



**Planning Committee**

**22nd June 2022**

Report - Regeneration and Growth

Applications for Consideration

**AMENDMENTS**

**Sandwell Metropolitan Borough Council**

**Planning Committee**

**22nd June 2022**

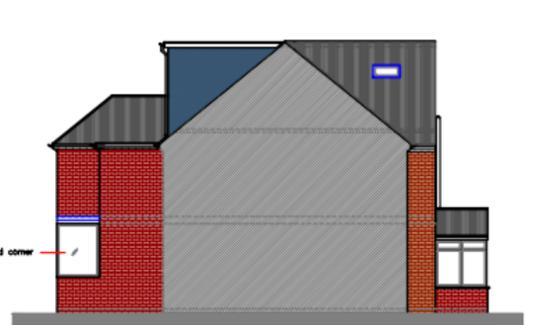
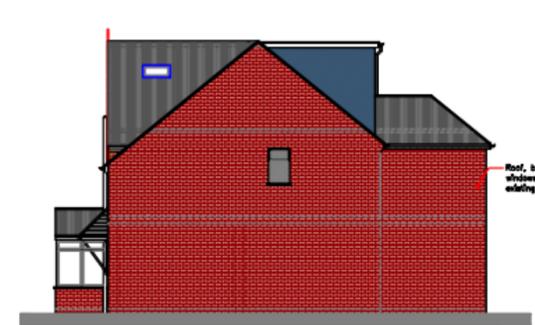
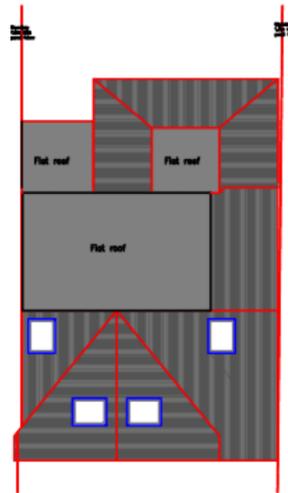
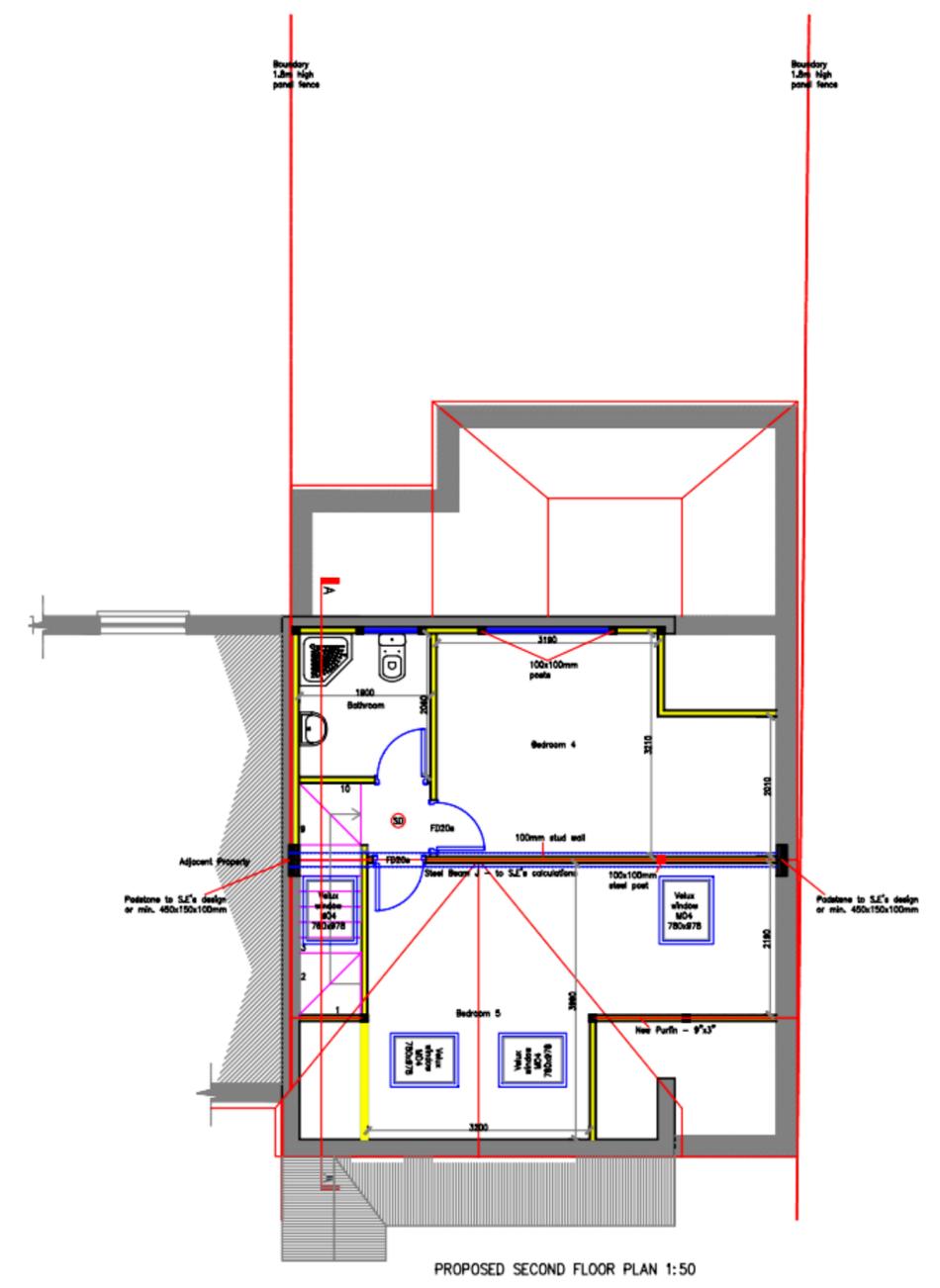
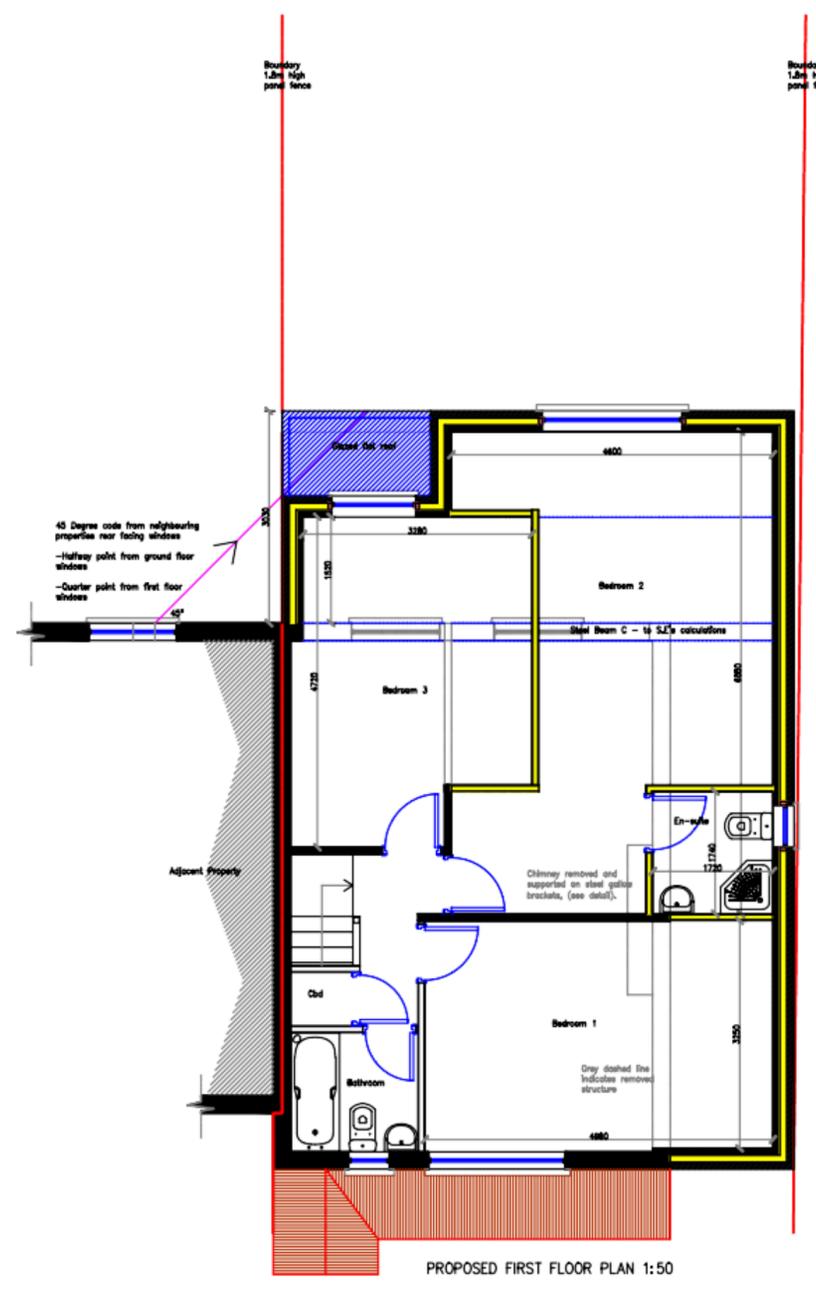
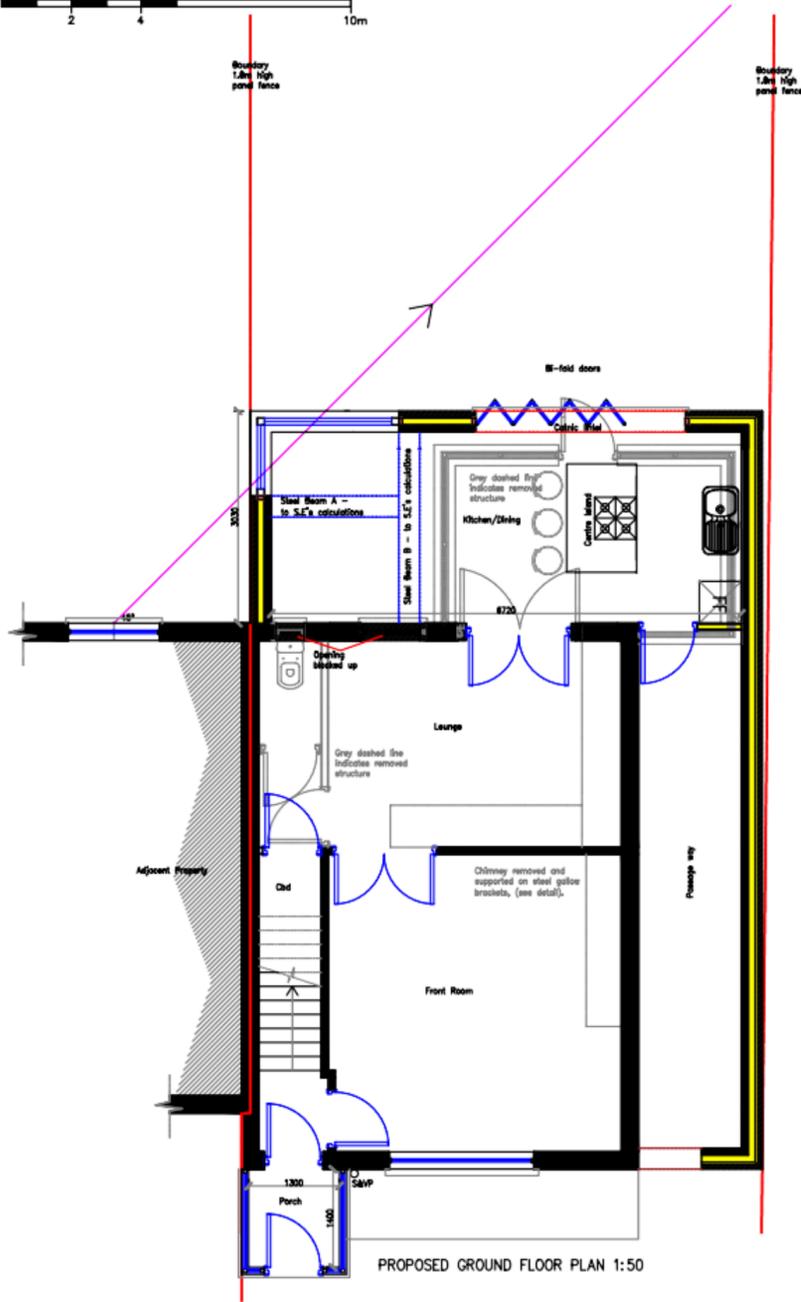
**Index of Applications**

<b>Application No &amp; Agenda Page Ref</b>	<b>Premises, Application and Applicant</b>	<b>Recommendation</b>
DC/21/66305  Rowley	Proposed development of 7 No. houses, 2 No. bungalows and 2 No. two storey apartment blocks comprising of 6 No. self-contained flats with associated parking and landscaping. Land At Hawes Lane/Stanford Drive Rowley Regis Mr Alan Martin	Grant Permission Subject to Conditions  Further objection received regarding highway safety – no change in recommendation

<p>DC/21/66444</p> <p>Cradley Heath &amp; Old Hill</p> <p><b>VISIT</b></p> <p><b>3.30pm – 3.50pm</b></p>	<p>Proposed demolition of existing industrial buildings and development of 34 No. dwellings with access, parking and landscaping.</p> <p>Land North Of Woods Lane/Cradley Road Cradley Heath B64 7AW</p>	<p>Grant Permission Subject to Conditions</p> <p>Plans to table:</p> <p>01194-03-003 Rev D 01194-03-020 Rev A</p> <p>Conditions to be removed due to satisfactory further information received:</p> <p>iii) Finished Floor Levels vii) Energy Statement</p>
<p>DC/22/66646</p> <p>Charlemont With Grove Vale</p> <p><b>VISIT</b></p> <p><b>2.30pm – 2.55pm</b></p>	<p>Proposed two storey side extension, rear dormer, single and two storey rear extension and porch and canopy to front.</p> <p>1 Stanley Road West Bromwich B71 3JH Mr S Qader</p>	<p>Grant Permission Subject to Conditions</p> <p>Revised Plan showing 3.03m distance:</p> <p>2021_72_02A Rev H</p>

<p>DC/22/66668</p> <p>Hateley Heath</p>	<p>Retention of outbuilding at rear. 17 Beverley Road West Bromwich B71 2LP Mr Mandip Singh</p>	<p>Grant Conditional Retrospective Consent</p>
<p>DC/22/66735</p> <p>Cradley Heath &amp; Old Hill</p> <p><b>VISIT</b></p> <p><b>3.55pm – 4.15pm</b></p>	<p>Proposed creation of first floor with two storey front and single storey rear extensions. 31 Timbertree Road Cradley Heath B64 7LF</p>	<p>Grant Permission Subject to Conditions</p> <p>Typo:</p> <p>6.2 should read 4 bedrooms not 5 bedrooms</p> <p>13.5 remove the word “cannot” and replace with “can”.</p> <p>Tabled 85 signature petition.</p> <p>7 further objections totalling 19 received following the preparation of committee report no additional reasons for objecting</p>

<p>DC/22/66860</p> <p>St Pauls</p>	<p>Continued use of hand car wash (pursuant to temporary consent DC/18/61474) - permanent consent requested and proposed acoustic fencing to car washing bays. (Amendment to refused planning application DC/21/66229). Shine Bubbles Car Wash 90 Rood End Road Oldbury B68 8SF Mr Girat Khan Essakhill</p>	<p>Grant Permission Subject to Conditions</p> <p>No further comments</p>
<p>DC/22/66919</p> <p>Abbey</p>	<p>Delegation of decision-making authority to Birmingham City Council to determine cross-boundary planning application for proposed demolition of structures at site and erection of two-storey building to provide 17 assisted living units with associated car parking and landscaping. Land To The Rear Of 6 6A 6B And 6C Anderson Road Smethwick</p>	<p>Grant Permission</p>
<p>DC/22/67130</p> <p>Oldbury</p>	<p>Variation of condition 1 of planning permissions DC/20/64152 and DC/21/65595 (development of 152 No.2,3,4 bedroom dwellings and 82 No.1 and 2 bedroom apartments together with associated roads, car parking, open space and associated works) to alter site layout to provide First Homes to plots 223, 224, 225, 226 and 227. West Bromwich Street Oldbury B69 3AT Mr Philip Bowling</p>	<p>Grant Permission Subject to Conditions</p>



Rev	Date	Description
Rev C	23.03.22	Amended elevations as per the conversation with the planning officer.
Rev D	04.04.22	Small flat roof at first floor rear
Rev E	31.05.22	Single storey rear extension at 3.03m depth

<b>PROPOSED PLANS</b>		Drawn: RT	Submitted: Building Regulations/Planning submission
Scale: 1:100 / 1:1250@A1		Date: 15/07/21	Sheet: H
Job: SINGLE STOREY FRONT AND REAR & TWO STOREY SIDE AND REAR EXTENSION		Drawing No: 2021_72_02A	Rev: H

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## SCHEDULE

Ref.	Area (ft²)	Area (m²)	HOUSE TYPE	STOREY	TOTAL	TOTAL AREA (ft²)	TOTAL AREA (m²)	Tenure mix%
A	538.0	50.0	1B Maisonette	1	4	2152	200	11.8
B	723.0	67.2	2B House	2	15	10845	1008	44.1
C	861.0	80.0	3B House	2	10	8610	800	44.1
C1	861.0	80.0	3B House	2	3	2583	240	
C2	953.0	88.5	3B House	2	2	1906	177	
<b>TOTAL</b>					<b>34</b>	<b>26096</b>	<b>2424</b>	<b>100</b>

### PARKING

<b>CAR PARKING (including unallocated)</b>	55	162%
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### SITE AREA SUMMARY

Total units	34
Gross site area (Acres)	1.78
Undeveloped area (Acres) - open space	0.07
Net site Developed area (Acres)	1.71
Total gross coverage area (ft²)	26096
Site net Density (units/ Acre)	19.88
Site net coverage (ft²/Acre)	15260.82

NOTES:  
 © COPYRIGHT UMAA ARCHITECTURE LTD. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. CONTRACTORS TO CHECK CRITICAL DIMENSIONS RELATIVE TO THEIR WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

### KEY

- SITE BOUNDARY
- EXISTING TREES / HEDGEROWS (INDICATIVE)
- NEW TREES AND LANDSCAPING (INDICATIVE - REFER TO SOFT LANDSCAPE PLAN FOR DETAIL)
- PRIVATE DRIVE
- INDICATIVE 20m STAND-OFF TO RAILWAY LINE (TBC)
- BUFFER ZONE TO INDUSTRIAL, WITH FENCE AND HEDGE PLANTING.
- BRICK BOUNDARY WALL, 1.8m HIGH
- BRICK BOUNDARY WALL, 2.5m HIGH
- CLOSEBOARD ACOUSTIC FENCE, 2.5m HIGH OF MIN. MASS PER UNIT 10kg/m² E.G. BSW BUILDSHIELD OR EQUAL APPROVED.
- RANCH STYLE IRON RAILINGS, 1.2m HIGH

**NOTE: REFER TO BOUNDARY TREATMENTS PLAN FOR FULL DETAILS OF WALLS / FENCES.**

### NOTES

#### AMALGAM PLAN:

- Topo survey data by GP Surveying, drawing ref. S219-1069
- OS plan extract copyright ref. 100053143

#### REVISION HISTORY

REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	25.11.21	FIRST ISSUE	MD	MD
-	01.12.21	Planning issue	MD	MD
A	14.02.22	Draft for planning consultation	MD	MD
B	08.03.22	Layout updated in line with Highways and Urban Design comments	MD	MD
C	17.03.22	Road width updated to show 1.8m and 1.2m footways to extents as Highways requirements.	MD	MD
D	07.04.22	Acoustic fencing indicated, paths and gates shown to amended areas. Planning issue.	MD	MD



## PROPOSED SITE PLAN

1:500



0121 233 3355 Architecture • Masterplanning • Urban Design  
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 design@umaa-a.com Jewellery Quarter, Birmingham, B3 1UD

PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
 LAND AT WOODS LANE  
 CRADLEY HEATH

DRAWING TITLE  
 PROPOSED SITE PLAN

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-003	D

SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:500	A2	17.11.21	PLANNING

INDICATIVE SCALE IN METRES	DRAWING NORTH
0 5 10 15 20 25	NORTH

**Petition for the opposition to Sandwell MBC Planning Application  
DC/22/66735  
31 Timbertree Road, Cradley Heath, B64 7LF**

**Background**

A planning application was submitted on 7<sup>th</sup> March 2022 for the "Proposed creation of first floor with two storey front and single storey rear extensions" at 31 Timbertree Road.

This proposed development is seeking to convert the existing 2-bed bungalow to originally a 5-bedroom two storey house (as of 7<sup>th</sup> June 2022 a revised drawing indicates it is now 4 bedrooms, the original 5<sup>th</sup> bedroom is now a "living room" with an adjoining wet-room & easily changed back to a bedroom) – all bedrooms are double-sized rooms, and all have an ensuite bathroom.

This petition has been made to demonstrate and express the strength of feeling in opposition to this application by residents.

Please note: This petition is in addition to objections formally notified via the SMBC Planning Portal.

**Summary of objections**

1. Loss of light & overshadowing:  
The two-storey elevation to the rear of the property will extend above the lounge of 29 Timbertree Road, eliminating the light currently available through the roof lights in the lounge and dining area which is used daily.  
The same elevation will cause severe overshadowing and considerable darkness over the course of the day including the patio area.  
As the day progresses and the sun moves westerly, N<sup>o</sup> 33 Timbertree Road becomes overshadowed and loses light via their main rooflights.
2. Building layout:  
The proposed extension is unduly dominant, the rear of the two-storey elevation will extend further than properties in the same line of sight. Existing property ground floor extensions are evident, but two-storeys and roofline would be an obtrusive and dominant structure.
3. Traffic, Parking & Road Safety:  
It is emphasised that the proposed development now has 4 double bedrooms all with ensembles, (but originally 5 which is still easily achieved) and therefore, it could accommodate 8 people (possibly 10 with 5 bedrooms). The allocated 3 car parking spaces within the property is clearly not sufficient for possibly 8 cars/people (potentially 10) living at the property. In addition, more car space may be required for a wheelchair accessible vehicle, further restricting parking space availability.  
If cars are parked on the road this would be a clear danger to residents and other drivers as the road is narrow, there is an increased safety hazard as the property is located on the brow of a hill.  
More importantly, parked cars on the roadside or on verges will most definitely be a danger to young children and the elderly.
4. Loss of amenities:  
Congested parking on the road will restrict residents (especially for the elderly and children) to access and use local amenities.  
There is not enough public transport close by to assist, it will reduce the numbers of people wishing to use the adjoining park, Haden Hill House Museum and play areas due to the safety concerns and it will deter people from using these & other local amenities available to them.  
Having such a high number of people living in one property will have an impact on waste services and put pressure on them, it will also cause further safety issues for emergency services.

[REDACTED]

10. June 2022

Re. Sandwell MBC. Planning  
Application DC/22/66735.  
31. Timberlee Rd. Cradley Heath.  
B64. 7LF.

1. My property [REDACTED]

2. The views expressed herein  
are further and in  
addition to those expressed  
collectively by my  
neighbours within their  
petition.

3. It is written separately to emphasise the importance of what is expressed in the petition about the issues of parking, accessability to properties, safety, and unhindered use by traffic using the road.

4. Parking on the road already presents significant difficulties/dangers in accessing and removing cars from drives, also creating difficulties

for emergency / amenity /  
delivery vehicles.

3/2

5. Any increase in parking requirements which are not able to be accommodated within the curtilage of the individual property is bound to exacerbate the present difficulties to the point of danger, damage and consequential issues within the neighborhood.

4/4

6. The planning committee is urged to take these issues into account in considering whether the proposed alterations at number 31 can be accommodated without compromising health and safety requirements.



INDICATIVE STREETSCENE ELEVATIONS SHOWN. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL FINISHED SITE LEVELS AND FFLS.



**SECTION A-A**

1:200



**SECTION B-B**

1:200



**SECTION C-C**

1:200



**REFERENCE PLAN**

NTS

REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECKED	REVISION
-	25.11.21	FIRST ISSUE	AL	MD	
A	29.04.22	STREETSCAPE B-B UPDATED AS SITE LAYOUT REV. D. PLOTS 14-15 LEVELS UPDATED TO REFLECT ENGINEER'S PROPOSALS. MINOR UPDATES TO HOUSE TYPE C AND C1 WINDOW SIZES AS LATEST HOUSE TYPES.	AL	MD	



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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS: LAND AT WOODS LANE  
 CRADLEY HEATH

DRAWING TITLE: STREETSCAPE ELEVATIONS

PROJECT REF.	1STG.	2NDG.	3RDG.	REVISION
01194	-03	-020		A

SCALE: 1:200 SHEET SIZE: A1 DATE: 18.11.21 DRAWING STATUS: PLANNING

