

Report to Council

26th July 2022

Subject:	Proposed departure from the Development Plan at land Newcomen Drive Open Space, Newcomen Drive, Tipton
Director:	Tony McGovern Director of Regeneration & Growth - Neighbourhoods
Contact Officer:	William Stevens Principal Planning Officer William_stevens@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/21/66125 (Proposed industrial/warehousing development (use classes B2/ B8) together with associated access, servicing, parking and landscaping).

2 Reasons for Recommendations

- 2.1 The proposal is on land allocated for residential use and as such is contrary to adopted council policy. The site has remained undeveloped and attracting fly tipping. The proposal would add to the Council's need for quality industrial land.

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 Following a site visit by Members earlier in the year, Planning Committee are due to consider planning application DC/21/66125 on 19 July 2022 (Proposed industrial/warehousing development (use classes B2/ B8) together with associated access, servicing, parking 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 Should the application be approved by Planning Committee, Council will need to approve the departure from the Development Plan before planning permission can be granted. In the event the application is not approved, the report will be withdrawn from the Council agenda.
- 4.4 The site is currently allocated for residential use under the Site Allocations and Delivery Plan Policies Map but has been in private ownership for a number of years. The site has remained undeveloped due to viability issues and ground conditions. 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.
- 4.7 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/21/66125

