

Minutes of Planning Committee

**Wednesday 07 September 2022 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors Kaur (Vice Chair), Akhtar, Allen, Chapman,
Dhallu, Fenton, Preece and N Singh.

Also present: John Baker (Service Manager - Development Planning
and Building Consultancy), Barry Ridgway (Highway
Asset and Statutory Functions Manager), Andy Thorpe
(Healthy Urban Development Officer), Siân Webb
(Legal Services) Alex Goddard (Democratic Services
Officer) Connor Robinson (Democratic Services
Officer) and Ant Lloyd (Democratic Services Officer).

97/22 Apologies for Absence

Apologies were received from Councillors Allcock and Webb.

98/22 Declarations of Interest

There were no declarations of interest made.

99/22 Minutes

Resolved that the minutes of the meeting held on 20
July 2022 are approved as a correct record

Planning Application DC/21/66353 – Retention of use of garden area at 602 Hagley Road West as drying area with canopy, jet wash canopy, staff welfare & office building and 4m high boundary wall/fencing and proposed use of rear garden area at 608 & 610 Hagley Road West for car sales. – 602 Hagley Road West, Oldbury B68 0BS.

Councillor Fenton had been lobbied by Objectors.

The Service Manager for Development Planning and Building was invited to address and update the Committee. An additional objection had been received from neighbouring residents stating that their concerns remain in relation to the noise nuisance produced from the car wash facility.

Additionally, the following amendments to the proposal were highlighted to the Committee:

- Amend condition (v): Car parking and manoeuvring areas to be laid out and retained
- Additional condition (vii): All jet washing equipment associated with the car wash to be used and stored within the car wash canopy.

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

- The maps that were used for the drawings were incorrect.
- The open plan of the jet wash facility was creating a noise nuisance and was therefore causing residents to lose sleep.
- Although appreciated, the boundary wall in place was still not adequate.
- The proposed car sale area would increase noise levels due to running engines.
- Spray chemicals were spraying into neighbouring residential gardens causing health concerns.
- A joint meeting was requested with all the relevant parties to help resolve the issues highlighted.
- The objectors were happy for the car washing facility to continue to operate if the neighbour's concerns were addressed and resolved.

A ward member was present and addressed the Committee as an objector. The following concerns were raised:

- The current structure was imposed without consultation with the Council.
- The proposed structure will not be adequate in solving the noise concerns.
- Noise levels during operation reach 100db, this is equivalent to a continuous loud car horn or volumes reached within a nightclub.
- The recording surveys take by the Council were not taken in the gardens nearest to the car washing facility.

The Committee thanked the objectors for their time and noted the points made.

An applicant was invited to address the Committee who agreed that extra steps will be taken to reduce any additional noise created by the proposed car sale area. The applicant was willing to work with residents to ensure that all parties were happy.

The Committee sought clarification on why the original noise survey was carried out on a Sunday rather than a more traditionally busy day such as Saturday. The Healthy Urban Development Officer explained that the initial survey had taken place on a Sunday to negate the noise from the usually loud and busy Hagley Road West.

After a final discussion, members agreed that it would be beneficial for a site visit to take place to better understand the issues faces by neighbouring residents. It was also agreed that the Planning department would facilitate meetings between all of the parties involved to collectively discuss and resolve any potential issues.

Resolved that consideration of Planning Application DC/21/66353 (Retention of use of garden area at 602 Hagley Road West as drying area with canopy, jet wash canopy, staff welfare & office building and 4m high boundary wall/fencing and proposed use of rear garden area at 608 & 610 Hagley Road West for car

sales. – 602 Hagley Road West, Oldbury B68 0BS.) is deferred to allow a site visit to be undertaken.

101/22 **Planning Application DC/22/66962 - Proposed two storey rear extension, first floor side and single storey side/rear extensions with new front porch. (Revision to refused planning permission DC/21/66455). - 284 Wolverhampton Road Oldbury, B68 0TF.**

Councillors Dhallu, Fenton, A Hussain, Millar and N Singh were lobbied.

The Service Manager for Development Planning and Building Consultancy highlighted that the initial application that was proposed contained a box room. This was significant as this could potentially increase the number of bedrooms from 4 to 5; this would therefore increase the number of off-street parking spaces required. The box room has now been re-purposed as an en-suite bathroom that serves one of the bedrooms, negating the need for extra off-street parking spaces.

An objector was present and addressed the Committee. A loss of natural light and overshadowing were the two main concerns in relation to the application.

The Applicant's Agent was present and raised the following points to the Committee:-

- The brickwork had been changed to match the original look of the property.
- Steps had been made to ensure that all of the relevant checks had been carried out including the 45 degree planning test.
- A single-story garage will remain; this will create a natural buffer to help restrict any overshadowing.
- The property footprint does not exceed the original layout of the building.

The Committee noted the points raised and highlighted how the perception of the overshadowing may be skewed due to the sloping terrain of the area.

Resolved that planning application DC/22/66962 (Proposed two storey rear extension, first floor side and single storey side/rear extensions with new front porch. ((Revision to refused planning permission DC/21/66455)). - 284 Wolverhampton Road Oldbury, B68 0TF.) is approved, subject to conditions relating to the following:-

- (i) External materials shall match those of the existing dwelling unless otherwise agreed by the LPA.

102/22 **Planning Application DC/22/66976 - Proposed conversion of dwelling into 3 apartments with external alterations (previously withdrawn application DC/22/66617). - 31 Constance Avenue West Bromwich B70 6ED**

The Service Manager for Development Planning and Building Consultancy detailed the revised plans which now contained 4 parking spaces; the Committee noted the update.

There were no objectors or applicants present.

Resolved that planning application DC/22/66976 (Proposed conversion of dwelling into 3 apartments with external alterations ((previously withdrawn application DC/22/66617)). - 31 Constance Avenue West Bromwich B70 6ED) is approved, subject to conditions relating to the following:-

- (i) External materials shall match those of the existing property unless otherwise agreed by the local planning authority;
- (ii) Implementation & retention of approved parking spaces;
- (iii) Implementation & retention of approved bin storage;
- (iv) Implementation & retention of approved cycle storage.

103/22 **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. Site Of Former 34-88 West End Avenue, Smethwick**

There were no updates to be provided to the Committee.

There were no objectors or applicants present.

Resolved that 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. Site Of Former 34-88 West End Avenue, Smethwick) is approved, subject to conditions relating to the following:-

- (i) External materials in accordance with schedule;
- (ii) Drainage including foul and surface water (including SuDS);
- (iii) Detailed soft landscaping scheme;
- (iv) Hard landscaping in accordance with details;
- (v) Parking and access road laid out;
- (vi) Detailed foundation design (adjacent canal);
- (vii) Lighting in accordance with lighting plan;
- (viii) Noise assessment and mitigation to protect properties from road traffic noise;
- (ix) Construction Management Plan (including hours);
- (x) No burning of materials during construction;
- (xi) Electric Charge points;
- (xii) Low NOx boilers;
- (xiii) Details of remediation strategy and implementation;
- (xiv) Details of renewable energy to off set 10% of the estimated residual energy demand from the development; and
- (xv) Method statement to comply with local jobs and apprenticeships to be implemented.

104/22

Planning Application DC/22/67090 - Proposed 33 No. dwellings with parking and landscaping. Land Between Stanhope Road/Dale Street/Dale Close, Smethwick

There were no updates to be provided to the Committee.

There were no objectors or applicants present.

Resolved that consideration of Planning Application DC/22/67090 (Proposed 33 No. dwellings with parking and landscaping. Land Between Stanhope Road/Dale Street/Dale Close, Smethwick) is approved, subject to conditions relating to the following:-

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Contamination;
- (iv) Drainage;
- (v) Energy statement;
- (vi) Boundary treatments;
- (vii) Landscaping;
- (viii) External lighting;
- (ix) Cycle parking;
- (x) Electric vehicle charging;
- (xi) Low NOx boilers;
- (xii) Construction method statement;
- (xiii) Employment and skills statement;
- (xiv) Bathroom windows on the boundary with 17 Stanhope Road shall be obscurely glazed;
- (xv) Removal of permitted development rights; and
- (xvi) Retention of parking.

105/22

Planning Application DC/22/67197 - Retention of existing garage with 2 No. side dormers to be used as storage and administration building for adjacent residential development. Beechwood Court 435 – 437 Halesowen Road Cradley, Heath B64 7JD

There were no updates to be provided to the Committee.

There were no objectors or applicants present.

Resolved that Planning Application DC/22/67197 (Retention of existing garage with 2 No. side dormers to be used as storage and administration building for

adjacent residential development. Beechwood Court 435 – 437 Halesowen Road Cradley, Heath B64 7JD) is approved, subject to conditions relating to the following:-

106/22 **Planning applications to visited by the Planning Committee**

Members noted that a site visit was required for the following applications being presented to the Committee:-

- Planning Application DC/22/67139 - Proposed single and two storey side extension, single storey rear extension and loft conversion with rear dormer. 104 Pear Tree Road, Birmingham B43 6HX.
- Planning Application DC/21/66353 – Retention of use of garden area at 602 Hagley Road West as drying area with canopy, jet wash canopy, staff welfare & office building and 4m high boundary wall/fencing and proposed use of rear garden area at 608 & 610 Hagley Road West for car sales. – 602 Hagley Road West, Oldbury B68 0BS.

The site visit would be undertaken on 5 October 2022

107/22 **Decisions of the Planning Inspectorate**

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

108/22 **Applications Determined Under Delegated Powers**

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

Meeting ended at 5:54pm

Contact: democratic_services@sandwell.gov.uk