

Report to Planning Committee

9 March 2022

Application Reference	DC/21/66365
Application Received	25 November 2021
Application Description	Proposed hybrid planning application for the development of 13,975 sq. m. of floorspace (7,045 sq. m. 'full' and 6,930 sq. m. outline) for Use Classes E(g)(iii) Industrial Processes, B2 - General Industrial and B8 Storage and Distribution, with associated car parking and infrastructure (outline application for access).
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 number of objections have been received. Further details will be provided but 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 is 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 is in a horse shoe arrangement, inside which is 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 to you in April's Planning Committee report.

8. Application Details

- 8.1 This is a hybrid planning application for the development of 13,975 sq. m. of floorspace (7,045 sq. m. 'full' and 6,930 sq. m. outline) for Use Classes E(g)(iii) Industrial Processes, B2 - General Industrial and B8 Storage and Distribution, with associated car parking and infrastructure (outline application for access).
- 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.
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.

16. Appendices

Site Plan

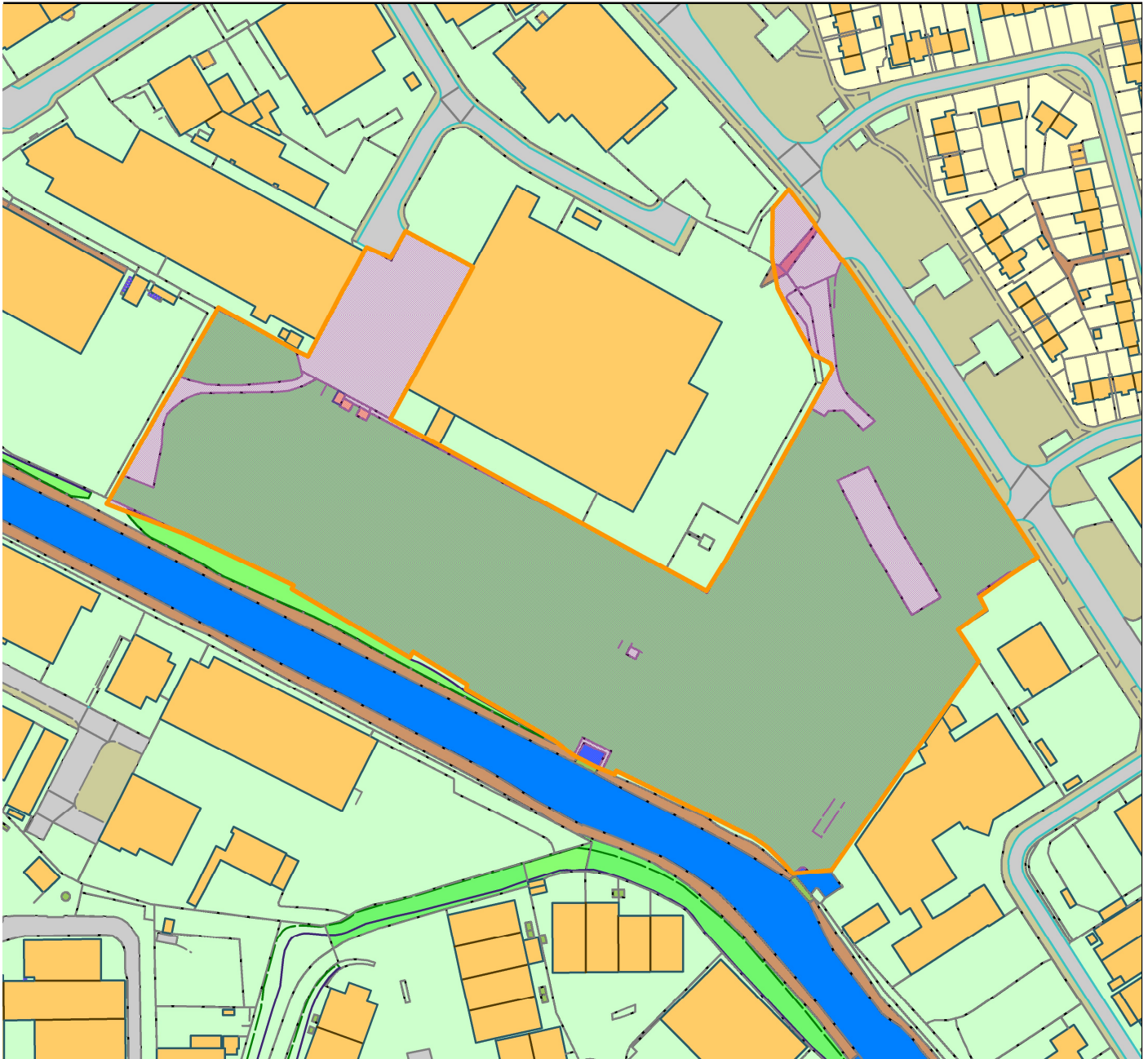
Context Plan

Plan No: 6324 – 036 Rev M



DC/21/66365

Land At Brandon Way, West Bromwich



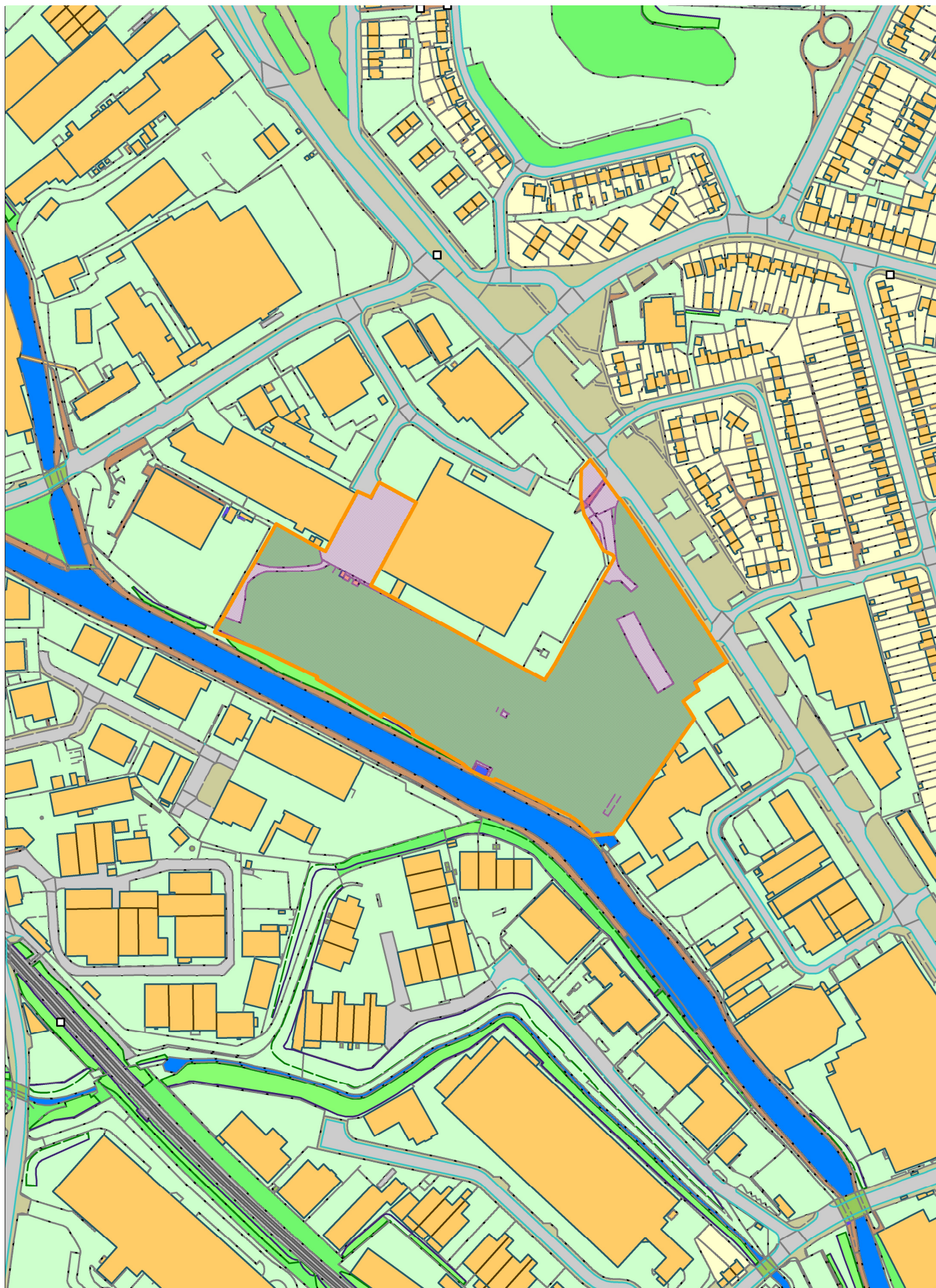
Legend

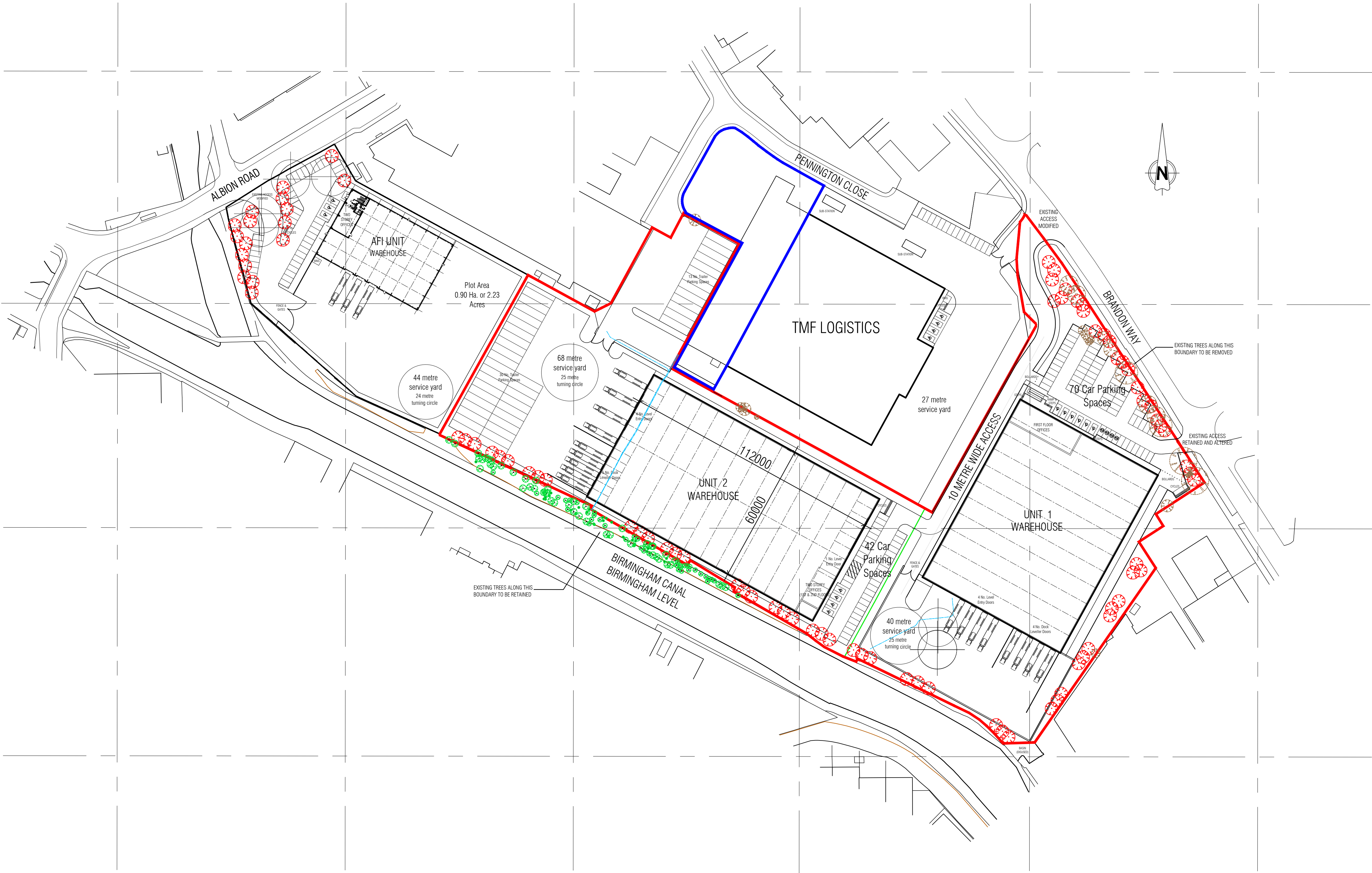
Scale 1:2229

m 28 56 84 112 140

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 February 2022
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notes

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Schedule of Accommodation						
All areas are square feet gross internal and approximate						
Unit	Production / Warehouse		Offices		Total	Parking
Unit 1	64,415 sq ft	5,984 sq ft	3,230 sq ft	300 sq ft	67,645 sq ft	6,284 sq ft
Unit 2	72,170 sq ft	6,705 sq ft	3,660 sq ft	340 sq ft	75,830 sq ft	7,045 sq ft
Unit 1 Site Area 4.03 Acres 1.63 Ha						
Unit 2 Site Area 4.19 Acres 1.69 Ha						

- Legend
- Underground Electric Cable
 - Existing Trees to be Retained
 - Existing Trees to be Removed
 - Proposed New Trees - Indicative Only

M	15/10/21	Existing site access re-used. Offices handed. Car parking modified to suit levels. Ramps and steps introduced. Dock and level entry doors amended. All to Unit 1 to suit changes due to FRA proposals.	aips
L	08/10/21	Blue line added to adjacent property.	aips
K	29/09/21	Estate road and Unit 1 layout amended to suit.	aips
J	10/09/21	Boundary adjacent Unit 2 service yard amended.	aips
H	20/08/21	Existing tree positions added	gh
G	18/08/21	Existing underground electric cable added	gh
F	10/08/21	Schedule of accommodation revised with Unit 2 parking numbers.	gh
E	01/07/21	Area schedule revised to indicate individual site areas of units 1 & 2	gh
D	30/06/21	Unit 2 loading dock and level entry doors revised, gable end grids revised to accommodate increased level entry door sizes.	gh
C	18/06/21	Unit 2 loading dock and level entry doors revised, offices at 1st & 2nd floor levels.	gh
B	16/06/21	Car parking and offices handed.	aips
A	09/06/21	Plot boundaries shown. Car parking replaced with trailer parking. Grids 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
Option DD

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

no

\$6324 - 036 Rev M