


Planning Committee

19 July 2022

Subject:	Planning applications to visited by the Planning Committee
Director:	Director – Regeneration and Growth Tony McGovern
Contribution towards Vision 2030:	
Contact Officer(s):	<p>John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk</p> <p>Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk</p>

DECISION RECOMMENDATIONS

That the Committee notes that the planning application DC/22/67014 (Proposed 7 No. 2 bedroom and 4 No. 4 bedroom dwellings (11 dwellings in total) including associated parking and landscaping.) will be visited by the Committee on 7 September 2022, prior to a full report determined by Committee

1

PURPOSE OF THE REPORT

This report is submitted to inform the Committee of planning application(s) that it is considered are beneficial to visit in advance of a formal recommendation being presented to your committee meeting.

2

IMPLICATIONS FOR SANDWELL'S VISION 2030

The planning process contributes to the following ambitions of the Vision 2030 –

Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

Ambition 8 - Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.

Ambition 10 - 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.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 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.
- 3.2 Planning officers recommend these visit(s) to assist with the timescales set by government for reaching decisions on planning applications.
- 3.3 In the event that the application does not generate objections, then members will no longer be required to consider the planning application before their committee and instead the application will be dealt with under delegated powers.
- 3.4 Site visit(s) for the following planning application(s) are reported. A location plan and site layout are attached:-

Application No. and Description.	Date received	Reason	Proposed Committee date for consideration
DC/22/67014 Proposed 7 No. 2 bedroom and 4 No. 4 bedroom dwellings (11 dwellings in total) including associated parking and landscaping.	4 th May 2022	The proposal has generated a significant number of objections in relation to highway/parking issues and it is considered that members would benefit from visiting the site to observe the site and its surroundings.	7 th September 2022

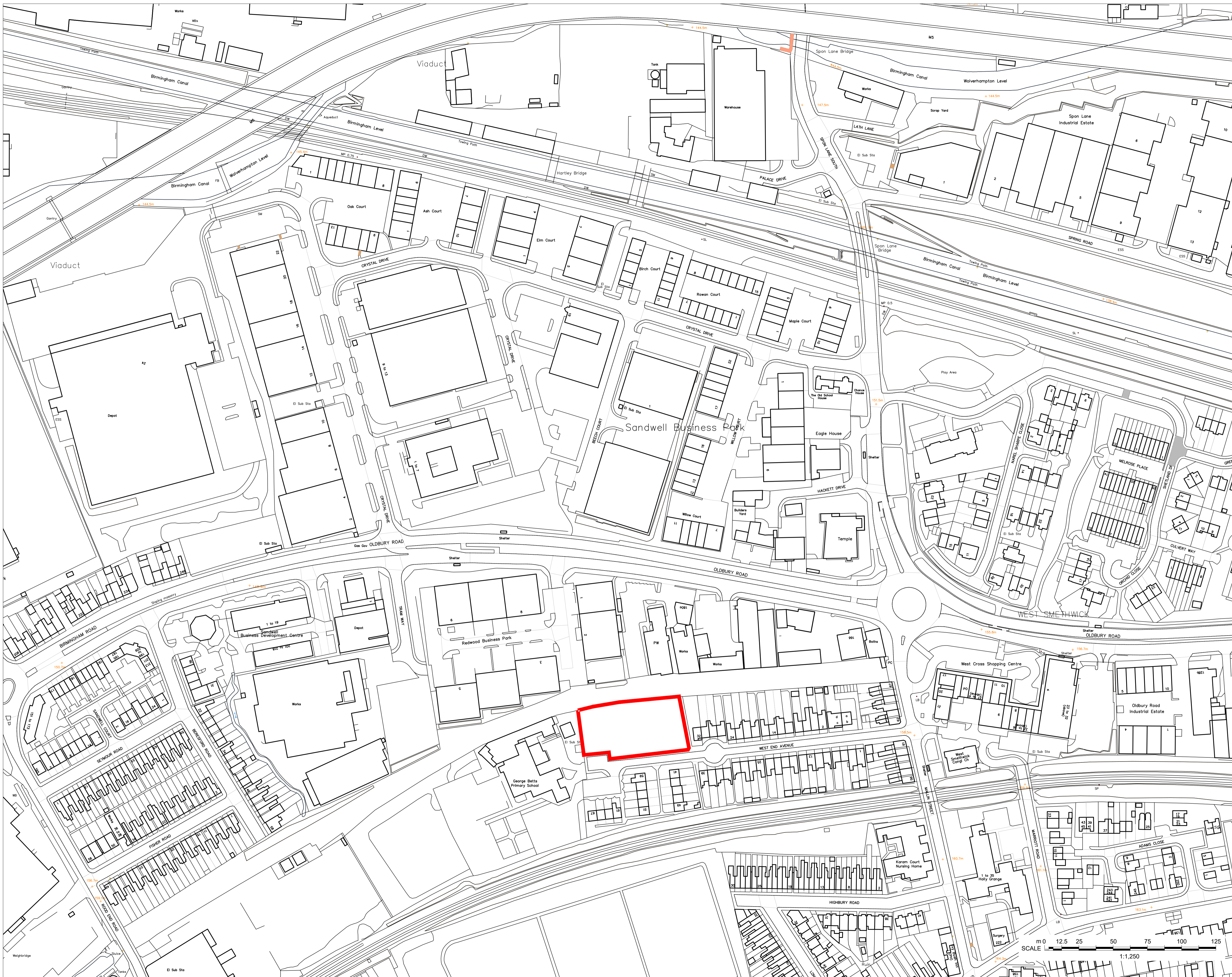
4 STRATEGIC RESOURCE IMPLICATIONS

- 4.1 There are no direct implications in terms of the Council's strategic resources.


5 LEGAL AND GOVERNANCE CONSIDERATIONS

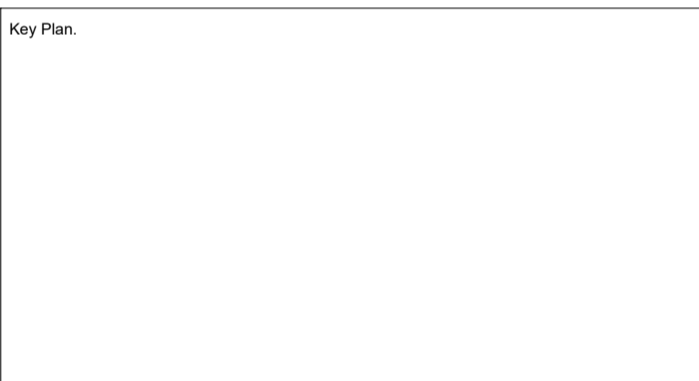
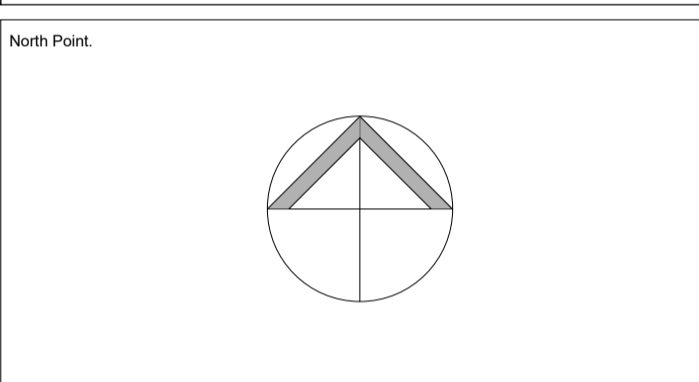
- 5.1 The government sets target dates for determining planning applications which if not met, under Section 78 of the Town and Country Planning Act 1990 the applicant has a right of appeal against non-determination of their planning application. In doing so, the decision is no longer made by the local planning authority or the Planning Committee and instead the decision is made by the Planning Inspectorate.

Tony McGovern
Director – Regeneration and Growth



Notes
 The Contractor will be responsible for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.

Site Legend
 Site Boundary



Rev	Date	Revision Note	By	Check



Project: New Housing Development
 Location: West End Avenue, Smethwick
 Sheet title: Existing Site Location Plan

Status: Planning


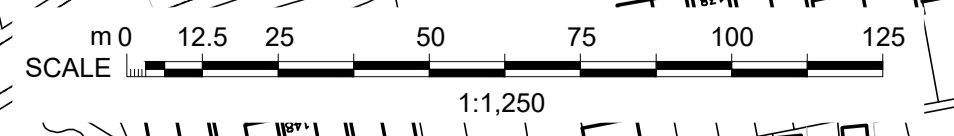
Drawn by	Date	Checked
CDL	MAY 20	

Scale at A1: 1:1250
 Scale at A3: 1:1250

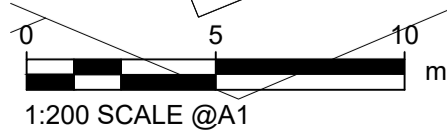
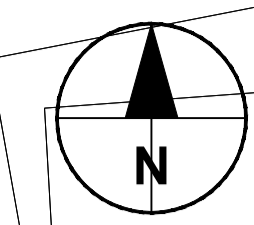
Sheet Identifier	Level	Classification	Sheet No.	Subality	Ver/Rev
00	XX	AE(04)	01		

Job No: Q19049
 Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
 Fresh Street, Oldbury,
 B69 3DE
 Tel: 0121 969 4541

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Ordnance Survey 0100031673



KEY

- RETAINING WALL WITH 1800mm HIGH CLOSE BOARD FENCING WITH TRELLEIS ON TOP. TOTAL HEIGHT 2100mm
- 1800mm CLOSE BOARD FENCING WITH TRELLEIS ON TOP. TOTAL HEIGHT (INCLUDING TRELLEIS) 2100mm
- RETAINING WALL WITH 1800mm HIGH BRICK WALL ON TOP. REFER TO AECOM DRAWING EW/01 FOR RETAINED HEIGHTS
- RETAINING WALL WITH 1000mm HIGH BLACK HOOP TOP RAILINGS. REFER TO AECOM DRAWING EW/01 FOR RETAINED HEIGHTS
- RETAINING WALL WITH 1800mm TIMBER CLOSE BOARD FENCING ON TOP. REFER TO AECOM DRAWING EW/01 FOR RETAINED HEIGHTS
- RETAINING WALL REFER TO AECOM DRAWING EW/01 FOR RETAINED HEIGHTS
- 1800mm TIMBER CLOSE BOARD FENCING WITH CONCRETE GRAVEL BOARDS
- 550mm BRICK WALL WITH 500mm RAILING ON TOP WITH 1200mm BRICK PIERS. BRICKWORK TO MATCH PLOTS
- 900mm HIGH TIMBER BIRDSMOUTH 'V' POSTS AND RAIL
- 1800mm HIGH BRICK WALL WITH BRICK PIERS AT 1500mm CENTRES
- RETAIN EXISTING PALISADE FENCING (SUBJECT TO CONDITION) AND BACK WITH TIMBER FENCE
- 1000mm HIGH BLACK HOOP TOP RAILINGS
- PLOTS DOOR LOCATIONS
- GRASS
- CARRIAGEWAY TO ADOPTABLE STANDARDS
- FOOTWAY TO ADOPTABLE STANDARDS
- TRADITIONAL TEGULA BLOCK PAVING WITH EDGING KERBS
- GREY TEGULA BLOCK PAVING WITH EDGING KERBS
- 400 x 400 x 65mm PRECAST CONCRETE PAVING SLABS
- 400 x 400 x 40mm PRECAST CONCRETE PAVING SLABS
- BRICK BIN STORE WITH PERFORATED METAL DOORS TO FRONTS. BRICKS TO MATCH FINISHED FACES OF PLOTS
- INDICATIVE ORNAMENTAL PLANTING. LANDSCAPING PROPOSALS TO BE UNDERTAKEN BY SMBC
- INDICATIVE TREE PLANTING. LANDSCAPING PROPOSALS TO BE UNDERTAKEN BY SMBC
- TREES TO BE RETAINED

AECOM

PROJECT

**WEST END AVENUE
SMETHWICK
SANDWELL**

CLIENT

Sandwell
Metropolitan Borough Council

CONSULTANT

AECOM Infrastructure & Environment UK Limited
3 Pemberton House
Stafford Court, Stafford Park
Telford, Shropshire, TF3 3AP
01952-235600 tel
www.aecom.com

- NOTES**
- PROPOSED LAYOUT IS BASED UPON DRAWING Q19049-00-XX-AP(04)-02 PROPOSED LANDSCAPE PLAN PROVIDED BY SMBC.
 - PROPOSED LAYOUT HAS BEEN COORDINATED TO TOPOGRAPHICAL SURVEY PROVIDED TO AECOM BY SMBC WHICH WAS UNDERTAKEN BY INTERLOCKS SURVEYS LTD, REF: 190720WA3D/NO REV. DATED 27/09/19.
 - PROPOSED LANDSCAPING SHOWN IS INDICATIVE AND SUBJECT TO A DETAILED DESIGN BY OTHERS. PROPOSED LANDSCAPING SCHEME TO TAKE DUE REGARD OF PROPOSED DRAINAGE DESIGN.

ISSUE/REVISION

I/R	DATE	DESCRIPTION
02	10.08.2020	AMENDED TO CLIENT COMMENTS
01	18.06.2020	FIRST ISSUE

DRAWING STATUS

PRELIMINARY

PROJECT NUMBER
60638077

SHEET TITLE
PROPOSED SITE
GENERAL ARRANGEMENT

SHEET NUMBER
P 60638077/PM/01

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