

# Report to Planning Committee

**10 May 2023**

<b>Application Reference</b>	DC/23/68006
<b>Application Received</b>	17 <sup>th</sup> February 2023
<b>Application Description</b>	Proposed single storey front and rear extensions, first floor extension, external alterations, change of use of land to the rear to recreational use (Class F2(c)) and associated parking.
<b>Application Address</b>	The GAP Centre Hargate Lane West Bromwich B71 1PH
<b>Applicant</b>	The Gap Centre
<b>Ward</b>	Hateley Heath
<b>Contact Officer</b>	William Stevens <a href="mailto:William_stevens@sandwell.gov.uk">William_stevens@sandwell.gov.uk</a>

## 1 Recommendations

1.1 Subject to no adverse comments from the Head of Highways, that planning permission is granted subject to conditions relating to:

- i) The approval of external materials,
- ii) Construction management plan,
- iii) Extraction equipment for the planned kitchen,
- iv) Boundary Treatment,




- v) Site management plan including hours of use of the recreation space, and
- vi) Off-street parking spaces to be provided and retained.

## 2 Reasons for Recommendations

- 2.1 In 2020 planning permission was approved for a similar proposal. Since then, there has been no significant policy change that would warrant a refusal.

## 3 How does this deliver objectives of the Corporate Plan?

	Strong resilient communities
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## 4 Context

- 4.1 The application is before your committee as the applicant is related to a local Councillor.
- 4.2 To assist members with site context, links to Google Maps are provided below:

[The GAP Centre, Hargate Lane, West Bromwich](#)

[Rear of site \(Recreation Space\)](#)

## 5 Key Considerations

- 5.1 The site relates to a Christian centre within a predominately residential area. Land to the rear of the site has been purchased to use as recreational use for the community and has therefore enlarged the footprint of the site to those properties on Montgomery Walk (see point 6.3 below).



5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)  
Planning History,  
Access, highway safety, parking and servicing

## 6. The Application Site

6.1 The application site relates to a Christian centre on the eastern side of Hargate Lane, West Bromwich. The application site is within a residential area.

6.2 The property has a small forecourt and a large rear garden, used as a children's' playground in association with the before and after school clubs that are run from the premises. The single-storey building is also used for local coffee mornings and community meetings. It is also used as a place of worship on Sundays. There is no parking provision at the site and this has been the case for many years.

6.3 To the rear of the site is open grass land which the applicant has purchased and is to be incorporated into the site, extending the footprint of the site of approval DC/19/63709 (see point 7.3 below).

## 7. Planning History

7.1 Planning permission was granted in 2020 for a two-storey side/rear extensions, single storey front/rear extensions and first floor conversion which has not been implemented. A revised application is now before your Committee with the additional recreational space to the rear.

7.3 Relevant planning applications are as follows:

DC/19/63709	Proposed two storey side/rear extensions, single storey front/rear	Grant Permission subject to Conditions
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	extensions and first floor conversion.	13/02/2020
DC/23/68061	Temporary permission for two years for a proposed access ramp and new entrance to side.	Pending consideration (on this Committee Agenda)

## 8. Application Details

- 8.1 The applicant proposes to erect single storey front and rear extensions, first floor extension, external alterations, change of use to recreational use Class F2(c) and associated parking. The size of the footprint of the building would remain unchanged (apart from the squaring off of the front extension, and a small toilet block to the rear). The applicant proposes a first floor extension which would then double the useable space on the existing building, increasing the maximum height from 6.1m to 7.5m.
- 8.2 Members are reminded that Class F2(c) relates to an area or place for outdoor sport or recreation (not involving motorised vehicles or firearms).
- 8.3 Three off-street parking spaces are proposed and will be to the side of the existing building, similar to the previous approval.

## 9. Publicity

- 9.1 The application has been publicised by neighbour notification letters with one objection received.

### 9.2 Objections

An objection has been received on the following grounds:



- i) The proposed development would generate significant traffic issues, and
- ii) Additional noise nuisance;

### 9.3 Responses to objections

I respond to the objector's comments in turn:

- i) Highways (see point 10.1 below) has raised concerns over the lack of off-street parking. However, approval was granted for a similar scheme on the same site back in 2020 and the design standards have not changed.

Given the previous approval, this sets a precedent for the use on the site, however the inclusion of the recreation area at the rear could generate more visitors to the site, and as a result, the Head of Highways has requested additional information.

- ii) The proposed use remains the same, and Public Health have raised no objections, however it is acknowledged that the proposal would double the useable space therefore more information has been requested regarding the management of the centre.

## 10. Consultee responses

### 10.1 Highways

Highways have raised concerns over the development due to the lack of off-street parking. Whilst three spaces have been shown, this land is tight, and users would have difficulty opening the car doors. The site is on a narrow road with limited on-street parking available and there are examples of residents parking wholly on the public footpath.

Additional information has been requested from the agent and additional comments/recommendations will be verbally updated.



## 10.2 Public Health (Contaminated Land)

No objections received.

## 10.3 Public Health (Air Pollution and Noise)

No objections subject to a construction management plan which includes construction vehicle parking, security hoarding, wheel washing facilities, hours of construction, etc.

Details of the proposed kitchens extraction equipment is also recommended.

## 11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

11.2 The same guidance promotes sustainable transport options for development proposal and paragraph 111 states that developments should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

## 12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed design is considered to be acceptable.



### 13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

#### 13.2 Planning history

Approval was granted in 2020 for a similar sized use (albeit without the additional land to the rear of the site).

#### 13.4 Access, highway safety, parking, servicing and traffic generation

Whilst the scheme is for the local community, some end users will no doubt arrive by their private motor vehicles. Limited off-street and on-street parking is available on and immediately around the premises, however on-street parking is available on adjacent roads which are a lot wider, and the site is easily accessed by public transport routes.

### 14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

### 15 Implications

<b>Resources:</b>	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.



<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	None.
<b>Climate Change</b>	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

## 16. Appendices

Location Plan

Context plan

Site Plan

Proposed floor plan

Proposed elevations



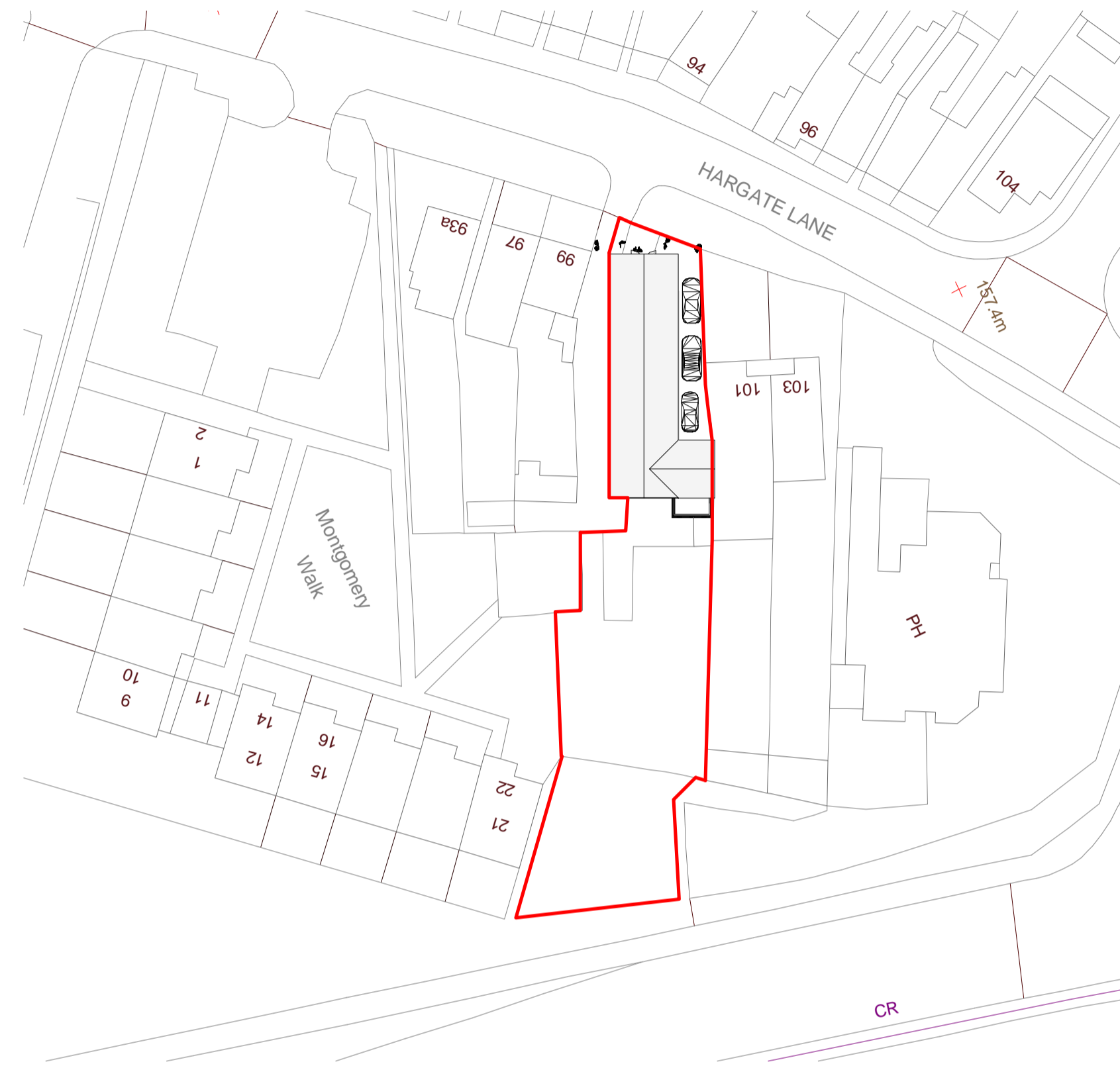


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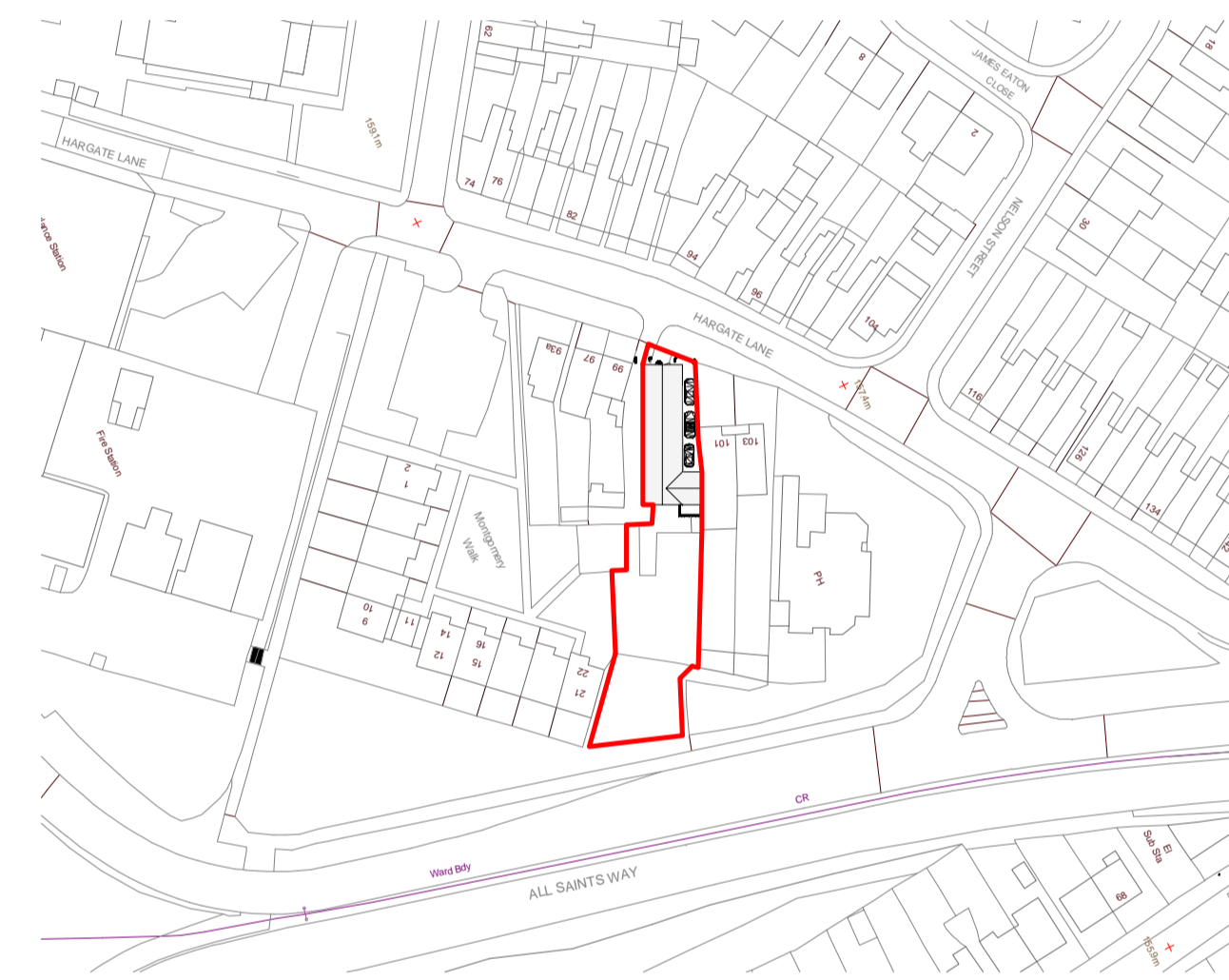
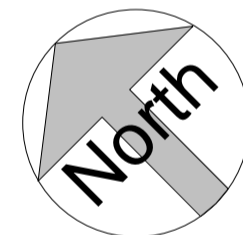
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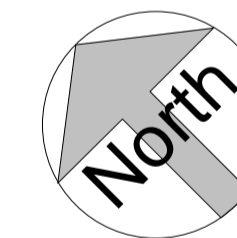
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**Proposed Block Plan**  
1 : 500



**Location Plan**  
1 : 1250



Rev Date By Detail



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**Drawing status**  
Planning Application

**Client**  
The GAP Centre

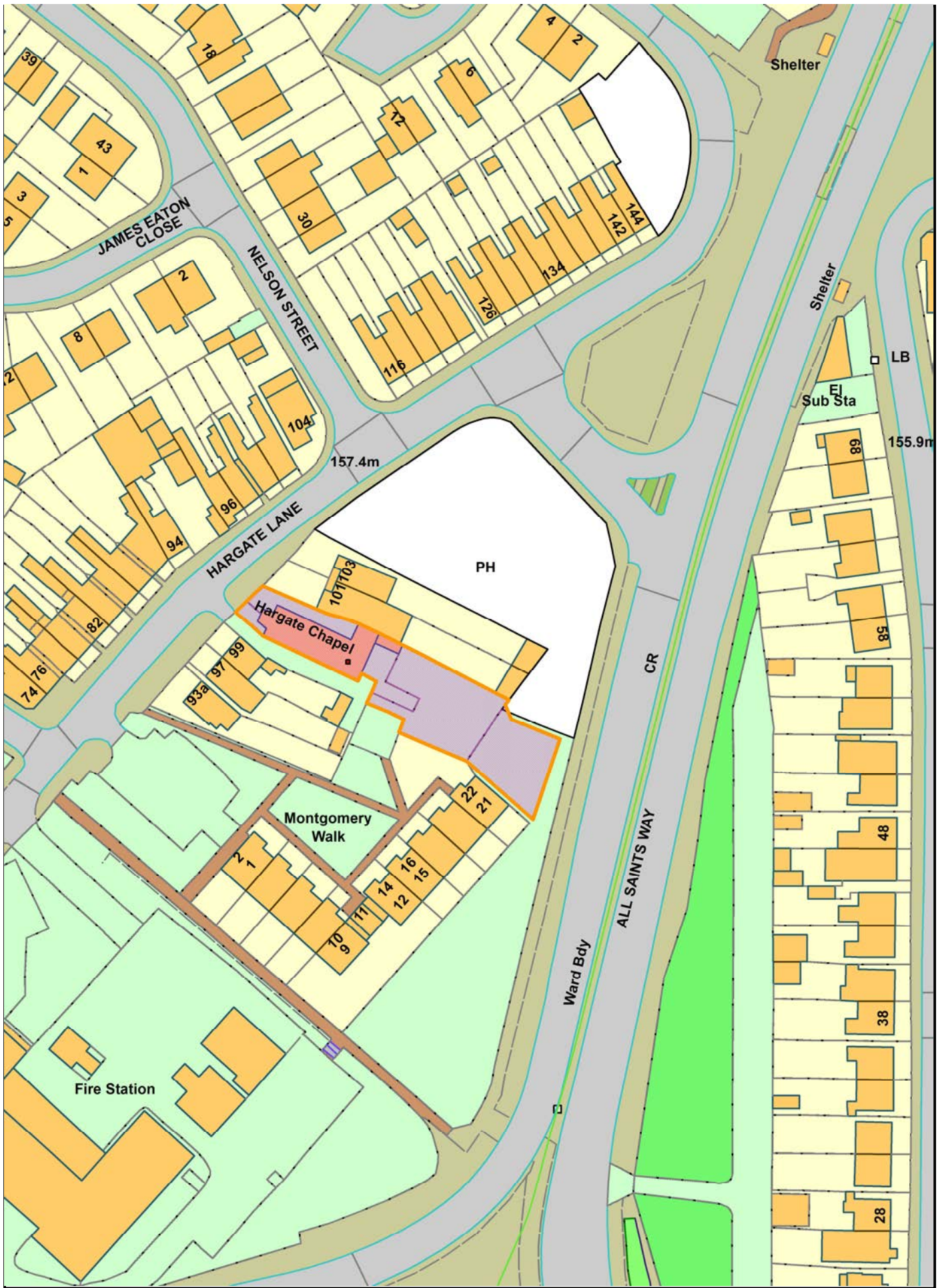
**Project/Location**  
**Extensions and alterations to existing centre**

The GAP Centre,  
Hargate Ln,  
West Bromwich  
B71 1PH

**Drawing title**  
**Location Plan & Block Plan**

Scale(s)	Date	Drawn	Checked	Job Number
As indicated @A1	08/02/22	JK	JK	2052

**Drawing number** 2052-XX-XX-XX-DR-A-0110 **Revision**



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**Drawing status**  
 Planning Application

**Client**  
 The GAP Centre

**Project/Location**  
 Extensions and alterations to existing centre

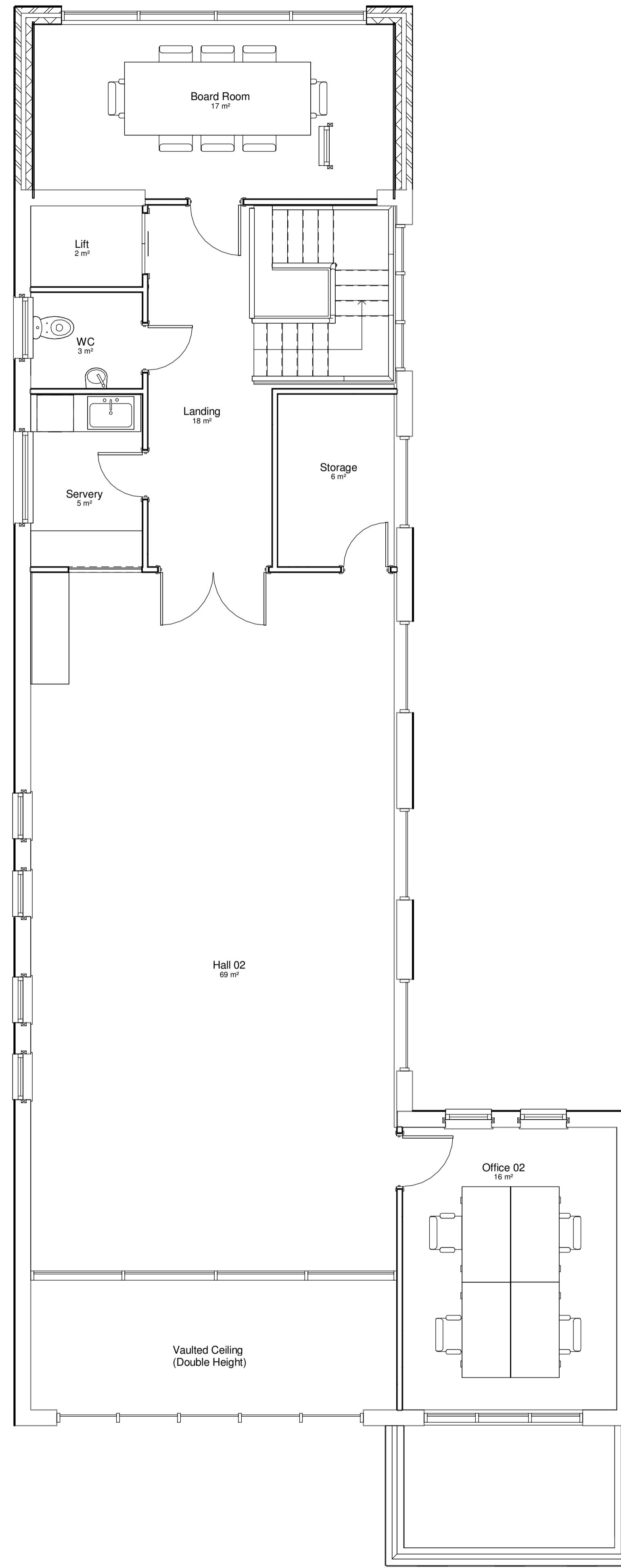
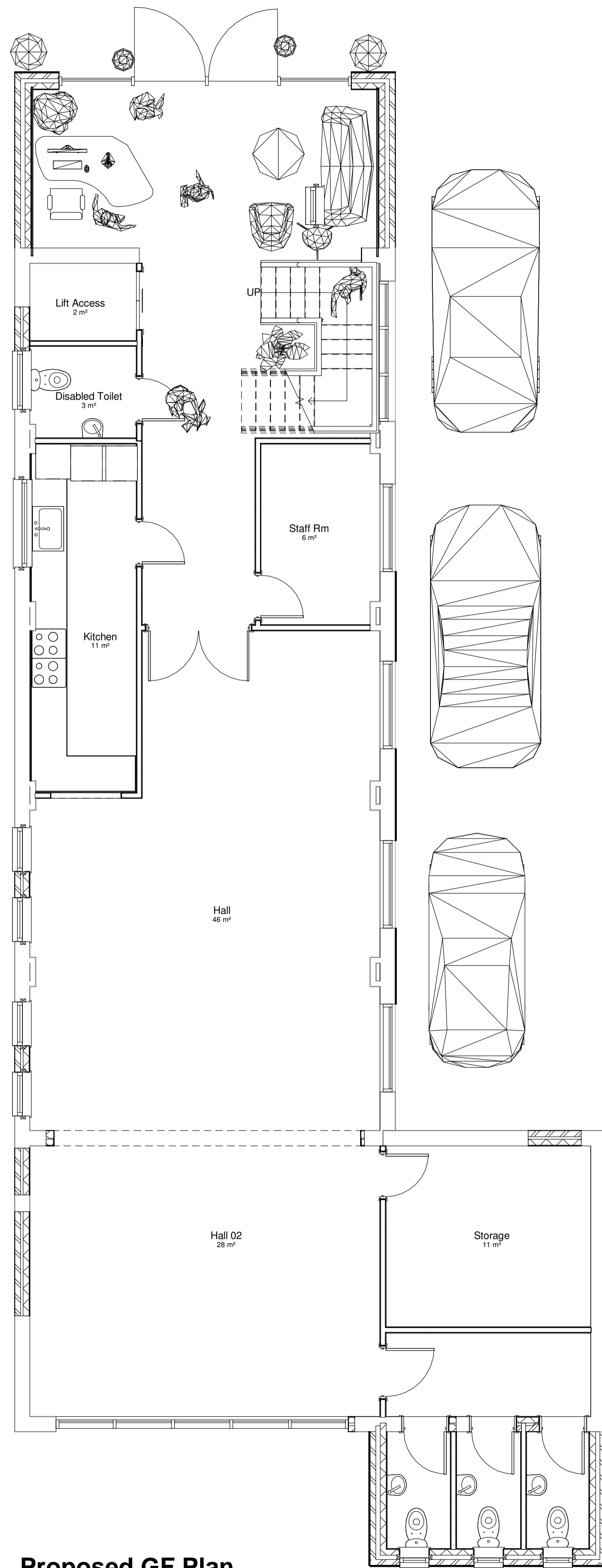
The GAP Centre,  
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 B71 1PH

**Drawing title**  
 Proposed Site Plan

Scale(s)	Date	Drawn	Checked	Job Number
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Drawing number	Revision
2052-XX-XX-XX-DR-A-0109	

**Proposed Site Plan**  
 1 : 200

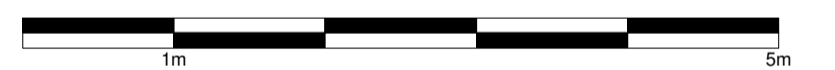


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**Drawing status**  
Planning Application

**Client**  
The GAP Centre

**Project/Location**  
**Extensions and alterations to existing centre**

The GAP Centre,  
Hargate Ln,  
West Bromwich  
B71 1PH

**Drawing title**  
**Proposed GA Plans**

Scale(s)	Date	Drawn	Checked	Job Number
1 : 50 @A1	02/08/22	JK	JK	2052

Drawing number	Revision
2052-XX-XX-XX-DR-A-0102	

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**Proposed Front Elevation**  
1 : 50



**Proposed Rear Elevation**  
1 : 50



**Proposed Side Elevation A**  
1 : 50



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**Drawing status**  
Planning Application

**Client**  
The GAP Centre

**Project/Location**  
Extensions and alterations to existing centre

The GAP Centre,  
Hargate Ln,  
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B71 1PH

**Drawing title**  
Proposed Elevations Sheet 1

Scale(s)	Date	Drawn	Checked	Job Number
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**Proposed Side Elevation B**  
1 : 50



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**Drawing status**  
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**Client**  
The GAP Centre

**Project/Location**  
**Extensions and alterations to existing centre**

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Hargate Ln,  
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**Drawing title**  
**Proposed Elevations Sheet 2**

Scale(s)	Date	Drawn	Checked	Job Number
1 : 50 @ A1	08/02/22	JK	JK	2052

Drawing number	Revision
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Proposed Front Elevation



Proposed Rear Elevation



Main Reception Area



Proposed Ground Floor Hall

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MAIN RECEPTION AREA



MAIN ENTRANCE EXTERNAL



INTERNAL DOUBLE HEIGHT SPACE

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Client

The GAP Centre

Project/Location

Extension  
existing ce

The GAP Centre,  
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West Bromwich  
B71 1PH

Drawing title

Proposed Visual

Scale(s) Date

@ A1 08/02/22

Drawing number

2052-XX-XX-XX-DR-A-C