

Report to the Planning Committee

16 February 2023

Subject:	Committee Site Visits
Director:	Director – Regeneration and Growth Tony McGovern
Contact Officer:	John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk





1 Recommendations

- 2 That the Committee notes that the following planning application(s) will be visited by the Committee on 23rd March 2023.

3 Reasons for Recommendations

- 3.1 Planning officers recommend these visit(s) to assist with the timescales set by government for reaching decisions on planning applications and when an application has generated substantial public interest.

4 How does this deliver objectives of the Corporate Plan?

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes. Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose
		



to bring up their families. Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people’s lives and communities.

5 Context and Key Issues

- 5.1 Planning applications can generate considerable public interest and it is considered that in some circumstances a visit to the site by the planning committee will assist them in understanding the proposal in relation to the surrounding area.
- 5.2 Visiting the site earlier in the planning process can assist with the timescales set by government for reaching decisions on planning applications.
- 5.3 In the event that the application does not generate objections, then members will no longer be required to consider the planning application before their committee and instead the application will be decided under delegated powers.
- 5.4 Site visit(s) for the following planning application(s) are reported. A location plan and site layout are attached:-

Application No., description & addresss	Date received	Reason
<p>DC/22/67785 Proposed 3 storey community skills hub building with 2 No. detached outbuildings for storage, substation, plant room, new vehicular access and gates to front, car parking, cycle storage, enclosed skip/refuse bays, boundary fencing, landscaping and associated works.</p>	<p>08.12.2022</p>	<p>The application is a major new educational development and has generated a high volume of objections from local residents.</p>

<p>At Sandwell MBC Public Car Park Lower High Street Cradley Heath</p>		
<p>DC/23/67838 Proposed Phase 1 - Conversion and change of use of existing barn 1 into cafeteria and natural play area, proposed single storey building containing support facilities (toilets, kitchen, lobby and draft lobby, classroom, stores and plantroom). Phase 2 - Proposed single storey education block containing 2 no. (30/40 students) classrooms and cloakroom area.</p> <p>At Forge Mill Farm Forge Lane West Bromwich</p>	<p>03.01.2023</p>	<p>The proposal is a major scheme for works to Forge Mill Farm and an early visit to the site would assist members in reaching a decision within government targets.</p>

6 Alternative Options

6.1 There are no alternative options.

7. Implications

<p>Resources:</p>	<p>There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.</p>
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Legal and Governance:	The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe
Risk:	There are no risks associated with this report.
Equality:	There are no equality implications associated with this report.
Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.

8. Appendices

Location plans
Site layout plans

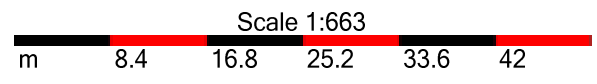
DC/22/67785

SMBC Public Car Park, Lower High Street, Cradley Heath



Legend

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


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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 January 2023
OS Licence No	

NOTE: ADP TAKE NO RESPONSIBILITY FOR THE ELECTRONIC INFORMATION USED TO CREATE THIS DRAWING THAT HAS BEEN GENERATED BY A THIRD PARTY, AND THE RESPONSIBILITY OF WHICH REMAINS WITH THE ORIGINATOR

REDLINE INDICATED IS BASED UPON SANDWELL METROPOLITAN BOROUGH COUNCIL'S STRATEGIC ASSET MANAGEMENT CAR PARK DRAWING. ADP TAKE NO RESPONSIBILITY FOR THE LOCATION OF LEGAL BOUNDARIES INDICATED ON THIS DRAWING

- KEY
-  APPLICATION SITE BOUNDARY
 -  EXISTING TREE TO BE REMOVED SUBJECT TO SURVEY INFORMATION
 -  EXISTING TREE TO BE RETAINED SUBJECT TO SURVEY INFORMATION

NOTE: FOR PROPOSED LANDSCAPE SCHEME PLEASE REFER TO LANDSCAPE DRAWINGS SUBMITTED WITH THE APPLICATION

FOR FURTHER EXISTING TREE INFORMATION REFER TO ARBORICULTURAL SURVEY AND REPORT



STAGE 3

0 5 m

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P 1	22.11.22	PLANNING SUBMISSION	SC	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

adp 33a Victoria Street
Birmingham
B1 3ND

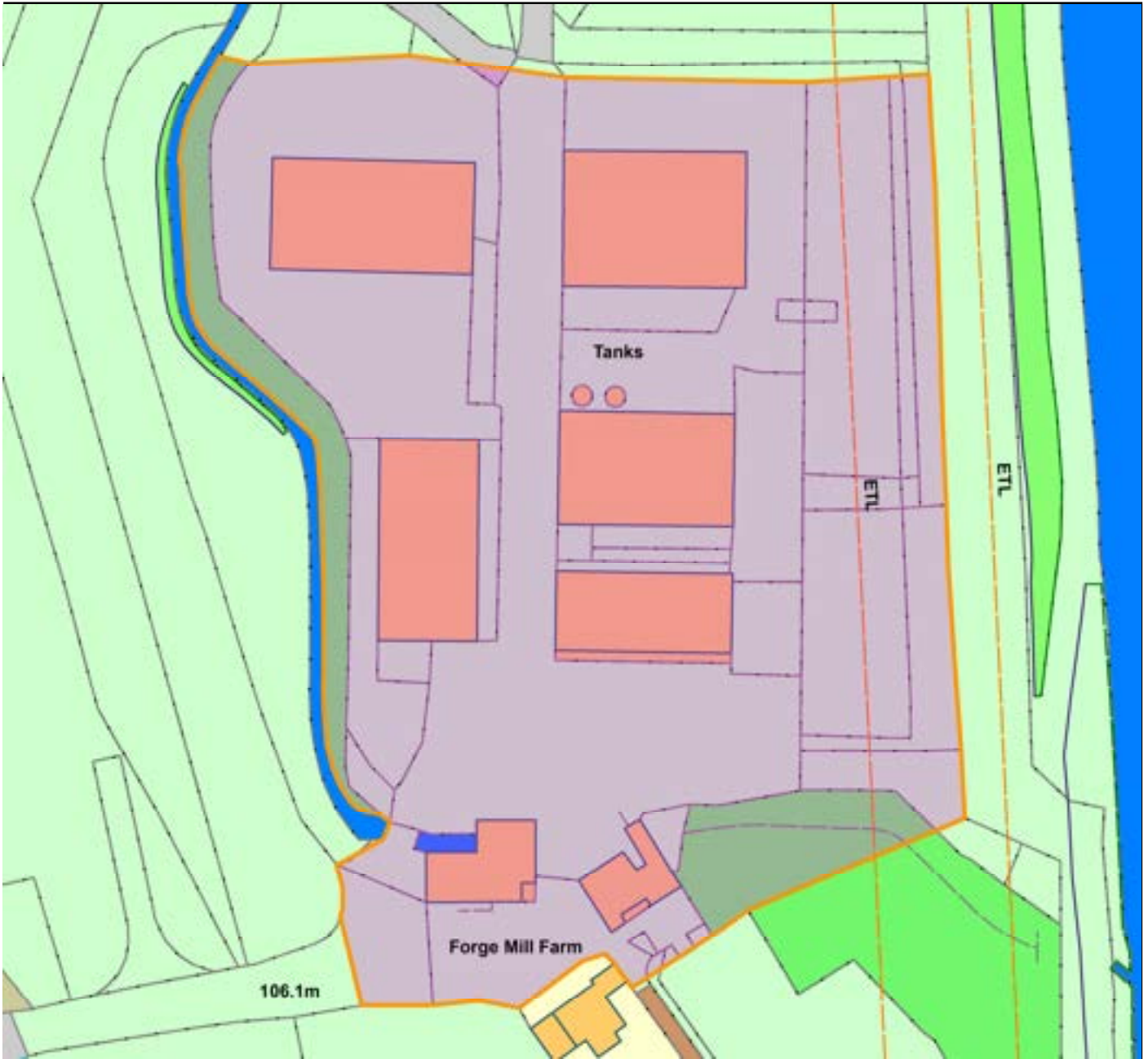
T +44 (0) 121 234 6440
E birmingham@adp-architecture.com
www.adp-architecture.com

JOB TITLE:
CRADLEY HEATH SKILLS HUB

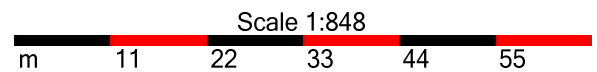
DRAWING TITLE:
PROPOSED SITE PLAN

SCALE:	DRAWING SHEET SIZE:
As indicated	A1
JOB CODE: 001473	DRAWING NUMBER: ADP-00-00-DR- A-0912
REVISION: S2 P 1	

DC/23/67838
Forge Mill Farm, West Bromwich

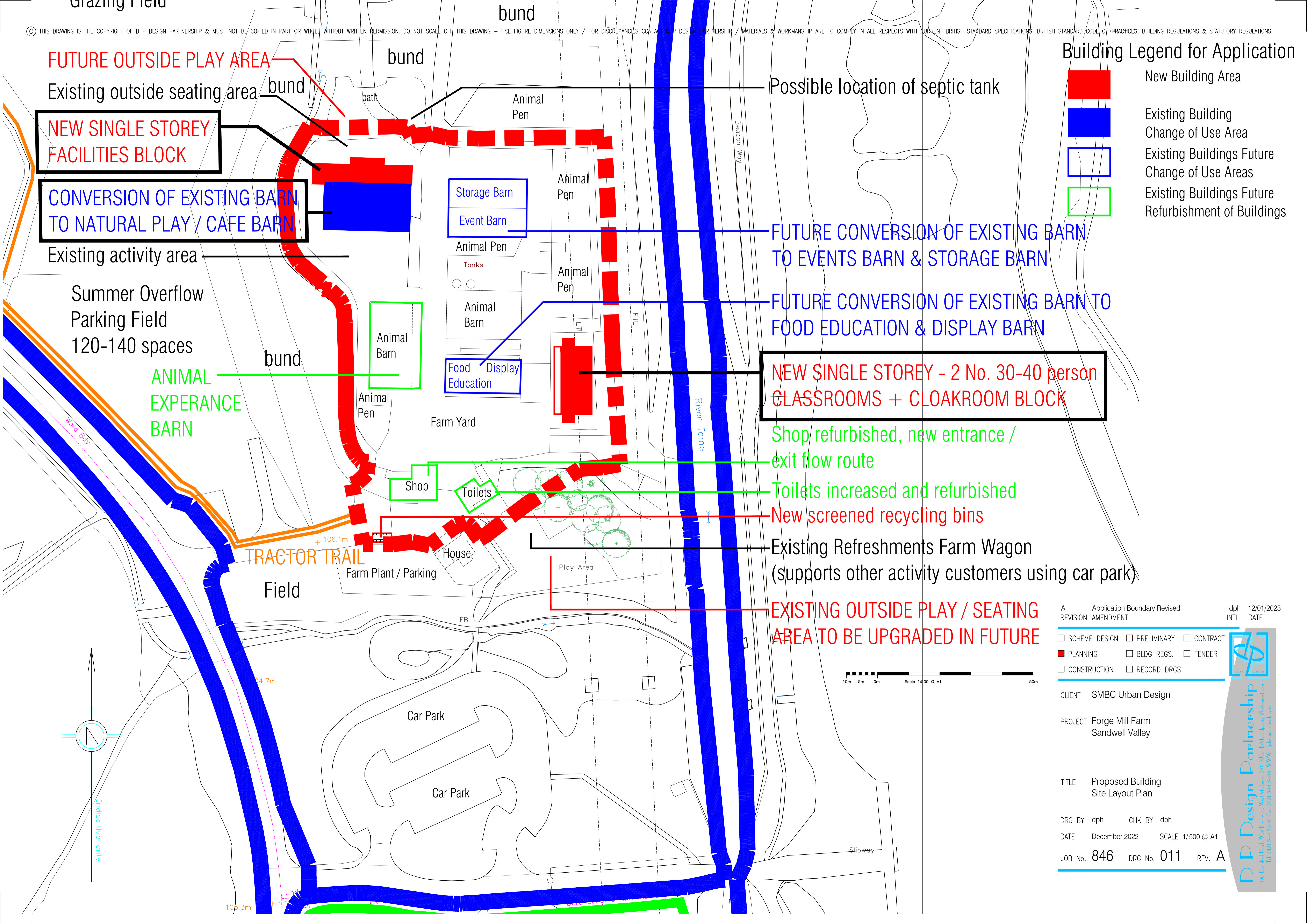


Legend



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Building Legend for Application

- New Building Area
- Existing Building
- Change of Use Area
- Existing Buildings Future Change of Use Areas
- Existing Buildings Future Refurbishment of Buildings

FUTURE OUTSIDE PLAY AREA

Existing outside seating area

NEW SINGLE STOREY FACILITIES BLOCK

CONVERSION OF EXISTING BARN TO NATURAL PLAY / CAFE BARN

Existing activity area

Summer Overflow Parking Field
120-140 spaces

ANIMAL EXPERIENCE BARN

TRACTOR TRAIL

Field

Car Park

Car Park

Shop

Toilets

House

Play Area

Farm Yard

Storage Barn

Event Barn

Animal Pen

Tanks

Animal Barn

Food Display Education

Education

Animal Pen

Animal Pen

Possible location of septic tank

FUTURE CONVERSION OF EXISTING BARN TO EVENTS BARN & STORAGE BARN

FUTURE CONVERSION OF EXISTING BARN TO FOOD EDUCATION & DISPLAY BARN

NEW SINGLE STOREY - 2 No. 30-40 person CLASSROOMS + CLOAKROOM BLOCK

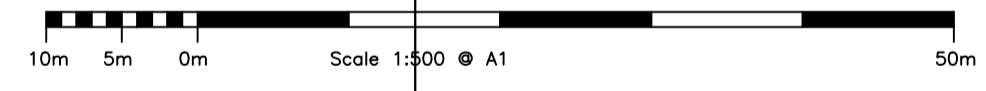
Shop refurbished, new entrance / exit flow route

Toilets increased and refurbished

New screened recycling bins

Existing Refreshments Farm Wagon (supports other activity customers using car park)

EXISTING OUTSIDE PLAY / SEATING AREA TO BE UPGRADED IN FUTURE



A Application Boundary Revised dph 12/01/2023
REVISION AMENDMENT INTL DATE

- SCHEME DESIGN PRELIMINARY CONTRACT
- PLANNING BLDG REGS. TENDER
- CONSTRUCTION RECORD DRGS

CLIENT SMBC Urban Design

PROJECT Forge Mill Farm
Sandwell Valley

TITLE Proposed Building
Site Layout Plan

DRG BY dph CHK BY dph

DATE December 2022 SCALE 1/500 @ A1

JOB No. 846 DRG No. 011 REV. A

