

Report to Planning Committee

9 March 2022

Application Reference	DC/22/66482
Application Received	4 January 2022
Application Description	Proposed 2 No. units for Industrial Processes (Use Class E(g)(iii)), General Industrial (Use Class B2), and Storage and Distribution (Use Class B8) and associated car parking and infrastructure.
Application Address	Land At Brandon Way, West Bromwich, B70 8JL
Applicant	Revelan Group Limited
Ward	Greets Green & Lyng
Contact Officer	William Stevens William_stevens@sandwell.gov.uk

1 Recommendations


1.1 That Members visit the site.

2 Reasons for Recommendations

2.1 The application is a departure from the Local Plan and has received a number of objections. In order to meet April's Full Council meeting and allow Members to consider the proposal fully, a visit is recommended.



3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
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4 Context

- 4.1 This application is being reported to your Planning Committee because it is a departure from the Local Plan and a significant number of objections has been received. Further details will be provided but as with the previous application (DC/22/66365 refers), the key objections received to date centre around noise nuisance, especially if the industrial uses are a 24 hour operation, and the increase in traffic with additional heavy goods vehicles using Brandon Way.
- 4.2 To assist members with site context, links to Google Maps are provided below:

[Aerial view](#)

[Brandon Way](#)

[View from the canal](#)

5 Key Considerations

- 5.1 The site is allocated for residential use and as such is a departure from the Council's adopted Local Plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)
Proposals in the Development Plan
Public visual amenity



Overbearing nature of proposal
Layout and density of building
Design, appearance and materials
Access, highway safety, parking and servicing
Traffic generation
Noise and disturbance from the scheme
Disturbance from smells

6. The Application Site

- 6.1 The application site relates to former industrial land and is now allocated for residential use. The site lies adjacent to another industrial use. A canal is situated to the south with residential properties on the opposite side of Brandon Way.

7. Planning History

- 7.1 There is significant industrial history which will be reported at April's Planning Committee.

8. Application Details

- 8.1 The applicant proposes 2 No. units for Industrial Processes (Use Class E(g)(iii)), General Industrial (Use Class B2), and Storage and Distribution (Use Class B8) and associated car parking and infrastructure.
- 8.2 Full details will be reported in April's Planning Committee report.

9. Recommendation

- 9.1 It is recommended that Members visit the site.

10. 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.
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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:	To be confirmed in April's Planning Committee report.
Social Value	To be confirmed in April's Planning Committee report.

11. Appendices

Site Plan

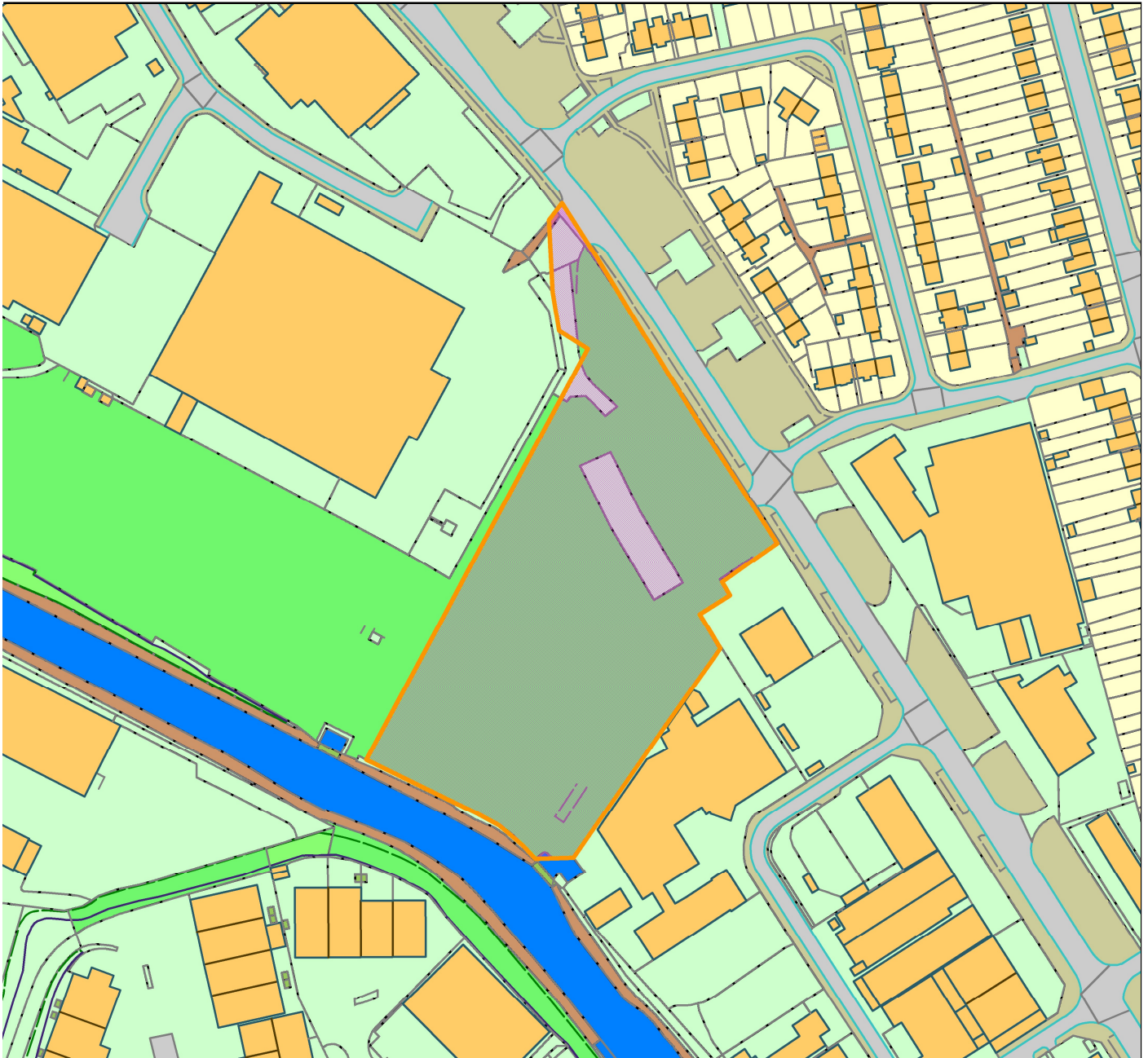
Context Plan

Plan No: 6324 – 049 Rev B



DC/21/66482

Land At Brandon Way, West Bromwich



Legend

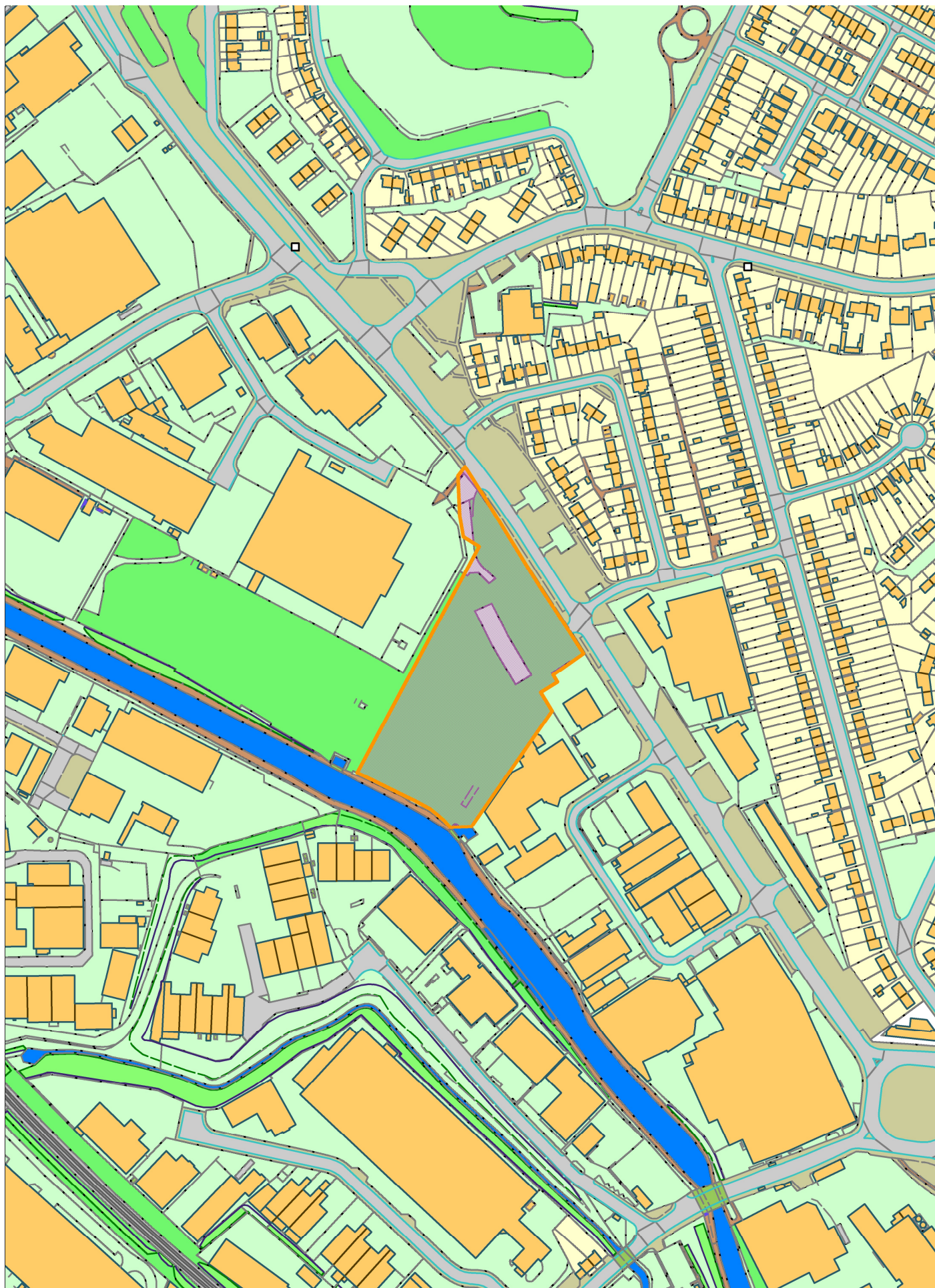
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m 28 56 84 112 140

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 February 2022
OS Licence No	

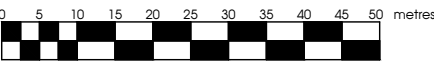
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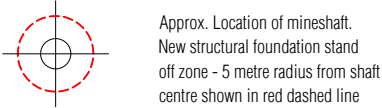
Schedule of Accommodation

All areas are square feet gross internal and approximate

Unit	Production / Warehouse		Offices		Total	Parking
Unit 1A	25,000 ft²	2,323 m²	2,500 ft²	232 m²	27,500 ft²	2,555 m²
Unit 1B	20,000 ft²	1,858 m²			20,000 ft²	1,858 m²
TOTAL					47,500 ft²	4,413 m²
Site Area to green line			3.90 Acres	1.58 Ha		



Blue line: Adjacent land in applicant's ownership
Red line: Application boundary



Approx. Location of mine shaft.
New structural foundation stand
off zone - 5 metre radius from shaft
centre shown in red dashed line

B	090222	Existing trees retained to Brandon Way if possible. Footpath added to NE corner of Unit 1A. Cycle shelter moved and car parking amended to increase landscaping to Brandon Way.	aips
A	080222	Mine shaft locations updated.	aips

no.	date	revision	by
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client

Revelan Group Limited

project
Proposed development
Brandon Way and
Pennington Close
West Bromwich
drawing

Proposed Site Plan
Units 1a and 1b

scale	1:1000 @ A1	drawn	aips
checked	AS	date	December 2021

no
6324 - 049 Rev B