

Report to Planning Committee

22 March 2023

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

1. Recommendation

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

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



2 Context

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

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

3. The Application Site

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

4. Application Details

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

5.0 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.



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

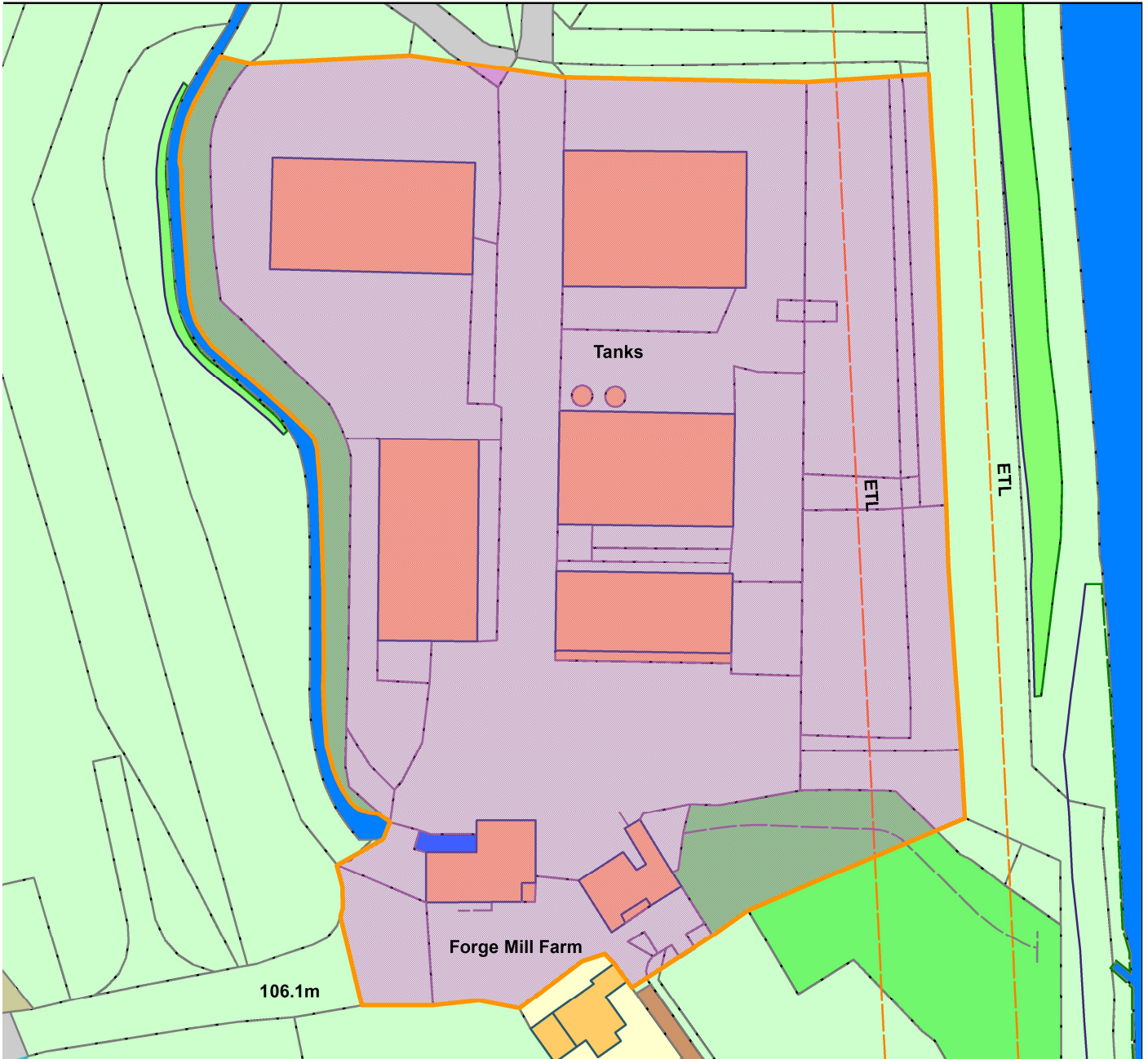
6. Appendices

Context plan

Site layout plan



DC/23/67838
Forge Mill Farm, West Bromwich



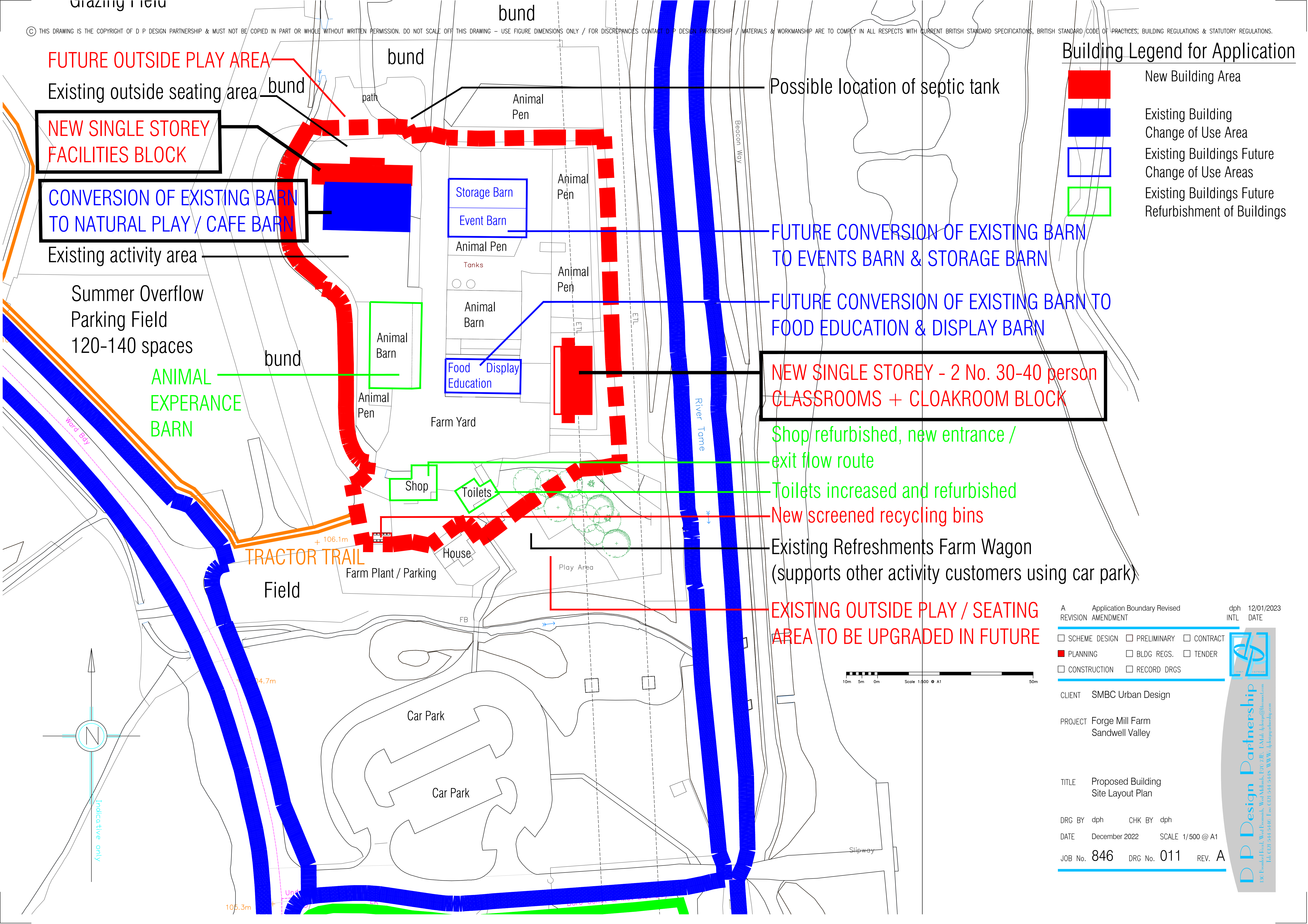
Legend

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



FUTURE OUTSIDE PLAY AREA

Existing outside seating area

NEW SINGLE STOREY FACILITIES BLOCK

CONVERSION OF EXISTING BARN TO NATURAL PLAY / CAFE BARN

Existing activity area

Summer Overflow Parking Field
120-140 spaces

ANIMAL EXPERIENCE BARN

TRACTOR TRAIL

Field

Car Park

Car Park

Shop

Toilets

House

Farm Plant / Parking

Farm Yard

Food Display Education

Animal Barn

Animal Pen

Event Barn

Storage Barn

Animal Pen

Animal Pen

Animal Pen

Animal Pen

Animal Pen

Play Area

House

FB

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Possible location of septic tank

FUTURE CONVERSION OF EXISTING BARN TO EVENTS BARN & STORAGE BARN

FUTURE CONVERSION OF EXISTING BARN TO FOOD EDUCATION & DISPLAY BARN

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

Shop refurbished, new entrance / exit flow route

Toilets increased and refurbished

New screened recycling bins

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

EXISTING OUTSIDE PLAY / SEATING AREA TO BE UPGRADED IN FUTURE

Building Legend for Application

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

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

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

CLIENT SMBC Urban Design

PROJECT Forge Mill Farm Sandwell Valley

TITLE Proposed Building Site Layout Plan

DRG BY dph CHK BY dph

DATE December 2022 SCALE 1/500 @ A1

JOB No. 846 DRG No. 011 REV. A

