

Report to Council

7th June 2022

Subject:	Proposed departure from the Development Plan at Ervin Amasteel, George Henry Road, Tipton
Director:	Tony McGovern Director of Regeneration & Growth - Neighbourhoods
Contact Officer:	Anjan Dey Planning Officer Anjan_dey@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/21/65853 planning application for part demolition of existing buildings and proposed change of use from foundry to scrap metal recycling centre, comprising of new building and installation of sheer, pre-shredder, shredder and downstreamer and boundary treatment – Ervin Amasteel, George Henry Road, Tipton.


2 Reasons for Recommendations

- 4.1 The land is allocated for employment uses (Class E, B2 and B8; the proposed is a waste use (sui generis), and as such is contrary to adopted council policy.

The application site is a vacant foundry site that is 33,907 square metres in area and is located on the eastern side of George Henry Road, Tipton. The site is in an established area of industrial and commercial units with wider area to the east of the site characterised by residential properties. The proposal would bring a large vacant site back into use.



3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
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4 Context and Key Issues

- 4.1 Planning Committee granted conditional approval on the meeting held 11th May 2022, which considered planning application DC/21/65853 planning application for part demolition of existing buildings and proposed change of use from foundry to scrap metal recycling centre, comprising of new building and installation of sheer, pre-shredder, shredder and downstreamer and boundary treatment.
- 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 11th May 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 employment use under the Site Allocations and Delivery Plan Policies Map and has been in private ownership for a number of years. The site has remained undeveloped and is surrounded by industrial uses. 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

Resources:	The granting of exceptions to the Development Plan would not have any implications for the resources of the Council.
Legal and Governance:	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.
Risk:	None Relevant.
Equality:	None Relevant.
Health and Wellbeing:	None Relevant.
Social Value	The proposal would create jobs and apprentices during the construction phase.

7. Appendices

None

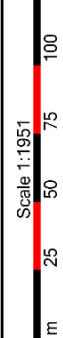
8. Background Papers

- 8.1 Planning application reference DC/21/65853.

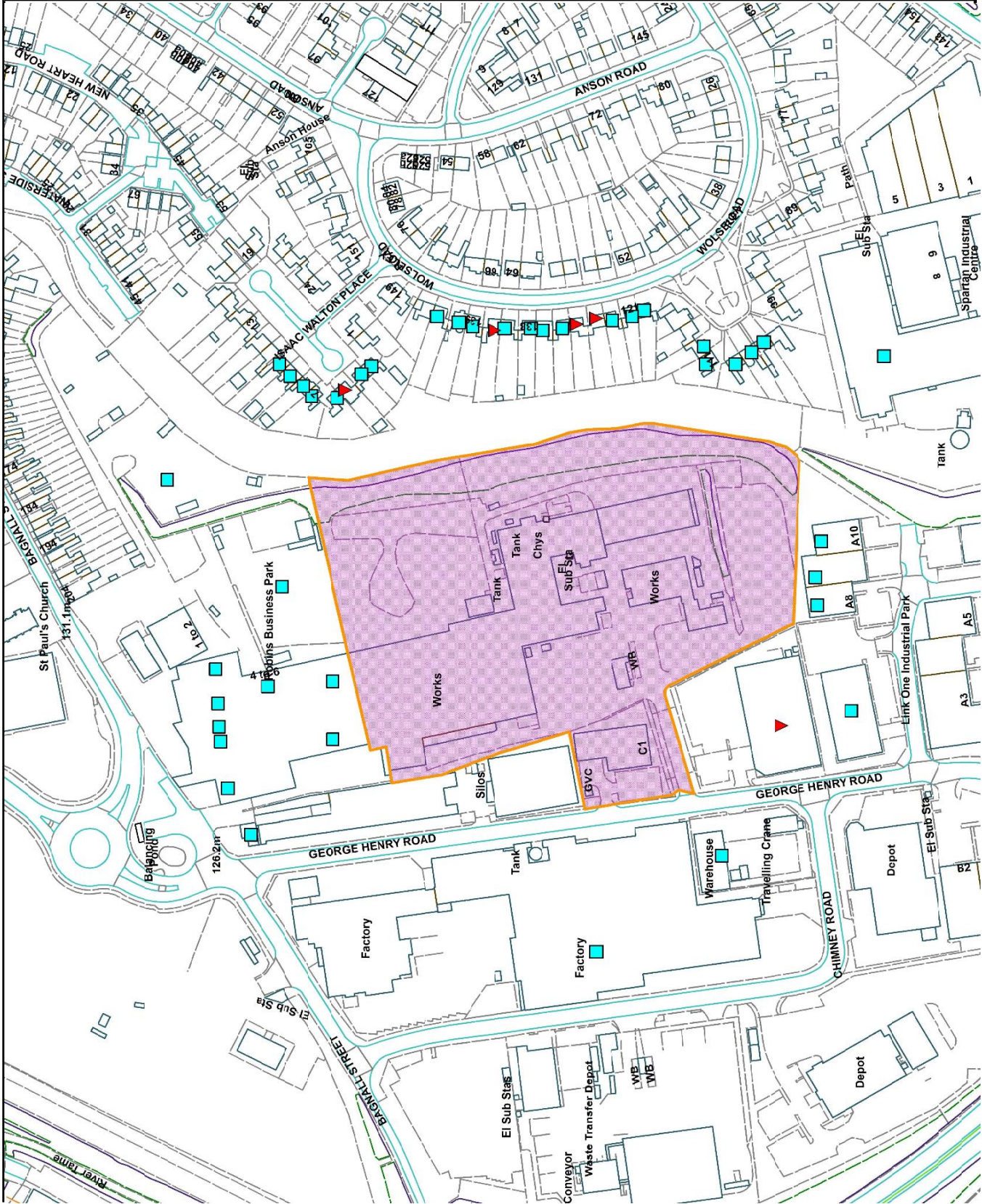


Legend

Scale 1:1950

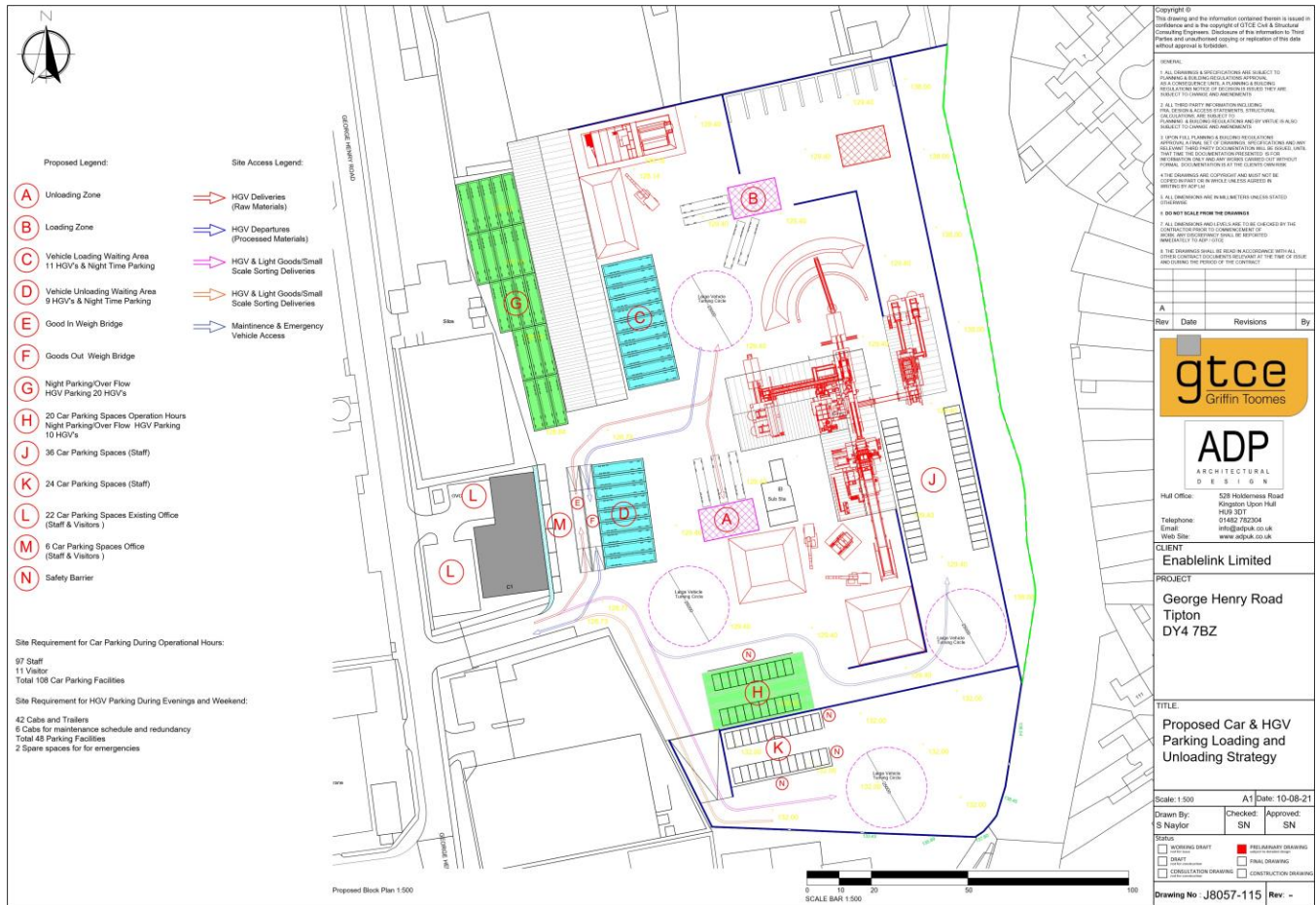


Organisation	Sandwell MBC
Department	Development Management
Comments	DC/21/65853
Date	16 May 2022



Site Notice Location* Expiry: 16/08/21

Ervin Amasteel, George Henry Rd, Tipton



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Rev	Date	Revisions	By
A			

gtce
Griffin Toomes

ADP
ARCHITECTURAL
DESIGN

Head Office: 528 Hockmans Road
Kington Upon Hull
HU8 3ET
Telephone: 01482 782204
Email: info@adpuk.co.uk
Web Site: www.adpuk.co.uk

CLIENT: Enablink Limited

PROJECT: George Henry Road
Tipton
DY4 7BZ

TITLE: Proposed Car & HGV
Parking Loading and
Unloading Strategy

Scale: 1:500 A1 Date: 10-08-21
Drawn By: S Naylor Checked: SN Approved: SN

STATUS:
 WORKING DRAWING
 DRAFT
 CONSULTATION DRAWING
 PRELIMINARY DRAWING
 FINAL DRAWING
 CONSTRUCTION DRAWING

Drawing No. J8057-115 Rev. -