

Report to the Planning Committee

10 January 2024

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 21st February 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 or it is refused in line with objector's concerns, 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/23/68823 Proposed 2 no. pair of semi-detached 3 bedroom houses, with associated parking and private amenity space/gardens, vehicle crossover to pavement, and access road.	3.11.2023	To review the site location in terms of highway safety due to the location of the application site and the proposed development's relationship to existing residential properties (outlook/privacy/sunlight).

<p>At Land To The Rear Of 22 To 56 Francis Ward Close West Bromwich</p>		
<p>DC/23/68819 Demolition of former public house and proposed construction of 4 storey mixed-use building comprising of 2 No. ground floor retail units, 12 No. self- contained apartments with first and third floor amenity areas with balustrades, plant room enclosure with acoustic timber fencing, boundary walls and railings, new access from Thornwood Close, parking, cycle store, refuse/recycling facilities and landscaping. At The Merrivale Vicarage Road Oldbury</p>	<p>2.11.2023</p>	<p>To review the context of the area in relation to the proposed development in terms of design, scale and massing and the retail element at ground floor.</p>

6 Alternative Options

6.1 There are no alternative options.

7. Implications

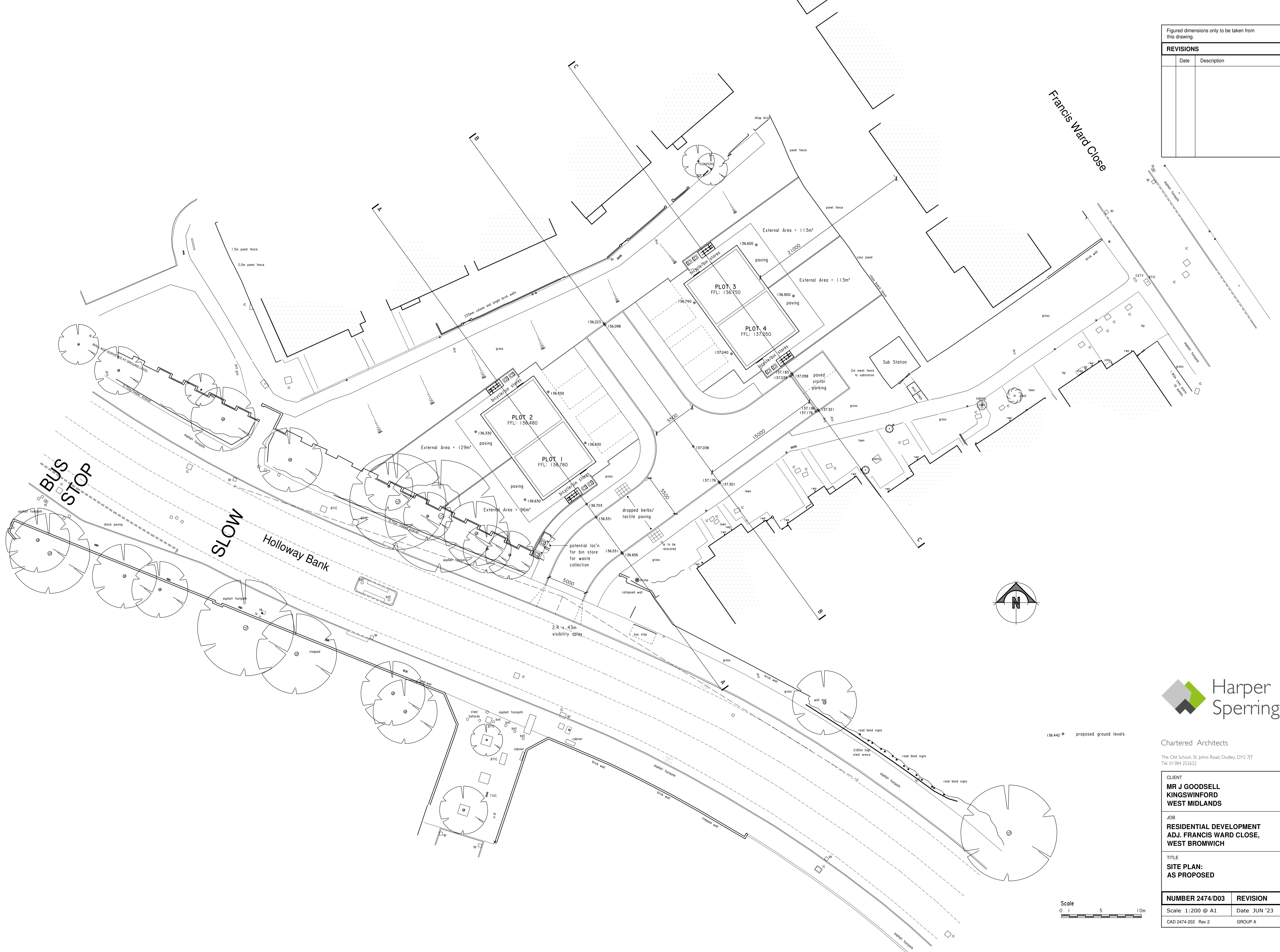
Resources:	There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.
Legal and Governance:	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

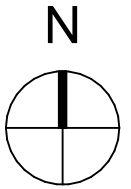
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REVISIONS	
Date	Description



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CLIENT MR J GOODSSELL KINGSWINFORD WEST MIDLANDS	
JOB RESIDENTIAL DEVELOPMENT ADJ. FRANCIS WARD CLOSE, WEST BROMWICH	
TITLE SITE PLAN: AS PROPOSED	
NUMBER 2474/D03	REVISION
Scale 1:200 @ A1	Date JUN '23
CAD 2474-202 Rev 2	GROUP A



Location Plan

1:1250

Client
Merrivale Court Ltd

Project
Merrivale PH, Oldbury, Site Redevelopment

Title
Location Plan

Notes
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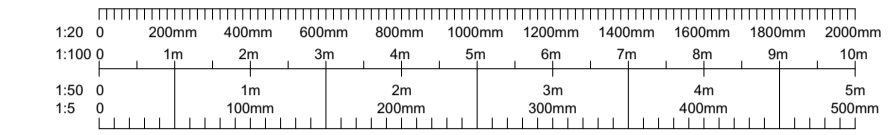
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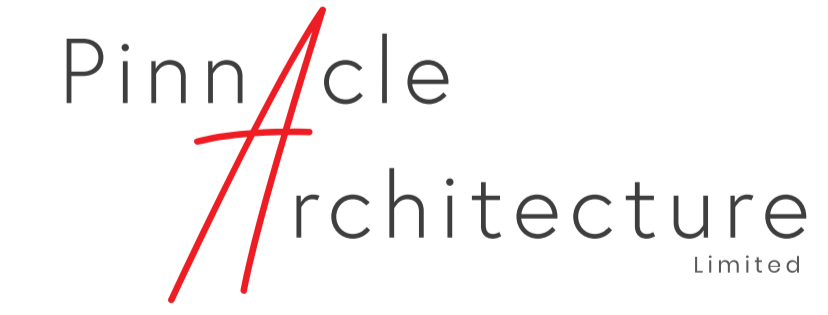


Merrivale, Floor Area Schedule (GIA)			
Home Story	Area Name	Room Number	Measured Area
Ground Floor	Bin Store 1		13.02
	Bin Store 2		16.80
	Plant 1		18.99
	Stair 1		59.38
	Stair 2		16.80
	Unit 1		395.25
	Unit 2		163.01
			662.95 m ²
First Floor	APT 01		68.73
	APT 02		68.65
	APT 03		68.93
	APT 04		48.35
	APT 05		58.71
	APT 06		61.92
	Corridor		39.52
	Stair 1		16.54
	Stair 2		16.80
Second Floor	APT 07		68.45
	APT 08		68.44
	APT 09		68.46
	APT 10		47.51
	APT 11 duplex		58.57
	APT 12		61.54
	Corridor		39.52
	Stair 1		16.47
	Stair 2		16.80
Third Floor	APT 11 duplex		46.30
			46.30 m ²
			1,603.37 m ²

Floor Areas 1:1

- A 28.9.22 ADDITIONAL PARKING INDICATED TO SUIT CLIENT CHANGE
- B 30.9.22 BENCHES ADDED TO UNIT 2 APRON, ONE WAY ROAD SYSTEM NOTED
- C 24.11.22 AREA SCHEDULE ADDED
- D 19.12.22 UNIT 3 OMITTED, CAR PARKING INCREASED, RESIDENTIAL PARKING & PEDESTRIAN ROUTE FROM CAR PARK REVISED
- E 11.1.23 GATE TO RESIDENCE PARKING REVISED
- F 6.2.23 TIMBER FENCE SHOWN TO PLANT AREA, REAR DOOR TO STAIR 2 OMITTED, STAIR 2 FFL REDUCED, DWARF WALL ADDED ADJ SPACE 26, EXTERNAL LEVELS UPDATED
- G 9.12.22 BIN STORE ENCLOSURE ADDED TO UNIT 1, STORES BELOW CAR PARK OMITTED, PLANTING AREA ADDED TO CORNER OF UNIT 1
- H 31.3.23 RESI PARKING SPACE NO.1 RELOCATED TO FAR END, SPACE 21 SHOWN AS DIS. PARKING, REVISION TO SERVICE ROAD EGRESS TO SUITE TRAFFIC CONSULTANT COMMENTS.
- J 12.11.23 1:200 SCALE BAR ADDED

Rev	Description	Date
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Client
Merrivale Court Ltd

Project
Merrivale PH, Oldbury, Site Redevelopment

Title
Site Plan

Scale @ A1 1:200, 1:1 Drawn
Date Created 15.08.22 Checked
Project No. PA 0106 Drawing No. - Rev 0106 A-002-J



Proposed Site Plan

1:200

