

Report to Planning Committee

10 May 2023

Application Reference	DC/23/68061
Application Received	7 th March 2023
Application Description	Temporary permission for two years for a proposed access ramp and new entrance to side.
Application Address	Christian Youth And Community Service, The GAP Centre, Hargate Lane, West Bromwich, B71 1PH
Applicant	The GAP Centre
Ward	Hateley Heath
Contact Officer	William Stevens William_stevens@sandwell.gov.uk

1 Recommendations


1.1 That planning permission is granted for a period of two years only.

2 Reasons for Recommendations

2.1 The access ramp serving an existing building is acceptable and is of satisfactory design that is anticipated not to cause any private amenity issues to the occupiers of the adjacent properties. Furthermore, given its temporary use, this would not hinder future redevelopment of the site.



3 How does this deliver objectives of the Corporate Plan?

	People live well and age well
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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, a link to Google Maps is provided below:

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

5 Key Considerations

- 5.1 The site relates to a Christian centre within a predominately residential area.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)

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.

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 (DC/23/68006) has been submitted and is subject to determination by your Committee.

7.3 Relevant planning applications are as follows:

DC/19/63709	Proposed two storey side/rear extensions, single storey front/rear extensions and first floor conversion.	Grant Permission subject to Conditions 13/02/2020
DC/23/68006	Proposed single storey front and rear extensions, first floor extension, external alterations, change of use to recreational use (Class F2(c) and associated parking.	Pending consideration (on this Committee Agenda)

8. Application Details

8.1 It is proposed to erect an access ramp to the side of the building. However, Members will note DC/23/68006 on their agenda where this space is proposed for off-street parking. Therefore, it has been agreed that this use is for a temporary period only to allow access to the building whilst funding is sought for the redevelopment of the site.



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 but these relate to the planning application for new development which is also before your committee and discussed within this report.

10. Consultee responses

10.1 None.

11. National Planning Policy

11.1 I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

12.1 The following polices 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 layout and design are considered to be acceptable with no concerns being raised from Urban Design.



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:

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 polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	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.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	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
Floor plan
Elevation plan

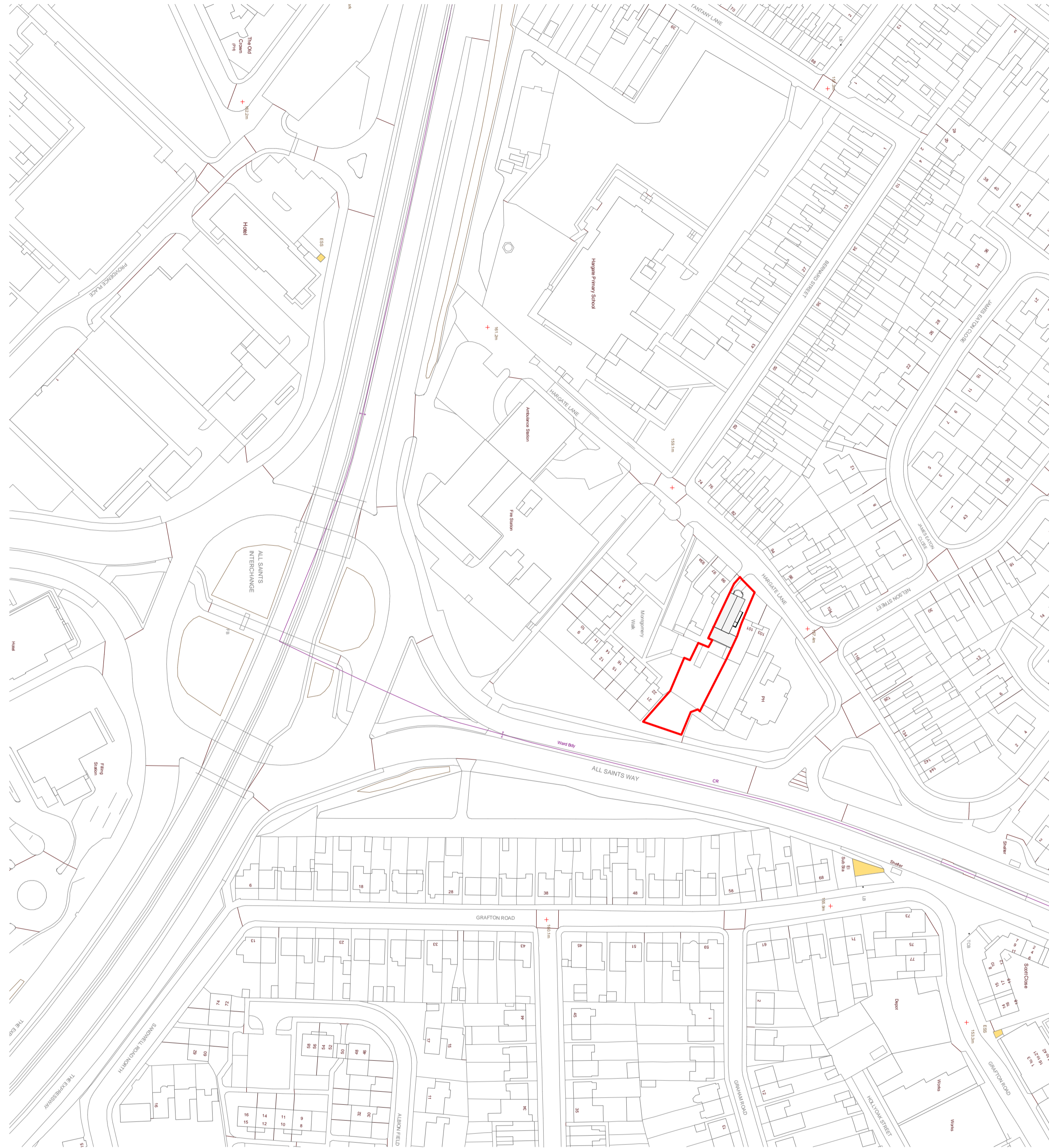


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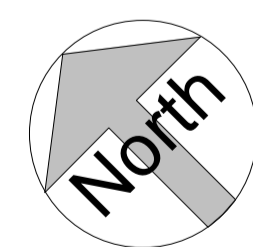
All heights, sizes, levels and dimensions are to be checked on site prior to the commencement of the works any omissions are to be reported to ICI Architecture Studio at once.

Figured dimensions are to be taken in preference to scaling and any errors are to be reported to us.

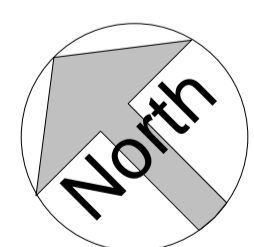
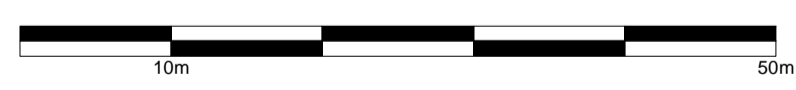
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Location Plan
1 : 1250



Block Plan
1 : 500



Rev Date By Detail



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Drawing status
Planning Application

Client
The GAP Centre

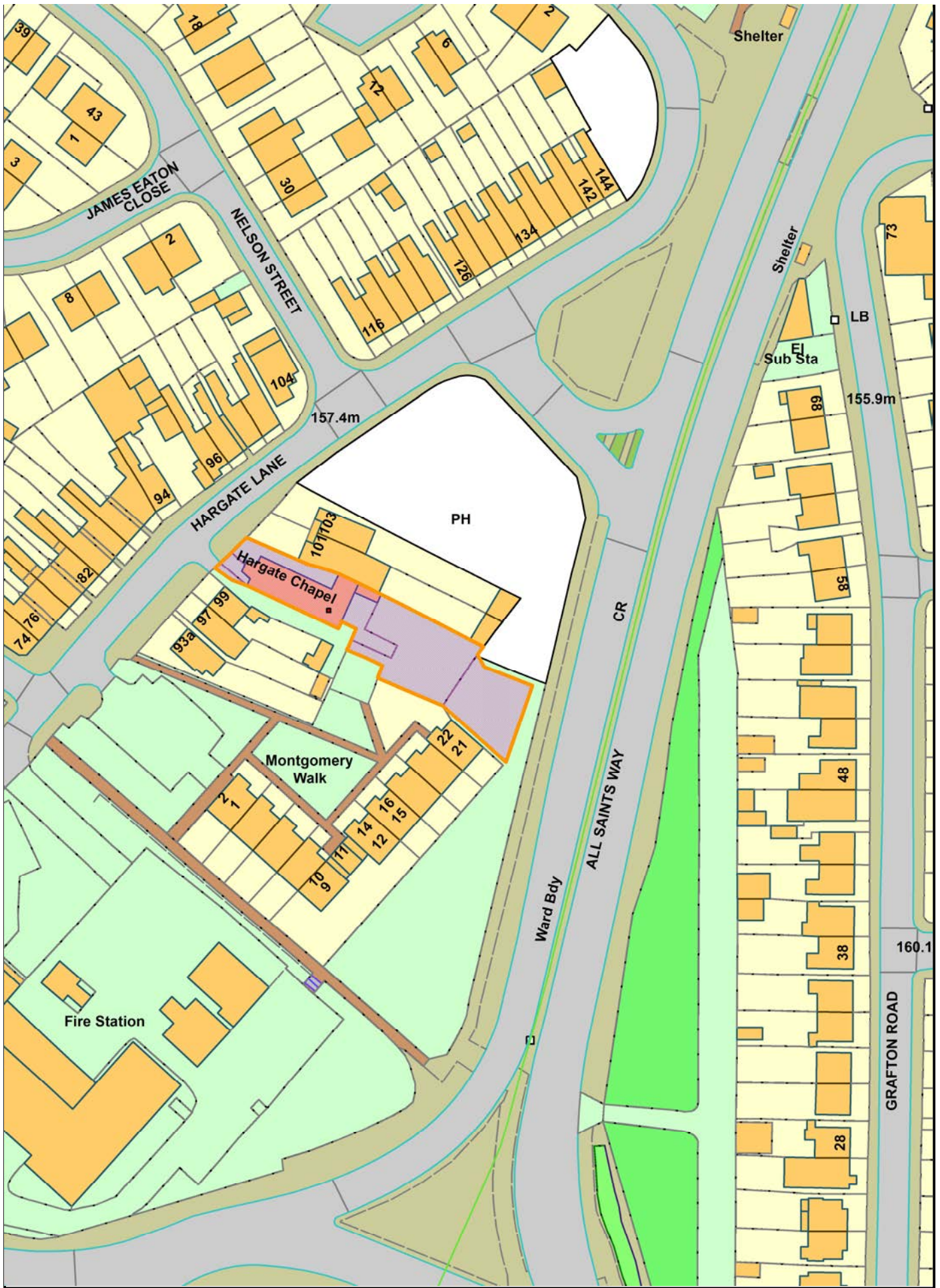
Project/Location
New Disabled Access & WC

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

Drawing title
Location Plan & Block Plan

Scale(s)	Date	Drawn	Checked	Job Number
As indicated	03/03/23	JK	JK	2052

Drawing number 2052-XX-XX-DR-A-0115 **Revision**



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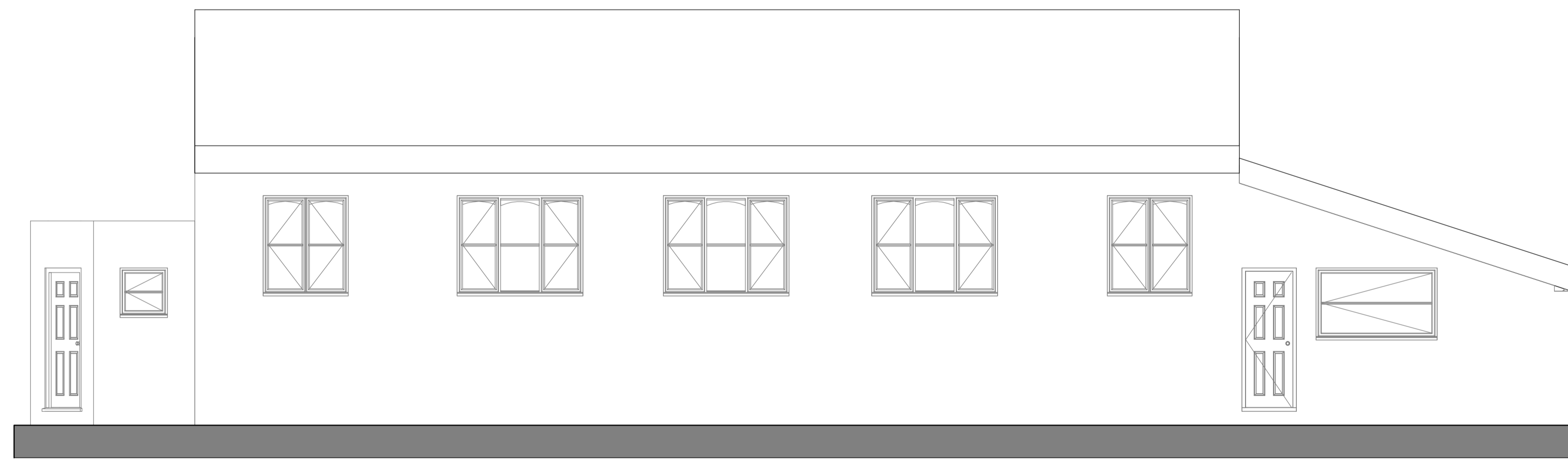
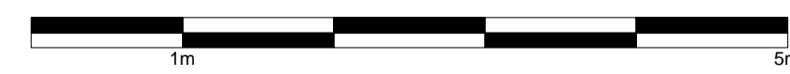
Proposed Front Elevation
1 : 50



Proposed Side Elevation A
1 : 50



Proposed Rear Elevation
1 : 50



Proposed Side Elevation B
1 : 50



Rev Date By Detail



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Drawing status
Planning Application

Client
The GAP Centre

Project/Location
New Disabled Access & WC

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

Drawing title
Proposed Elevations

Scale(s)	Date	Drawn	Checked	Job Number
1 : 50 @ A1	03/03/23	JK	JK	2052

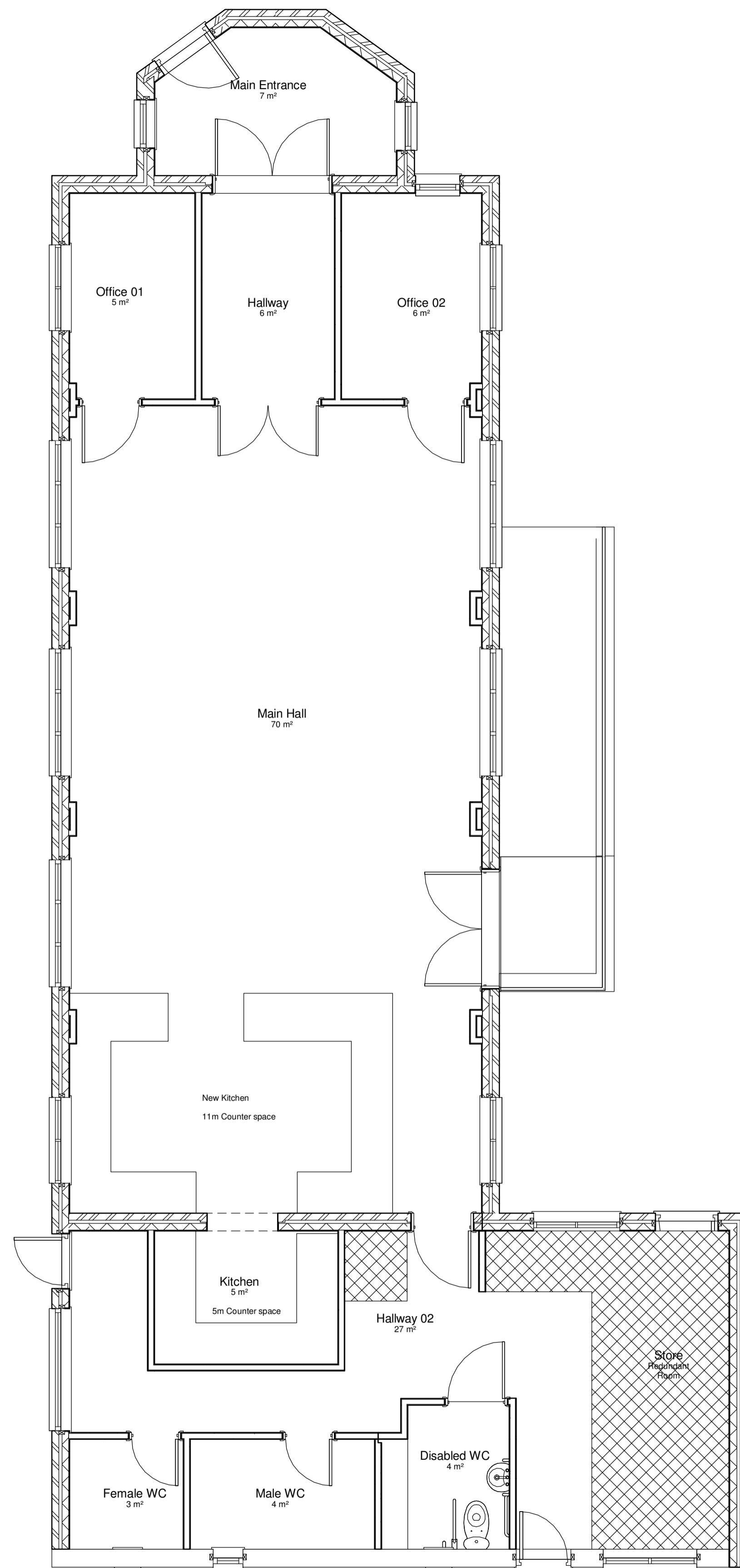
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2052-XX-XX-XX-DR-A-0114	

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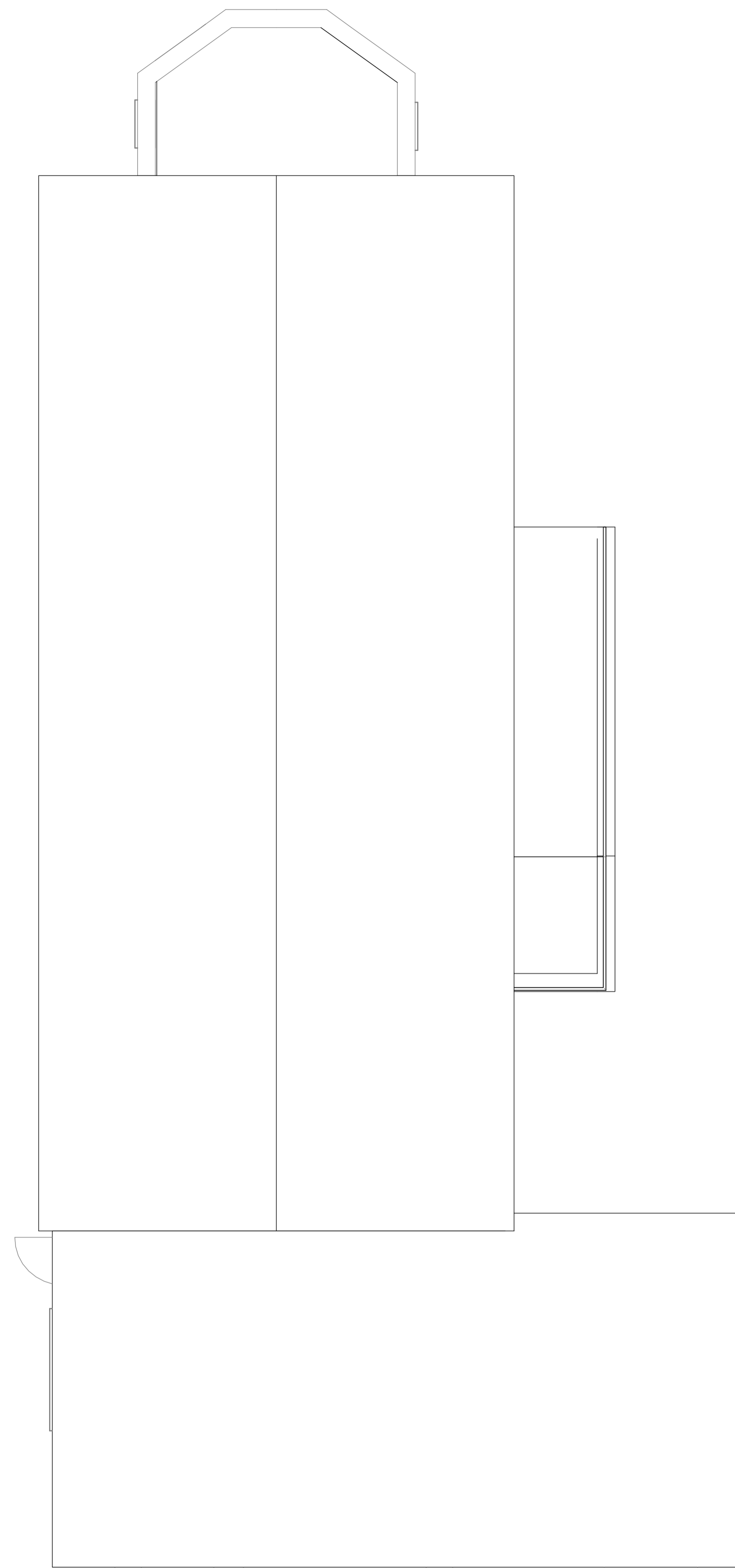
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Proposed GF Plan
1 : 50



Proposed Roof Plan
1 : 50



Rev Date By Detail



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Drawing status
Planning Application

Client
The GAP Centre

Project/Location
New Disabled Access & WC

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

Drawing title
Proposed GA Plans

Scale(s)	Date	Drawn	Checked	Job Number
1 : 50 @A1	06/03/20	JK	JK	2052

Drawing number	Revision
2052-XX-XX-XX-DR-A-0113	