

Report to Planning Committee

15th February 2022

Application Reference	DC/21/66451
Application Received	21 st December 2021
Application Description	Proposed erection of market stalls.
Application Address	Market Stalls Junction Union Street, Market Place, Wednesbury
Applicant	Mr. Gerry Ritchie, Sandwell MBC
Ward	Wednesbury South
Contact Officer	William Stevens William_stevens@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted.

2 Reasons for Recommendations

2.1 The proposed development is of satisfactory design that would enhance the shopping experience and give consumers alternative choices.

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 has been submitted on behalf of Sandwell MBC.
- 4.2 To assist members with site context, links to Google Maps are provided below:

[Aerial View](#)

[Market Place, Wednesbury](#)

[Union Street, Wednesbury](#)

5 Key Considerations

- 5.1 The site is unallocated but is within the conservation area of the retail core of Wednesbury.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)

6. The Application Site

- 6.1 The application site relates to footpaths and shared spaces within the local centre. The area is retail in nature.

7. Planning History

- 7.1 There is no relevant planning history.



8. Application Details

8.1 The applicant proposes to erect three rows of market stalls of various lengths, all which have an overall height of 3.0m.

9. Publicity

9.1 The application has been publicised by neighbour notification letters, site notice and advertisement in the local paper. No objections have been received.

10. Consultee responses

10.1 Highways

No objections.

10.2 Public Health (Air Pollution and Noise)

No objections.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles



12.2 The proposal accords with policies ENV3 and SAD EOS9 in that the proposals are of satisfactory design that in my opinion, would not harm the setting of the conservation area.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. However, given the introduction of another retail space into a retail area, would, in my opinion, not cause any significant negative impacts on the conservation area and shoppers.

15 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:	The development is on land owned by Sandwell Council.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None
Social Value	None

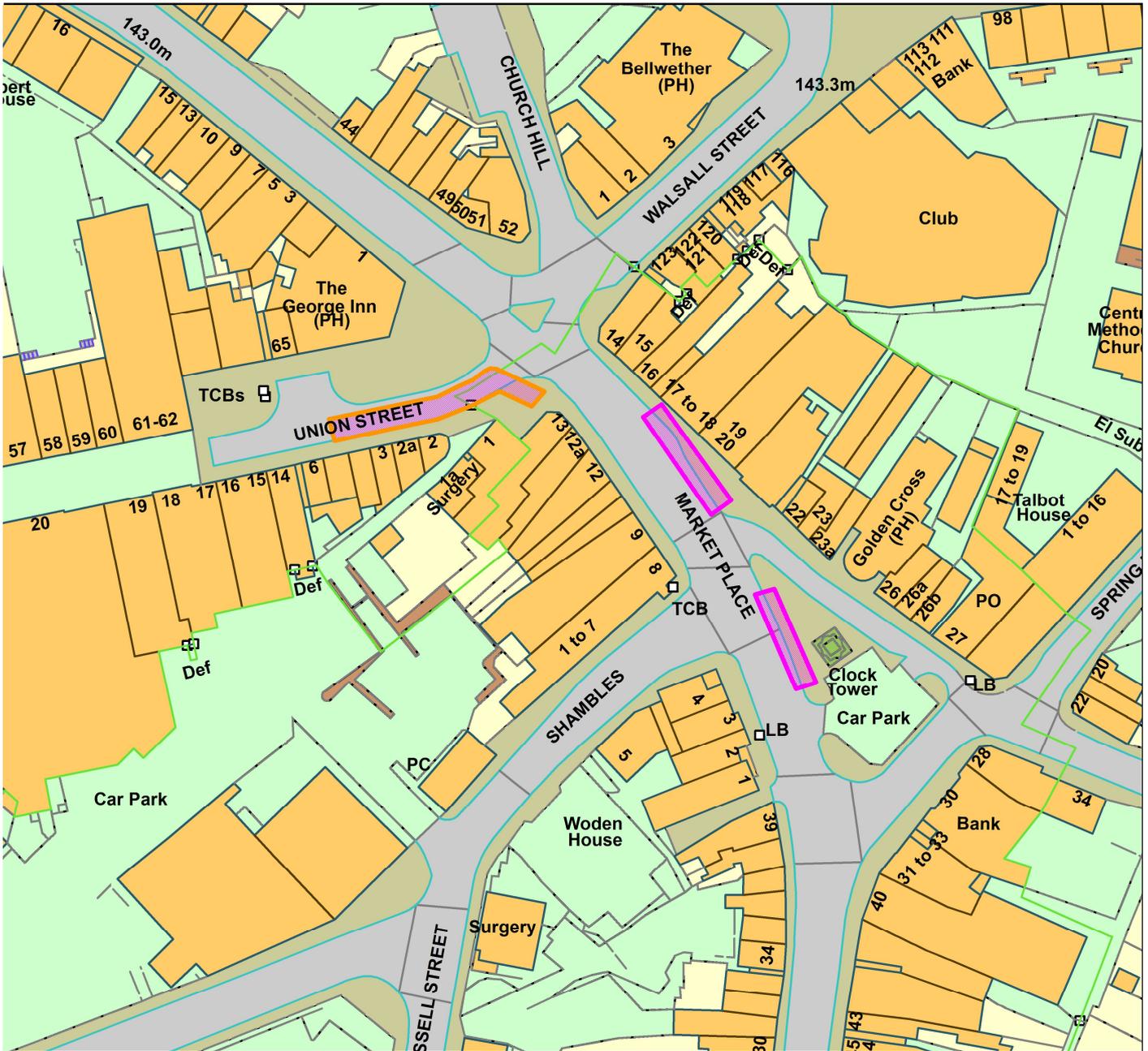
16. Appendices

Site Plan
Context Plan





DC/21/66451
Market Stalls Junction Union Street



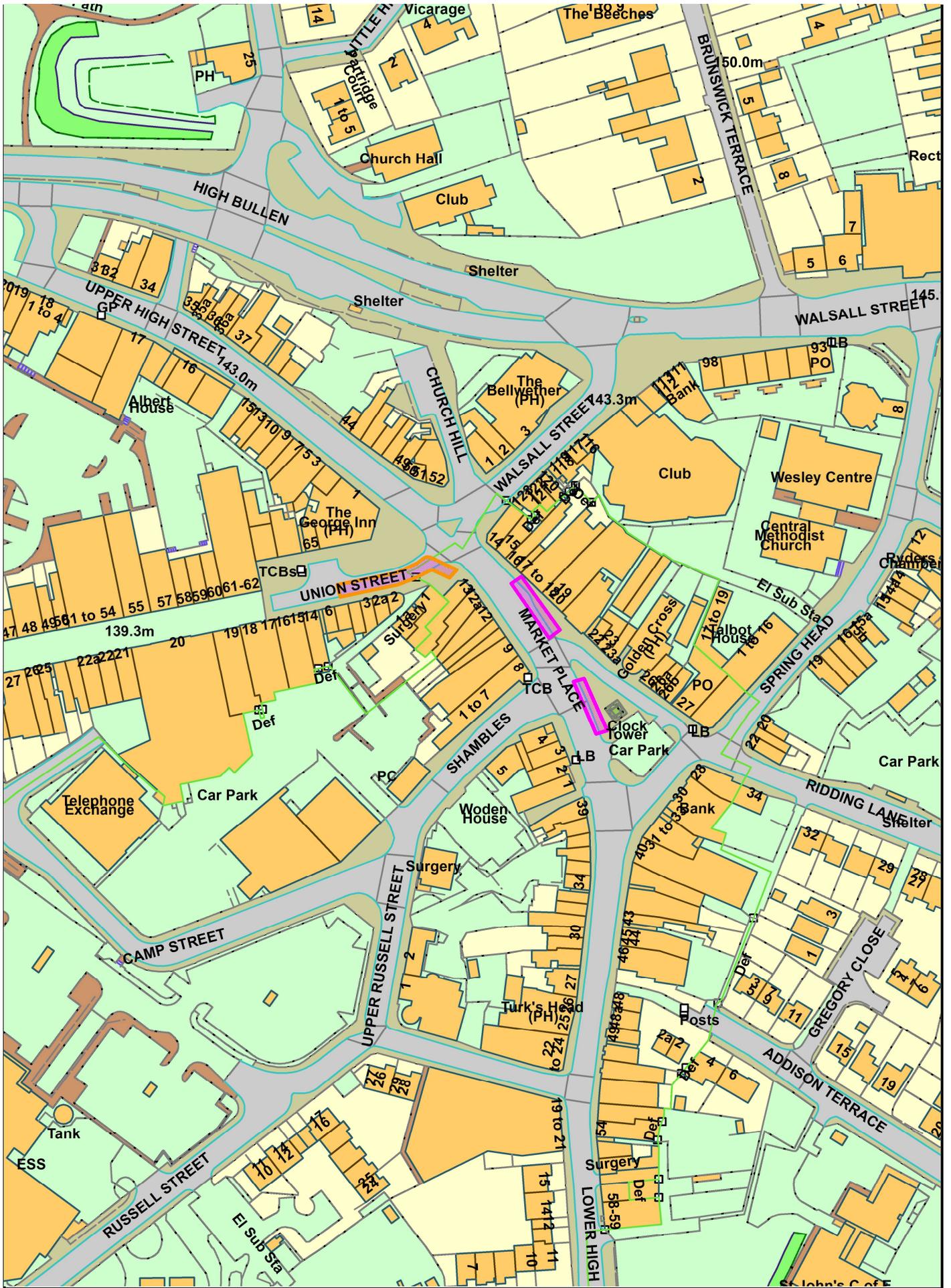
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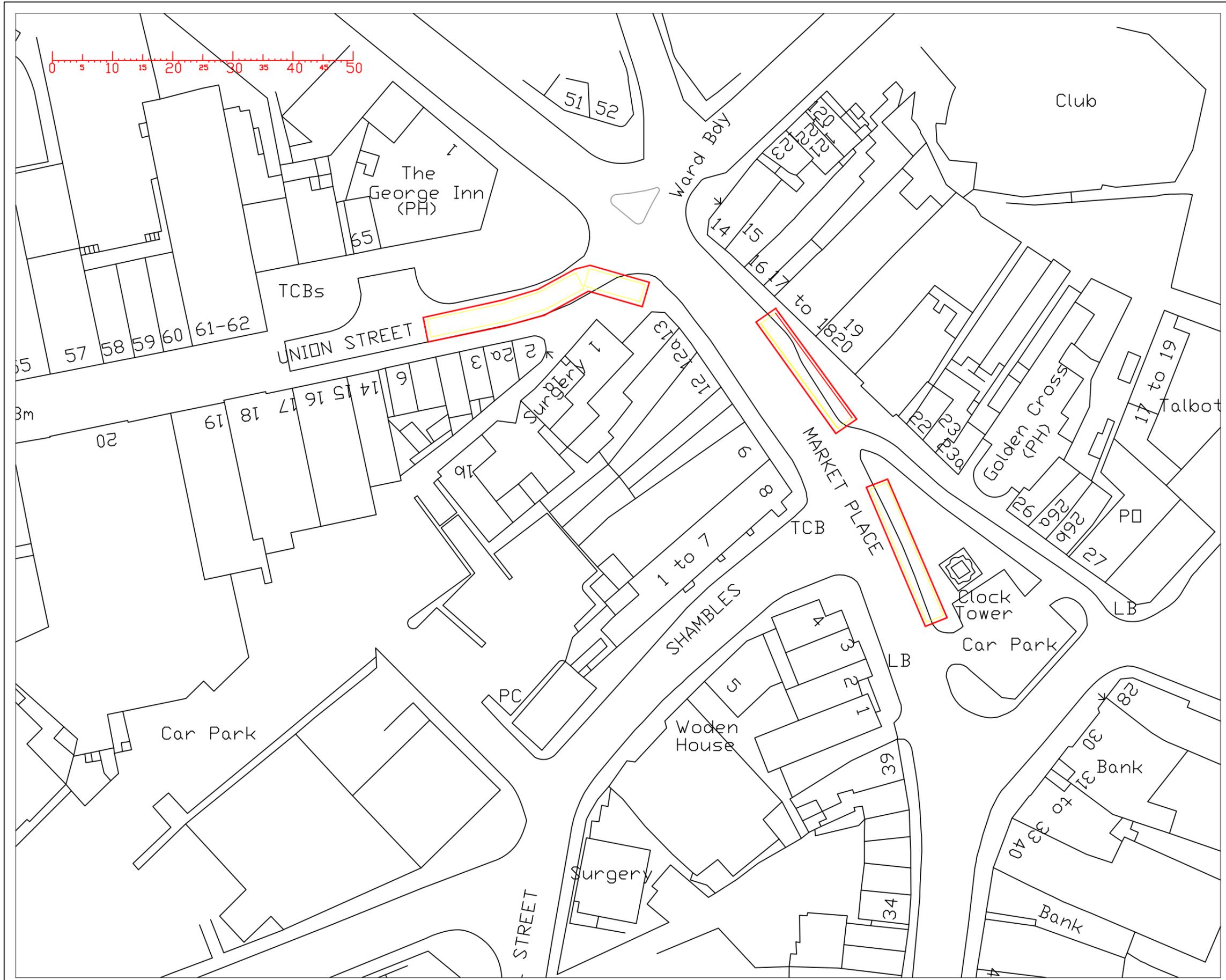
Scale 1:1114



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	31 January 2022
OS Licence No	





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IMPORTANT
 The Contractor will be responsible for setting out the work. All dimensions must be obtained from or checked on site. Figured dimensions to be used in preference to scale.



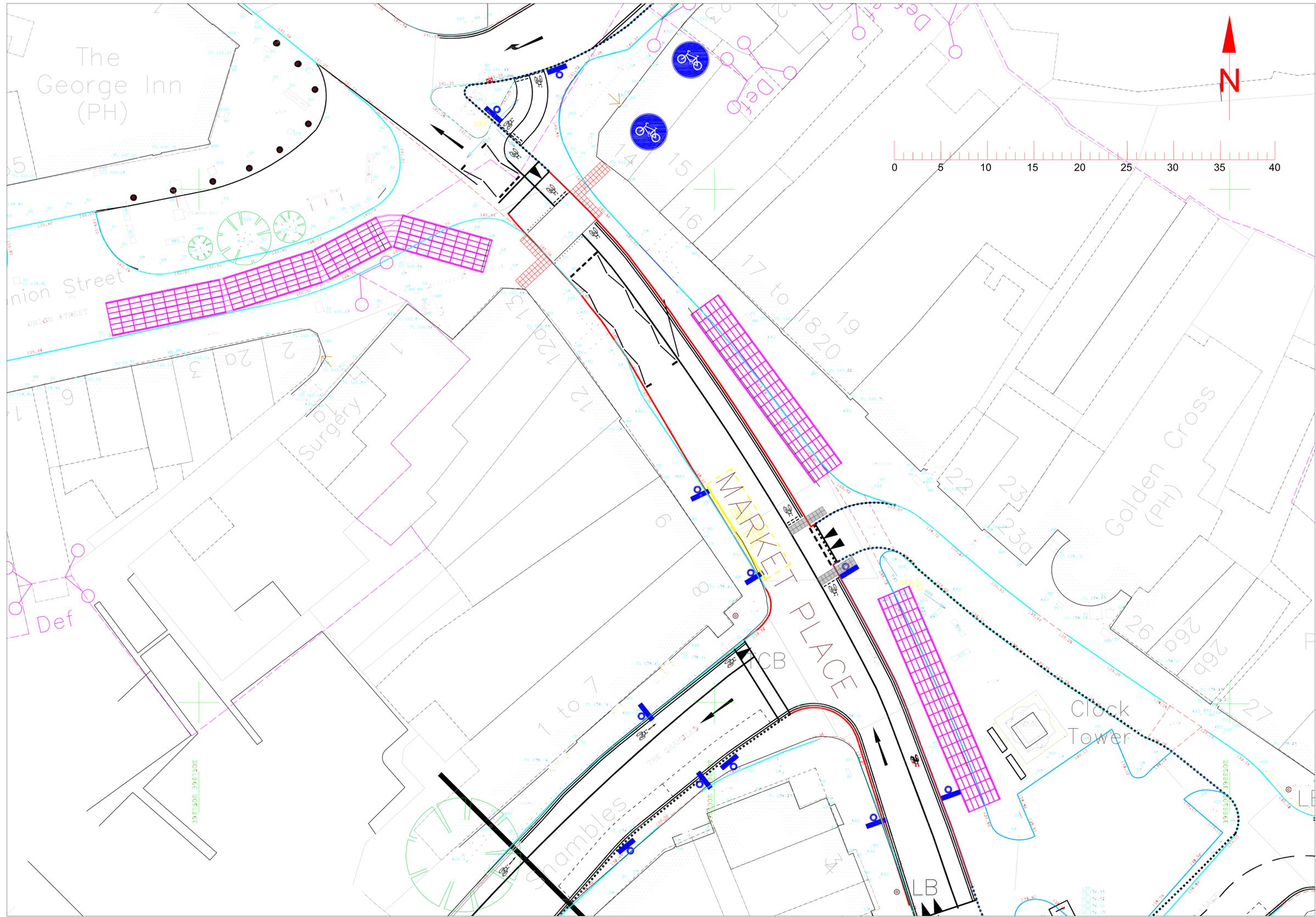
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 Oldbury, B69 3DE.
 E-mail: Highways@sandwell.gov.uk

PROJECT
 Wednesbury HAZ

LOCATION
 Market Place & Union Street, Wednesbury

DRAWING TITLE
 Red line boundary

SCALE	1:1250
ISSUED BY	Highways Services Manager
DATE	December 2021
DRAWN BY	SS/MS
DRAWING No	WedHaz/001



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PROJECT
 WEDNESBURY HAZ

LOCATION
 MARKET PLACE, WEDNESBURY

DRAWING TITLE
 Market stall locations

SCALE 1:500

ISSUED BY Highways Group Manager

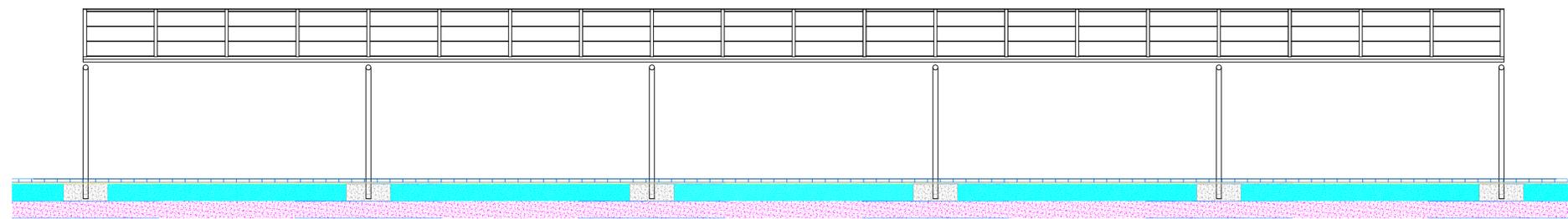
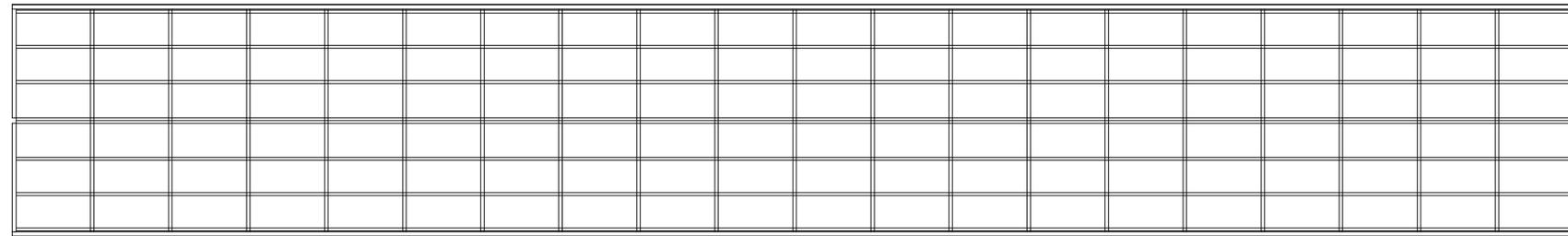
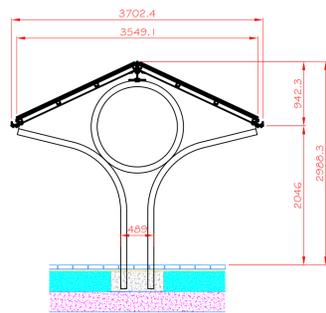
DATE December 2021

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DRAWING No 43,369 S/1

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PROJECT
WEDNESBURY HAZ

LOCATION
MARKET PLACE, WEDNESBURY

DRAWING TITLE
Market stall elevations

SCALE **1:125**

ISSUED BY **Highways Group Manager**

DATE **December 2021**

DRAWN BY **S.S.**

DRAWING No **43,373 S/1**