

# Minutes of Planning Committee

**Wednesday 22 March 2023 at 5.00pm  
in the Council Chamber, Sandwell Council House, Oldbury**

**Present:** Councillor Millar (Chair);  
Councillors Allcock, Allen, Chapman, S S Gill, Hussain,  
Kaur, Preece, N Singh, Webb and Williams

**In attendance:** Councillor Fisher

**Officers:** John Baker (Service Manager - Development Planning and Building Consultancy); Simon Chadwick (Highway Network Development and Road Safety Manager); William Stevens (Principal Planning Officer); Andy Thorpe (Urban Development Officer) Rory Stracey (Solicitor); Imogen Anderson (Assistant Solicitor); Alex Goddard (Democratic Services Officer); Connor Robinson (Democratic Services Officer) and Anthony Lloyd (Democratic Services Officer).

## 21/23 **Apologies for Absence**

Apologies were received from Councillors Dhallu and Fenton.

## 22/23 **Declarations of Interest**

There were no declarations of interest made.

## 23/23 **Minutes**

**Resolved** that the minutes of the meeting held on 16 February 2023 are approved as a correct record.

24/23

**Planning Application 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 - Sandwell MBC, Public Car Park, Lower High Street, Cradley Heath**

In a change to the Committee agenda it was stated that the Planning Application DC/22/67785 would be deferred until a future meeting in order to ascertain further supporting documentation.

**Resolved** that Planning Application 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 - Sandwell MBC, Public Car Park, Lower High Street, Cradley Heath) be deferred to a future meeting.

25/23

**Planning Application 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 - Forge Mill Farm, Forge Lane, West Bromwich, B71 3SZ**

In a change to the Committee agenda it was stated that the Planning Application DC/23/67838 would be deferred until a future meeting in order to ascertain further supporting documentation.

**Resolved** that Planning Application 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  
- Forge Mill Farm, Forge Lane, West Bromwich, B71  
3SZ) be deferred to a future meeting.

26/23

**Planning Application DC/23/67858 - Proposed single and two storey side and rear extension - 7 Lochranza Croft, Great Barr, Birmingham B43 7AA.**

The Service Manager for Development Planning and Building Consultancy informed the Committee that further objections had been received since the application was published which reiterated many of the concerns already raised such as loss of light, parking and construction details.

There were a number of objector's present and they addressed the Committee with the following points:

- The size and scale of the proposed development was not in keeping with the surrounding housing design and size;
- No other property in the area would be of comparable size if the application was approved;
- The development would require major engineering works and have an adverse impact on local residents;
- It would be the only two-story extension in the area and residents had previously been told that such extensions were not acceptable;
- The development would impact on the neighbouring residents and property in terms of light, outlook and amenity;
- The plans going against the design guide in certain aspects;
- The proposals would impact the party wall considerably and impact access to the rear of neighbouring properties;
- A number of neighbouring properties had not been notified of the proposals.

The Service Manager for Development Planning and Building Consultancy reminded members that non-material planning concerns were not a matter for the Committee, issues around construction were a matter for Building Regulations.

The applicant was present and addressed the Committee. The applicant stated that all regulations had been followed and that any alterations which were required had been made.

After further discussions, it was agreed that a site visit be undertaken to better understand the issues raised.

**Resolved** that planning application DC/23/67858 (Proposed single and two storey side and rear extension - 7 Lochranza Croft, Great Barr, Birmingham B43 7AA) be deferred to allow a site visit.

27/23

**Planning Application DC/22/67752 - Proposed demolition of existing building and installation of 19 No. storage containers for 24hr self storage use with dropped kerb and vehicle access - 234 Oldbury Road, Rowley Regis B65 0QG.**

The Service Manager for Development Planning and Building Consultancy informed the Committee that the application had previously requested 19 storage containers. This had been reduced to 17 to make way for a turning point for incoming and outgoing vehicles.

Objectors were present and addressed the Committee. It was claimed that, if the application were to be approved, traffic problems would occur from both the adjacent petrol station and for vehicles entering and exiting the site, especially when considering the nearby bus stop. Objectors also raised concerns around fencing that had been erected which was preventing residents from reaching the shared gully-way to the rear of their properties. Members were reminded that any issues relating to the land encroachment was a civil matter between those affected.

The Applicant's agent, who was due to attend the meeting, had fallen ill and therefore could not attend.

The Service Manager for Development Planning and Building Consultancy relayed the following statements on behalf of the Applicant's Agent to the Committee:-

- The development utilises a plot of land currently not in use.
- Hours would be restricted to 8am-6pm and 10am-4pm on Sundays.
- No machinery, activities or livestock would be present on the site
- The storage facility would cater mainly to household items, especially for those moving homes.
- Adequate vehicle access was available to users

Members were unsure that the proposed plans would be adequate in preventing difficulties with vehicles entering and exiting the site, especially when one vehicle was off-loading. Officers from the Highways department confirmed that this type of storage facility in particular received low traffic and was very rarely used. The removal of the two storage containers, as previously discussed, meant that traffic problems on the site would not be severe.

It was agreed that the item be deferred to allow the applicant's agent to be present.

**Resolved** that planning Application DC/22/67752 (Proposed demolition of existing building and installation of 19 No. storage containers for 24hr self storage use with dropped kerb and vehicle access - 234 Oldbury Road, Rowley Regis B65 0QG) be deferred to a future meeting.

## 28/22 **Committee Site Visits**

The Committee noted the scheduled site visits.

## 29/22 **Decisions of the Planning Inspectorate**

The Committee noted the Decisions of the Planning Inspectorate.

## 30/22 **Applications Determined Under Delegated Powers**

The Committee noted the Applications Determined Under Delegated Powers.

Meeting ended at 6.11pm

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