

Report to the Planning Committee

22 March 2023

Subject:	Committee Site Visits
Director:	Director – Regeneration and Growth Tony McGovern
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1 Recommendations

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

3 Reasons for Recommendations

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

4 How does this deliver objectives of the Corporate Plan?

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



to bring up their families.

Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.

5 Context and Key Issues

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

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

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

6.1 There are no alternative options.

7. Implications

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

8. Appendices

Location plans

Site layout plans

