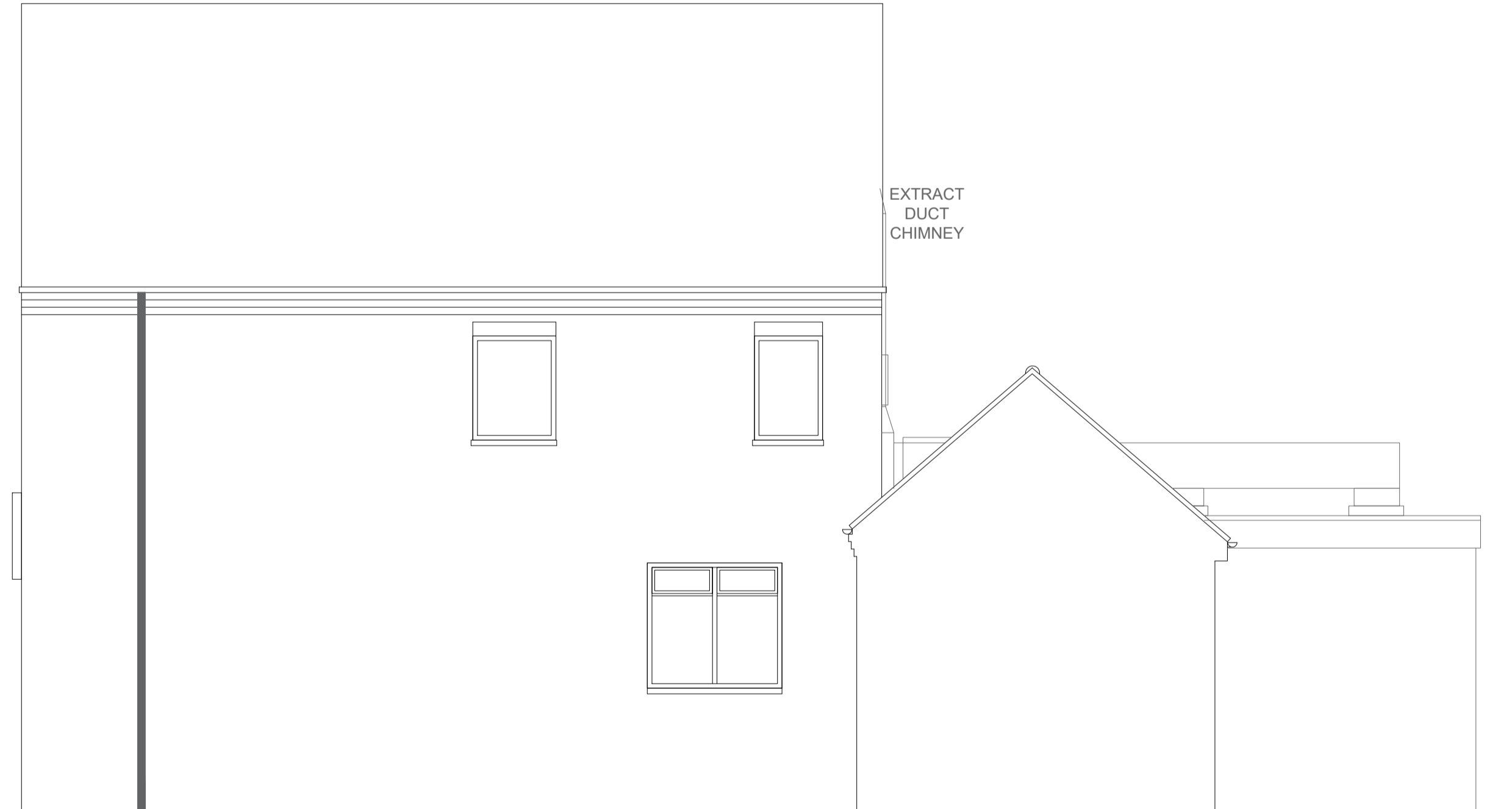
A SIGNAGE SECTION DETAIL



LH SIDE ELEVATION



REAR ELEVATION



RH SIDE ELEVATION



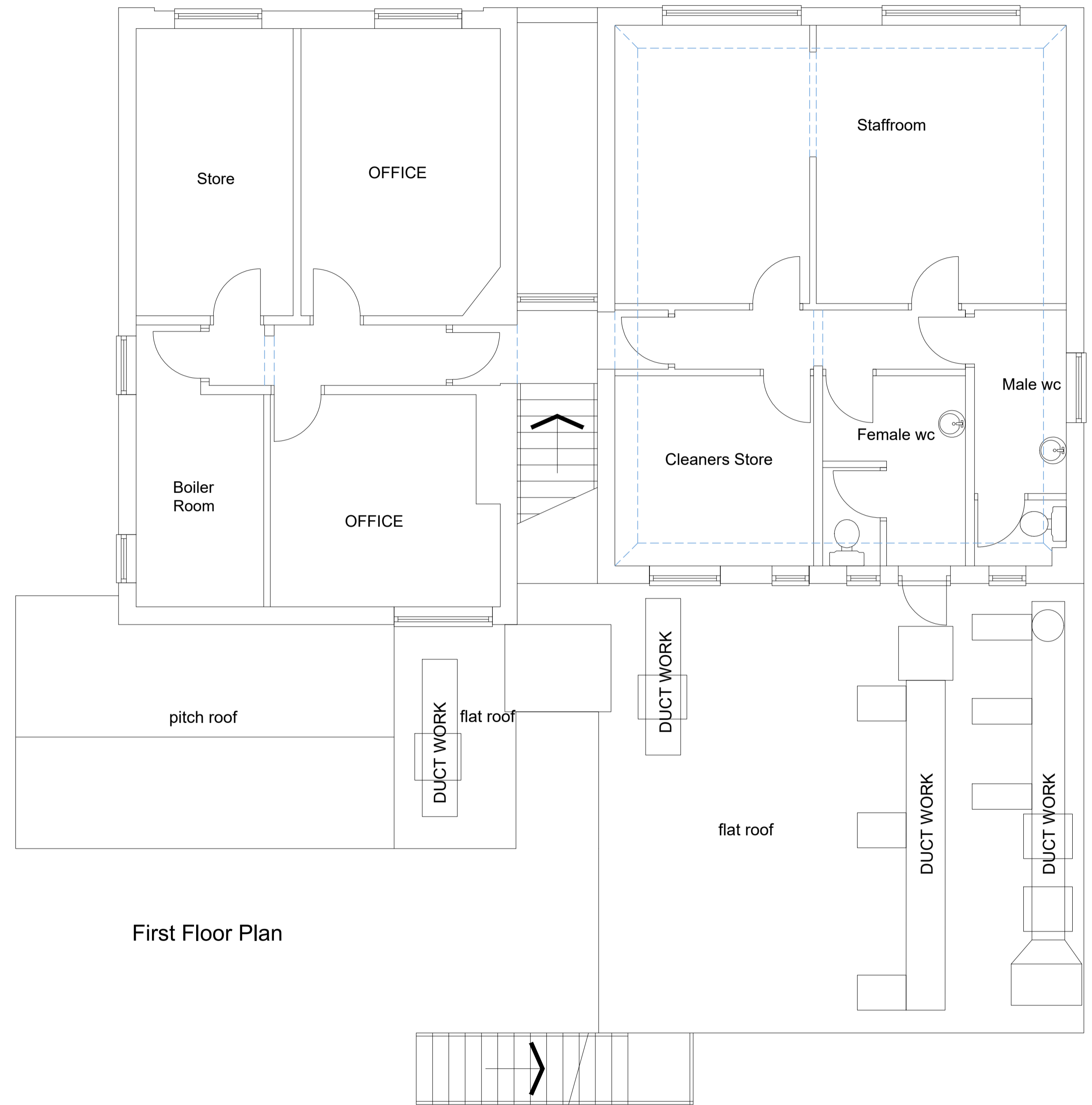
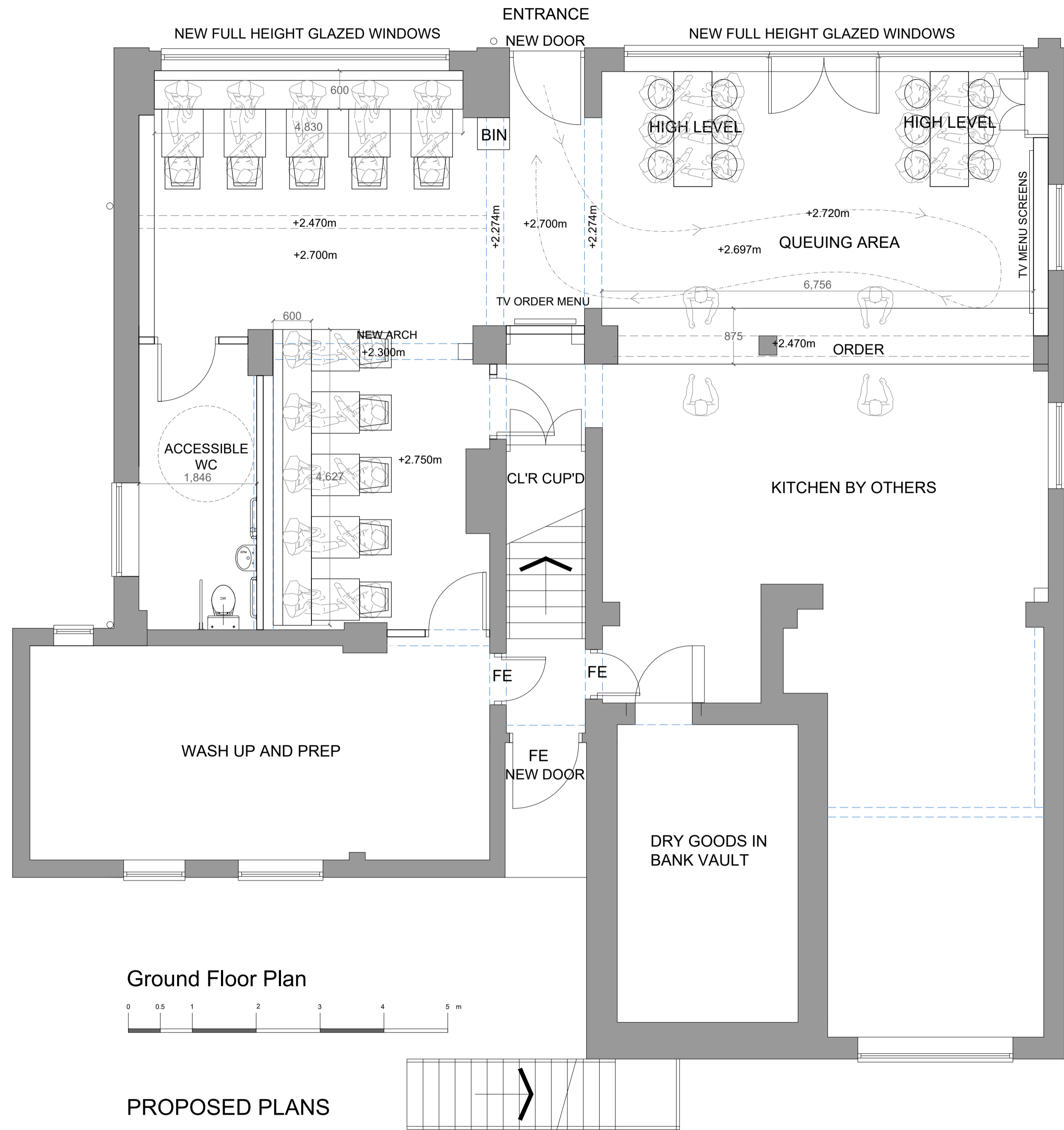
NOTES:-

- All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
- The Main Contractor & Sub-Contractor where applicable will be responsible for checking all dimensions on site & reporting any discrepancies to all relevant consultants.
- The contractor must familiarize himself with the site and measure all areas affecting his work. All dimensions must be verified on site prior to manufacture of any joinery or works on or off site.
- All works to be carried out by approved installation contractors, and to manufacturers recommendations.
- All dimensions to be in millimeters.
- Contractor to ensure that all work meets the requirements of the DPO, Building Control, Fire Authority and all other statutory bodies.
- All deep fix decoration to achieve Class 'O' surface spread of flame in accordance with BS476, Part 7, 1971 or 1982.
- All stained timber areas to be treated with Thermoguard or similar to achieve Class 'O' surface spread of flame. All painted timber areas to be treated with Thermogard Timbercoat or similar to achieve Class 'O' surface spread of flame.
- Where MDF is specified this to be Zero or Low formaldehyde type MDF made to British Standards.
- The contractor is to ensure that all walls to be decorated are prepared prior to decoration and all surfaces smooth level and joint free.
- All applied coatings are to be water based to save wall areas.
- Contractor to allow for one mist coat and two top coats in cases, walls and timberworks.
- All new timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting & bonding is necessary all exposed faces to be coated with Protect.

REV	DATE	DESCRIPTION



DATE	SCALE	DRG TITLE
JAN 23	1:50@A1	PROPOSED PLAN
JOB NO	DRG NO	PROJECT
2331	02	BIG JOHNS QUINTON



NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. The Main Contractor & Sub-Contractor where applicable will be responsible for checking all dimensions on site & reporting any discrepancies to all relevant consultants.
3. The contractor must familiarize himself with the site and measure all areas affecting his work. All dimensions must be verified on site prior to manufacture of any joinery or works on or off site.
4. All works to be carried out by approved installation contractors, and to manufacturers recommendations.
5. All dimensions to be in millimeters.
6. Contractor to ensure that all work meets the requirements of the DPO, Building Control, Fire Authority and all other statutory bodies.
7. All shop fit decoration to achieve Class 'O' surface spread of flame in accordance with BS476, Part 7.
8. All stained timber areas to be treated with Thermoguard or similar to achieve Class 'O' surface spread of flame. All painted timber areas to be treated with Thermoguard Timbercoat or similar to achieve Class 'O' surface spread of flame.
9. Where MDF is specified this is to be Zero or Low formaldehyde type MDF made to British Standards.
10. The contractor is to ensure that all walls to be decorated are prepared prior to decoration and all surfaces smooth level and joint free. All applied coatings are to be water based to save wall areas.
- Contractor to allow for one mist coat and two top coats in cases, walls and timberworks.
- All new timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting & bonding is necessary all exposed faces to be coated with Protex.

REV	DATE	DESCRIPTION



DATE	SCALE	DRG TITLE
JAN 23	1:50@A1	PROPOSED PLAN
JOB NO	DRG NO	PROJECT
2331	01	BIG JOHNS QUINTON

Report to Planning Committee

28 June 2023

Application Reference	DC/23/68186
Application Received	18 April 2023
Application Description	Proposed two bedroom detached bungalow with associated parking and boundary treatment.
Application Address	Land To The Rear Of 16 Church Road Rowley Regis
Applicant	Mr S Sangha
Ward	Rowley
Contact Officer	Dave Paine 07765 156081 David_paine@sandwell.gov.uk

1 Recommendations

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

- (i) External materials;
- (ii) Contaminated land;
- (iii) Archaeological investigation;
- (iv) Finished floor levels,
- (v) Boundary Treatments;
- (vi) Landscaping;
- (vii) Drainage (including SuDS);
- (viii) Refuse storage;




- (ix) Electric Vehicle Charging,
- (x) Low NOx Boiler,
- (xi) External Lighting,
- (xii) Construction Hours, and
- (xiii) Parking laid out and retained.

2 Reasons for Recommendations

- 2.1 The proposal is acceptable in terms of spatial standards and overall design and raises no material consideration that would warrant refusal.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
---	--

4 Context

- 4.1 The application is being reported to your 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:

[Land to the rear of 16 Church Road](#)

5 Key Considerations

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

Government policy (NPPF)

Loss of privacy

Loss of light and outlook



Layout and density of building
 Design, appearance and materials
 Access, highway safety, parking and servicing
 Traffic generation

6. The Application Site

6.1 The application site is situated on the north-east side of Park Avenue and forms part of the existing garden of 16 Church Road, Rowley Regis. This is a residential area in character.

7. Planning History

7.1 The existing property at 16 Church Road has had previous planning approval for extensions.

7.2 Relevant planning applications are as follows:

DC/30615	Proposed erection of garage to private dwelling.	Grant permission with conditions 08/08/1994
DC/97/33856	Conservatory and two roof lights.	Grant permission 20/01/1998
DC/17/61006	Proposed two storey side/rear and single storey rear extensions.	Grant permission with external materials 25/10/2017
DC/18/62098	Proposed roof alterations to facilitate a loft conversion with side dormer windows.	Grant permission with external materials 01/10/2018

8. Application Details

8.1 The applicant proposed to construct a two-bedroom detached bungalow within the garden area of 16 Church Road.



8.2 The bungalow would be 15.02m wide by 8.342m deep by 4.985m high.

Off street parking would be provided for at least three vehicles.

The proposed bungalow would have 86sqm of private amenity space and the existing dwelling at 16 Church Road would retain over 200sqm of private amenity space.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and three objections have been received.

9.2 Objections

The three objections received focussed on concerns around increased traffic and highway safety issues. The objectors noted that the end of Park Avenue nearest to the junction with Church Road is narrow and therefore causes traffic to mount the pavement and restricts access by emergency vehicles. Objectors reported prior collisions on this part of the road.

Non-material objections have been raised regarding previous development at 16 Church Road.

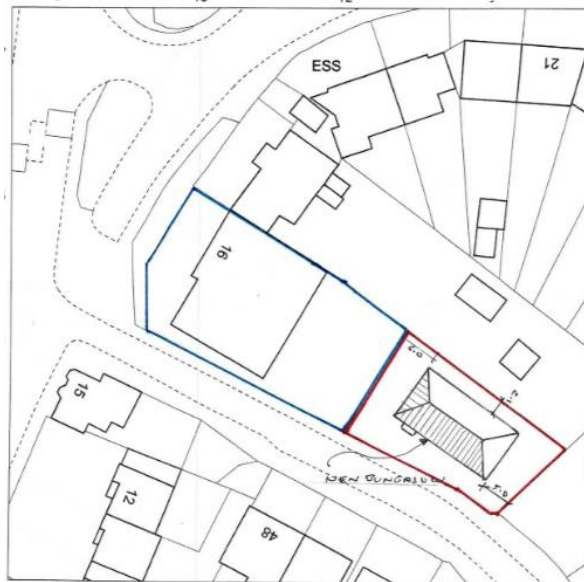
9.3 Responses to objections

It is noted that Park Avenue narrows towards the junction with Church Road, as can be seen below.





However, the proposed new bungalow and driveway would not be situated on the narrow part of the highway, being some distance away with the driveway entrance positioned on the south-east corner of the site.



The proposed development would provide three off street parking spaces which exceeds the required standard for a two-bedroom bungalow. It would not be expected that the proposal would lead to additional vehicles parking on the highway, nor would it significantly increase traffic at the junction.

10. Consultee responses

10.1 Planning Policy

Planning Policy did not object to the proposal. They noted that the site is unallocated for housing and is therefore subject to policy SAD H2: Housing Windfalls. They commented that the proposal is compliant with this and other relevant policies.

10.2 Highways

Highways did not object to the proposal. They noted that a two-bedroom bungalow requires only one, off street parking space and that this proposal exceeds that. They noted that some street furniture would need to be located and requested a revised layout plan which has been received and is acceptable in highway terms.

10.3 Public Health (Air Quality)

Planning conditions were requested relating to electric vehicle charging, low NOx boilers and a construction method statement.

10.4 Public Health (Contaminated Land)

It was noted that the site is not known to have been occupied by potentially contaminative land uses. A condition was recommended to remediate any contamination found during the development of the site.



10.5 Public Health (Air Pollution and Noise)

Planning conditions were requested relating to construction hours and the implementation of a method statement of working.

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.

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. In this instance given the minor increase in vehicles this would not have a severe impact on the highway network.

12. Local Planning Policy

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

HOU2: Housing Density type and Accessibility

ENV3: Design Quality

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

ENV7: Renewable Energy

ENV8: Air Quality

SAD H2: Housing Windfalls

SAD EOS9: Urban Design Principles

SAD HE5: Archaeology & Development Proposals.



- 12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable in terms of scale and massing. The dwellings surrounding the development site are not characterised by a single design style. This bungalow would contribute positively to the diversity of building form on the street and would meet all required spatial standards for internal space and outdoor amenity space.
- 12.3 Sustainable drainage (ENV5) is key to reducing surface water flooding given climate change, the proposal has indicated that surface run-off will be directed to natural soakaways, these can be conditioned.
- 12.4 Electric charge points and NOx boilers along with construction method statement are recommended conditions to mitigate against air quality issues (ENV8).
- 12.5 H2: Housing windfalls, refers to the site being on previously developed land, not leading to a reduction in employment land and compatible with other policies. The site forms part of an existing garden so is broadly defined as previously developed land and is not allocated for employment land.

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 development plan.



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

As indicated above, paragraph 11.2, refusal on highway safety/parking should only be cases where it would result in a severe issue. In terms of design the layout for parking is acceptable and a new drop kerb and re-location of the street furniture would be deemed to be acceptable and can be conditioned accordingly. The reported issues regarding congestion and highway safety near the junction between Park Avenue and Church Road are existing issues which are not deemed to be significantly affected by this proposal.

13.4 Layout and density of building/character

The footprint is of suitable size within the plot, providing a good quality living space, garden amenity and parking provision, meeting all the relevant national and local standards.

13.5 Design, appearance and materials

The development incorporates a hipped roof which follows the pattern of the other properties on Park Avenue, and as a bungalow would not be dominant in the street scene. The elevation plans state that the materials would match with the neighbouring dwelling. This should be controlled by condition.

13.6 Loss of light, outlook, loss of privacy.

The site will not have a direct impact on adjoining neighbours due to its siting. No breaches of the 45-degree line would be caused in relation to the nearest neighbouring property on Park Avenue. The side-to-rear separation distance from the nearest property on Church Road would be 18.5m which exceeds the defined minimum standard of 14m.



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

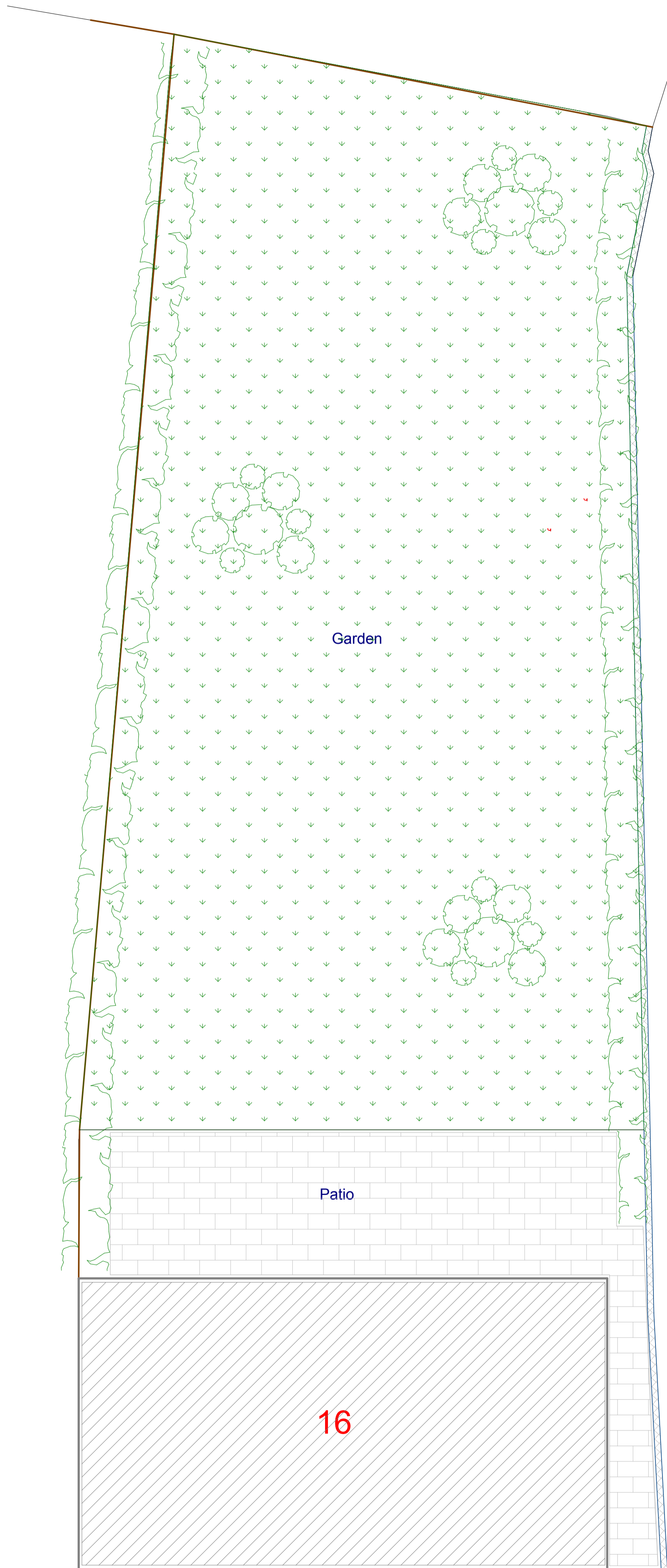
Location Plan

Block Plan

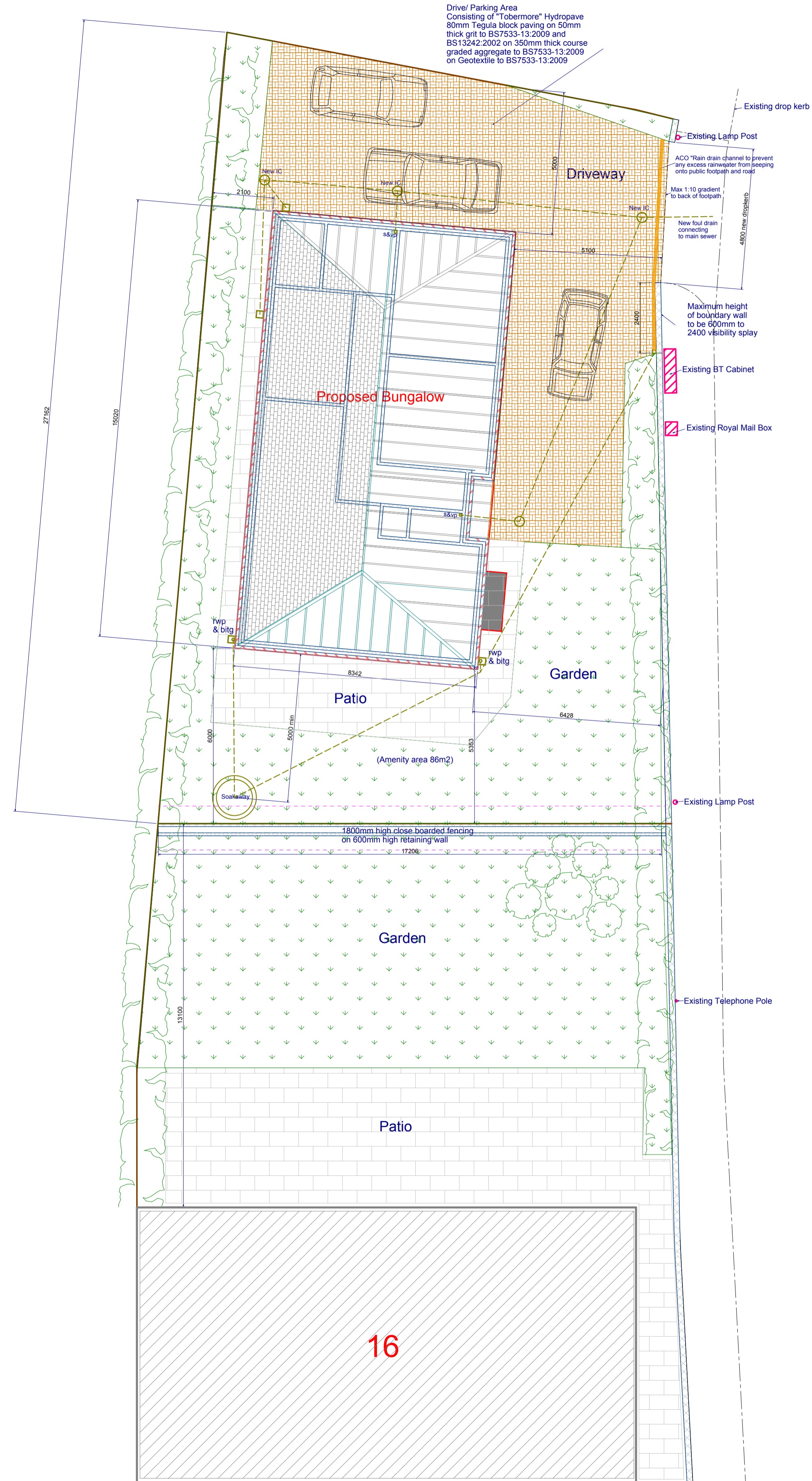
DPM870/01 – Proposed floor plans and elevations.





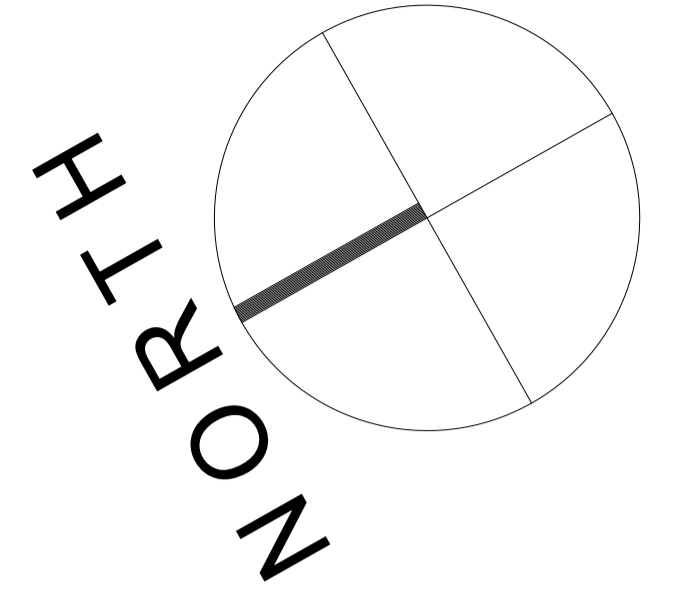


Existing Site Plan



Proposed Site Plan

Notes



Project
Proposed Bungalow Site Plans

16 Church Road
Rowley Regis
B65 9EU

Client
Mr.S.Sangha

Drawing No.
DPM870/02 rev A

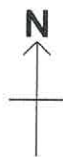
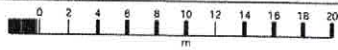
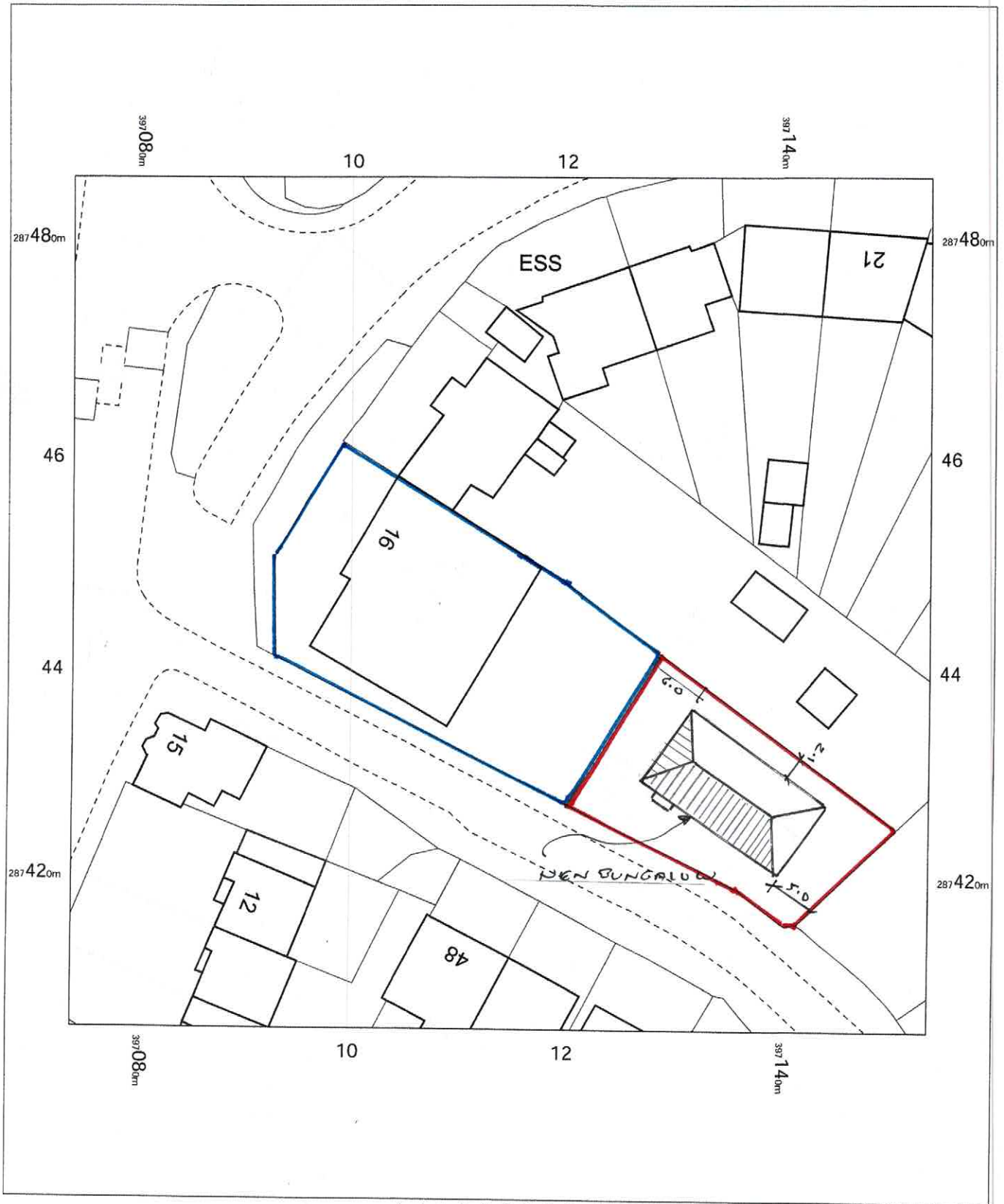
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May 2023
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D.P.

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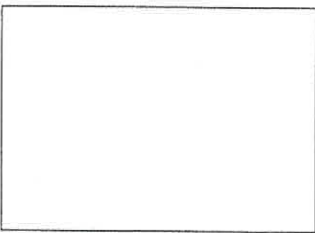
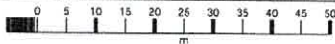
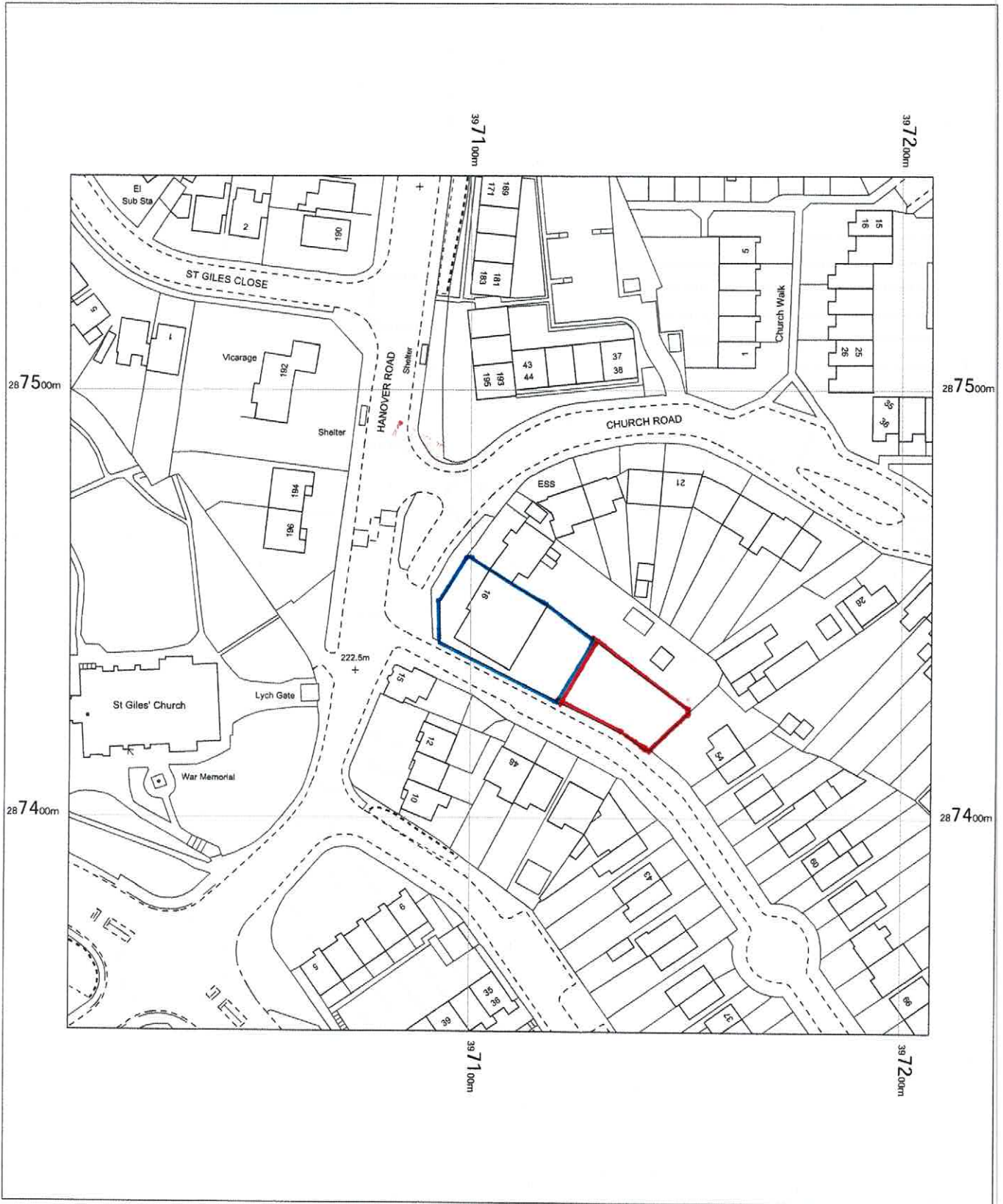


OS MasterMap 1250/2500/10000 scale
 Tuesday, February 21, 2023, ID: CM-01088187
www.centremapslive.co.uk

1:500 scale print at A4, Centre: 397114 E, 287446 N

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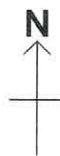




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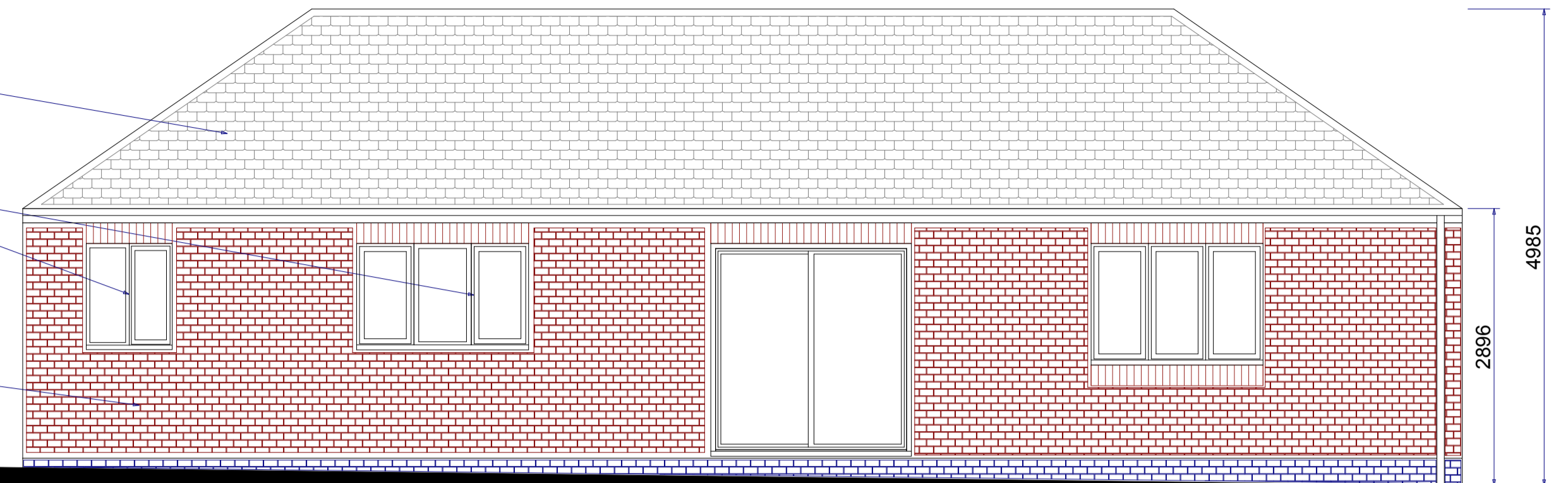
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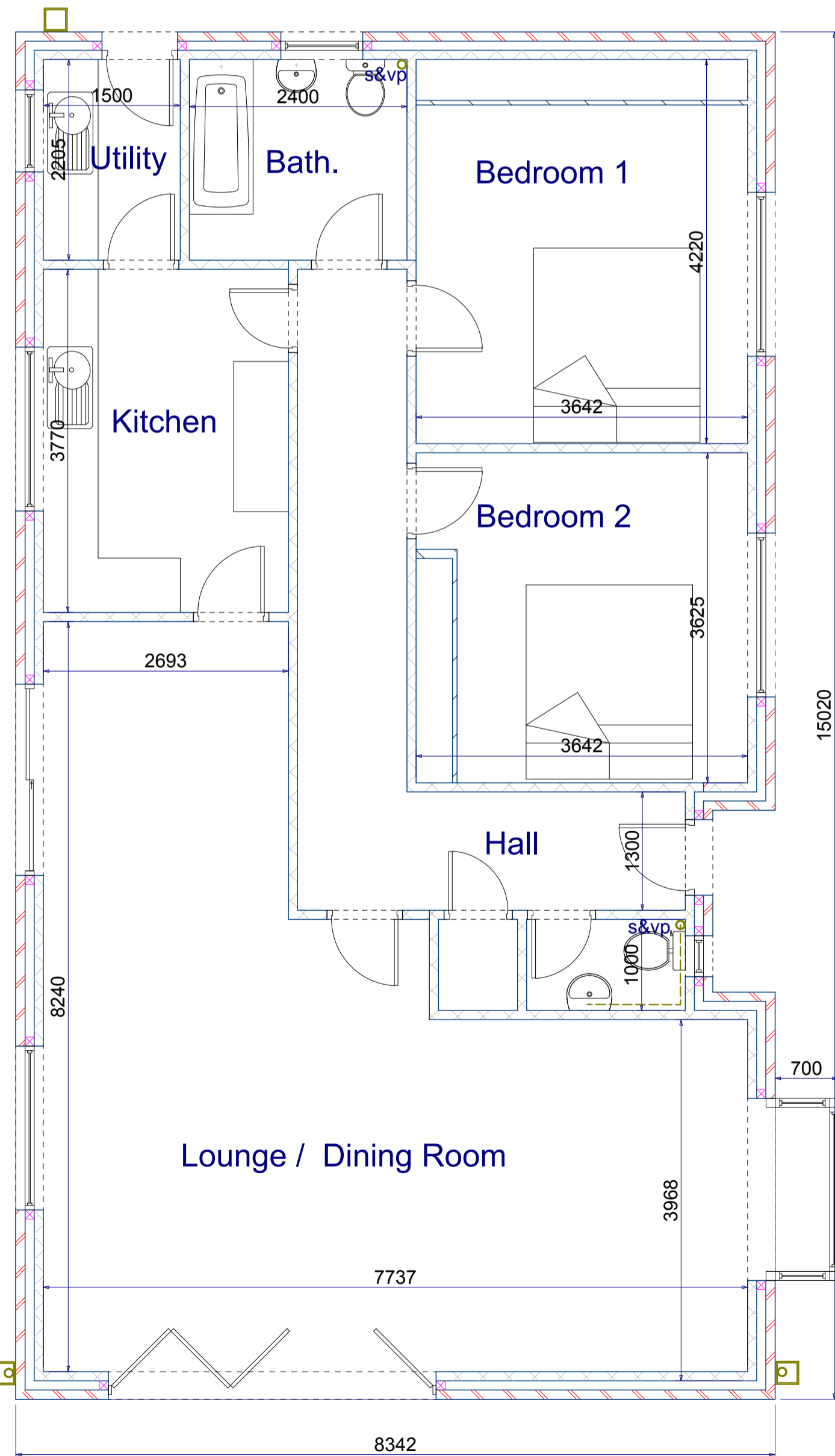
PCC roof tiles to match adjacent property
White upvc double glazed windows
Facing brickwork to match adjacent property



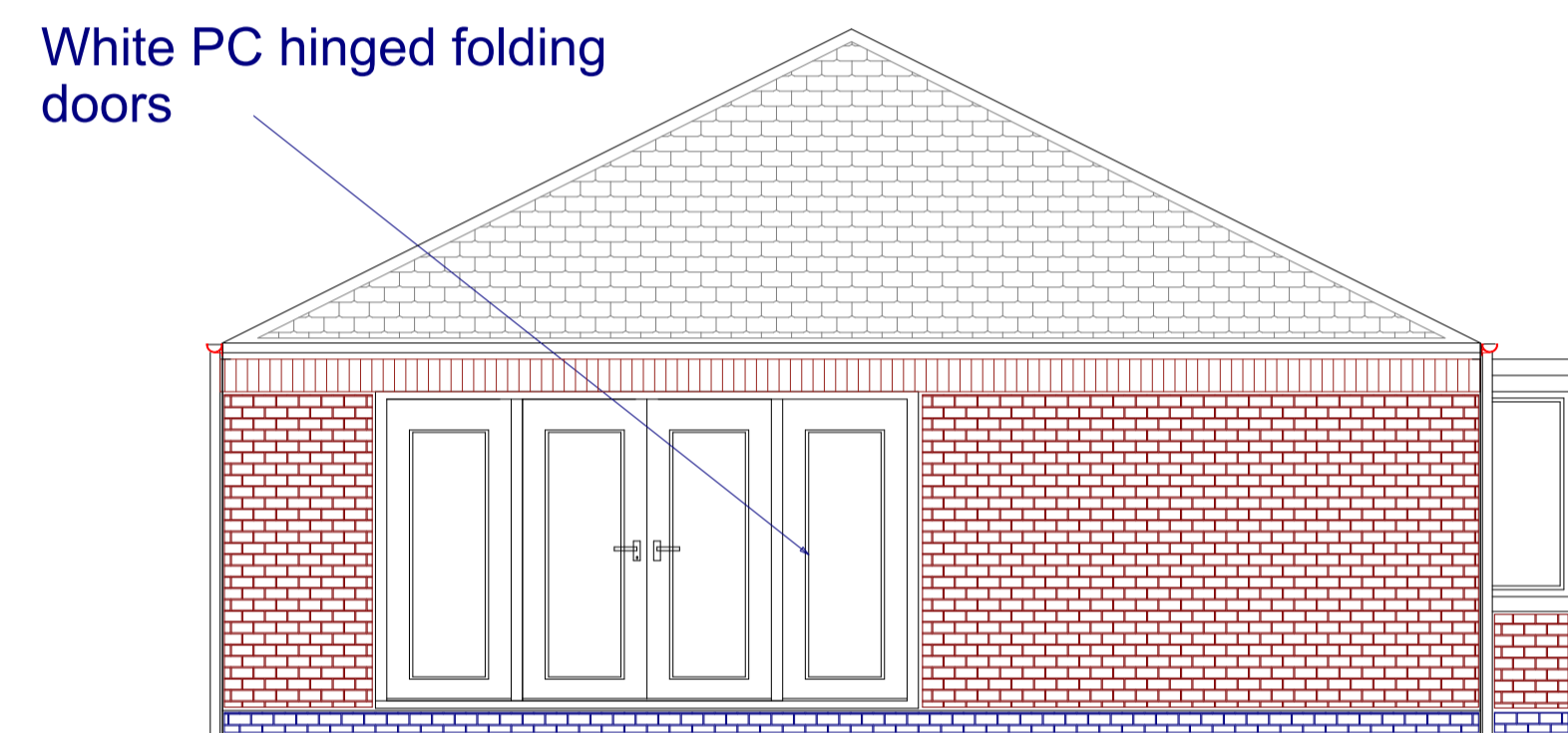
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Proposed Front Elevation

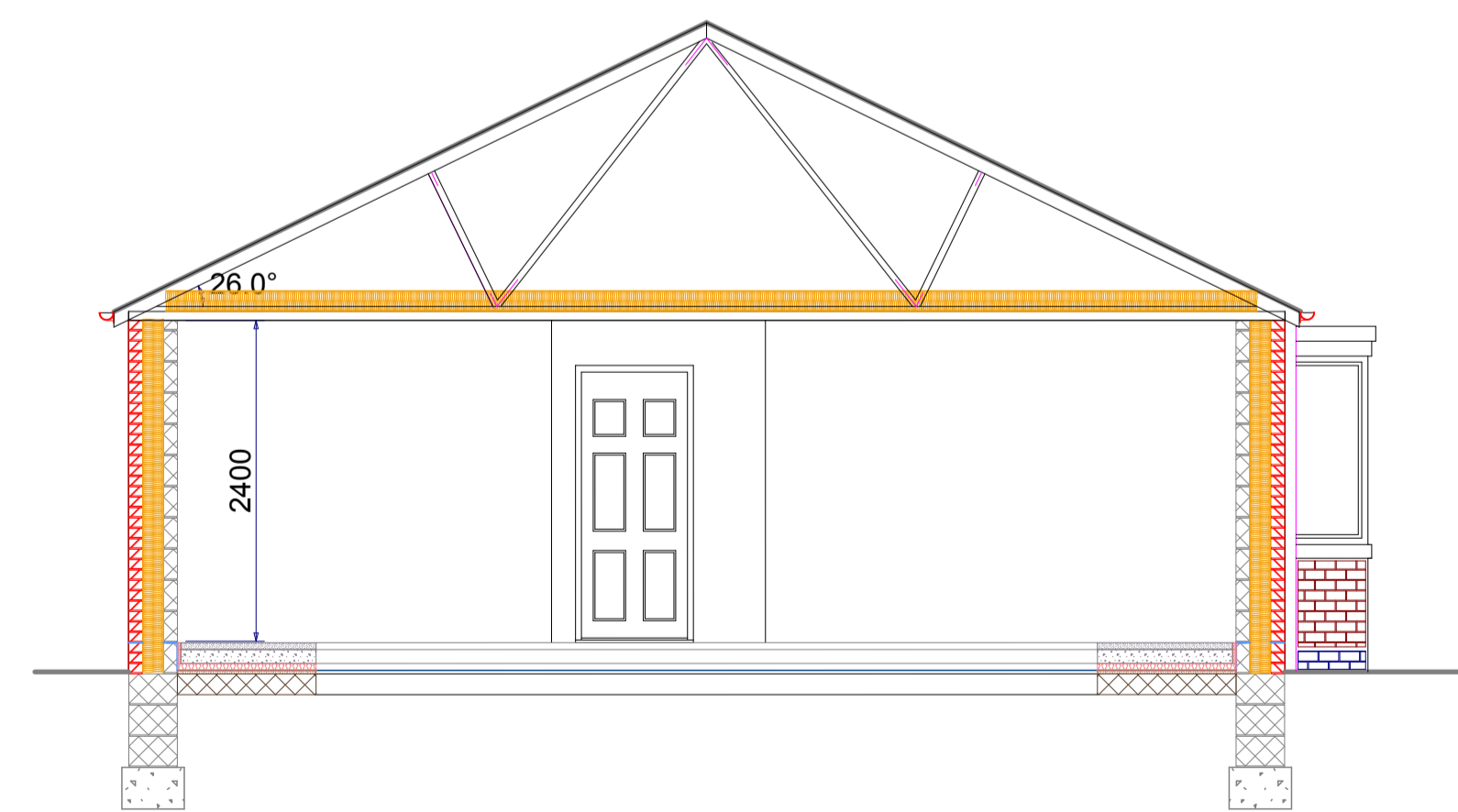
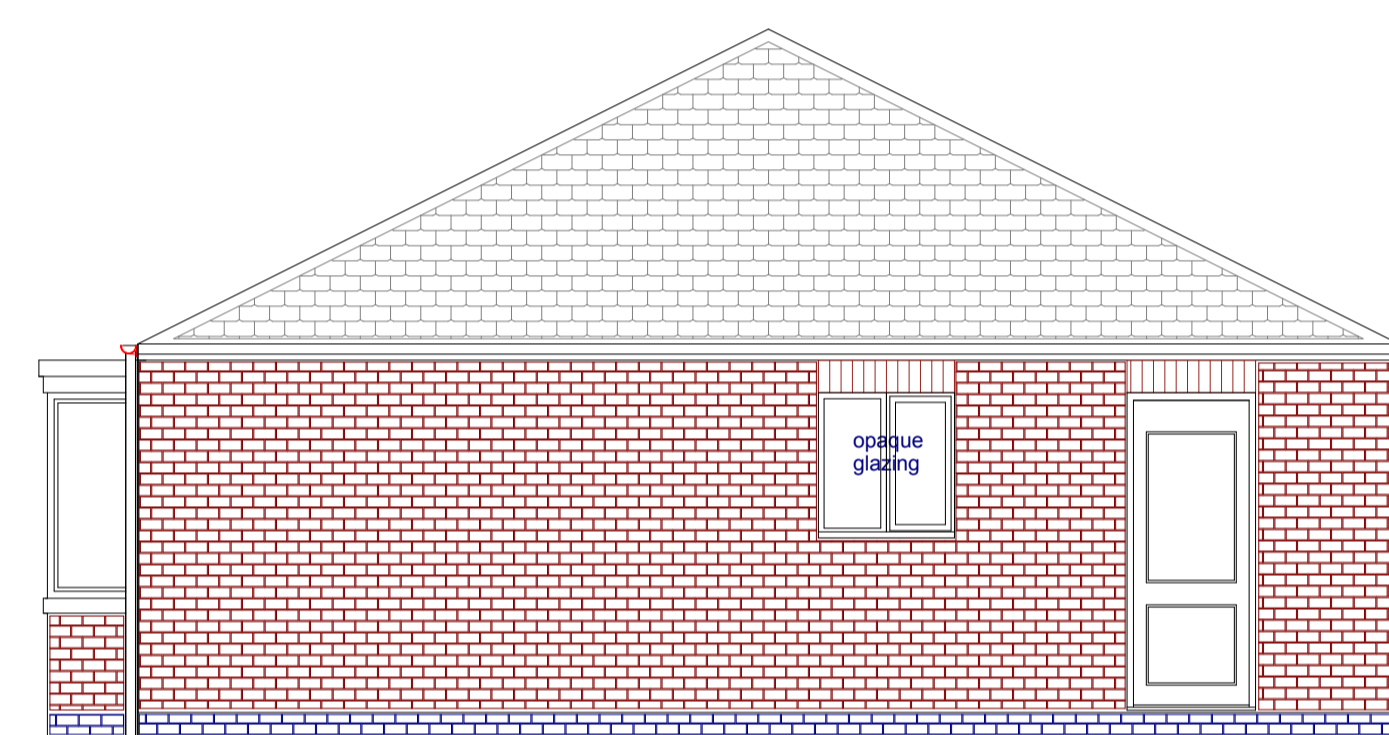
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed Side Elevations



Proposed Cross Section



Project
Proposed Bungalow Plan and Elevations
to the rear of
16 Church Road
Rowley Regis
B65 9EU

Client
Mr S.Sangha

Drawing No.
DPM870/01

Date
February 2023

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Report to Planning Committee

28 June 2023

Application Reference	DC/23/68200
Application Received	20 April 2023
Application Description	Proposed 2 No. four bedroom dwellings with parking and landscaping.
Application Address	Land Adjacent 144 Hargate Lane West Bromwich
Applicant	Mrs B Kaur C/o agent.
Ward	Hately Heath
Contact Officer	Mr Anjan Dey Anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 Subject to no adverse comments from Public Health (noise), that planning permission is granted subject to conditions relating to:

- (i) External materials;
- (ii) Parking areas laid out and retained;
- (iii) Contaminated land;
- (iv) Drainage (including SuDS);
- (v) Boundary treatments
- (vi) Landscaping;
- (vii) Finished floor levels;
- (viii) Electric vehicle charging provision;




- (ix) Low NOx boilers;
- (x) Construction management plan; and
- (xi) Removal of Permitted Development Rights to remove any extensions including the roof alterations and garden buildings without applying for planning permission.

2 Reasons for Recommendations

- 2.1 The proposal 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.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – provides much needed new homes within Sandwell
---	---

4 Context

- 4.1 This application is being reported to your committee because three material planning objections have been received by local residents.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land adjacent 144 Hargate Lane, West Bromwich.](#)

5 Key Considerations

- 5.1 The site is not allocated in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Overlooking/loss of privacy
Loss of light and/or outlook



Layout and density of building
Design, appearance and materials
Access, highway safety, parking and servicing
Traffic generation

6. The Application Site

6.1 The application site is an irregular shaped piece of land that is at the north-eastern corner of Hargate Lane, West Bromwich. The surrounding area is predominantly residential in character, and the site is adjacent to a row of terraced properties with semi-detached properties also in the locality. Land levels drop slightly at the corner with Gladstone Street.

7. Planning History

7.1 There is no planning history for the site however this formal application follows a pre-application enquiry for two new 4 bedroom detached dwellings (PA/23/00643).

8. Application Details

8.1 The applicant is proposing to erect two, 2 storey terraced houses along Hargate Lane. The houses would be four bed, having three bedrooms on the first floor and the fourth in the roof space. Living rooms at ground floor level with kitchens at the rear. The floor areas for each of the houses would be around 100 square metres. The houses would have a staggered building line due to the irregular shape of the land.

8.2 Ground floor plans show that the houses would have front living rooms and rear kitchens, with a typical layout at first floor level – bedrooms and bathrooms, and a fourth bedroom in the loft space. Private amenity space for each of the dwellings would be in the form of rear gardens.

8.3 Each dwelling provides two parking spaces. Parking for plot 1 would be provided in the form of a front driveway, and plot 2 would have parking at



the rear of the site due to the corner location of the site at a bend in the road where Hargate Lane meets Gladstone Street.

8.3 For drainage, attenuation will be provided in accordance with Severn Trent requirements.

9. Publicity

9.1 The application has been publicised by neighbour notification letters. Three objections have been received from nearby residents.

9.2 Objections

Objections have been received on the following grounds:

- i) The development would be detrimental to highway safety due its location at bend in the road.
- ii) Trees that are currently on this area of land will have to be removed to facilitate development, and this would affect local wildlife.

9.3 Responses to objections

In response to the objector's comments:

- i) Highways have no objection to the proposals. The site layout shows parking spaces that comply with the adopted standard and the proposed development would affect visibility splays.
- ii) It is noted that the site is privately owned and there are no Tree Preservation Orders (TPOs) that prevent the felling of trees to facilitate development. The site is mainly grassland with one or two trees on site. However, the agent has stated that trees along the rear boundary of the site, adjacent to 2 Gladstone Street will only be partially removed in order provide the parking spaces for plot 2. An landscaping condition is



recommended to ensure that suitable landscaping is provided post development.

10.2 Planning Policy

No policy concerns, the site is a housing windfall site, but accords with this policy given its location.

10.3 Highways

No objection subject to the implementation and retention of parking spaces shown.

10.4 Public Health (Air Quality)

No objection subject to the submission of electric vehicle charging points details and implementation thereafter.

10.5 Public Health (Air Pollution & Noise)

At the time of writing comments are awaited and can be provided at your meeting. But, it is expected that a construction management plan may be requested to minimise noise and general disturbance to neighbouring residents during the construction phase.

10.6 Public Health (Contamination)

No objections subject to the submission of desktop study prior to the commencement of development relating to on-site contamination. Conditions also recommended relating to remediation.

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.



In terms of design the guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. The design is in character with the scale, massing and appearance of the wider area and is therefore in accordance with paragraph 124 of the NPPF.

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. The proposal is modest in scale, provides off road parking raises no objections from Highways.

12. Local Planning Policy

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

HOU2: Housing Density type and Accessibility

ENV3: Design Quality

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

ENV8: Air Quality

SAD H2: Housing Allocations.

SAD EOS9: Urban Design Principles

DEL1: Infrastructure Provision

12.2 With regard to housing policy HOU2, the proposal is in character with the area and provides good pedestrian and vehicular accessibility. In respect of policy SAD H2, the development site is not allocated for residential development in the Development Plan and therefore it is classed as a housing windfall site. The proposed residential development meets the guidance set out in the policy, would bring an under-used piece of land into use and for much needed housing within Sandwell.



12.3 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The area is characterised by a range of house types; from terraced properties to semi-detached houses and bungalows, so it is considered that there is no uniform design code.

12.4 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The scheme proposes to provide porous paving within the parking areas and intends to provide attenuation to address discharge rates required by Severn Trent. This can be conditioned accordingly.

12.5 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure, low NOx boilers and a construction management plan. All these can be conditioned.

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 Overlooking/loss of privacy

It is considered that the privacy of existing residents will be safeguarded, given that the rear elevations of these dwellings would face the side return of the nearest bungalow along Gladstone Street. Both properties are 14 metres at their nearest point from the existing property (which complies with separation distances within the Residential Design Guide). Furthermore, the side return of plot 1, nearest to houses on Hargate Lane does not contain any first-floor windows. The agent has also stated that it is only intended to partially fell some of the trees along the rear boundary that provides some screening.



13.3 Loss of light and/or outlook

There would be a sizeable gap between the development and the nearest property along Hargate Lane (144). Although the houses would be setback from the established building line, it is my view that they would not result in any significant loss of light of light to neighbouring properties.

13.4 Design, appearance and materials

The proposal will incorporate brick and slate roof finish, which mirrors surrounding properties. Final materials can be conditioned to ensure the final proposals are acceptable. Furthermore, plot 2 would have a dual-aspect design with a ground floor window located in the side return to Gladstone Street. Given the configuration, it is considered that permitted development rights for any further extensions should be withdrawn and is conditioned as such.

13.6 Access, highway safety, parking and servicing

The proposal complies with parking standards, namely two parking spaces per dwelling and their locations raise no objections from Highways, in terms of highway safety.

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.

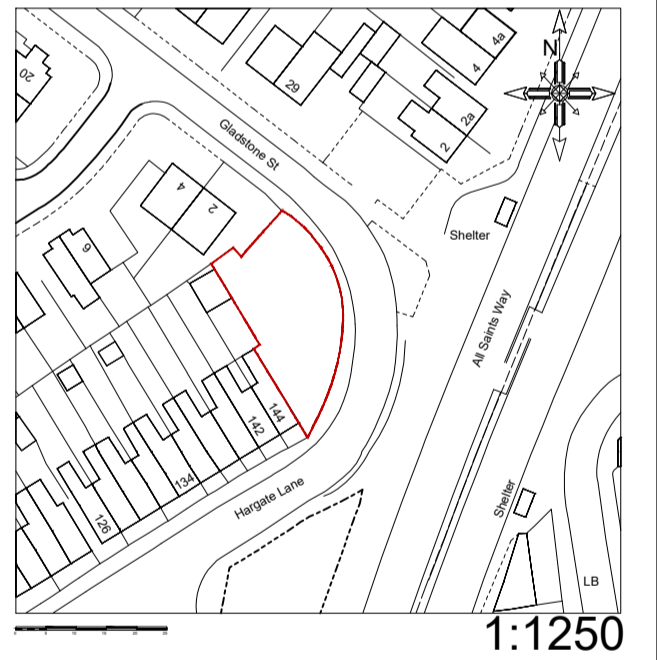
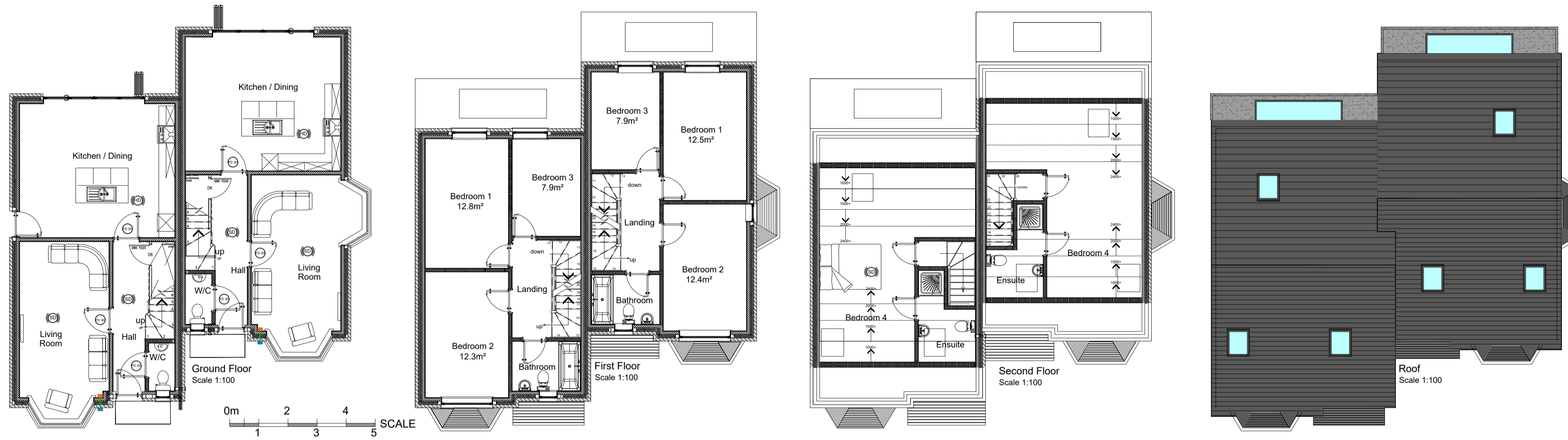
16. Appendices

Context Plan

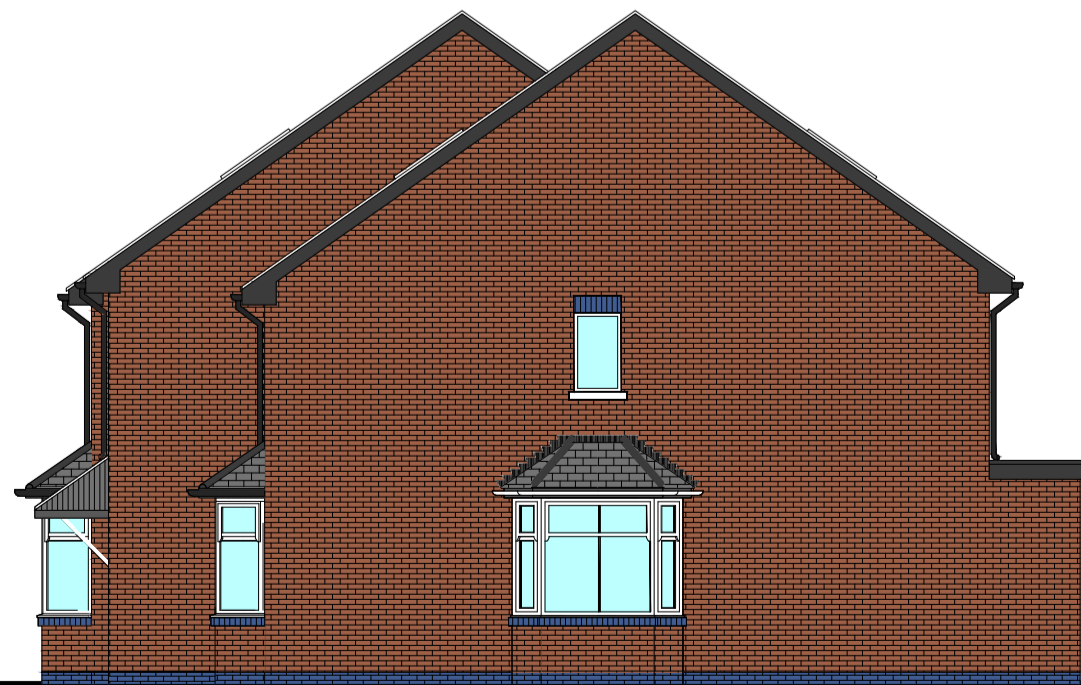
Proposed floor plans/elevations, location and site plan. BV/449/0







FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

rev.	description	date	initial
0		19-04-23	gv

INTEGRATED DESIGNS & ASSOCIATES LTD
ARCHITECTURAL SERVICES & CONSULTANT ENGINEERS

38 Old Walsall Road,
Great Barr,
Birmingham, B42 1NP
Tel: 0121 358 2233
Fax: 0121 357 7492
Email: contact@integratedesigns.co.uk

Title Two New 4 Bedroom Detached Houses

Project Land at the corner of Hargate Lane & Gladstone Street

Scale 1:50/1:100 / 1:200 / 1:1250/ @ A1

Drawing No. Checked
BV/4490 PRELIMINARY

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Report to the Planning Committee

28 June 2023

Subject:	Proposed 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

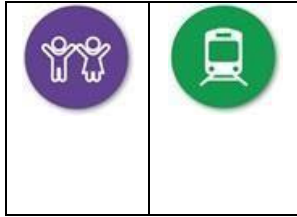
- 2 That the Committee notes that the following planning application(s) will be visited by the Committee on 26th July 2023.

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 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/23/68117 Proposed pergola system to frontage for customer seating area provision (Resubmission to refused planning permission DC/22/66636). At 204 Lightwoods Road Smethwick B67 5AZ	23.3.23	A number of objections have been received and it is considered that members would benefit from visiting the site before reaching a decision.

6 Alternative Options

6.1 There are no alternative options.

7. 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.

8. Appendices

Location plans
Site layout plans

204 LIGHTWOODS ROAD
SMETHWICK
B67 5AZ

PERGOLA SYSTEM PROPOSAL
FOR EXTERNAL SEATING
AREA

SCALE @VARIOUS

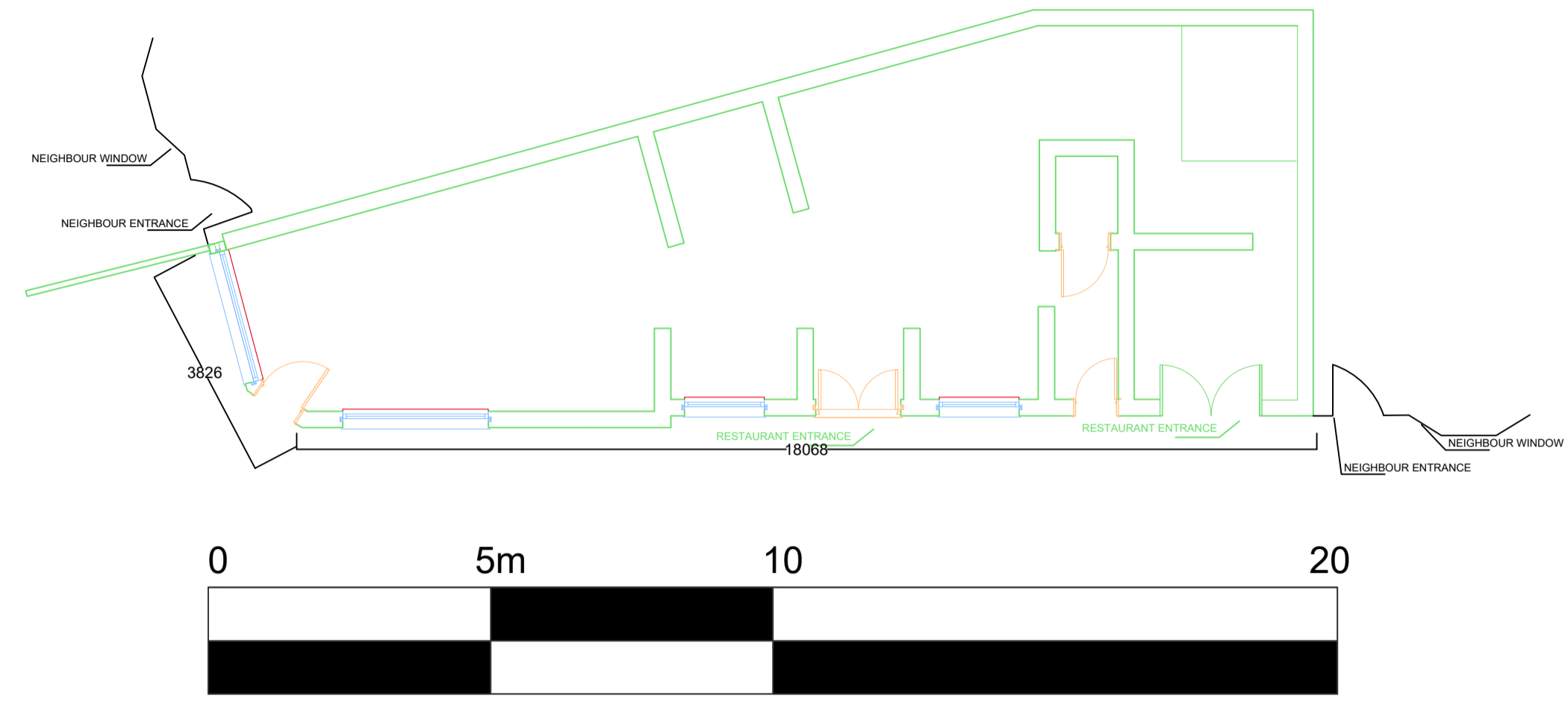
DESIGNED BY KS

CHECKED BY BS

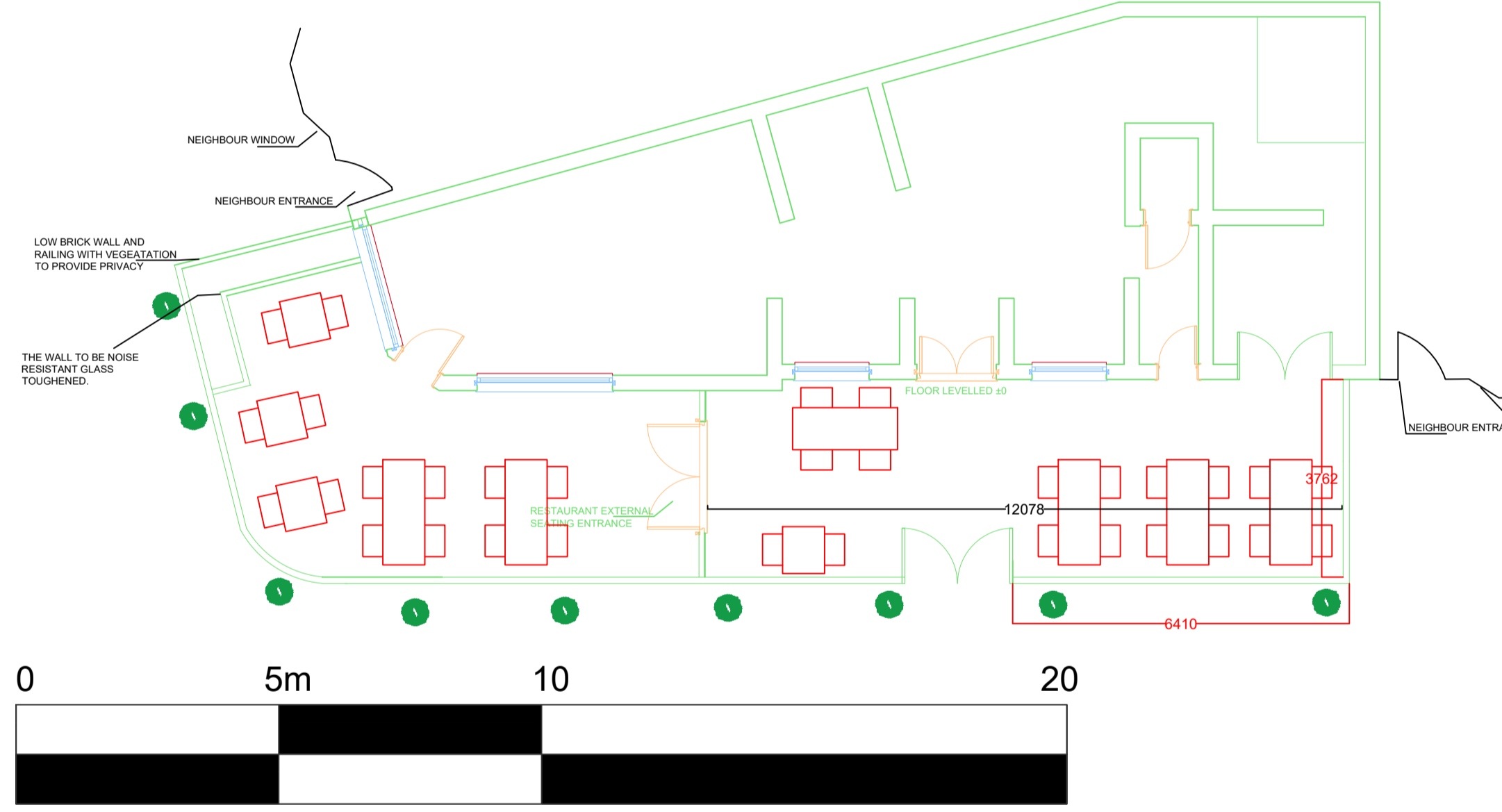
DATE:26.01.2022

DWG NAME:AJ100

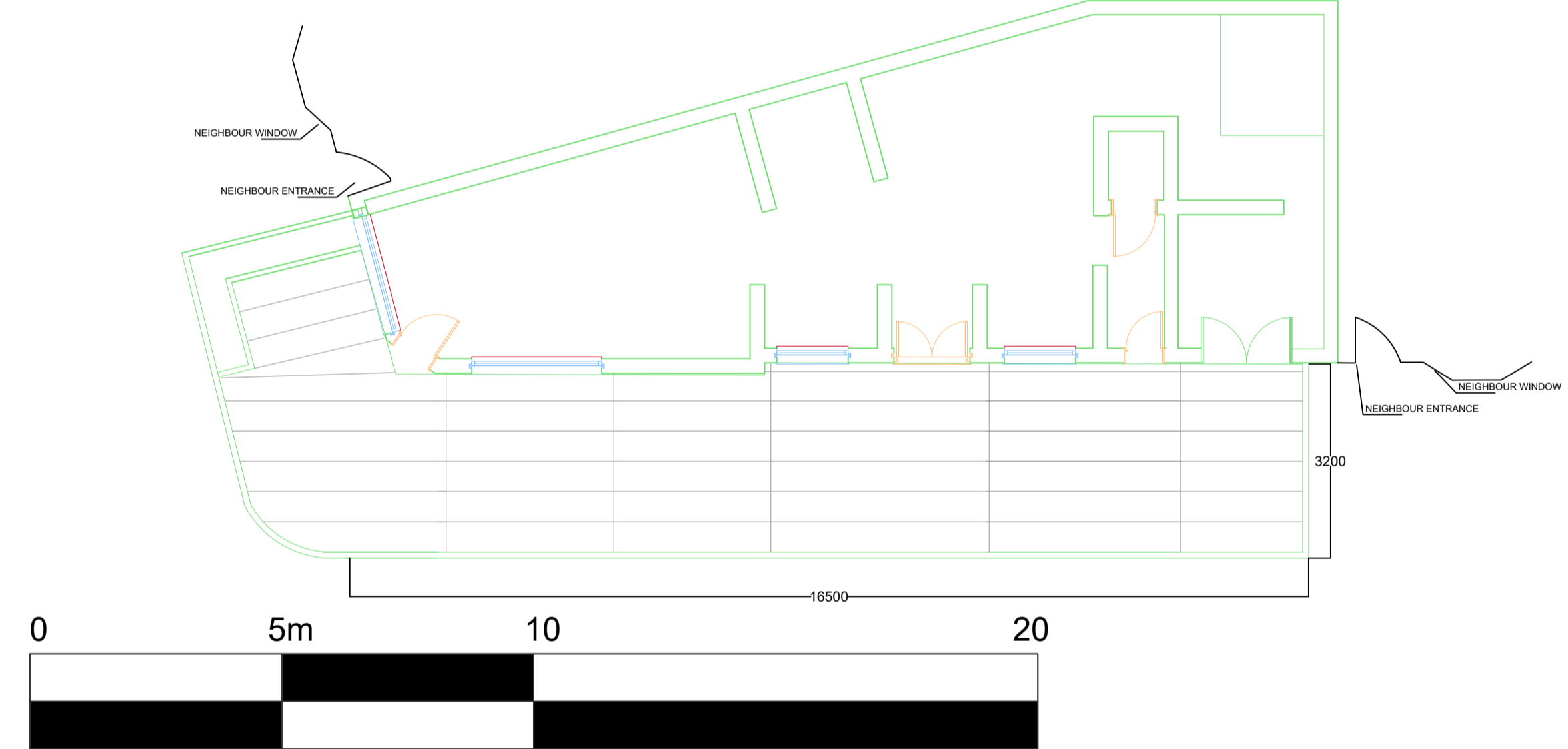
Owner of Nemrut Restaurant would like to install pergolas for the customers to use during winter. Pergola system will be waterproof, and it would be ordered to suit the colours of the external facade of the restaurant and neighboring buildings. It is understood and recognized not to block the view and sunlight of the neighboring buildings with this new pergola system. The 45° angle is measured and the appropriate measures will be taken to avoid disturbing neighbors. Currently the boundary is identified with low brick wall and black railing on top. It would be ideal to keep the existing boundary treatment and owner of the restaurant to install glass wall between neighbor and the restaurant. With this privacy of the customers are kept to a standard and it won't block any view for the neighbors.



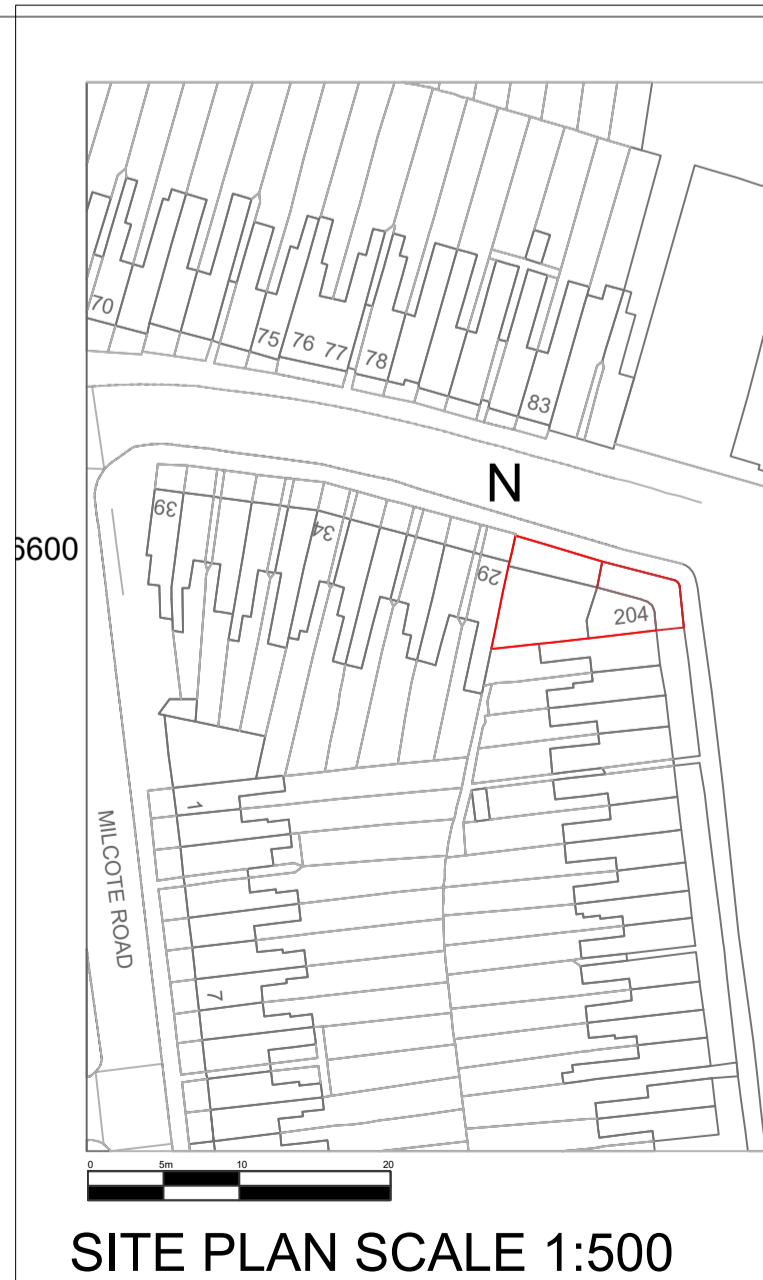
EXISTING FLOOR PLAN SCALE 1:100



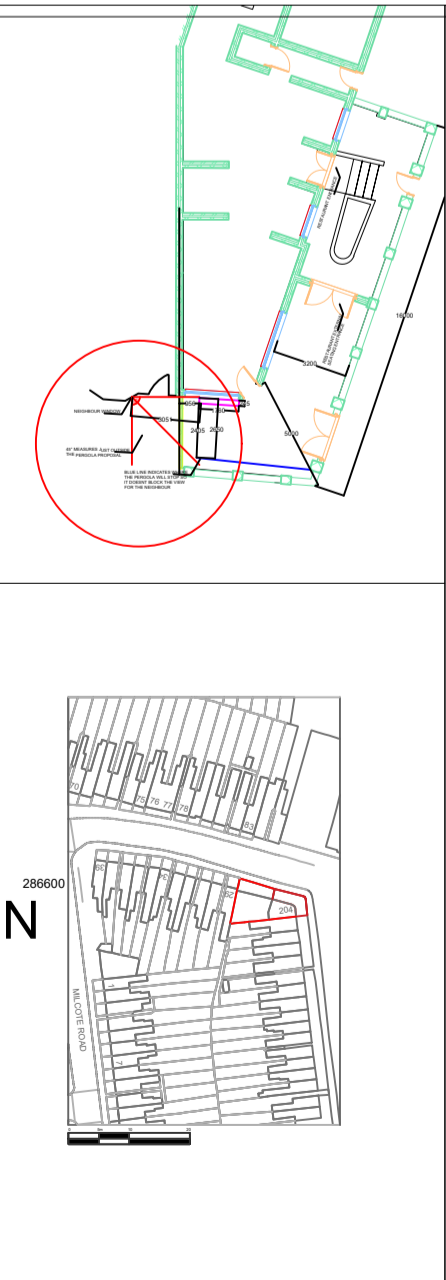
PROPOSED EXTERNAL SEATING AREA SCALE 1:100



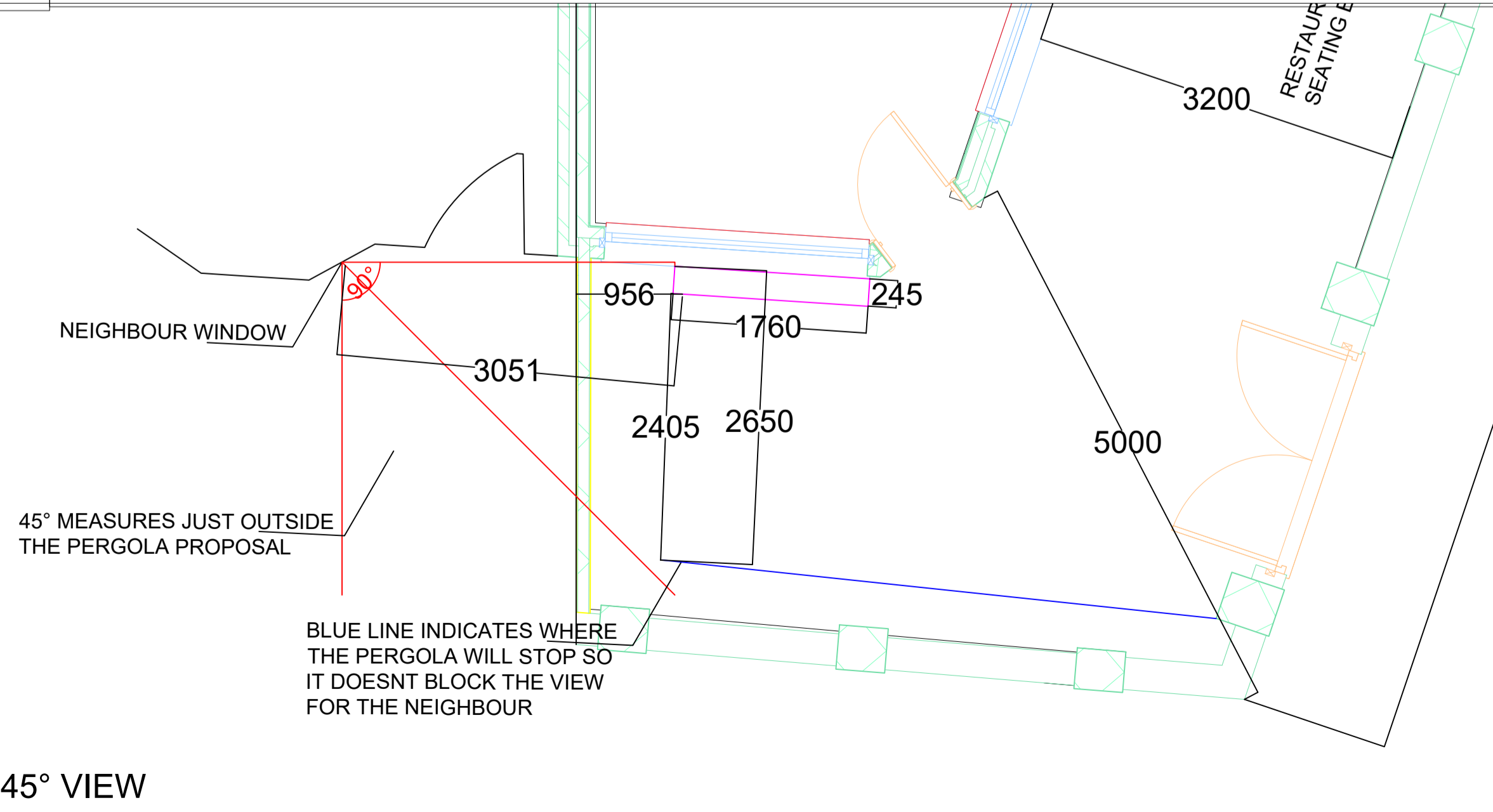
PROPOSED EXTERNAL ROOF PLAN SCALE 1:100



SITE PLAN SCALE 1:500



BLOCK PLAN SCALE 1:1250



DETAIL FOR THE 45° VIEW



Annual Report of the Planning Committee



Chair's Foreword

As Chair of the Planning Committee it gives me great pleasure to provide the foreword for this annual report.

My role is to chair, lead and co-ordinate the activities of the Planning Committee and with the continued hard work and dedication of our planning officers, ably supported by the Members of the Committee, we have achieved success throughout 2022 and into the continuing challenging times faced in 2023.

We have been able to build on changes to working practices that have improved the swiftness of dealing with applications to respond to customer needs as well as giving officers the freedom to engage, provide guidance and give every assistance to encourage new development within Sandwell.

This progress is largely down to increased delegated powers to officers and the setting of performance targets above and beyond those required (and closely monitored) by Central Government, coupled with a rolling programme of Member training regarding new planning regulations and related matters.

I was extremely pleased with the way Members and officers alike rose to the challenges and dealt with each application in such a professional manner. We are all unfortunately too well aware of the challenges brought about by the pandemic. However, I am extremely pleased with how well working practices have been adapted which has enabled us to carry on. These changes, coupled with the flexibility shown by colleagues to take account of the changing circumstances, has meant that the planning process has continued to perform well.

In 2023/ 24 the Planning Committee will continue to seek to add value to new development in Sandwell by ensuring the effective and efficient determination of planning applications in a fair, open and transparent manner.





Councillor Kay Millar - Chair of Planning Committee

Introduction to the Planning Committee

The Council establishes the Planning Committee each year to deal with matters relating to the Town and Country Planning Acts and related legislation. This mainly concerns the determination of planning applications which is a statutory function of the local authority.

How Planning Committee Works (At the Meeting)

The aim has always been to ensure that Committee is as open and inclusive as possible. In this respect, both applicant and objectors are invited to the meeting at which the application they have an interest in is to be determined.

One representative from each side is given a maximum of five minutes each to make their particular case. Members may also ask supplementary questions of each side. Senior officers from Planning as well as Democratic Services, Highways, Legal Services and Public Health are present to field questions that Members may have. Plans and photographs are displayed on large screens for all present to see. The public gallery is also managed by planning officers who are at hand to answer any further questions from the public. The public are given a real opportunity to take part in the meeting, see the democratic process in action and have their voice heard.



Membership

From April 2021 to May 2022 the following Members sat on the Planning Committee:-



Councillor Z. Hussain (Chair);
Councillor Webb (Vice-Chair);
Councillors Allcock, Allen, Chapman, Chidley, Dhallu, Fenton, Gavan, Gill, O. Jones, Kaur, Kalari, Millar, Padda, and Rouf.

At its annual meeting in May 2022 the Council appointed the following Members to the Planning Committee:-

Councillor Millar (Chair);
Councillor Kaur (Vice-Chair);
Councillors Akhtar, Allcock, Allen, Chapman, Dhallu, Fenton, Gill, Hussain, O. Jones, Mabena, Preece, Singh, Webb and Williams.

How does the work of the Committee Contribute to the Corporate Plan?

	The planning decision-making process contributes significantly to a number of elements of the Sandwell Vision. These include the regeneration of Sandwell; helping create homes that meet people's current and future needs; helping provide the right number of school places; establishing training facilities; and investing in businesses, people and jobs.
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Legislation Reference

The primary legislation is the Town and Country Planning Act 1990 (as amended).



Committee Activity Overview

Work Programme Spotlight

During 2022/23, Planning Committee met on a monthly basis. Below is a breakdown of each Committee meeting in terms of numbers of applications determined and whether the decision at the particular Committee was in accordance with the officer's recommendation or not. It should be noted that Members, after considering the facts of a case, can decide to visit to see the application site for themselves or defer in order to seek further information.

The number of planning and related applications received and determined between 1st April 2022 to 31st March 2023 was;

1153 planning applications received of which **1169*** applications were determined. (**this number is larger as we determined applications in this period that were carried over from previous months*).

Of the 1169 applications determined, 1124 (96%) were dealt with by officers using delegated powers.

Of those applications determined:-

1058 were approved (91%)

111 were refused permission (9%)



Those applications that were determined at Planning Committee, with the decision made, is as follows;

Date of Committee	No of Applications on Agenda	Decision With Officer Recommendation	Decision Against Officer Recommendation	Application Withdrawn	Visit	Deferred
May	10	5	1	0	3	1
June	8	7	1	0	0	0
July	9	6	0	0	3	0
Sept	7	5	0	0	2	0
Oct	8	6	0	1	1	0
Nov	7	3	1	0	2	1
Jan	7	5	1	0	1	0
Feb	6	3	0	0	3	0
March	6	0	0	0	3	3
Total	68	40	4	1	18	5

The figures above do not take account of the 'Prior Approval' system which is intended to primarily allow householders greater scope above and beyond existing regulations to extend their properties. Before 2013 such extensions would have required a formal planning application to be submitted. These Prior Approvals do not appear in the formal figures for the numbers of applications dealt with but in essence, the process and the work required is the same as dealing with a full planning application. The Council received 189 such applications in 2022/23.

The large percentage of applications approved in part reflects the openness of the service in encouraging developers and prospective applicants to engage in pre-application discussions. A charge for such discussions was introduced at Sandwell from September 2019 to offer a complete service to potential applicants and bring the Council in line with neighbouring authorities. This approach sends the message that the Council, despite the existing economic difficulties, is very much open for business and ready to facilitate development opportunities.

The positive outcome of the vast majority of planning applications submitted at Sandwell is also in part a reflection of where there are problems with a proposed scheme, officers will endeavour to negotiate workable solutions within the prescribed time scales.



In addition to the above planning applications, the Development Management section in 2022/23 also dealt with around 300 complaints regarding alleged breaches of planning control. (A similar number of investigations were carried out in the preceding year). Officers remain acutely aware of the fact that the credibility of the planning system as a whole rests on the ability to take timely and appropriate enforcement action.

A further 150 sites in 2022/ 23 were also investigated by officers as potentially requiring tidy up work using powers available under Section 215 of the Town and County Planning Act 1990. (This power allows the local planning authority to deal with privately owned land or buildings, the condition of which is adversely affecting the amenity of a particular area). This area of work has grown in recent years on the back of the Council's own previous 'Grot Spots' programme. Officers continue to strive to build on the good work to date and the partnerships already created both within the Council and with outside bodies such as the Police and Fire Service.

Performance



The local planning authority is monitored closely by the Government regarding the time taken to determine planning applications. (Applicants have a right to appeal to the Planning Inspectorate if their application is not dealt within the prescribed time).

The Government targets are as follows:-

60% of major applications to be determined in 13 weeks

70% of minor applications to be determined in 8 weeks

80% of other applications to be determined in 8 weeks



“Major” developments are defined as applications for 10 or more dwellings; where the floor space of the proposal exceeds 1000 square metres or if the application site area exceeds 1 hectare.

“Minor” developments include schemes for less than 10 dwellings and where floor area is less than 1000 square metres.

“Others” includes changes of use and householder extensions).

The Planning service has consistently exceeded these performance targets. The on-going commitment of all staff, coupled with the assistance of Planning Committee, has very much helped to achieve this;

Major applications received: 45; No. determined in 13 weeks: 41

Performance – 91.1%

Minor applications received: 310; No. determined in 8 weeks: 285

Performance – 91.9%

Other applications received: 814; No. determined in 8 weeks: 735

Performance – 90.3%

Planning Committee is integral to the Council achieving the Government’s performance targets with regards to the time taken to determine planning applications. Throughout the year, Members and officers have strived to work together to not just achieve these targets but also consistently exceed them.

These performance figures also bear testament to the collective efforts to attract new development to the Borough in these continuing difficult economic times. The Planning system can be a positive catalyst for economic regeneration and growth in Sandwell.

Building on this progress, in June 2014 Sandwell achieved the national award from the Royal Town Planning Institute of “Local Authority Planning Team” of the Year for 2014/ 15.



As part of the judge’s comments, it was noted that;

“Sandwell has an exemplary track record with the Planning Service consistently exceeding national targets....”

In 2018 the Planning Service also took part in a Corporate Peer Review and it was noted in particular that the service contributes positively to the wider aspirations of the Council.

Training and Development

The following training sessions for Members of the Committee were run during 2022/ 23 on the topics below;

June	Introduction to Planning for new Members
June	The Planning Committee Process
November	Material Considerations
January	Highway Considerations
February	The New Sandwell Development Plan

Community Feedback



Speed of decision making is important but is just one aspect of the service provided. With each decision notice sent out, a customer satisfaction survey is

attached. 92% of applicants and/ or agents who responded were Very Satisfied or Fairly Satisfied with the overall service.

Looking Ahead

The Council will continue to strive to deal with planning applications in an effective and efficient manner. The continued support and pragmatism shown by Committee Members is invaluable for the service to continue to maintain the high performance and customer satisfaction levels achieved to date.



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Report to the Planning Committee

28 June 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/22/67072	91 Lewisham Road Smethwick B66 2DD	Dismissed
DC/22/6810A	Advertisement Hoarding 174801 96-98 High Street Smethwick B66 1AQ	Dismissed

DC/22/67357	15 Devon Crescent West Bromwich B71 1BQ	Dismissed
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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**

APP/G4620/W/22/3310738

APP/G4620/Z/22/3311360

APP/G4620/W/23/3315872



Appeal Decision

Site visit made on 16 May 2023

by **F Rafiq BSc (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 8 June 2023

Appeal Ref: APP/G4620/W/22/3310738

91 Lewisham Road, Smethwick, Sandwell B66 2DD

- 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 Rakesh Aggarwal against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/67072, dated 19 May 2022, was refused by notice dated 2 September 2022.
 - The development proposed is a single storey rear extension comprising a studio flat.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposed development would provide satisfactory accommodation for its future occupiers with regard to light, outlook and ventilation.

Reasons

3. The appeal site forms part of a larger site which includes commercial uses on the ground floor and residential flats on the upper floors. A car parking area to the rear of the site is accessed by a tunnel which runs under part of the building the appeal site forms part of. The appeal proposal seeks the creation of a studio flat through the conversion of part of the existing building and a single storey extension to the rear.
4. The proposal has been devised to overcome the harm identified on a previous appeal decision¹. This includes closing an existing doorway and changing the access to the rear, with the proposed windows in the tunnel being fixed shut. A number of large openable rooflights are also proposed. These, in addition to the aforementioned changes, would enable air to flow through the flat and provide adequate ventilation.
5. The proposal would comprise of an open plan living space served by a large, glazed aspect to the garden space together with the rooflights. The flat would not have a separate bedroom and I note the partition wall is described as a decorative feature which would not restrict light into the area where the bed would be located. Whilst the proposed flat would provide relatively small living quarters, it would nevertheless have a long broadly rectangular form. The area where the bed would be located is furthest away from the largely glazed

¹ APP/G4620/W/21/3275450

elevation to the garden. It would also not be directly served by the rooflights which are shown over the main living space and shower room. This would result in poor levels of natural light and an unacceptably dark, oppressive space in part of the flat. Whilst the windows facing the tunnel area would provide an outlook to the area of the flat that would contain the bed, the inadequate levels of natural light would place a reliance on the use of artificial light for future occupants to undertake day-to-day activities.

6. Given the above, I conclude that the proposed development would fail to provide satisfactory accommodation for its future occupiers with regard to light. As such, it would conflict with Policies CSP4 and ENV3 of the Black Country Core Strategy, Policy SAD EOS 9 of The Site Allocations and Delivery Development Plan Document and Paragraph 130 f) of the National Planning Policy Framework (Framework), which seek, amongst other matters, development that is of a high quality and a high standard of amenity for existing and future users.

Other Matters

7. I note the concerns in relation to parking, however, given the small scale of the proposed studio flat and the small reduction in parking spaces arising from the development, I do not consider there would be any unacceptable adverse effects on highway safety. This and other acceptable aspects of the proposal are neutral matters and not ones which weigh in favour of the development.

Conclusion

8. The proposed development would not accord with the development plan as a whole and there are no other considerations, including the Framework, that indicate that I should take a different decision other than in accordance with this. I conclude that the appeal should be dismissed.

F Rafiq

INSPECTOR



Appeal Decision

Site visit made on 18 May 2023

by K Stephens BSc (Hons) MTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th June 2023

Appeal Ref: APP/G4620/W/23/3315872

15 Devon Crescent, Sandwell, West Bromwich B71 1BQ

- 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 Taranjit Sanghera against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/67357, dated 2 August 2022, was refused by notice dated 7 December 2022.
 - The development proposed is erection of 2no. bedroomed semi-detached 2 storey residential houses.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Council's refusal reasons did not contain reference to any specific development plan policies and none had been submitted with the appeal. At my request, the Council has confirmed that the relevant policies in this appeal are Policies ENV3 and CSP4 of the Black Country Core Strategy (the 'BCCS') and Policies SAD H2 and SAD EOS9 of the Site Allocations & Delivery Development Plan Document (the 'SAD'). Relevant extracts and standards from the Council's Revised Residential Design Guide (the 'Design Guide') have also been submitted. The appellant has been given the opportunity to comment.

Main Issues

3. The main issues in this appeal are i) the effect of the proposed development on the character and appearance of the area, and ii) whether or not the proposed development would provide acceptable living conditions for future occupants with regard to the provision of private amenity space.

Reasons

Character and appearance

4. The appeal site comprises part of the land belonging to one half of a pair of semi-detached properties and a parcel of overgrown land and a path to the side of the host property (No.15). The site is located on a bend in the road within an established residential estate with predominantly semi-detached and terraced dwellings. Most properties have driveway parking for at least one car, with some parking at the end of the cul-de sac for those without driveways. I saw there was space for a small car to park alongside No.15 as well as space on the existing driveway. There are no parking restrictions in Devon Crescent and I

- saw some on-street parking. Due to the bend of the road and the adjacent parcel of land, the site occupies a spacious location that positively contributes to the character and appearance of the street scene.
5. The proposal would involve the erection of a pair of 2-bedroom semi-detached dwellings located principally on the overgrown part of the appeal site. The driveway of No.15 would be reduced in width to help create a frontage in front of the proposed dwellings wide-enough to accommodate 1 parking space for each dwelling. The driveway to No.15 would be reduced in width so that a small vehicle could no longer park alongside the dwelling. Instead, a single, tight parking space would be created on the narrowed front driveway for 1 vehicle.
 6. The provision of 1 parking space per 1-2 bedroom dwelling accords with the Council's parking standards for the two proposed dwellings. If No.15 is a 3-bed dwelling, which is likely considering it is wider and bigger than either of the proposed dwellings, then the loss of a parking space for this dwelling could increase pressure to park on the road.
 7. Furthermore, the parking standards require the provision of 1 visitor space per 3 dwellings for development of less than 10 dwellings. As the proposal involves making changes to the size of the plot for No.15 and reducing its parking, in addition to the erection of 2 new dwellings, the development overall amounts to 3 dwellings for which a visitor space is required but is not provided, that would out pressure for more cars to be parked on the road.
 8. The site tapers and narrows towards the road. This would result in a combined frontage of three properties being dominated by tightly arranged parking that would create a cramped frontage and reduce the openness of the site. The tapering site would also reduce the width of the driveway entrance that would make it more difficult for cars to park and easily manoeuvre, especially if occupants have larger vehicles. It would also make it more difficult and inconvenient for occupants to be able to get in/out of their cars and use their driveways.
 9. The dwellings would be positioned very close to the site boundaries, making it difficult for people to get alongside the houses to use for bicycles or bring refuse bins from the back garden where they should ideally be stored as indicated in the Council's Design Guide. If refuse and recycling bins have to be stored on the front drive, this would further restrict the usability of the driveways for parking. In addition, the tightly constrained parking leaves little space that is not restricted by vehicle parking for pedestrians to access the dwellings.
 10. If driveway space is unduly narrow or perceived as such, or too small, awkward or inconvenient to use, occupants are more likely to park their vehicles on the road. For two dwellings, plus No.15, this could potentially displace the parking of 3 households onto the road in close proximity to each other. This would reduce the openness of the corner and erode the character of the street.
 11. The proposed development has been shoe-horned into a site that is too small, resulting in a cramped form of development that amounts to overdevelopment and poor design. The proposed development would fail to positively contribute to the street scene. Accordingly, the proposal would be contrary to BCCS Policies ENV3 and CSP4 and SAD Policies SAD H2 and SAD EOS9. Collectively

these seek to promote high quality design, which is an essential element of good place-making, and ensure that development makes a positive contribution to the area. Poor design will be rejected. The proposal would also be contrary to the guidance in the Council's Design Guide.

Private amenity space

12. There is no dispute that the internal floor area of the proposed dwellings would accord with both the Council's, and the national, minimum internal space standards for dwellings. However, the amount of private amenity space, or outside garden areas, does not conform with the Council's space standards in its Design Guide. For family plots such as those proposed, private amenity space should be no less than 70m² in area or 10.5 metres in length.
13. On the plans, the appellant has stated the areas of the side and rear garden private amenity space. Plot A has a particularly irregular-shaped garden with most of the private amenity space to the side of the dwelling and a very short garden space at the rear. The rear and side garden would amount to about 61m² in area. For Plot B, the rear and side garden would be about 65m² in area. Furthermore, by comparing approximately the 6m length of a car space shown on the Highway Authority's email about parking provision, neither back garden would likely be 10.5m long.
14. Therefore, the private amenity space proposed for both dwellings would fail to meet the minimum size requirements set out in the Council's Design Guide and hence would fail to provide enough private amenity space. This would adversely affect the living conditions of future occupants. There would be no loss of the private rear garden for the host property No.15. Accordingly, the proposal would be contrary to BCCS Policies ENV3 and CSP4 and SAD Policies SAD-H2 and SAD EOS9, whose aims have been outlined above. It would also be contrary to the Council's Design Guide.

Other Matters

15. The appellant considers the proposal would meet a demand for affordable housing to rent in the local area. I have not been presented with any housing or local needs survey evidence to demonstrate this. Furthermore, a legal planning obligation has not been entered into with the Council and submitted to secure the housing for local needs and/or for rent.
16. I saw the site was well located to local shops and services and bus stops. However, this does not justify or outweigh the harm of allowing poorly designed and inappropriate development.
17. I acknowledge the appellant's concerns with the Council's handling of the case. From the submitted emails it is clear the Council advised the appellant of its concerns and of its intention to refuse the scheme for 2 dwellings. There is no obligation for the Council to share a draft decision notice or report with the appellant before it makes its decision. Notwithstanding the above, in reaching my decision I have been concerned only with the planning merits of the case.

Conclusion

18. For the reasons given above I conclude that the appeal should be dismissed.

K. Stephens INSPECTOR



Appeal Decision

Site visit made on 28 February 2023

by **J Moore BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 APRIL 2023

Appeal Ref: APP/G4620/Z/22/3311360

Advertisement Hoarding 174801, 96-98 High Street, Smethwick B66 1AQ

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Wildstone Estates Limited against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/22/6810A, dated 10 August 2022, was refused by notice dated 12 October 2022.
 - The advertisement proposed is upgrade of existing 48 sheet advert to digital poster.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The address of the proposed advertisement as detailed on the planning application form did not include a property number. I have therefore used the address as it appears on the decision notice, in the interests of clarity.
3. The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (the Regulations) stipulate that control may only be exercised in the interests of amenity and public safety. The development plan policy put forward by the Council in its reason for refusal is not determinative, but I have taken this into account insofar as it relates to amenity and public safety.

Main Issue

4. The main issue is the effect of the proposal on public safety.

Reasons

5. The appeal site is located within Smethwick Town Centre, where commercial frontages are located along the south westerly side of the B4149 High Street. The proposed digital poster would replace an existing externally illuminated 48 sheet poster advertisement sited on the gable elevation of an end terraced property on High Street. From the appellant's own evidence, the proposed advertisement is situated in a busy and active urban environment. At the time of my site visit, I saw that the area was heavily trafficked with vehicles and pedestrians, and that the area is well served by public transport, with a number of bus routes and frequent services.
6. The proposed digital poster would directly face north westerly bound traffic along the High Street, at a 'T' junction with Stony Lane. A zebra crossing sits directly in front of the appeal site serving Stony Lane. A further zebra crossing sits about some 10m further along High Street towards the north-west. It was

apparent at my visit that vehicles on occasions failed to stop when pedestrians had stepped on to these zebra crossings.

7. A bus stop is located on the north-westerly approach to the junction, about some 50m before the appeal site, with a further bus stop located on the opposite side of the single carriage way. While the bus stops are not aligned, their marked stopping areas on the road surface significantly overlap, close to the appeal site. At my visit, the stopping of buses occurred at frequent intervals, and I saw vehicles overtaking buses at the bus stops.
8. These above factors combine to inform my judgement that the appeal site is at a point on the highway where drivers need to take more care, as set out in Planning Practice Guidance: Advertisements¹. In order to navigate safely along High Street and be alert to and accommodate various road users, drivers would be required to have high levels of concentration on the approach to the junction to Stony Lane.
9. The proposed digital poster would display multiple static advertisements on rotation, and it would be internally illuminated. Due to its siting, internal illumination and changing images, the proposed digital poster would comprise a distraction to drivers approaching the junction to Stony Lane from the north westerly direction, and to pedestrians using the zebra crossing at Stony Lane. It would also be a distraction to drivers while they perform overtaking manoeuvres on the approach to the junction due to the siting of the bus stops and marked stopping areas.
10. Furthermore, accident data submitted by the appellant² demonstrates three accidents at or close to the zebra crossing at Stony Lane in the period 2017-2021 inclusive, all resulting in injury. Two of those accidents involved collisions with pedestrians. Such data reinforces my judgement that the proposed digital poster would be located at a junction where high levels of concentration are required by all road users.
11. The appellant contends that there is no indication that accidents occurred as a result of driver or pedestrian distraction due to the presence of the existing 48 sheet advertisement at the appeal site. However, the Council's Highways Officer notes that a failure to look properly has been recorded by the police as a causation factor. Therefore, the proposed digital poster would provide a distraction that would undermine the concentration of all road users in an area where accident data demonstrates injury and collision.
12. Despite the appellant's assurances that images displayed would be static; and that changes between advertisements would be instantaneous with a frequency of no more than 10 seconds, a digital poster would provide additional movement and changes to images and colours which would pose a significant distraction to road users. Such a distraction in this locality, at a point where considerable concentration is required, would cause danger to other road users and heighten the risk of collision. The proposed digital poster would therefore not be in the best interests of highway and public safety.
13. I acknowledge that the existing 48 sheet poster advertisement has been in place for some 10 years, with external illumination. The appellant also argues

¹ Paragraph: 067 Reference ID: 18b-067-20140306, Revision date: 06 03 2014; and Paragraph: 068 Reference ID: 18b-068-20140306, Revision date: 06 03 2014

² Highways Technical Note 01

that the presence of street lighting in the area demonstrates that illumination itself is not an unusual feature in the area. However, the proposed digital poster would rotate static images with internal illumination, and this would be markedly more distracting than any street lighting or the existing static poster display, regardless of compliance with the guidance of the Institute of Lighting Professionals.

14. The appellant draws my attention to case studies relating to digital advertisements in Portsmouth, Bristol and Manchester. The full details of these cases are not before me, and I cannot therefore consider to what degree they may be comparable to the case before me. Those in different areas will have their own unique contexts, and as such, they have a limited bearing on my consideration of this appeal. I have considered the appeal before me in light of the evidence presented and my own observations.
15. I therefore conclude that the proposal would result in an unacceptable risk to public safety. The proposed advertisement insofar as it relates to public safety would therefore conflict with Policy DM2 of the Sandwell Metropolitan Borough Council Site Allocations and Delivery Development Plan Document 2012 which states, amongst other matters, that applications for poster panels will be considered with regard to public safety, together with any potential impact on highway safety.
16. The proposed advertisement would conflict with paragraph 111 of the National Planning Policy Framework (the Framework), insofar as it is relevant that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. However, it would be in conflict with paragraph 136 of the Framework, which references the control of advertisements only in the interests of amenity and public safety.

Other Matters

17. The proposal is located within the Smethwick Town Centre Conservation Area, designated for its commercial and historic significance. Given the commercial nature of the area, the proposal would, insofar as being relevant to amenity, preserve the character or appearance of the conservation area as a whole. The appeal site is opposite two locally listed buildings (Blue Gates Inn and Smethwick Library), designated for their historic and/or architectural significance. Neither of the main parties advocate any harm to amenity as a result of the proposed advertisement, and I find no reason to disagree. These matters form a neutral consideration in my decision.
18. The appellant draws my attention to guidance published by Transport for London, in that digital advertising should be no more or less acceptable than traditional forms of advertising, subject to suitable controls. However, this document has not been provided to this appeal, and as such I cannot consider how relevant it may be to the case before me.
19. I note that there would be social, economic and environmental benefits associated with an efficient and modern digital display. However, under the Regulations, I am confined to matters that relate to public safety or amenity. Even if I were to take account of such benefits, they would be of limited scale and would not outweigh the unacceptable harm to public safety that I have identified. Although the appellant contends that the proposal would upgrade and improve the existing advertising site, and thus have a positive effect upon

amenity, the existing poster advertisement is not unappealing and does not have a negative effect upon the amenity of the area.

Conclusion

20. For the reasons given above, I find that the proposed advertisement would unacceptably harm public safety, and I therefore conclude that the appeal should be dismissed.

J Moore

INSPECTOR

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Report to the Planning Committee

28 June 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/22/66552 Wednesbury South	Land At Units 1 And 2 Cliff Drive Tipton DY4 0PZ	Proposed 1 no. Industrial and Logistics unit (Outline application for layout and access).	Grant Outline Permission with Conditions 17th March 2023
DC/22/67598 Rowley	Four Ways Inn Portway Hill Rowley Regis B65 9DD	Proposed covered seating area with retractable roof to rear (resubmission of refused planning application DC/22/66831).	Refuse permission 24th May 2023
DC/22/67644 Princes End	99 Moat Road Tipton DY4 9PR	Proposed two storey dwelling.	Grant Permission Subject to Conditions 21st April 2023
DC/22/67686 Tipton Green	99 Park Lane East Tipton DY4 8RE	Proposed conversion of existing dwelling into 3 no. self contained flats and associated parking.	Grant Permission Subject to Conditions 8th March 2023
DC/22/67688 Old Warley	57 Broadway Oldbury B68 9DP	Proposed first floor rear extension, hip to gable roof extension with loft conversion and rear dormer window.	Grant Permission with external materials 12th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67733 Wednesbury South	20 Holden Road Wednesbury WS10 0DB	Proposed single storey rear extension and conversion to two apartments.	Grant Permission Subject to Conditions 12th April 2023
DC/22/67732 Great Bridge	104 Arthur Road Tipton DY4 0NW	Retention of ancillary garden building.	Grant Conditional Retrospective Consent 29th March 2023
DC/22/67775 West Bromwich Central	25 Bassett Crescent West Bromwich B71 4DU	Proposed single storey rear/side extension (Lawful Development Certificate).	Refuse Lawful Use Certificate 17th March 2023
DC/22/67777 Soho & Victoria	6 Grange Road Smethwick B66 4NH	Retention of detached dwelling in rear garden (Lawful Development Certificate).	Refuse Lawful Use Certificate 14th April 2023
DC/22/67779 Hateley Heath	Buse UK Limited Johnsons Bridge Road West Bromwich B71 1DG	Proposed erection of new hydrogen generation system and associated acoustic fences.	Grant Permission Subject to Conditions 3rd April 2023
DC/22/67781 Hateley Heath	The Phoenix Collegiate Clarkes Lane West Bromwich B71 2BX	Retention of part of field for school recreational use and 2.4m high galvanized fencing.	Grant Conditional Retrospective Consent 17th March 2023
DC/22/67789 Soho & Victoria	49 Claremont Road Smethwick B66 4JY	Retention of loft conversion and rear dormer. (ENF/21/11618)	Grant Retrospective Permission 27th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67792 West Bromwich Central	Metro House 410 High Street West Bromwich	Proposed four storey apartment block to form 17 No. apartments.	Grant Permission Subject to Conditions 29th March 2023
DC/22/67798 Smethwick	86 Hales Lane Smethwick B67 6RS	Proposed installation of access platform lift to front.	Grant Permission 10th March 2023
DC/22/67800 Great Barr With Yew Tree	44 Almond Avenue Walsall WS5 4JT	Proposed single storey side and rear extensions.	Grant Permission with external materials 10th March 2023
DC/22/67802 Langley	37 - 39 Langley High Street Oldbury B69 4SN	Proposed part change of use at ground floor from retail to 2 No. self- contained flats with fenestration alterations to front/rear and new front entrance to existing 2 No. flats at first floor.	Refuse permission 16th May 2023
DC/22/67805 Wednesbury South	43 Woden Road South Wednesbury WS10 0BS	Proposed two storey side extension and single storey rear extension with roof lights.	Grant Permission with external materials 17th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67807 Old Warley	McDonald's 6 Wolverhampton Road Oldbury B68 0LH	Proposed single storey front/side/rear extensions with fenestration alterations, new shop front, ramp/handrails, external cladding, new 2.4m high enclosed remote corral to include container, bins and cages, reconfiguration of grill parking bays, landscaping and associated works.	Grant Permission with external materials 15th March 2023
DC/22/67816 Bristnall	Bristnall Hall Academy Bristnall Hall Lane Oldbury B68 9PA	Proposed installation of 8 No. solar panel car charging canopies on 2 No. existing school car parks.	Grant Permission Subject to Conditions 31st March 2023
DC/22/67818 St Pauls	Warehouses A And C Former Chances Glassworks Palace Drive Smethwick B66 1NZ	Proposed repairs to stabilise Building A, to include ties to walls, erect scaffold support to roof trusses, repairs to walls, eaves, rwg, repairs to rotten roof timbers, repair replace broken missing slates, ridge and hip tiles. Dismantle unstable section of wall to tow path elevation to make safe building C.	Grant Permission Subject to Conditions 17th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67819 St Pauls	Warehouses A And C Former Chances Glassworks Palace Drive Smethwick B66 1NZ	Proposed repairs to stabilise Building A, to include ties to walls, erect scaffold support to roof trusses, repairs to walls, eaves, rwg, repairs to rotten roof timbers, repair replace broken missing slates, ridge and hip tiles. Dismantle unstable section of wall to tow path elevation to make safe building C (listed building consent).	Grant Conditional Listed Building Consent 17th March 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 8th March 2023
DC/22/67826 Greets Green & Lyng	129-131 Lodge Road West Bromwich B70 8PJ	Proposed change of use of two terraced residential properties to 4 self-contained flats with single storey rear extensions, external alterations and cycle parking, bin store and amenity space to rear garden	Grant Permission Subject to Conditions 10th March 2023
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 8th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67831 St Pauls	Lockup Garages Rear 29 And 31 Vernon Road Oldbury	Proposed 2 No. 2 bed bungalows (Revision to refused planning permission DC/22/67255).	Grant Permission Subject to Conditions 26th April 2023
DC/22/67836 Oldbury	Bury Hill Service Station New Birmingham Road Tividale Oldbury B69 2JS	Proposed demolition of existing forecourt building and construction of new single storey building with roller shutters, ATM, 1 No. car wash, 2 No. jet wash bays, 4 No. electric vehicle charging points, bin store/plant area compound, plant room, substation/LV panel room with compound fencing, tank vents, covered cycle shelter, forecourt alterations and landscaping.	Grant Permission Subject to Conditions 5th May 2023
DC/23/67840 Soho & Victoria	2 Tomblin Drive Smethwick B66 4TE	Proposed loft conversion and 3 No. front dormer windows.	Grant Permission with external materials 15th March 2023
DC/23/67841 Soho & Victoria	Model Builders Birmingham Limited 1 New Street Smethwick B66 2AJ	Proposed existing dropped kerb extension, vehicle entrance enlargement with new fencing and sliding gates.	Grant Permission 10th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67842 Oldbury	83 Dingle Street Oldbury B69 2DZ	Proposed demolition of existing dwelling and construction of 5 No. studio apartments with front bay windows, basement bin stores, 2 No. rear dormer windows, access to rear for parking, retaining rear wall and landscaping (Revised application to withdrawn planning applications DC/21/65166 and DC/21/65913).	Grant Permission Subject to Conditions 8th June 2023
DC/23/67844 Abbey	10A Abbey Road Smethwick B67 5RD	Proposed part change of use at ground floor rear and first/second floors from 6 No. bedroom dwelling to 3 No. bedroom apartment with single storey rear extensions and enclosed bin/cycle store to rear.	Grant Permission Subject to Conditions 8th March 2023
DC/23/67853 Newton	105 Walcot Drive Great Barr Birmingham B43 5TH	Proposal single and two storey rear extension and single storey side extension.	Grant Permission with external materials 15th March 2023
DC/23/67855 West Bromwich Central	Bridgwater Filters Limited Thomas Street West Bromwich	Proposed change of use to Banqueting hall and mezzanine floor.	Refuse permission 17th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67859 Tividale	112 City Road Oldbury B69 1QS	Retention of single storey rear/side extension (ENF/22/11840)	Grant Retrospective Permission 8th March 2023
DC/23/67861 Greets Green & Lyng	79 Whitgreave Street West Bromwich B70 9AT	Retention of single storey rear extension.	Grant Retrospective Permission 8th March 2023
DC/23/67865 Greets Green & Lyng	1 Storage King Business Park Great Bridge Street West Bromwich B70 0XA	Proposed change of use from Sui Generis to storage/distribution (use class B8) for use as a self storage facility, with external alterations to form reception area and alterations to car park layout.	Grant Permission Subject to Conditions 14th April 2023
DC/23/67867 Wednesbury South	58 - 59 Lower High Street Wednesbury WS10 7AL	Proposed new shop front, and conversion of first floor into 2 no. studio flats and 1 no. 1 bedroom flat with external alterations.	Grant Permission Subject to Conditions 31st March 2023
DC/23/6834A Langley	Land Fronting Oldbury Power Generation Plant Wolverhampton Road Oldbury	Proposed 2 No. free standing internally illuminated 48-sheet D- Poster advertisement hoardings.	Grant Conditional Advertisement Consent 8th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67871 Wednesbury South	44 Chestnut Road Wednesbury WS10 0BJ	Proposed single storey side extension and porch to front.	Grant Permission with external materials 10th March 2023
DC/23/67872 Charlemont With Grove Vale	35 Bird End West Bromwich B71 3EA	Proposed single storey front extension.	Grant Permission with external materials 10th March 2023
DC/23/67873 St Pauls	112 Holly Lane Smethwick B67 7LA	Retention of single storey side/rear extension linking to existing outbuilding in rear garden.	Refuse permission 8th March 2023
DC/23/67879 West Bromwich Central	85 Roebuck Lane West Bromwich B70 6QX	Proposed single storey rear extension, dropped kerb to front drive and single storey detached garage at rear.	Grant Permission Subject to Conditions 15th March 2023
DC/23/67880 Oldbury	Langley Maltings Western Road Oldbury B69 4LY	Continuation of use of car dealership, car wash and car repair centre with new valet area with canopy, car photograph booth area and parking alterations - permanent consent.	Grant Permission Subject to Conditions 10th March 2023
DC/23/67883 West Bromwich Central	129 High Street West Bromwich B70 6NY	Proposed first floor rear extension and replacement roof with dormer to rear to create 4 No. 1 bed flats.	Grant Permission Subject to Conditions 10th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67881 Cradley Heath & Old Hill	47 Lodgefield Road Halesowen B62 8AT	Proposed single storey rear extension.	Grant Permission Subject to Conditions 10th March 2023
DC/23/67884 Oldbury	6 Wynn-Griffith Drive Tipton DY4 7XU	Proposed single storey rear extension, removal and replacement of existing pitched garage roof, and access ramp with handrails to front.	Grant Permission with external materials 31st March 2023
DC/23/67885 Old Warley	52 Stanley Road Oldbury B68 0EQ	Proposed two storey side/rear extension, single storey rear extension, porch and canopy to front, loft extension with rear dormer and detached summerhouse at rear.	Refuse permission 16th May 2023
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 8th March 2023
DC/23/67888 West Bromwich Central	38 Dagger Lane West Bromwich B71 4BE	Proposed use of property as a residential children's home for up to three children with up to five non-resident staff (Class C2) (Lawful Development Certificate).	Grant Lawful Use Certificate 29th March 2023
DC/23/67889 Friar Park	187 Crankhall Lane Wednesbury WS10 0EE	Retention of nail salon in garden shed.	Refuse permission 15th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67890 Tipton Green	26 Wood Street Tipton DY4 9BQ	Proposed single storey detached summer house at rear.	Refuse permission 17th March 2023
DC/23/67891 Blackheath	79 Summer Road Rowley Regis B65 9QH	Proposed single storey rear extension.	Grant Permission with external materials 10th March 2023
DC/23/67896 West Bromwich Central	361 High Street West Bromwich B70 9QG	Proposed two storey rear extension to provide additional restaurant space, store room and covered external space at ground floor and 3 no. studio flats at first floor.	Grant Permission Subject to Conditions 10th March 2023
DC/23/67898 West Bromwich Central	127 Church Vale West Bromwich B71 4DR	Proposed single storey rear/side extension.	Grant Permission with external materials 17th March 2023
DC/23/67900 Blackheath	61 Sherbourne Road Cradley Heath B64 7PX	Retention of shed in rear garden (Revision to refused planning permission DC/22/67433).	Grant Conditional Retrospective Consent 20th March 2023
DC/23/67902 St Pauls	1-7 Crystal Drive Smethwick B66 1QG	Proposed change of use from Use Class B8 (Storage/Distribution) to Use Class B2 (General Industrial).	Grant Permission Subject to Conditions 10th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67903 West Bromwich Central	6 Lewisham Street West Bromwich B71 4FE	Proposed single storey detached building to rear.	Refuse permission 10th March 2023
DC/23/67906 Newton	902 Walsall Road Great Barr Birmingham B42 1TG	Retention of residential accommodation and care to people in need of care.	Refuse permission 3rd May 2023
DC/23/67907 Langley	51 Woodnorton Road Rowley Regis B65 0QZ	Proposed loft conversion with rear dormer (Lawful Development Certificate).	Refuse Lawful Use Certificate 20th March 2023
DC/23/67909 Princes End	54 Catherton Close Tipton DY4 0DQ	Proposed two storey side extension, and single storey front extension with porch.	Grant Permission with external materials 20th March 2023
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 8th March 2023
DC/23/67913 Abbey	560 Bearwood Road Smethwick B66 4BS	Proposed additional ancillary sui generis takeaway to existing Class E restaurant, extraction canopy to rear and external alterations (3 No. existing windows to be reopened on Sherwood Road elevation).	Grant Permission Subject to Conditions 20th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67914 Wednesbury North	75 Hales Road Wednesbury WS10 9BS	Proposed single storey side extension and porch to front.	Grant Permission with external materials 3rd May 2023
DC/23/6835A Abbey	560 Bearwood Road Smethwick B66 4BS	Proposed 2 No. internally illuminated fascia signs and 1 No. internally illuminated hanging window sign.	Grant Advertisement Consent 20th March 2023
DC/23/67916 Charlemont With Grove Vale	55 Hollyhedge Road West Bromwich B71 3BS	Demolition of existing dwelling and proposed new dwelling and detached garage with associated parking.	Grant Permission Subject to Conditions 17th March 2023
DC/23/67917 Hateley Heath	12 All Saints Way West Bromwich B71 1PS	Proposed single storey rear & two storey side extension.	Grant Permission with external materials 3rd May 2023
PD/23/02314 St Pauls	18A Parkrose Industrial Estate Middlemore Road Smethwick B66 2DZ	Proposed 252 No. x JA 385W Solar Panels on existing factory roof with 1 No. Solis 100kw Inverter, 1 No. Renisol mounting system and 1 No. Elster A100-C Generation meter.	P D Solar Panels not required 10th March 2023
DC/23/67920 Soho & Victoria	Flat 75 Cape Hill Smethwick B66 4SG	Proposed reconfiguration of 1 No. existing flat to create 2 No. self- contained flats at first/second floor with new rear dormer window.	Grant Permission Subject to Conditions 5th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67921 Soho & Victoria	Flat 8 Cape Hill Smethwick B66 4RN	Retention of 1 No. additional self-contained flat to second floor with rear dormer window.	Grant Permission Subject to Conditions 3rd April 2023
DC/23/67923 Hateley Heath	12 Beverley Road West Bromwich B71 2JT	Proposed replacement of roof to create second floor with dormer to rear and replacement window at front on ground floor.	Grant Permission with external materials 24th May 2023
DC/23/67926 Wednesbury North	12 Franchise Street Wednesbury WS10 9RE	Proposed two storey side/rear extension with fenestration alterations.	Grant Permission with external materials 27th March 2023
DC/23/67927 Wednesbury South	52 Willingsworth Road Wednesbury WS10 7NJ	Retention of guest house.	Grant Retrospective Permission 31st March 2023
DC/23/67928 Abbey	36 Woodbourne Road Smethwick B67 5LY	Proposed first floor side and single storey rear extensions, raising of existing garage roof height with part conversion into habitable room, front porch, retaining rear garden wall with raised patio, steps and balustrades (Revision to approved planning permission DC/22/67270).	Grant Permission with external materials 29th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67931 Great Barr With Yew Tree	4 Pages Lane Great Barr Birmingham B43 6LL	Proposed single storey rear/side extension, loft extension with dormer to rear, raise existing flat roofs, front bay window, porch to front and garage conversion.	Grant Permission with external materials 29th March 2023
DC/23/67936 Smethwick	19 Hales Lane Smethwick B67 6RU	Proposed installation of disabled access platform lift.	Grant Permission with external materials 17th May 2023
DC/23/67937 Oldbury	Land Adjacent To 27 Hopkins Street Tipton	Proposed 2 No. 2 bedroom residential dwellings.	Grant Permission Subject to Conditions 14th April 2023
DC/23/67938 Abbey	616 Bearwood Road Smethwick B66 4BW	Pursuant to planning permissions DC/20/64484 and DC/22/66692, proposed two-storey rear extension to accommodate an additional two bedsits with bicycle parking facilities, refuse and recycling storage and external staircases to rear.	Grant Permission Subject to Conditions 5th April 2023
DC/23/67940 Wednesbury South	48 Meyrick Road West Bromwich B70 0JL	Proposed first floor side and rear extension.	Grant Permission with external materials 31st March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67941 Greets Green & Lyng	197 Oak Road West Bromwich B70 8HW	Proposed change of use of ground floor rear and first floor from dwelling house (Class C3) to HMO (Class C4) (Lawful Development Certificate).	Grant Lawful Use Certificate 10th March 2023
DC/23/67942 Greets Green & Lyng	97 Clifford Road West Bromwich B70 8JT	Proposed rendering and insulation to front of the house only.	Grant Permission 15th March 2023
DC/23/67944 Tipton Green	12 Richmond Aston Drive Tipton DY4 8GD	Proposed single and two storey rear extension, raising of roof height and loft conversion with side facing dormer.	Refuse permission 5th June 2023
PD/23/02321 Tipton Green	12 Richmond Aston Drive Tipton DY4 8GD	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves)	P D Householder required and granted 15th March 2023
DC/23/67946 Wednesbury South	41 Bagnall Street Ocker Hill Tipton DY4 0EH	Proposed single storey rear extension, single storey side garage, and first floor side extension.	Grant Permission with external materials 31st March 2023
DC/23/67948 Newton	1 Garston Way Great Barr Birmingham B43 5JT	Retention of front drive.	Grant Conditional Retrospective Consent 14th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02322 Wednesbury South	85 Ebenezer Street West Bromwich B70 0JB	Proposed single storey rear extension measuring: 6.50m L x 3.20m H (3.00m to eaves)	P D Householder not required 15th March 2023
DC/23/67949 West Bromwich Central	12 Wellington Street South West Bromwich B70 9AD	Proposed lean-to side extension with wrap around roof on existing rear extension.	Grant Permission with external materials 26th April 2023
DC/23/67950 Bristnall	58 Pryor Road Oldbury B68 9QJ	Proposed single storey rear extension and raised pathway with retaining wall and steps to rear garden.	Grant Permission with external materials 10th March 2023
PD/23/02325 St Pauls	91 Middlemore Road Smethwick B66 2DT	Proposed single storey rear extension measuring: 6.00m L x 3.9m H (2.8m to eaves).	P D Householder not required 15th March 2023
DC/23/67951 Greets Green & Lyng	27 Whyley Street West Bromwich B70 9LX	Proposed first floor extension above existing garage.	Grant Permission with external materials 5th April 2023
DC/23/68020 Great Barr With Yew Tree	5 Laburnum Road Walsall WS5 4DU	Proposed two storey side/rear extension and single storey rear extension.	Refuse permission 6th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67955 Oldbury	Units 4 And 5 Oldbury Green Retail Park Oldbury Ringway Oldbury B69 3DD	Proposed amalgamation of units 4 and 5 with single storey rear extension, external alterations to rear and new glazed shop frontages.	Grant Permission Subject to Conditions 3rd April 2023
DC/23/67956 Abbey	14 Park Road Smethwick B67 5HS	Proposed two/single storey rear and first floor side extensions.	Grant Permission Subject to Conditions 31st March 2023
DC/23/67959 Wednesbury South	61 Winchester Road West Bromwich B71 2NY	Proposed single storey rear extension, and single and two storey side extension.	Grant Permission with external materials 5th April 2023
DC/23/67960 Oldbury	Land At Tat Bank Road Oldbury B69 4NH	Proposed creation of a concrete hard standing for HGV parking.	Grant Permission Subject to Conditions 12th April 2023
DC/23/67961 West Bromwich Central	82 The Pavilions West Bromwich B70 6BA	Proposed single storey side and rear extension, and loft conversion with dormer to rear.	Grant Permission Subject to Conditions 5th April 2023
PD/23/02326 Charlemont With Grove Vale	24 Bustleholme Lane West Bromwich B71 3AP	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (2.95m to eaves)	P D Householder required and refused 17th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02327 Langley	20 Kestrel Road Oldbury B68 8AS	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (3.00m to eaves)	P D Householder not required 10th March 2023
DC/23/67963 Bristnall	138 Bristnall Hall Road Oldbury B68 9TX	Proposed single storey rear extension (Lawful Development Certificate).	Grant Lawful Use Certificate 13th March 2023
DC/23/67964 Tipton Green	10 Devine Croft Tipton DY4 8XJ	Proposed single storey rear extension, porch to front and garage conversion.	Grant Permission with external materials 5th April 2023
DC/23/67965 Smethwick	18 Douglas Road Oldbury B68 9ST	Proposed single storey rear extension, hip to gable roof enlargement, loft conversion and rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 31st March 2023
DC/23/6836A St Pauls	4 West Cross Shopping Centre Oldbury Road Smethwick B66 1JG	Proposed 3 No. internally-illuminated fascia signs, 1 No. fascia sign and 2 No. freestanding signs.	Grant Advertisement Consent 14th April 2023
DC/23/67967 Tipton Green	Unit 7 Coneygre Industrial Estate Tipton DY4 8XP	Proposed single storey side and rear extension and raising of existing roof height.	Grant Permission Subject to Conditions 26th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67968 Bristnall	62 Albright Road Oldbury B68 9NH	Proposed single storey side and rear extension.	Grant Permission Subject to Conditions 31st March 2023
DC/23/67969 Hateley Heath	39 Beaconsfield Street West Bromwich B71 1PU	Proposed ramped access to front of property with handrails.	Grant Permission 6th April 2023
DC/23/67972 Tipton Green	Former Roman Mosaic Site 122 Bloomfield Road Tipton DY4 9ES	Proposed 27 dwellings with vehicle access and associated parking.	Grant Permission Subject to Conditions 26th May 2023
DC/23/67973 Hateley Heath	20 Drake Street West Bromwich B71 1PA	Proposed ramped access with railings to front and side.	Grant Permission 6th April 2023
DC/23/6837A Wednesbury North	Kentucky Fried Chicken Axletree Way Wednesbury WS10 9QY	Proposed 6 No. internally-illuminated fascia signs, 6 No. vinyl graphic signs, internally illuminated and non- illuminated freestanding directional signs, and internally illuminated display/menu screens.	Grant Advertisement Consent 27th March 2023
DC/23/67974 Oldbury	Unit 8 Oldbury Green Retail Park Oldbury Ringway Oldbury B69 3DD	Proposed subdivision of unit into 2 No. retail units with new shop frontages, external alterations and widening of access gate to rear.	Grant Permission 5th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67975 Langley	42 Pool Lane Oldbury B69 4QX	Proposed change of use from dwelling to residential home for 4 No. young people aged between 8-18 years old.	Refuse permission 15th March 2023
DC/23/67977 Princes End	18 Bolton Rise Tipton DY4 0WE	Proposed detached granny annexe to rear.	Grant Permission Subject to Conditions 14th April 2023
DC/23/67978 Old Warley	Telecommunications Mast 52522 160 Bleakhouse Road Oldbury	Proposed replacement of existing spine structure to telecommunications mast to increase antenna height, 1 No. new cabinet and associated ancillary works.	Grant Permission 17th March 2023
DC/23/67979 Hateley Heath	Salisbury House Lily Street West Bromwich B71 1QD	Proposed conversion of former electric meter room to create a 1 bedroom/1 person bedsit.	Grant Permission 29th March 2023
DC/23/67981 Soho & Victoria	35 Arthur Harris Close Smethwick B66 4NX	Proposed garage conversion into habitable room.	Grant Permission Subject to Conditions 12th April 2023
DC/23/67983 Bristnall	22 Silverlands Avenue Oldbury B68 8EQ	Proposed single storey rear extension.	Refuse permission 25th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67984 Cradley Heath & Old Hill	63 - 68 St Annes Road Cradley Heath B64 5BJ	Proposed demolition of outbuildings, new service yard, reconfiguration of parking, paladin fencing and gates, cladding, roller shutters, 2 No. new entrances and fenestration alterations.	Grant Permission Subject to Conditions 28th April 2023
DC/23/67985 Hateley Heath	1 Law Street West Bromwich B71 1DY	Proposed single storey rear and side extension, and change of use of ground floor from shop to residential unit with external alterations.	Grant Permission Subject to Conditions 17th April 2023
DC/23/67986 Great Barr With Yew Tree	10 Scott Road Great Barr Birmingham B43 6JT	Demolition of existing rear conservatory, and proposed single storey side and rear extension.	Grant Permission with external materials 12th April 2023
DC/23/67987 Rowley	74 Harvest Road Rowley Regis B65 8EH	Proposed single and two storey side & rear extension, single storey front extension with porch, and detached outbuilding to rear.	Grant Permission with external materials 17th March 2023
DC/23/67989 Abbey	33 Linden Road Smethwick B66 4DZ	Retention of single storey rear/side extension (previously refused application DC/22/67120).	Grant Retrospective Permission 12th April 2023
DC/23/67990 St Pauls	55 Devonshire Road Smethwick B67 7QG	Proposed single storey rear extension and raised decking.	Grant Permission Subject to Conditions 17th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67991 Oldbury	Land At Balaji Avenue Oldbury	Proposed 4 no. 3 bed semi detached dwellings.	Grant Permission Subject to Conditions 12th April 2023
DC/23/67992 Tividale	165 Oakham Road Tividale Oldbury B69 1PZ	Retention of outbuilding in rear garden.	Grant Retrospective Permission 26th April 2023
DC/23/67993 Great Barr With Yew Tree	62 Thorncroft Way Walsall WS5 4EF	Proposed level access platform ramp with retaining walls and handrails to front.	Grant Permission 12th April 2023
DC/23/67994 Wednesbury North	10 Alder Road Wednesbury WS10 9PX	Demolition of existing conservatory and proposed single storey rear extension.	Grant Permission with external materials 14th April 2023
DC/23/67995 Charlemont With Grove Vale	27 Monksfield Avenue Great Barr Birmingham B43 6AP	Retention of single and two storey rear/side extension and raising of ground levels to include wall and steps to rear.	Grant Permission with external materials 21st April 2023
PD/23/02330 Newton	34 Hembs Crescent Great Barr Birmingham B43 5DQ	Proposed single storey rear extension measuring: 4.5m L x 3.3m H (3.0m to eaves)	P D Householder not required 15th March 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/67997 Wednesbury North	70 Park Lane Wednesbury WS10 9PT	Proposed single storey rear, side and front extensions.	Grant Permission Subject to Conditions 19th April 2023
DC/23/67999 Great Barr With Yew Tree	29 Santolina Drive Walsall WS5 4RW	Proposed single storey rear extension, roof alterations including raising of roof height, loft conversion and rear dormer window.	Grant Permission Subject to Conditions 28th April 2023
DC/23/68000 Cradley Heath & Old Hill	29 Sidaway Street Cradley Heath B64 6HJ	Proposed single storey side extension.	Grant Permission with external materials 17th May 2023
DC/23/68001 Charlemont With Grove Vale	12 Arlington Road West Bromwich B71 1AA	Proposed two storey side and rear and single storey rear extensions.	Grant Permission with external materials 17th April 2023
DC/23/68002 Friar Park	58 Crankhall Lane Wednesbury WS10 0EQ	Proposed single and two storey side and rear extension, and single storey front extension with porch.	Grant Permission with external materials 19th April 2023
DC/23/68004 Langley	45 Parkfield Road Oldbury B68 8PS	Proposed single storey rear extension.	Grant Permission with external materials 3rd April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68005 Greets Green & Lyng	138 Wood Lane West Bromwich B70 9PU	Proposed two storey side/rear and single storey front/side extensions.	Grant Permission Subject to Conditions 28th April 2023
DC/23/68007 West Bromwich Central	64 Lyndon West Bromwich B71 4EW	Proposed single storey side and rear extension.	Grant Permission with external materials 12th May 2023
PD/23/02332 Hateley Heath	115 Bedford Road West Bromwich B71 2RT	Proposed single storey rear extension measuring: 5.00m L x 3.42m H (2.83m to eaves).	P D Householder not required 31st March 2023
DC/23/68008 Old Warley	85 Brennand Road Oldbury B68 0SU	Retention of raising of ground levels creating driveway with railings to front of property.	Grant Retrospective Permission 14th April 2023
DC/23/68009 Newton	64 Newton Road Great Barr Birmingham B43 6BW	Proposed single and two storey rear extension to rear.	Grant Permission with external materials 14th April 2023
DC/23/68011 Old Warley	34 Maypole Road Oldbury B68 0HL	Proposed single storey rear and side extension.	Grant Permission with external materials 14th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68013 Oldbury	Land Adj To 7 Charlotte Close Oldbury B69 2LZ	Proposed new detached dwelling (Revision to approved planning permission DC/19/63176).	Grant Permission Subject to Conditions 5th April 2023
DC/23/68014 Old Warley	25 Edward Road Oldbury B68 0LZ	Proposed single storey rear extension.	Grant Permission with external materials 25th April 2023
PD/23/02333 Cradley Heath & Old Hill	10 High Haden Road Cradley Heath B64 7PG	Proposed single storey rear extension measuring: 4.00m L x 3.00m H (3.00m to eaves)	P D Householder not required 3rd April 2023
PD/23/02335 Hateley Heath	117 Huntingdon Road West Bromwich B71 2RP	Proposed single storey rear extension measuring: 5.00m L x 3.00m H (2.70m to eaves)	P D Householder not required 5th April 2023
PD/23/02336 Rowley	148 Hanover Road Rowley Regis B65 9EJ	Proposed single storey rear extension measuring: 3.70m L x 3.00m H (3.00m to eaves)	P D Householder not required 29th March 2023
DC/23/68015 Princes End	115 Richards Road Tipton DY4 9LU	Demolition of existing garage and proposed two storey side extension.	Grant Permission with external materials 21st April 2023
DC/23/68016 Friar Park	44 Friar Park Road Wednesbury WS10 0TB	Proposed ramped access to front.	Grant Permission 14th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68017 Great Barr With Yew Tree	43 Aster Way Walsall WS5 4RX	Proposed single storey side extension (previously refused application DC/22/67810).	Grant Permission with external materials 26th April 2023
DC/23/68019 Blackheath	52 Causeway Rowley Regis B65 8AA	Proposed loft conversion with dormer window to rear.	Grant Permission with external materials 14th April 2023
DC/23/6838A Tividale	190 Regent Road Oldbury B69 1SB	Proposed 2 no. internally-illuminated fascia signs, digitally printed window graphics, re-clad existing totem framework & 4 no. forecourt flat panels.	Grant Advertisement Consent 19th April 2023
PD/23/02334 Charlemont With Grove Vale	89 Rayford Drive West Bromwich B71 3QW	Proposed single storey rear extension measuring: 4.00m L x 3.00m H (3.00m to eaves).	P D Householder not required 5th April 2023
PD/23/02337 St Pauls	138 Great Arthur Street Smethwick B66 1DG	Proposed single storey rear extension measuring: 4.90m L x 2.80m H (2.80m to eaves)	P D Householder not required 3rd April 2023
DC/23/68021 West Bromwich Central	Town Hall High Street West Bromwich B70 8DY	Proposed new entrance lobby and access ramp, platform lift with steps to front and replacement of window with door to rear.	Grant Permission Subject to Conditions 14th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68022 West Bromwich Central	Town Hall High Street West Bromwich B70 8DY	Proposed new entrance lobby and access ramp, platform lift with steps to front, new WC adjacent new reception, new changing places WC, replacement of window with door to rear and internal alterations.	Grant Conditional Listed Building Consent 14th April 2023
DC/23/68023 Charlemont With Grove Vale	53 Whitworth Drive West Bromwich B71 3AU	Proposed single storey front and rear extension.	Grant Permission with external materials 26th April 2023
DC/23/68024 Oldbury	1 Regent Place Tividale Oldbury B69 2LP	Proposed two and single storey side extension.	Grant Permission with external materials 5th April 2023
DC/23/68025 Blackheath	2 High Street Rowley Regis B65 0DT	Proposed single storey side/rear extension and roller shutter to side of property.	Grant Permission with external materials 19th April 2023
DC/23/68026 Cradley Heath & Old Hill	76 Barrs Road Cradley Heath B64 7HH	Proposed loft conversion with hip to gable roof extension and rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 21st April 2023
DC/23/68027 Bristnall	95 Warley Road Oldbury B68 9SY	Proposed two/single storey rear and single storey front extensions.	Grant Permission with external materials 17th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68028 St Pauls	6 West Park Road Smethwick B67 7JJ	Proposed single storey side/rear extension.	Grant Permission with external materials 5th April 2023
DC/23/68029 Tividale	97 Regent Road Oldbury B69 1TS	Proposed installation of level access platform lift.	Grant Permission 12th May 2023
DC/23/68030 Great Bridge	35 Avern Close Tipton DY4 7ND	Proposed rear garage extension and conversion to an additional wet room with raising of garage roof height.	Grant Permission with external materials 3rd May 2023
DC/23/68031 Charlemont With Grove Vale	58 Walsall Road West Bromwich B71 3HL	Proposed roof extension and alterations, loft conversion and rear dormer window. (Revision to refused planning permission DC/22/67769).	Grant Permission with external materials 21st April 2023
DC/23/68033 Charlemont With Grove Vale	60 Walsall Road West Bromwich B71 3HL	Proposed roof extension and alterations, loft conversion and rear dormer window. (Revision to refused planning permission DC/22/67770).	Grant Permission with external materials 21st April 2023
PD/23/02338 Charlemont With Grove Vale	68 Stanley Road West Bromwich B71 3JG	Proposed single storey rear extension measuring: 4.85m L x 3.95m H (2.65m to eaves)	P D Householder not required 5th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68032 Old Warley	40 Woodgreen Road Oldbury B68 0DF	Proposed replacement of existing conservatory with single-storey extension with internal alterations (Lawful Development Certificate).	Grant Lawful Use Certificate 21st April 2023
DC/23/68034 Greets Green & Lyng	Hanbury Primary School Hanbury Road West Bromwich B70 9NT	Proposed MUGA and 3m high fence.	Grant Permission 8th June 2023
DC/23/68035 Wednesbury North	6 Willow Avenue Wednesbury WS10 9LZ	Proposed single and two storey side and rear extension, and front canopy.	Refuse permission 28th April 2023
DC/23/6839A St Pauls	West Cross Shopping Centre Oldbury Road Smethwick B66 1JG	Proposed re-cladding of existing totem sign with Farmfoods sign.	Grant Advertisement Consent 12th May 2023
DC/23/68036 Wednesbury South	7 Hawkins Street West Bromwich B70 0QR	Proposed single storey side extension.	Refuse permission 17th May 2023
DC/23/68038 Old Warley	32 Kenilworth Road Oldbury B68 0ND	Proposed single and two storey rear extension, hip to gable roof extension, loft conversion, rear dormer window and rendering to front, side and rear (amendment to previously refused application DC/22/67715).	Refuse permission 9th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68039 Hateley Heath	131 Hall Green Road West Bromwich B71 2DY	Proposed single and two storey side and single storey rear extensions.	Grant Permission with external materials 28th April 2023
PD/23/02340 Smethwick	47 Shakespeare Road Smethwick B67 7HS	Proposed single storey rear extension measuring: 6.0m L x 3.0m H (2.3m to eaves)	P D Householder not required 3rd April 2023
PD/23/02341 Rowley	93 Park Avenue Rowley Regis B65 9ET	Proposed single storey rear extension measuring: 4.50m L x 4.00m H (3.00m to eaves)	P D Householder required and granted 12th April 2023
PD/23/02342 Newton	34 Hembs Crescent Great Barr Birmingham B43 5DQ	Proposed single storey rear extension measuring: 5.0m L x 3.3m H (3.0m to eaves)	P D Householder not required 29th March 2023
DC/23/68041 Tividale	254 Newbury Lane Oldbury B69 1JG	Proposed single storey side extension (Lawful Development Certificate).	Grant Lawful Use Certificate 26th April 2023
DC/23/68044 Rowley	3 Wadham Close Rowley Regis B65 9SH	Proposed single storey front and side extension.	Grant Permission with external materials 17th April 2023
DC/23/68045 Rowley	3 Wadham Close Rowley Regis B65 9SH	Proposed single storey rear extension (Lawful development certificate).	Refuse Lawful Use Certificate 17th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02343 St Pauls	146 Great Arthur Street Smethwick B66 1DG	Proposed single storey rear extension measuring: 6.00m L x 3.15m H (3.00m to eaves)	P D Householder not required 6th April 2023
DC/23/68047 Abbey	19 Thuree Road Smethwick B67 5NH	Proposed single storey side and rear extensions (Lawful Development Certificate).	Grant Lawful Use Certificate 26th April 2023
DC/23/68048 Blackheath	The Primrose Centre Throne Road Rowley Regis B65 9JP	Retention of 1 No. new pedestrian access gate from Angela Avenue.	Refuse permission 17th May 2023
DC/23/68049 Tipton Green	48 Oval Road Tipton DY4 9RU	Retention of outbuilding (Lawful Development Certificate).	Grant Lawful Use Certificate 28th April 2023
PD/23/02345 Rowley	18 Hickmans Avenue Cradley Heath B64 5ND	Proposed single storey rear extension measuring: 8.00m L x 3.30m H (3.00m to eaves)	P D Householder required and granted 12th April 2023
DC/23/68052 Bristnall	18 Bernard Road Oldbury B68 9AP	Retention of single storey rear/ side extension.	Grant Conditional Retrospective Consent 28th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68053 Blackheath	28 Ross Rowley Regis B65 8DY	Retention of single storey side and rear extension, lowering roof height of rear extension and fenestration alterations to side of property (Revision to approved planning permission DC/18/62208).	Grant Conditional Retrospective Consent 3rd May 2023
DC/23/68054 St Pauls	8 Buttery Road Smethwick B67 7NS	Proposed single storey rear extension.	Grant Permission with external materials 28th April 2023
DC/23/68056 Smethwick	210 Londonderry Lane Smethwick B67 7EN	Proposed single storey rear/side extension.	Grant Permission with external materials 3rd May 2023
DC/23/68057 Bristnall	60 Eva Road Oldbury B68 9PJ	Proposed single storey rear/side extension, ramp access with handrail to front, retaining wall and new gate/fence to side.	Grant Permission with external materials 12th April 2023
DC/23/68058 Bristnall	109 Hurst Road Smethwick B67 6LY	Proposed replacement outbuilding.	Grant Permission with external materials 16th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68060 Tipton Green	2 Menin Road Tipton DY4 8DY	Demolition of existing garage, and proposed single storey side extension.	Grant Permission with external materials 26th May 2023
PD/23/02346 Wednesbury South	Telecommunications Mast SWL17709 Junction Of Black Country New Road And Golds Hill Way Tipton	Proposed telecommunications 20.0m Phase 8 Monopole, 3 No. cabinets and associated ancillary works.	Prior Approval is Required and Granted 26th April 2023
PD/23/02347 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 not required 14th April 2023
DC/23/68062 Old Warley	157 Brennand Road Oldbury B68 0SH	Proposed level access platform, ramp, retaining wall, steps and handrails to front of property.	Grant Permission 12th April 2023
DC/23/68063 Smethwick	175 Londonderry Lane Smethwick B67 7EP	Proposed ramp with handrail to front.	Grant Permission 3rd May 2023
DC/23/68064 Oldbury	44 Albion Street Oldbury B69 3EY	Proposed porch, level access platform and ramp, handrails and boundary wall to front of property.	Grant Permission with external materials 12th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02348 Wednesbury North	10 Old Park Road Wednesbury WS10 9LU	Proposed single storey rear extension measuring: 4.00m L x 2.80m H (2.80m to eaves).	P D Householder not required 14th April 2023
PD/23/02350 Hateley Heath	5 Drake Street West Bromwich B71 1PA	Proposed single storey rear extension measuring: 4.7m L x 4.0m H (2.7m to eaves).	P D Householder not required 14th April 2023
DC/23/68065 Greets Green & Lyng	2A Whyley Street West Bromwich B70 9LX	Proposed change of use from dwellinghouse (Use Class C3) to Children's residential home (Use Class C2).	Grant Permission Subject to Conditions 28th April 2023
DC/23/68067 Great Barr With Yew Tree	17 Peak House Road Great Barr Birmingham B43 7RY	Proposed single and two storey front, side and rear extension with porch to front, first floor side extension, and loft conversion with rear dormer (amendment to previously approved application DC/22/67645).	Grant Permission Subject to Conditions 3rd May 2023
DC/23/68068 Charlemont With Grove Vale	143 Vicarage Road West Bromwich B71 1AE	Proposed two storey side extension with bay window and conversion to 2 flats.	Grant Permission Subject to Conditions 5th May 2023
PD/23/02351 Great Bridge	12 Whitehall Road West Bromwich B70 0EW	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (2.50m to eaves)	P D Householder not required 14th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68069 Oldbury	48 Birmingham Street Oldbury B69 4DZ	Proposed lower ground and ground floor rear extension.	Grant Permission with external materials 3rd May 2023
DC/23/68070 Cradley Heath & Old Hill	19 Barrs Road Cradley Heath B64 7HG	Proposed two storey and first floor side extensions, rendering to front/side/rear, front canopy, raising of roof height and roof alterations, loft conversion, rear dormer window and wall/fencing to front.	Grant Permission with external materials 26th April 2023
DC/23/68071 Langley	Pool Cottage 121 Pool Lane Oldbury B69 4QS	Proposed single storey and first floor side extension with front and rear dormers.	Grant Permission with external materials 14th April 2023
DC/23/68072 Smethwick	111 Arden Road Smethwick B67 6EW	Proposed single storey rear/side extension.	Grant Permission with external materials 5th May 2023
DC/23/6841A West Bromwich Central	JCDecaux Adj 151 Bull Street West Bromwich Ringway West Bromwich	Proposed static sequential advertisement sign.	Grant Conditional Advertisement Consent 14th April 2023
DC/23/68073 Great Barr With Yew Tree	Land At Walsall Road Walsall	Proposed creation of highway access and associated highway works.	Grant Permission 19th April 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68074 Charlemont With Grove Vale	11 Hopkins Drive West Bromwich B71 3RR	Proposed single storey front, side, and rear extension.	Grant Permission with external materials 8th June 2023
DC/23/68075 Smethwick	145 Londonderry Lane Smethwick B67 7EL	Proposed outbuilding in rear garden.	Grant Permission with external materials 14th April 2023
PD/23/02352 Smethwick	Dorothy Parkes Centre Church Road Smethwick B67 6EH	Proposed installation of 10.25 kWp solar PV system on existing roof with 25 No. solar panels and 1 No. solis inverter.	P D Solar Panels not required 3rd May 2023
PD/23/02353 Smethwick	145 Londonderry Lane Smethwick B67 7EL	Proposed single storey rear extension measuring: 4.50m L x 3.90m H (2.90m to eaves).	P D Householder not required 17th April 2023
DC/23/68077 Wednesbury North	The Forge 144 Franchise Street Wednesbury WS10 9RG	Proposed change of use from public house to community hub at ground floor and 2 No. self- contained flats at first floor, food bank unit, covered cycle/bin store and electric charging points on car park. (Revision to refused planning permission DC/22/66756).	Refuse permission 10th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68078 Charlemont With Grove Vale	52 Chartley Road West Bromwich B71 1QU	Proposed single storey rear extension.	Grant Permission with external materials 5th May 2023
DC/23/68079 Rowley	132 Bill Thomas Way Rowley Regis B65 9AB	Proposed single storey rear extension (Lawful Development Certificate).	Grant Lawful Use Certificate 10th May 2023
DC/23/68080 Great Barr With Yew Tree	16 Scott Road Great Barr Birmingham B43 6JT	Proposed two storey side extension.	Grant Permission with external materials 5th May 2023
DC/23/68081 Charlemont With Grove Vale	85 Walsall Road West Bromwich B71 3HH	Proposed one and two storey side and rear extension with boundary wall and gates to side.	Refuse permission 5th June 2023
DC/23/68082 Rowley	75 Crendon Road Rowley Regis B65 8LF	Proposed two storey side/rear extension with enclosed terrace area and balcony to first floor rear.	Grant Permission with external materials 5th May 2023
DC/23/68085 Charlemont With Grove Vale	27 & 29 Pear Tree Road Great Barr Birmingham B43 6HX	Proposed single and two storey side and rear extensions and porch to front to both properties. Proposed loft conversion with dormers to rear and Juliet balcony at number 27.	Grant Permission Subject to Conditions 19th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/6842A West Bromwich Central	Latifah Fultali Complex Lodge Road West Bromwich B70 8NX	Proposed 2 no. pvc banner to front and side.	Refuse Advertisement Consent 5th May 2023
PD/23/02354 Newton	145 Jayshaw Avenue Great Barr Birmingham B43 5RX	Proposed single storey rear extension measuring: 6.00m L x 3.04m H (3.04m to eaves).	Permitted Development Refused 21st April 2023
PD/23/02355 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).	P D Householder not required 17th April 2023
PD/23/02356 Hateley Heath	72 Vicarage Road West Bromwich B71 1AG	Proposed single storey rear extension measuring: 6.0m L x 3.0m H (3.0m to eaves).	P D Householder not required 5th April 2023
DC/23/68086 St Pauls	3 Rood End Road Oldbury B68 8SJ	Proposed change of use from salon to pizza shop/takeaway with external flue to side of property.	Grant Permission Subject to Conditions 5th May 2023
DC/23/68087 Soho & Victoria	304 High Street Smethwick B66 3PA	Proposed change of use of ground floor and part first floor from restaurant to 7 No. self-contained apartments, demolition of existing outbuilding, fenestration alterations to side/rear and covered cycle store.	Grant Permission Subject to Conditions 10th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68089 Great Bridge	Unit 15-16 Hale Trading Estate Lower Church Lane Tipton DY4 7PQ	Proposed 4 No. first floor windows to front.	Grant Permission with external materials 16th May 2023
DC/23/68091 West Bromwich Central	9 Devonshire Drive West Bromwich B71 4AA	Proposed single storey side and rear extension.	Grant Permission Subject to Conditions 16th May 2023
DC/23/68092 Old Warley	129 Perry Hill Road Oldbury B68 0AH	Proposed single storey side extension, raising roof height of existing garage/utility and part garage conversion into habitable room.	Grant Permission with external materials 17th May 2023
PD/23/02357 West Bromwich Central	18 Guns Lane West Bromwich B70 9HG	Proposed single storey rear extension measuring: 4.63m L x 4.00m H (3.00m to eaves).	Permitted Development Refused 26th April 2023
DC/23/68094 Soho & Victoria	12 Dawson Street Smethwick B66 4JB	Proposed single storey rear extension.	Grant Permission with external materials 12th May 2023
DC/23/68095 Friar Park	174 Carisbrooke Road Wednesbury WS10 0LR	Proposed ramped access with rails to front and rear.	Grant Permission 12th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02358 Great Barr With Yew Tree	16 George Road Great Barr Birmingham B43 6LG	Proposed single storey rear extension measuring: 3.64m L x 3.00m H (2.70m to eaves).	P D Householder not required 26th April 2023
PD/23/02359 Rowley	44 Farm Road Rowley Regis B65 8ES	Proposed single storey rear extension measuring: 6.0m L x 3.2m H (3.2m to eaves).	P D Householder not required 28th April 2023
DC/23/68097 Old Warley	15 Broadway Croft Oldbury B68 9DJ	Proposed single storey side/rear extension.	Grant Permission with external materials 10th May 2023
DC/23/68099 Langley	67 Ashes Road Oldbury B69 4QZ	Retention of enclosed carport for storage use. (ENF/22/11843)	Grant Retrospective Permission 10th May 2023
DC/23/68100 Abbey	40 Dunsford Road Smethwick B66 4EH	Proposed two dormer windows to side.	Grant Permission with external materials 12th May 2023
DC/23/68101 Great Barr With Yew Tree	52 Queslett Road Great Barr Birmingham B43 6PH	Proposed single storey rear extension.	Grant Permission with external materials 16th May 2023
DC/23/68104 Princes End	97 Moat Road Tipton DY4 9PR	Proposed access platform lift.	Grant Permission 8th June 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68105 Old Warley	18 Hadzor Road Oldbury B68 9LA	Proposed single and two storey rear extension, and raising of existing roof height.	Grant Permission with external materials 12th May 2023
DC/23/68107 St Pauls	3 Buttery Road Smethwick B67 7NS	Proposed single storey rear/side extension.	Grant Permission with external materials 12th May 2023
DC/23/68111 Greets Green & Lyng	Unit 1 Delta Point Greets Green Road West Bromwich B70 9PL	Retention of storage tent.	Grant Conditional Retrospective Consent 16th May 2023
PD/23/02360 St Pauls	St Albans Community Centre St Albans Road Smethwick B67 7NL	Proposed installation of 10.25 kWp solar PV system with 22 No. solar panels and 1 No. solis inverter on existing flat roof to rear.	P D Solar Panels not required 12th May 2023
DC/23/68110 Langley	51 Woodnorton Road Rowley Regis B65 0QZ	Proposed hip to gable roof extension, loft conversion and rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 17th May 2023
DC/23/6843A Old Warley	774 - 776 Hagley Road West Oldbury B68 0PJ	Retention of internally illuminated twin fascia sign with new aluminium bulkhead.	Grant Advertisement Consent 12th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02361 Oldbury	Footpath Adjacent To Bus Stop Opposite 110 Dudley Road East Tividale Oldbury B69 3EB	Proposed 15m high phase 8 telecommunications monopole supporting 6 No. antennas, 3 No. equipment cabinets and ancillary development.	Prior Approval is Required and Granted 10th May 2023
PD/23/02362 Greets Green & Lyng	141 Turner Street West Bromwich B70 9HZ	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves).	P D Householder not required 3rd May 2023
DC/23/68113 Tividale	5 Wheatsheaf Road Tividale Oldbury B69 1SW	Proposed two storey side and rear extension, raised patio area with retaining wall and steps to rear.	Grant Permission Subject to Conditions 17th May 2023
DC/23/68116 Hateley Heath	70 Lincoln Road West Bromwich B71 2JF	Proposed ramped access to front.	Grant Permission 17th May 2023
DC/23/68121 Tipton Green	24 Cornwell Close Tipton DY4 8TU	Proposed two storey rear extension and single storey side extension.	Grant Permission with external materials 19th May 2023
DC/23/68122 West Bromwich Central	98 Dagger Lane West Bromwich B71 4BS	Proposed single storey rear extension.	Grant Permission with external materials 24th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68124 Smethwick	59 Ford Street Smethwick B67 7QY	Proposed conservatory to rear.	Grant Permission with external materials 16th May 2023
PD/23/02363 Newton	49 Green Lane Great Barr Birmingham B43 5LE	Proposed single storey rear extension measuring: 6.00m L x 3.90m H (2.90m to eaves).	P D Householder not required 3rd May 2023
DC/23/68126 Great Bridge	Whitehall Lodge Care Home 109 Whitehall Road West Bromwich B70 0HG	Proposed single storey side and rear extension and 1 No. front bay window.	Grant Permission with external materials 24th May 2023
DC/23/68129 St Pauls	18 St George Drive Smethwick B66 1DN	Proposed single storey side/rear extension.	Grant Permission with external materials 17th May 2023
PD/23/02364 St Pauls	18 St George Drive Smethwick B66 1DN	Proposed single storey rear extension measuring: 5.0m L x 3.0m H (2.7m to eaves).	P D Householder not required 12th May 2023
PD/23/02365 Great Barr With Yew Tree	19 Santolina Drive Walsall WS5 4RW	Proposed single storey rear extension measuring: 6.00m L x 3.845m H (2.850m to eaves).	P D Householder not required 3rd May 2023
DC/23/68130 Rowley	54 Highland Road Cradley Heath B64 5NE	Proposed loft conversion with dormer window to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 16th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68149 Wednesbury South	53 Heronville Road Black Lake West Bromwich B70 0JG	Proposed first floor side and single storey rear extension.	Grant Permission with external materials 31st May 2023
DC/23/68182 Great Bridge	Farley Park Lodge 88 Whitehall Road West Bromwich B70 0HF	Proposed ramp to original Lodge entrance.	Grant Permission 23rd May 2023
DC/23/68134 Old Warley	402 Wolverhampton Road Oldbury B68 0TE	Proposed single storey rear extension.	Grant Permission with external materials 16th May 2023
DC/23/68135 Bristnall	32 Elizabeth Crescent Oldbury B68 9PS	Proposed access platform lift.	Grant Permission 24th May 2023
DC/23/6844A Abbey	532 Bearwood Road Smethwick B66 4BX	Proposed 1 no. internally-illuminated fascia sign and 1 no. internally-illuminated projecting hanging sign.	Grant Advertisement Consent 16th May 2023
PD/23/02366 Greets Green & Lyng	37 Dawes Avenue West Bromwich B70 7LR	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (2.50m to eaves)	P D Householder required and refused 10th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68137 Blackheath	ArcelorMittal Birmingham Auto Processing UK Limited Cakemore Road Rowley Regis B65 0QL	Proposed single storey extension with steel canopy, external fixed ladder and safety cage, 2 No. roller shutter doors to existing building, 2 No. external plant areas, external alterations and formation of an enlarged service yard.	Grant Permission with external materials 19th May 2023
DC/23/68138 Tividale	40 St Brades Close Oldbury B69 1NX	Proposed first floor side extension and garage conversion into habitable room.	Grant Permission with external materials 17th May 2023
DC/23/68139 Oldbury	75 St James Road Oldbury B69 2EA	Proposed two/single storey rear extension.	Grant Permission Subject to Conditions 23rd May 2023
DC/23/68140 Tipton Green	6 Menin Road Tipton DY4 8DW	Proposed two/single storey side, single storey rear and basement extensions with retaining wall and steps to rear garden.	Refuse permission 26th May 2023
PD/23/02367 St Pauls	M And J Seafood Limited Potterton Way Smethwick B66 1AF	Proposed demolition of cold store building.	Grant Demolition Consent 5th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02368 Hateley Heath	123 Ruskin Street West Bromwich B71 1LR	Proposed single storey rear extension measuring: 5.00m L x 3.50m H (2.60m to eaves).	P D Householder not required 3rd May 2023
DC/23/68141 Charlemont With Grove Vale	11 Julia Gardens West Bromwich B71 3NT	Proposed single storey front extension, single storey side/rear extension, driveway and internal renovations.	Grant Permission Subject to Conditions 25th May 2023
DC/23/68142 West Bromwich Central	Shell West Bromwich Dudley Street West Bromwich B70 9LS	Proposed electric vehicle charging hub (EVC) with 4 No. car charging units and canopy, rectifier compound with fencing enclosure, substation and GRP cabinets, relocation of tank vents and new boundary wall.	Grant Permission Subject to Conditions 24th May 2023
DC/23/68143 Charlemont With Grove Vale	5 Alexandra Crescent West Bromwich B71 3AG	Proposed front driveway and level access platform and ramp with handrails to rear.	Grant Permission 25th May 2023
DC/23/68144 Rowley	22 Sidaway Close Rowley Regis B65 9SJ	Proposed single storey rear extension and front porch.	Grant Permission with external materials 25th May 2023
DC/23/68145 Tipton Green	20 Kirkham Way Tipton DY4 8TW	Proposed single storey rear extension.	Grant Permission with external materials 30th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68148 Hateley Heath	61 Coles Lane West Bromwich B71 2QL	Proposed two storey side and single storey rear extensions and front porch.	Grant Permission Subject to Conditions 30th May 2023
DC/23/6845A Smethwick	NatWest 34 - 38 High Street Smethwick B66 1DT	Proposed 2 No. internally illuminated fascia signs, 1 No. non-illuminated door sign and 1 No. ATM sign.	Grant Advertisement Consent 17th May 2023
PD/23/02369 St Pauls	106 Sydenham Road Smethwick B66 2DF	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves).	P D Householder not required 12th May 2023
DC/23/68150 Bristnall	Meadow Brook Bristnall Hall Road Oldbury	Proposed single storey building to rear providing 2 No. additional self- contained flats.	Grant Permission Subject to Conditions 2nd June 2023
DC/23/68153 Smethwick	129 Londonderry Lane Smethwick B67 7EQ	Proposed two storey side extension.	Grant Permission Subject to Conditions 8th June 2023
PD/23/02370 St Pauls	54 Rood End Road Oldbury B68 8SG	Proposed single storey rear extension measuring: 4.50m L x 4.00m H (3.00m to eaves).	P D Householder not required 10th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68152 Wednesbury North	149 Park Lane Wednesbury WS10 9RZ	Proposed two storey side extension with canopy and pillars to front, and loft conversion with rear dormer.	Grant Permission with external materials 8th June 2023
DC/23/68156 Old Warley	8 Rose Avenue Oldbury B68 0EA	Proposed two storey side extension.	Grant Permission with external materials 25th May 2023
DC/23/68157 West Bromwich Central	4 Salters Vale West Bromwich B70 6QS	Proposed single and two storey rear and side extension, with porch and canopy to front.	Grant Permission with external materials 5th June 2023
DC/23/68154 Greets Green & Lyng	12 Livingstone Road West Bromwich B70 7HZ	Proposed two storey side and single storey rear extensions.	Grant Permission Subject to Conditions 9th June 2023
PD/23/02372 Greets Green & Lyng	114 Whitgreave Street West Bromwich B70 9AY	Proposed single storey rear extension measuring: 6.00m L x 3.20m H (2.70m to eaves)	P D Householder not required 10th May 2023
PD/23/02373 West Bromwich Central	16 Park Crescent West Bromwich B71 4AJ	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves)	P D Householder not required 16th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68159 Greets Green & Lyng	Victoria Inn 32 Lyng Lane West Bromwich B70 7RP	Proposed single storey estate office to serve the adjacent flat-conversion (application reference number DC/22/67166).	Grant Permission Subject to Conditions 9th June 2023
DC/23/68162 Old Warley	456 - 458 Hagley Road West Oldbury B68 0DL	Proposed variation of condition 1 of planning permission DC/22/67611 (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). Replace existing small ground floor windows to front/side elevation with larger shop windows.	Grant Permission Subject to Conditions 19th May 2023
DC/23/68163 Soho & Victoria	17 Pool Road Smethwick B66 3DB	Proposed conversion of car port into habitable room.	Grant Permission with external materials 17th May 2023
DC/23/68166 Greets Green & Lyng	10 Beechwood Road West Bromwich B70 8QJ	Proposed loft conversion with dormer to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 9th June 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02375 Wednesbury South	31 Doe Bank Road Tipton DY4 0ES	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves).	P D Householder not required 19th May 2023
PD/23/02376 Friar Park	35 Somerset Crescent Wednesbury WS10 0SG	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves)	P D Householder not required 16th May 2023
DC/23/68169 Cradley Heath & Old Hill	94 High Haden Road Cradley Heath B64 7PN	Proposed single storey rear extension, raising roof height of existing ground floor side extension, ramp and handrails to front and rear.	Grant Permission with external materials 2nd June 2023
DC/23/68170 Old Warley	24 Elm Croft Oldbury B68 0BQ	Proposed hip to gable roof extension, loft conversion and rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 23rd May 2023
DC/23/68171 St Pauls	76 West Park Road Smethwick B67 7JH	Proposed variation of condition 1 of planning permission DC/22/67249 (Proposed demolition of existing dwelling and erection of a new dwelling.) Proposed front porch and first floor front extension.	Grant Permission Subject to Conditions 9th June 2023
DC/23/68174 Blackheath	17 Owens Way Cradley Heath B64 6SE	Proposed single storey side extension and garage conversion.	Grant Permission with external materials 2nd June 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68175 Cradley Heath & Old Hill	15 Reddal Hill Road Cradley Heath B64 5JE	Proposed replacement of existing outbuilding to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 23rd May 2023
DC/23/68176 Hateley Heath	50 Westminster Road West Bromwich B71 2JN	Proposed single storey front extension and first floor rear extension.	Grant Permission with external materials 9th June 2023
DC/23/68180 St Pauls	161 Holly Lane Smethwick B67 7JD	Proposed removal of condition 2 of planning permission DC/21/65518 (Proposed renewal of planning permission (DC/19/63521 Proposed part change of use from a garage to a barbers shop) - permanent consent requested) Proposed permanent consent.	Grant Permission Subject to Conditions 19th May 2023
PD/23/02377 Blackheath	21 Greenwood Avenue Rowley Regis B65 9NJ	Proposed single storey rear extension measuring: 4.00m L x 3.50m H (2.30m to eaves)	P D Householder not required 17th May 2023
DC/23/68181 Tividale	35 Weston Avenue Tividale Oldbury B69 1UB	Proposed first floor side extension.	Grant Permission with external materials 5th June 2023
PD/23/02378 Oldbury	4 Century Road Oldbury B69 4AT	Proposed single storey rear extension measuring: 4.35m L x 3.46m H (2.47m to eaves)	P D Householder not required 19th May 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68183 Charlemont With Grove Vale	77 Pear Tree Drive Great Barr Birmingham B43 6HT	Proposed first floor rear extension (Revised application to approved planning permission DC/22/67828).	Grant Permission with external materials 12th June 2023
DC/23/68184 Great Barr With Yew Tree	Holiday Inn Chapel Lane Great Barr Birmingham B43 7BG	Proposed installation of 6 No. dual electric vehicle chargers, substation, feeder pillar and associated works.	Grant Permission Subject to Conditions 12th June 2023
DC/23/68185 Old Warley	2 Oak Road Oldbury B68 0BE	Proposed single storey side extension, garage conversion into habitable room, external alterations to front, ramp and front retaining wall	Grant Permission with external materials 23rd May 2023
PD/23/02380 Bristnall	33 Eva Road Oldbury B68 9PH	Proposed single storey rear extension measuring: 6.00m L x 2.97m H (2.97m to eaves).	P D Householder not required 17th May 2023
DC/23/68190 Hateley Heath	19 Clive Street West Bromwich B71 1LJ	Proposed first floor rear extension.	Grant Permission with external materials 9th June 2023
DC/23/68191 St Pauls	Land To The Rear Of 110 And 111 St Pauls Road Smethwick B66 1EY	Proposed 2 no. 3 bed semi detached houses with associated parking.	Grant Permission Subject to Conditions 9th June 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68192 Charlemont With Grove Vale	31 Charlemont Crescent West Bromwich B71 3DA	Proposed hip-to-gable loft conversion (Lawful Development Certificate).	Grant Lawful Use Certificate 9th June 2023
DC/23/68193 Cradley Heath & Old Hill	101 High Haden Road Cradley Heath B64 7PN	Proposed single storey side and rear extension, and extension with porch to front.	Grant Permission with external materials 31st May 2023
DC/23/68194 Great Bridge	Former Lloyds Bank Plc 28 Market Place Tipton DY4 7EN	Proposed new door and ventilation terminal/flues to rear. (Amendment to previously withdrawn application to DC/23/68012).	Grant Permission Subject to Conditions 12th June 2023
DC/23/68195 Wednesbury North	50 Churchfields Road Wednesbury WS10 9DY	Proposed single and two storey side and rear extension.	Grant Permission with external materials 12th June 2023
DC/23/68196 Greets Green & Lyng	38 Leopard Lane West Bromwich B70 7EA	Proposed single storey extension to join dwelling and garage.	Grant Permission with external materials 12th June 2023
DC/23/68199 Greets Green & Lyng	3 Dawes Avenue West Bromwich B70 7LP	Proposed single storey side and rear extension.	Grant Permission with external materials 12th June 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/6846A West Bromwich Central	Clearchannel Advertising Unit 06040029 On Bus Shelter Birmingham Road West Bromwich	Proposed replacement of existing advertising paper display with double-sided digital display.	Grant Conditional Advertisement Consent 25th May 2023
PD/23/02382 Rowley	58 Midhill Drive Rowley Regis B65 9SE	Proposed single storey rear extension measuring: 8.0m L x 3.90m H (2.70m to eaves).	P D Householder required and refused 23rd May 2023
DC/23/68209 Rowley	3 Wadham Close Rowley Regis B65 9SH	Proposed single storey rear extension.	Grant Permission with external materials 9th June 2023
PD/23/02383 Smethwick	90 Warley Road Oldbury B68 9SZ	Proposed single storey rear extension measuring: 6.00m L x 3.90m H (2.90m to eaves)	P D Householder not required 30th May 2023
PD/23/02384 Smethwick	22 Douglas Road Oldbury B68 9ST	Proposed single storey rear extension measuring: 6.00m L x 3.90m H (2.90m to eaves)	P D Householder not required 30th May 2023
PD/23/02388 Langley	36 Jarvis Crescent Oldbury B69 4QH	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (2.50m to eaves)	P D Householder not required 9th June 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02395 Smethwick	36 Brisbane Road Smethwick B67 7AN	Proposed single storey rear extension measuring: 5.50m L x 3.70m H (2.42m to eaves)	P D Householder not required 9th June 2023
DC/23/68263 Rowley	Edwin Richards Quarry Portway Road Rowley Regis	Request for a Screening Opinion in respect of potential battery energy storage system (BESS).	Screening opinion - EIA not required 30th May 2023
DC/23/68327 Old Warley	Sandwell Leisure Trust Brandhall Golf Course Heron Road Oldbury	Request for a screening opinion in respect of a new primary school, 190 houses and a public car park for the Brandhall Village Development (Former Brandhall Golf Course).	Screening opinion - EIA not required 12th June 2023

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