

Report to the Planning Committee

28 June 2023

Subject:	Proposed 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 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

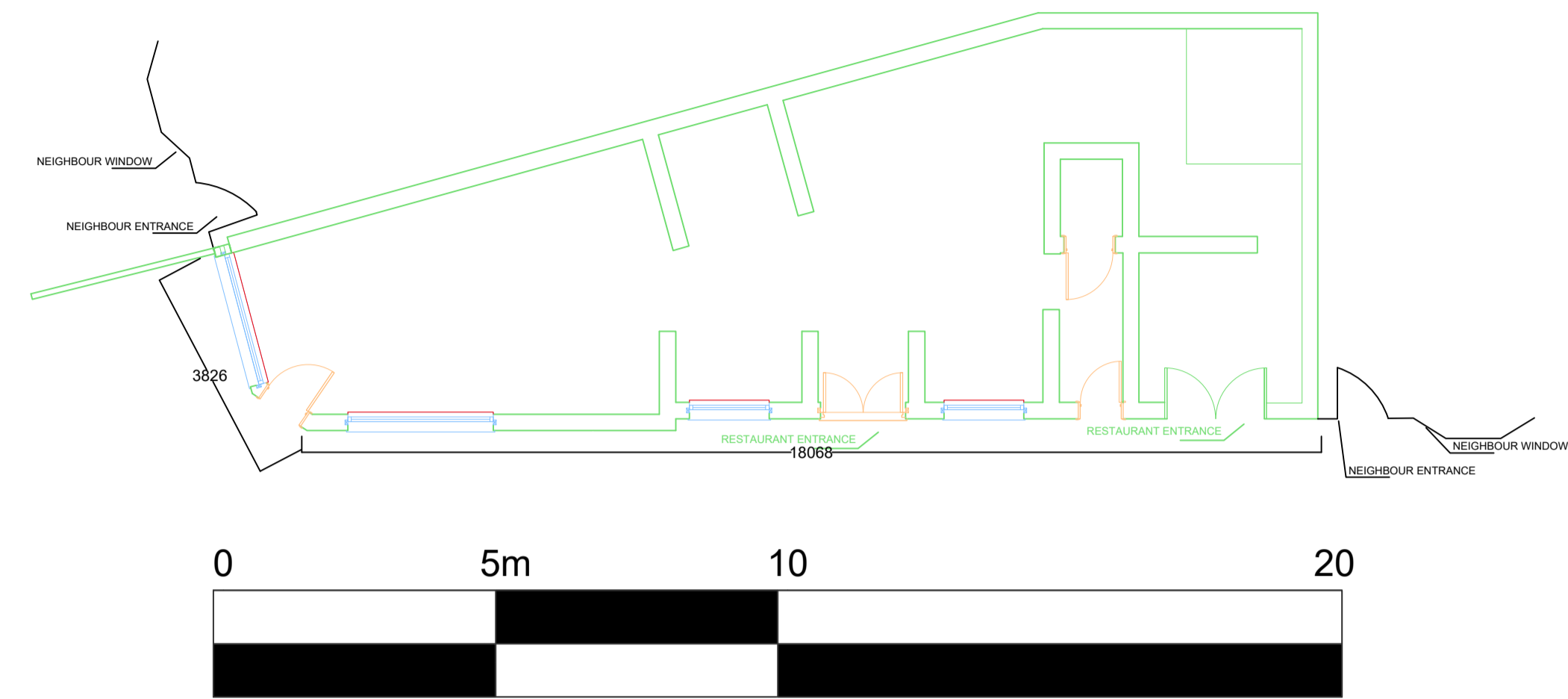
DESIGNED BY KS

CHECKED BY BS

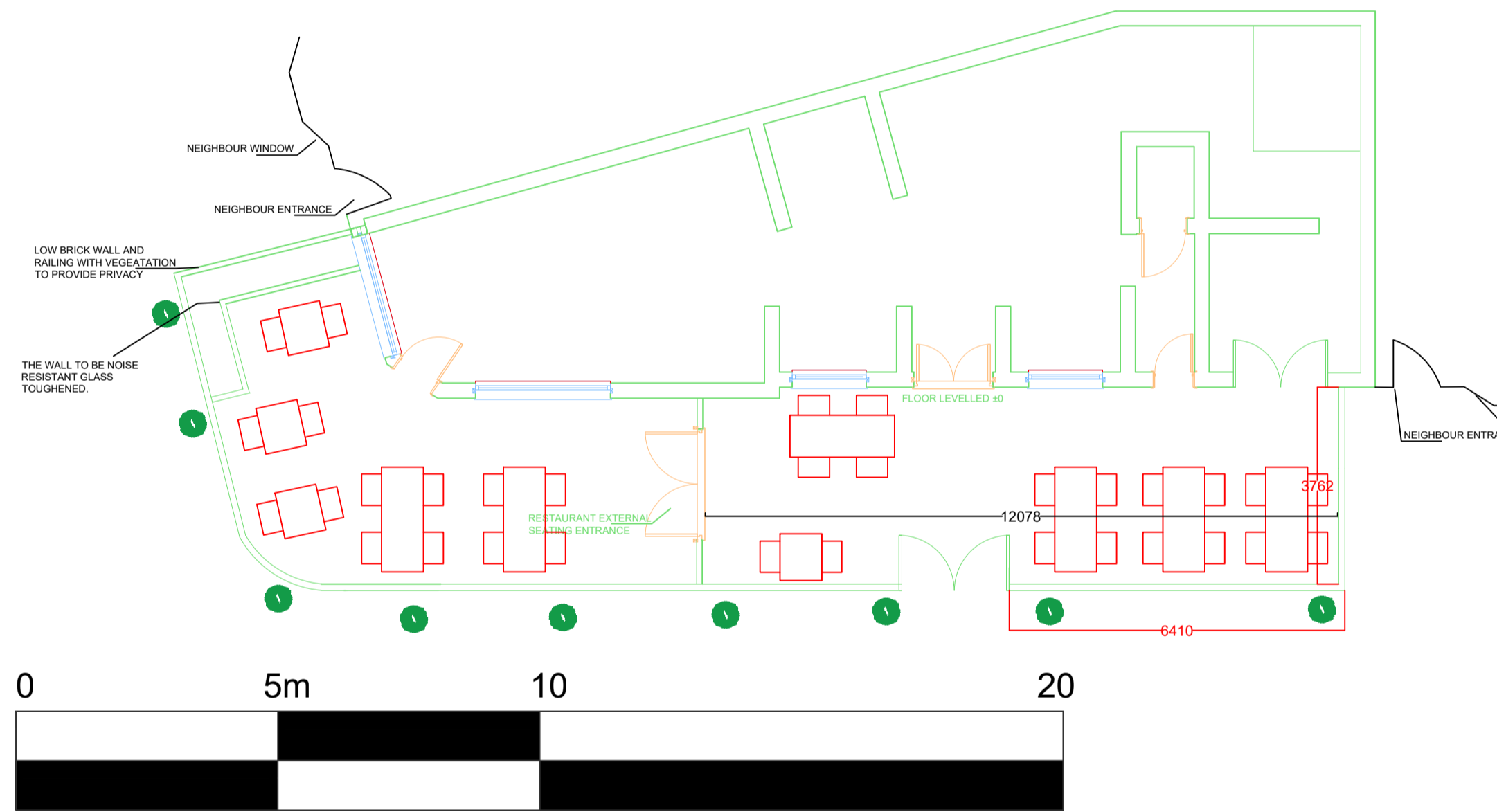
DATE:26.01.2022

DWG NAME:AJ100

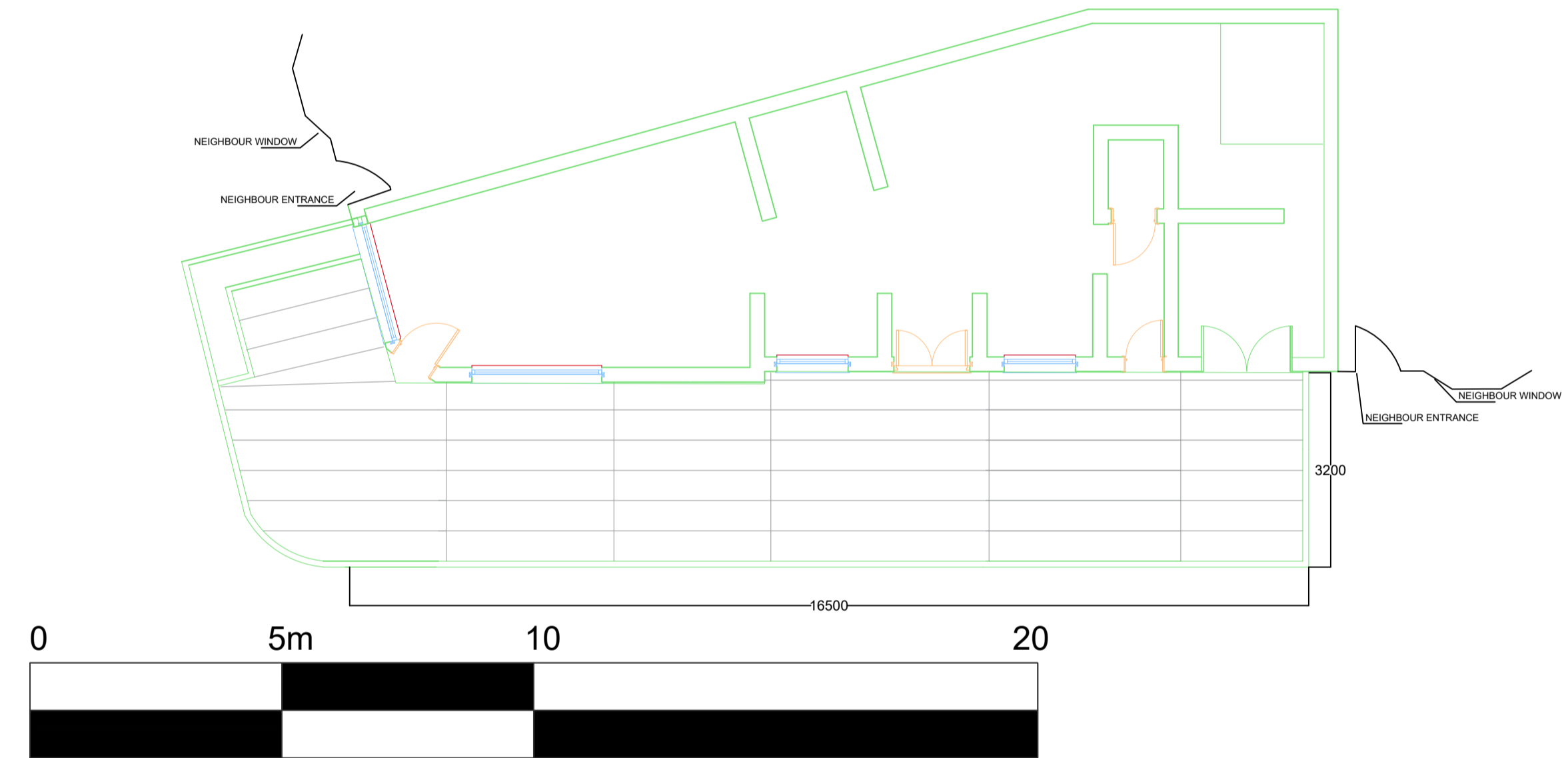
Owner of Nemrut Restaurant would like to install pergolas for the customers to use during winter. Pergola system will be waterproof, and it would be ordered to suit the colours of the external facade of the restaurant and neighboring buildings. It is understood and recognized not to block the view and 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.



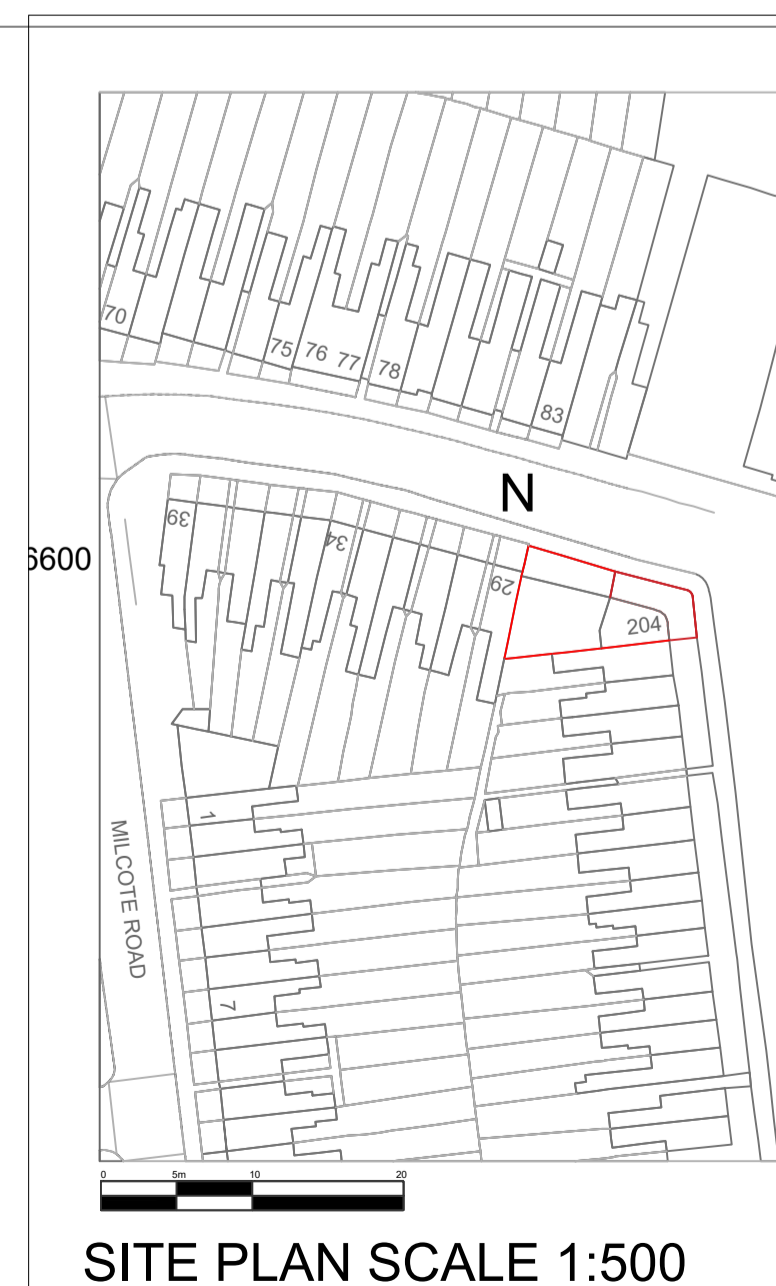
EXISTING FLOOR PLAN SCALE 1:100



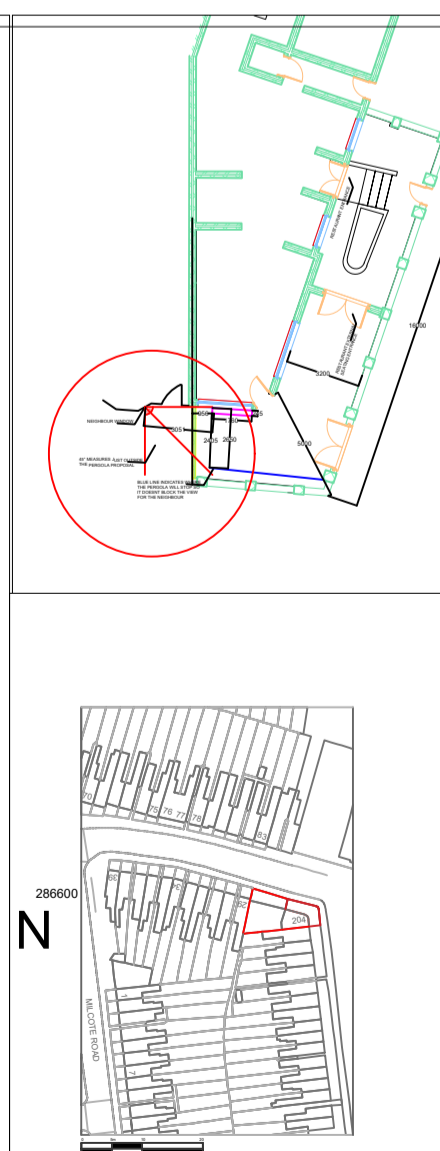
PROPOSED EXTERNAL SEATING AREA SCALE 1:100



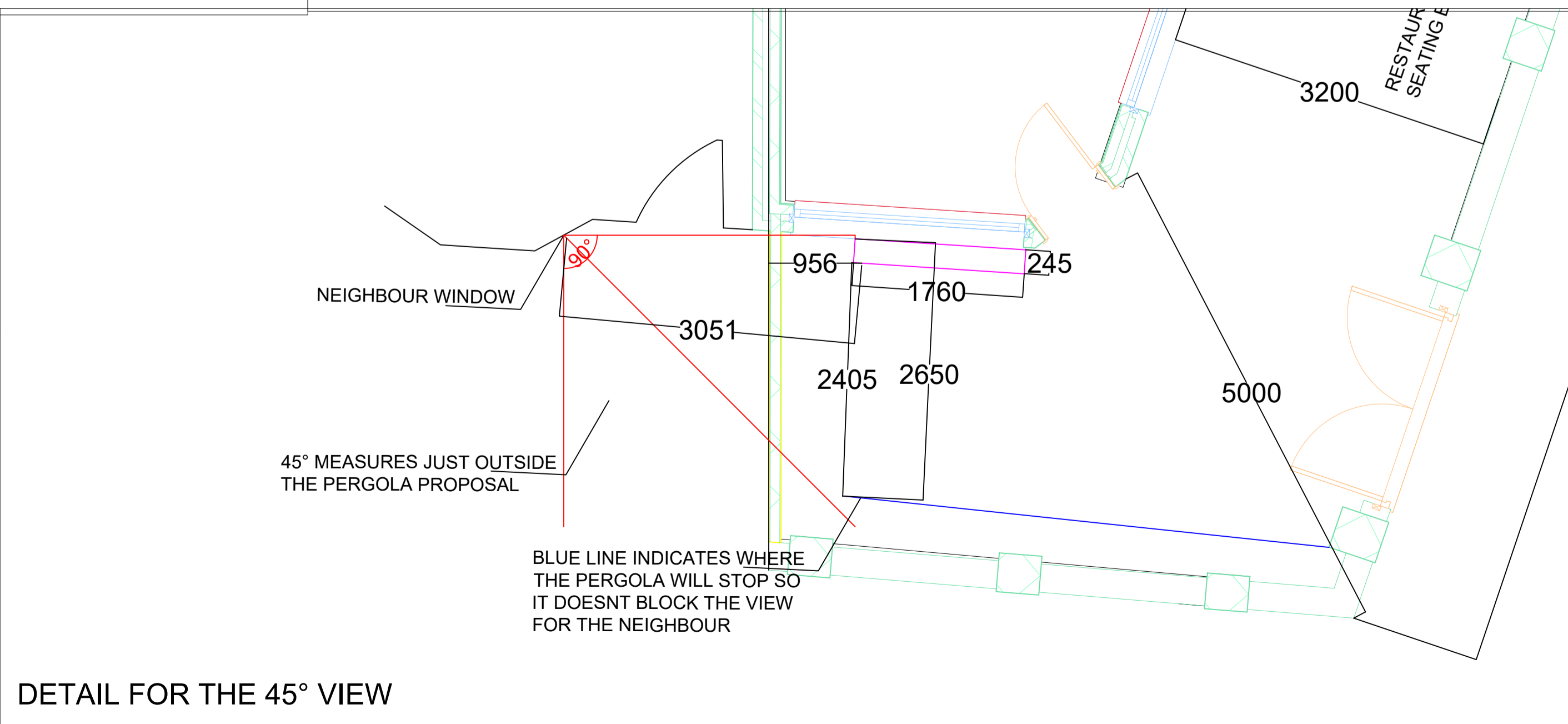
PROPOSED EXTERNAL ROOF PLAN SCALE 1:100



SITE PLAN SCALE 1:500



BLOCK PLAN SCALE 1:1250



DETAIL FOR THE 45° VIEW