

# Report to Council

**12 April 2022**

<b>Subject:</b>	Proposed departure from the Development Plan at 1 Providence Place and Land Off Sandwell Road, West Bromwich
<b>Director:</b>	Tony McGovern Director of Regeneration & Growth - Neighbourhoods
<b>Contact Officer:</b>	William Stevens Principal Planning Officer <a href="mailto:William_stevens@sandwell.gov.uk">William_stevens@sandwell.gov.uk</a>

## 1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/22/66501 (Proposed change of use of existing 5 storey office block (Providence Place) to education, with external alterations, and new sprinkler tanks; and erection of an associated school sports building and hard surfaced sports court (Sandwell Road), with car parking, boundary treatment and landscaping).

## 2 Reasons for Recommendations

The proposal is on land allocated for office use and as such is contrary to adopted council policy. The Council no longer has need for this space.

## 3 How does this deliver objectives of the Corporate Plan?

	Best start in life for children and young people
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## 4 Context and Key Issues

- 4.1 Planning Committee granted conditional approval on the meeting held 30<sup>th</sup> March 2022, which considered planning application DC/22/66501 (Proposed change of use of existing 5 storey office block (Providence Place) to education, with external alterations, and new sprinkler tanks; and erection of an associated school sports building and hard surfaced sports court (Sandwell Road), with car parking, boundary treatment and landscaping).
- 4.2 The application was publicised by neighbour notification letters, site notice and press notice with objections which are contained within the original planning committee report attached.
- 4.3 Planning Committee Members approved the application on the 30<sup>th</sup> March 2022, and now Council will need to approve the departure from the Development Plan before planning permission can be granted.
- 4.4 The site is currently allocated for office use under the Site Allocations and Delivery Plan Policies Map and is in the ownership of the Council. It is necessary for the Council to consider whether or not to grant an exception to adopted policy to allow the application to proceed.
- 4.5 The purpose of this report is to discuss the 'departure' from the Development Plan only. It is not the role of Council to reconsider the wider planning merits of the application which have already been considered by Planning Committee.
- 4.6 The application has been publicised by neighbour notification letters, and site and press notice, with response. The Council's Highways, Planning Policy, and Environmental Health teams have also been consulted on the proposal. No overall objections have been received from consultees which cannot be overcome by condition.

## 5 Alternative Options

- 5.1 Refusing the departure is an option, in doing so clear planning justification would have to be provided as any refusal of planning permission could result in an appeal and costs being awarded against the Council.



## 6. Implications

<b>Resources:</b>	The granting of exceptions to the Development Plan would not have any implications for the resources of the Council.
<b>Legal and Governance:</b>	The Planning Committee has delegated powers to determine planning applications within current Council policy. The decision to grant permission for this proposal would be contrary the Development Plan. Consequently, the Committee has referred the application to the Council to consider whether or not an exception to the development plan should be granted.
<b>Risk:</b>	The site is Council owned.
<b>Equality:</b>	None Relevant.
<b>Health and Wellbeing:</b>	None Relevant.
<b>Social Value</b>	The proposal would create jobs and apprentices during the construction phase.

## 7. Appendices

None

## 8. Background Papers

8.1 Planning application reference DC/22/66501

